



LAND AT MANOR NURSERY, ANGMERING

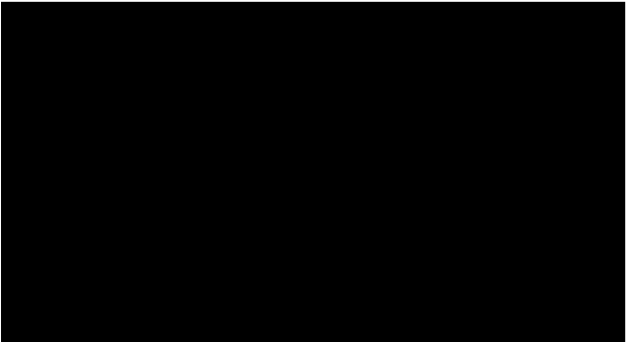
DESIGN & ACCESS STATEMENT

ECE Architecture

ECE Architecture

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Revisions

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1 INTRODUCTION

Application Summary & Documents

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Reserved Matters Planning Application-

Approval of Layout, Scale, Appearance and Landscaping Reserved Matters following outline approval ref: A/51/14/OUT at Manor Nursery Garden Centre High Street Angmering BN16 4AW.

This Application is being made by Roffey Homes, a local family run housing developer, specialising in high quality and environmentally-friendly housing.

The proposed redevelopment of the Manor Nursery site, High Street Angmering will comprise of 10 affordable homes, and 22 open market homes to respond specifically to the need for predominantly family accommodation in the Parish.

The site-specific scheme design creates individually designed dwellings utilising local materials and features, focussing on high quality contextual elevational detailing and open plan living.

Each of the houses is designed to be sustainable in nature with 'Building for Life' and 'National technical housing standards' to be fully met. The publicly accessible open space is positioned at the entrance to the site and will provide the residents with space for community interaction.

Client	Roffey Homes
Architect.	ECE Architecture
Planning Consultant	ECE Planning
Ecologist	Lizard Landscape Design and Ecology
Transport Consultant	The Civil Engineering Practice
Landscape Architect	Lizard Landscape Design and Ecology
Flood Risk	The Civil Engineering Practice
Drainage Consultant	The Civil Engineering Practice

Project Vision

The aims of the project is to comprehensively redevelop the site and deliver the following benefits:

- Provide a development of the highest architectural quality that responds to the site's location on the edge of the existing Angmering settlement.
- Provide high quality new homes, with a range of unit sizes, including family homes, that have access to private amenity space.
- Encourage a cohesive design response integrating pedestrian flow and enhancing the public realm.

Design Approach

The design proposals for the development have evolved with a regard to the historical, cultural and built context of Angmering.

Meetings with the District council have helped inform the final design as well as sound urban design principles helping to deliver a viable mix of family homes, with a high quality design approach.

The proposed design will secure a sustainable future for the existing site.

In order to create a viable scheme, it is proposed that the entire site is redeveloped. The relationship with adjacent buildings and uses has been carefully considered through the design development and is explained more fully in this statement.

It is intended that proposals on-site will provide regeneration benefits to the local community, and secure a future and ongoing protection of the local context. The scheme will provide much needed residential accommodation of good quality as well as new public open space.

Scheme Summary

A high quality new build development that responds to the historic character of Angmering and the introduction of new public open space.

32 residential units are provided with the development site boundary of 1.14 hectares.

2 ASSESSMENT

The application site is located within the settlement village of Angmering, West Sussex . It has good transport links to surrounding employment centres, principally via the A280, leading to A 259 and A27, and is accessible via public transport.

The site is a former garden centre, with Outline Planning Permission for residential development.

Due to the location within the village and the relationship relative to existing housing and services, the site is considered to be entirely appropriate for the proposed affordable and private housing development, ensuring that dwellings are provided in a limited and sustainable cluster, whilst also minimising the scale and massing of the proposal through the creation of spacious and highly landscaped settings.



2.01 SITE DESCRIPTION AND PHYSICAL CONSIDERATIONS

The site is located at the eastern edge of Angmering village, and is accessed via the end of the High Street.

The centre of Angmering village lies 750m to the west, with local facilities and amenities. Angmering has several bus stops and a train station, with direct links to Brighton, London and Portsmouth.

The South Downs National Park lies to the East of the site, across the A280, which is accessed via a pedestrian flyover and public footpath.

There is potential to utilise the substantial landscaping to the site boundaries in order to provide a strong sense of enclosure and edge of settlement character.

The development must respect the adjacent residential uses and amenity and provide a high quality setting, whilst optimising the development potential and meeting the specific requirements for local housing needs.

The site offers the opportunity to make a significant social and economic contribution to the Parish whilst substantially limiting the impact of the overall development, providing private and affordable residential dwellings in the most appropriate and least contentious location.



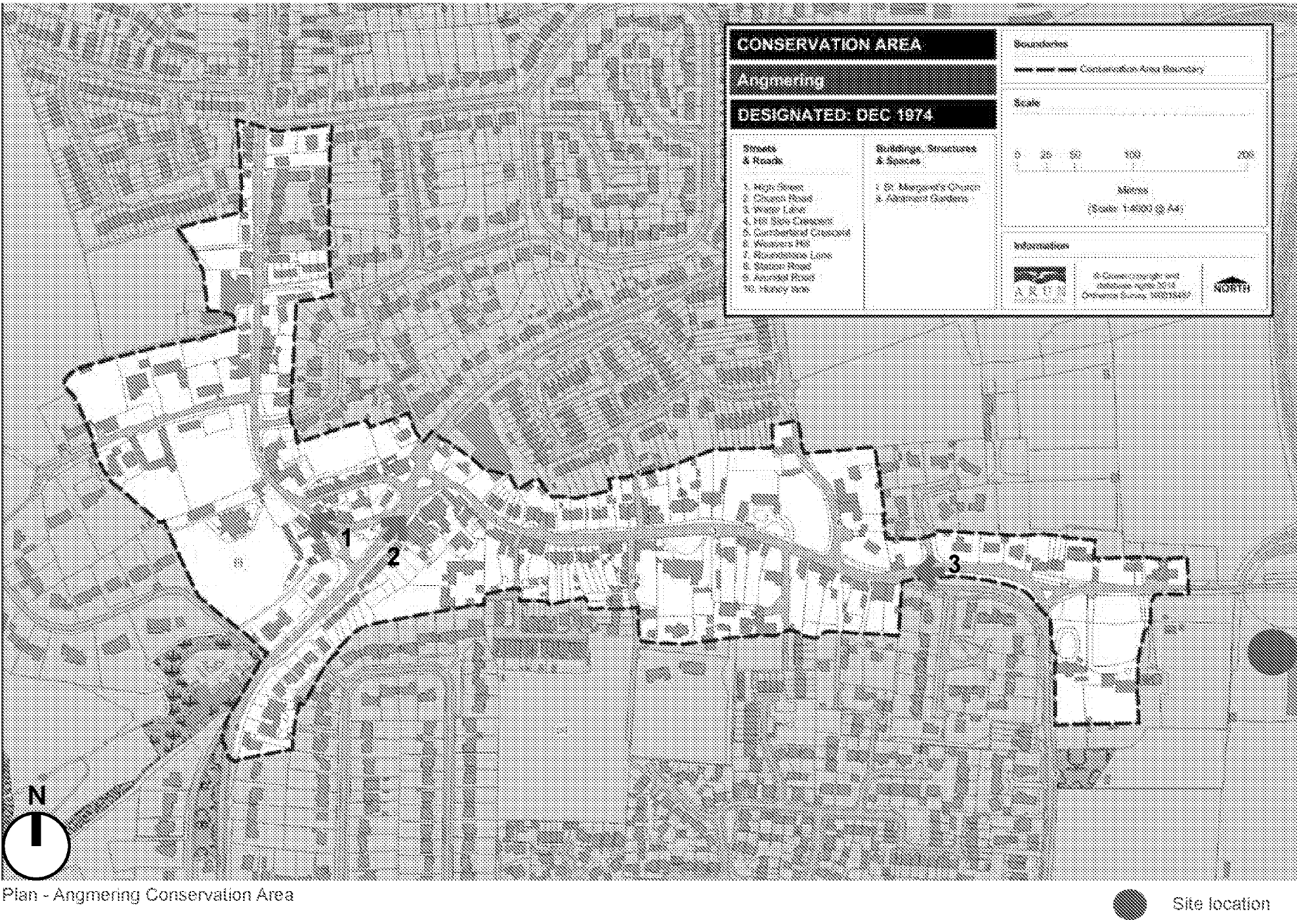
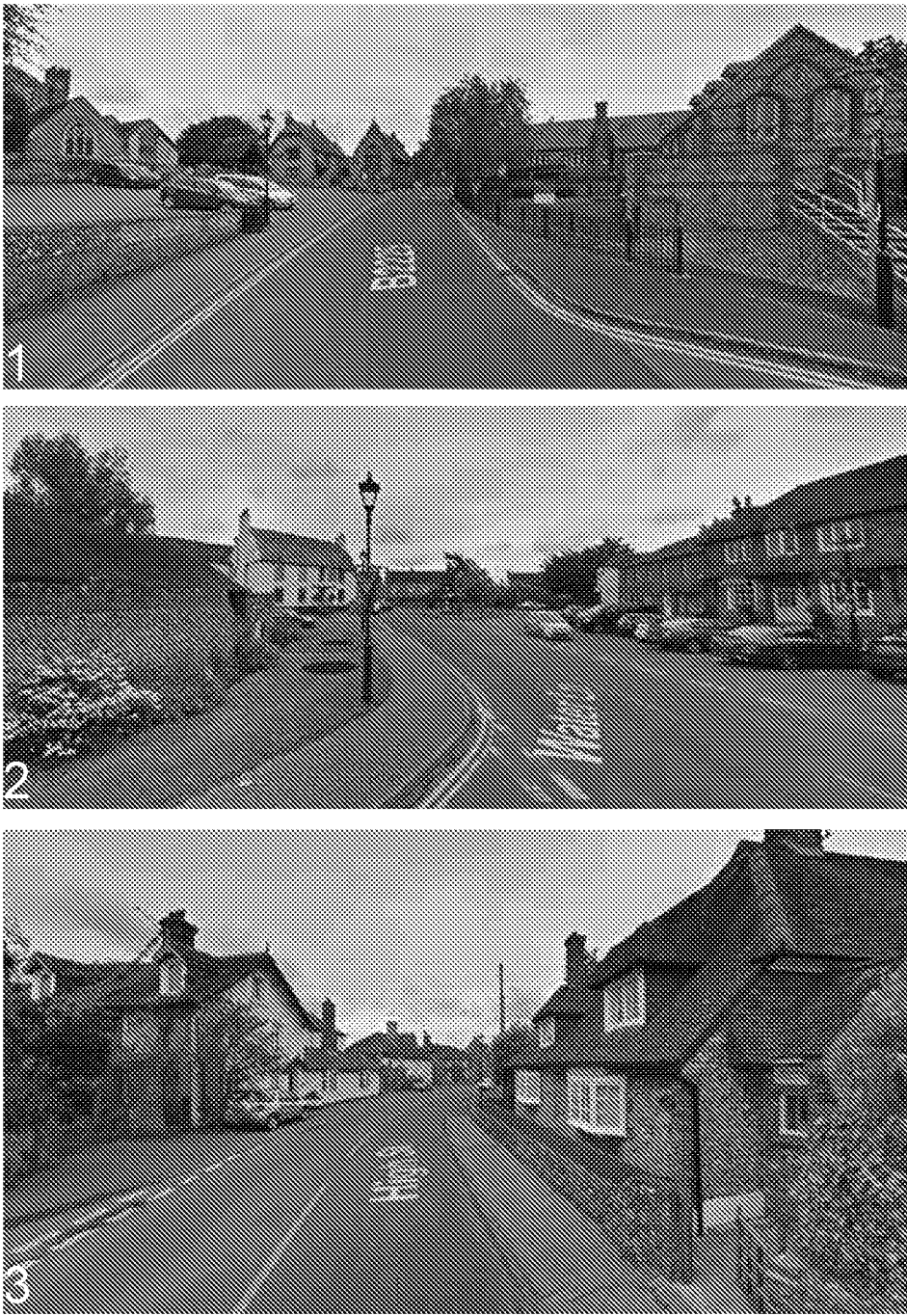
2.02 CONSERVATION AREA AND VILLAGE CHARACTER

The Angmering Conservation Area encompasses the village centre and extends West along High Street and north along Arundel Road.

There is a variety of architectural styles but feature a key material palette of brick, render and flint walls with plain clay and slate tiled pitched roofs.

The conservation area doesn't extend as far as the site, but the site is accessed through it. As such, an appropriate response will need to be made to enable any new development to tie successfully into the village.

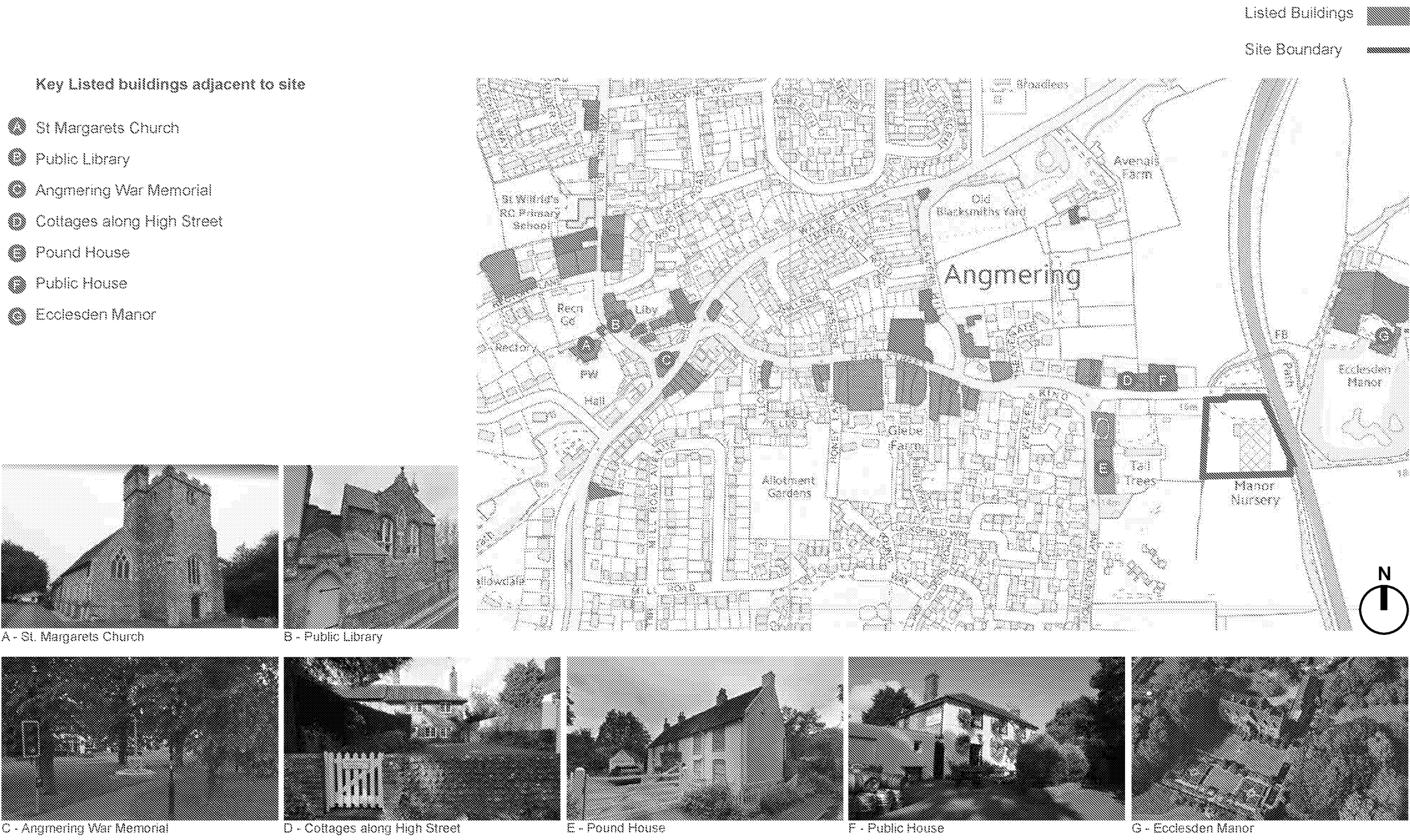
Development to the north and south of the village centre are more recent developments dating from the 1950s onwards.



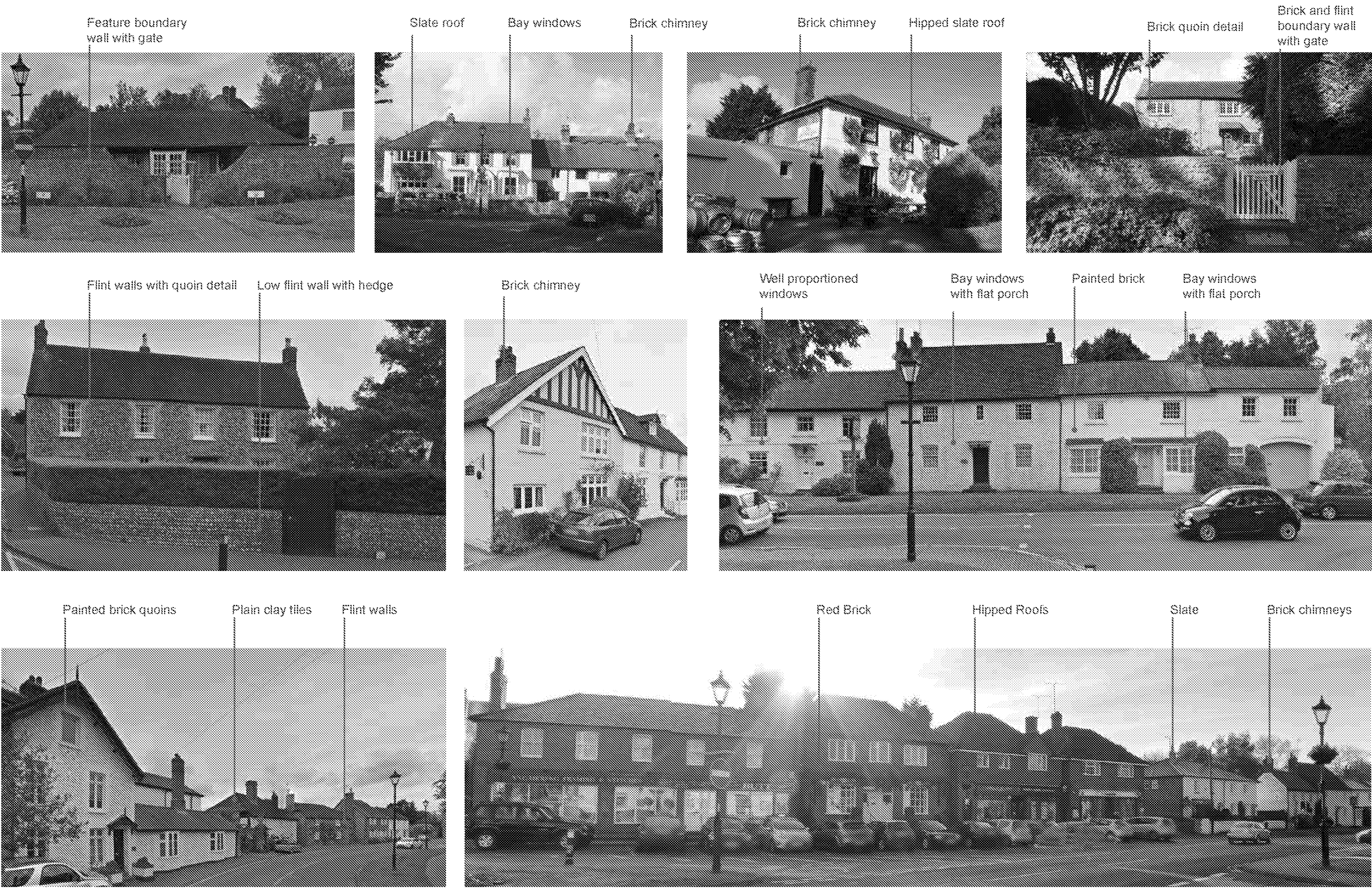
Plan - Angmering Conservation Area

Site location

2.03 LISTED BUILDINGS



2.04 HERITAGE ASSETS- ARCHITECTURAL FEATURES



2.05 SITE DESCRIPTION AND PHYSICAL CONSIDERATIONS

There is currently a gated access onto the site, in the north-west corner, allowing private access for the landowner only. A variety of residential dwellings are located near to the site along High Street; including terraced cottages and large detached family houses with private driveways. Access into the village centre is via High Street, providing a range of local amenities. A new build development, of approximately 140 new homes, six of which border the site, by David Wilson Homes is to the south.

To the East of the site, the boundary is defined by a large hedgerow and trees. Beyond this lies a footpath and A280.

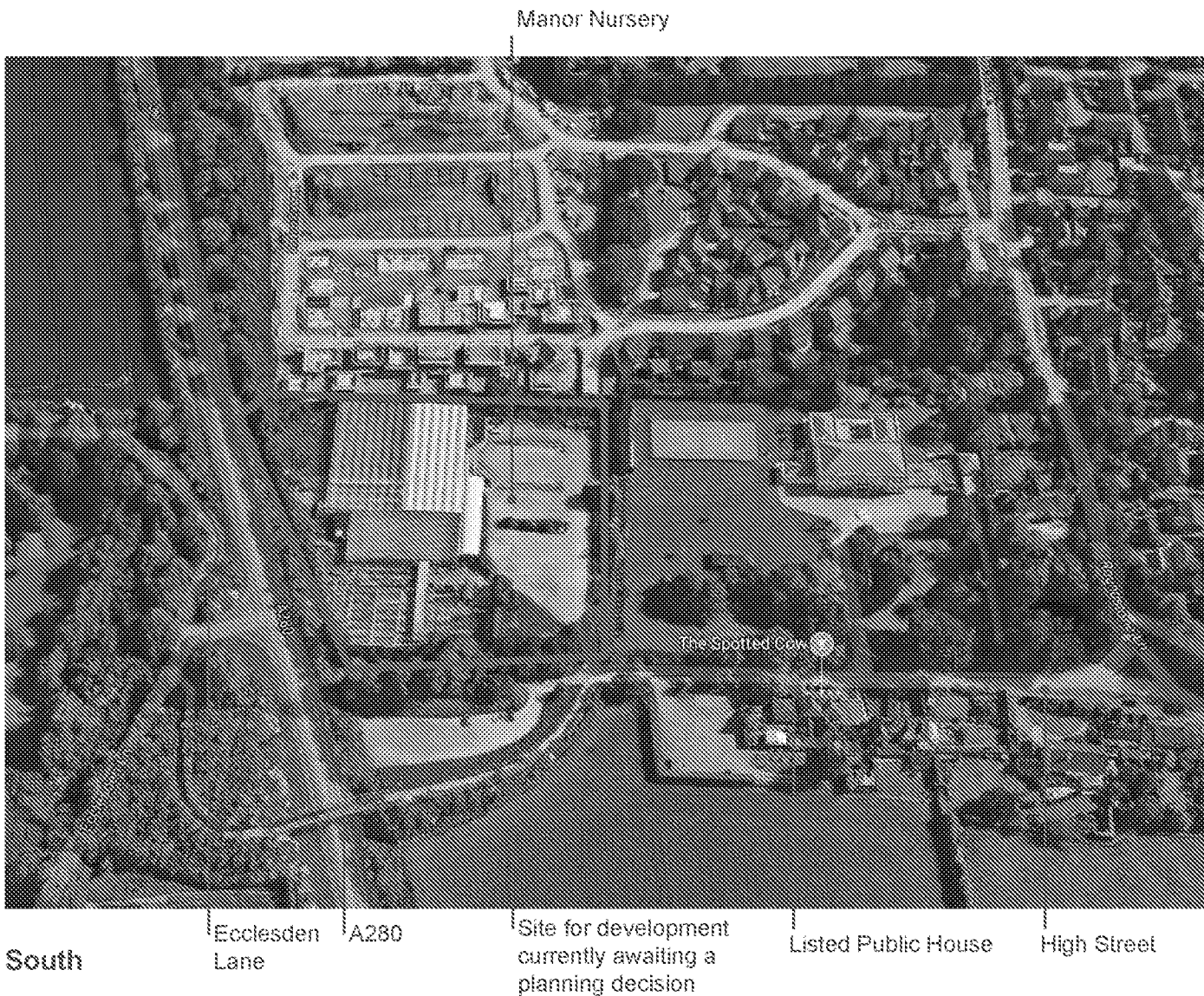
The site is adjacent to the A280, although there is no access onto the road.

To the north of the site the High Street terminates in a car park and becomes a path as it passes the site. There are currently open fields beyond this, although there is a pending application to develop this into circa 300 houses.

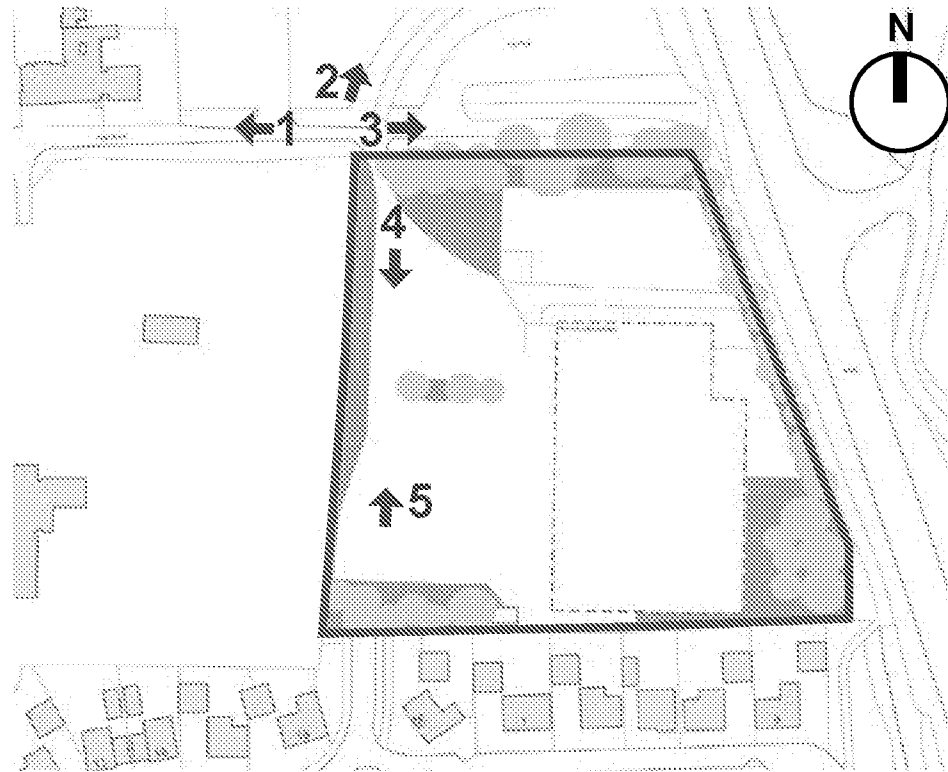
To the West is a manor house some 50 meters away, set within its own grounds.

The site itself is bounded on three sides by an overgrown mix of trees and shrubs and to the south by a close boarded fence forming the end of neighbouring gardens.

The topography of the site is relatively flat although it falls approximately 1.5m from West to East.



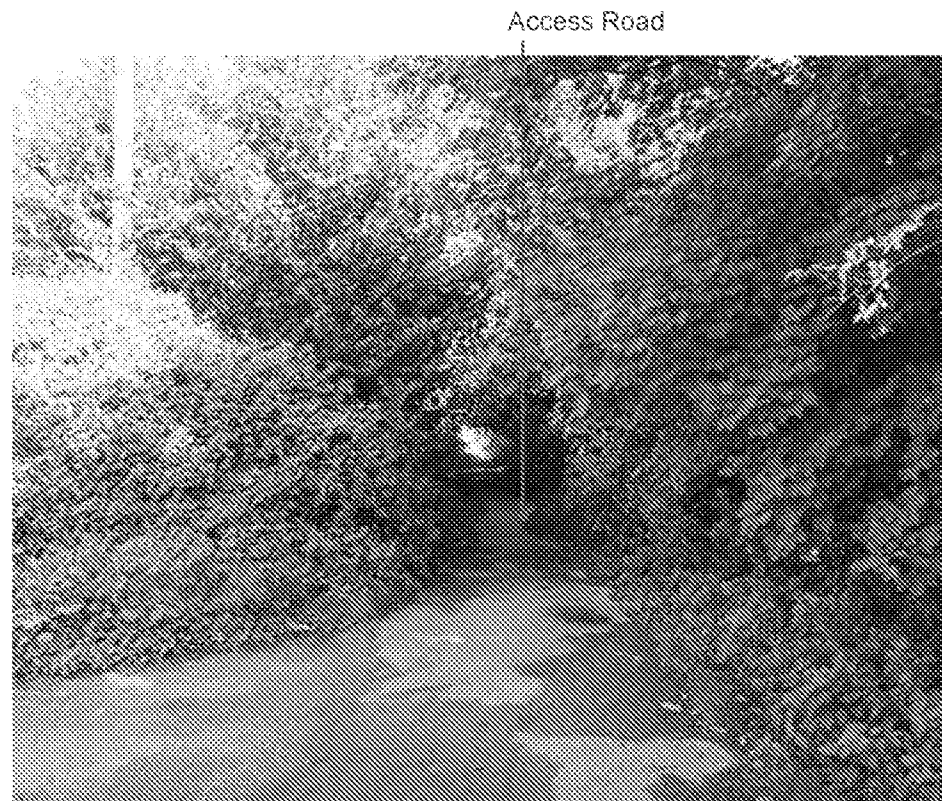
2.06 SITE PHOTOGRAPHS



1. View West away from the site



2. View North away from the site towards the A280



3. View towards access road from the site

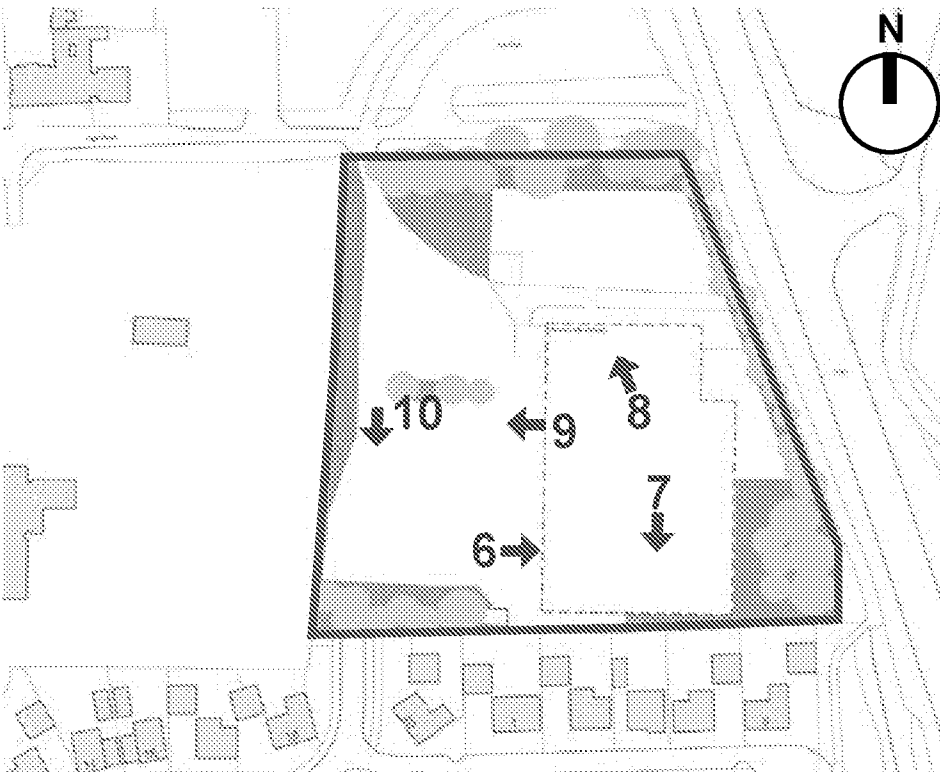


4. View to the site from the North access point

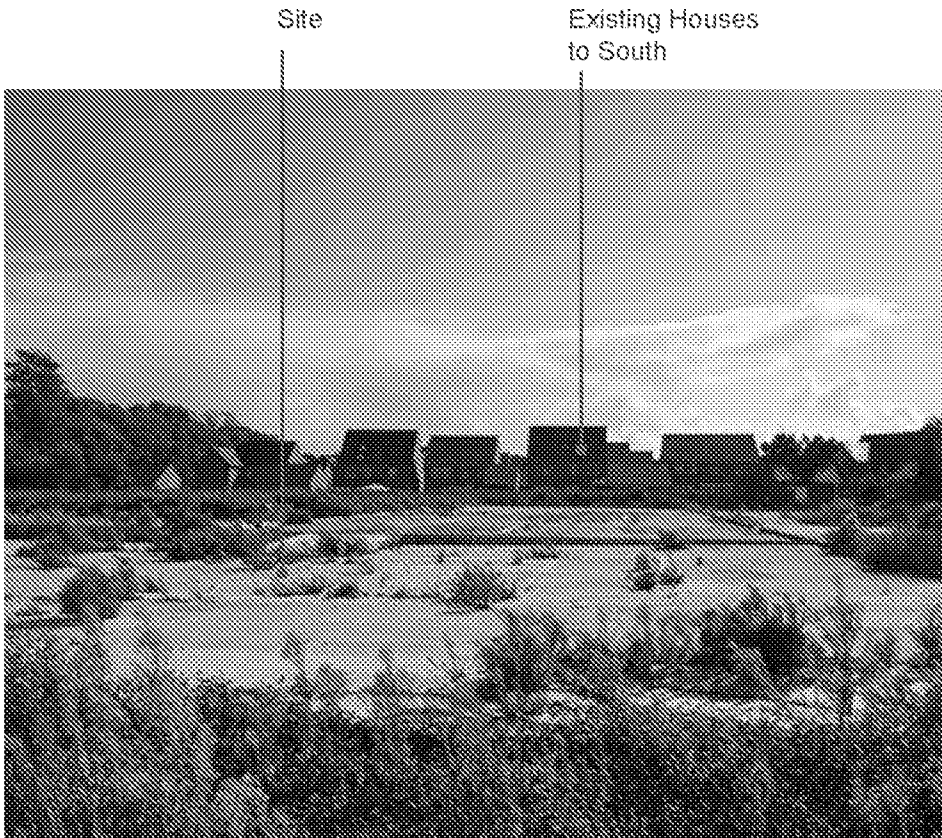


5. View from the south of the site looking towards the access point

2.06 SITE PHOTOGRAPHS



6. View to the east of the site



7. View towards the south of the site



8. View towards the north



9. View towards western boundary



10. View towards south west boundary

3 FEASIBILITY & DESIGN PRINCIPLES

3.01 DESIGN RESPONSE

There are a number of site-specific issues and constraints which will have an important bearing on any proposed development. A Site Analysis and opportunities and constraints plan exercise has been conducted to create a series of design principles which the design should refer to.

It is determined that access via High Street, using the existing gated access, will be acceptable due to its relationship with the current turning head, as established through the Outline approval.

Please refer to highway consultants vehicle tracking drawings and transport statement for full details.

Buildings will need to relate to the nearby housing, however the access to the site is via High Street, featuring several listed buildings in the Conservation area. It is proposed that the dwellings should architecturally relate to the village of Angmering more directly than the new build developments to the north and south of the site.

Angmering has a varied character style principally of brick, and flint houses representative of a rural settlement within Sussex developed over centuries. The nearby housing is of mixed quality. Therefore the proposed design vernacular used within the village centre and along High Street will be utilised to inform the design of the new dwellings and the detailing. This will give the scheme a strong sense of place and provide an association with the surrounding area. The use of materials such as local red/brown stock brick and flint with plain clay tiles and slate roofs will reinforce this association.

The existing hedgerow along the northern, eastern and western boundary edges will be maintained and enhanced through additional tree and hedgerow planting. A significant amount of planting is proposed on the site to enhance its green setting and to frame views from the site entrance.

Overall, the development site presents an opportunity to provide a sustainable and thoughtfully designed residential scheme, which meets the existing and future needs of the local community. The site is ideally suited to an enclosed small-scale rural open market/affordable mixed housing development with a good relationship to jobs, services and transport links.

In particular, specific attention to the following design principles for the site will be considered:

- The enclosure of the site, utilising existing planted boundaries
- The reduction in the prominence of the car on the street-scene through the avoidance of large parking areas.
- The establishment of pedestrian and cycle movement through to the village centre.
- The creation of a hierarchy of built form within the site.
- The use of architectural features and an appropriate selection of site specific materials.
- The orientation of the dwellings to maximise solar gain and minimise overlooking or overbearing impacts.
- The inclusion of an integrated landscaping scheme, with particular reference to usable open spaces, including a detailed landscape design
- The provision of an appropriate amount of car parking within the development.
- The provision of cycle and refuse storage within the development for each dwelling.

3.02 CONSULTATION

On the 2nd February 2018 the project proposals were presented to Arun district council for pre-application advice.

No formal pre-application response had been received from the Council. We have however received consultation responses from the Council. The response to this feedback is as follows:-

1. Materials

We have reviewed the material palette based on comments from the pre-application advice, as well as the Neighbourhood plan.

The outcome is a reliance on traditional red/brown facing brickwork, a limited use of timber boarding and flint, and a mixture of slate and plain clay tiles.

We purposely minimised the palette of materials to firstly reduce the risk of a pastiche development similar to the newer developments of Angmering, and secondly to give the new development a sense of place and its own identity when viewed from outside the site.

2. Chimney Features

The chimney/bay window detail on the majority of the houses is a key feature which resonated around Angmering historically.

3. No objection in principle from the Environmental Health officer, and noted the following: the original site layout [i.e. the Outline layout] is to be changed. This should effectively remove the residential units and amenity spaces to further away from the main noise source, the A280, therefore improving the acoustic environment. This will be considered in the proposed layout.

2.03 - OPPORTUNITIES AND CONSTRAINTS

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3.02 - INITIAL RESPONSE

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3.04 - SITE CONTEXT / FIGURE GROUND

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3.01 - OUTLINE CONSENT

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3.03 - PROPOSED LAYOUT

Unit No.	Unit Type	Area (sqm)	Bedrooms	Bathrooms	Kitchens	Living Areas	Garages	Other
1	2 Bed	75	2	1	1	1	0	0
2	2 Bed	75	2	1	1	1	0	0
3	2 Bed	75	2	1	1	1	0	0
4	2 Bed	75	2	1	1	1	0	0
5	2 Bed	75	2	1	1	1	0	0
6	2 Bed	75	2	1	1	1	0	0
7	2 Bed	75	2	1	1	1	0	0
8	2 Bed	75	2	1	1	1	0	0
9	2 Bed	75	2	1	1	1	0	0
10	2 Bed	75	2	1	1	1	0	0
11	2 Bed	75	2	1	1	1	0	0
12	2 Bed	75	2	1	1	1	0	0
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3.05 - DESIGN PRECEDENTS

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