

3.03 OPPORTUNITIES AND CONSTRAINTS



3.04 OUTLINE CONSENT

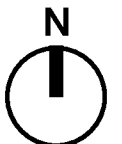
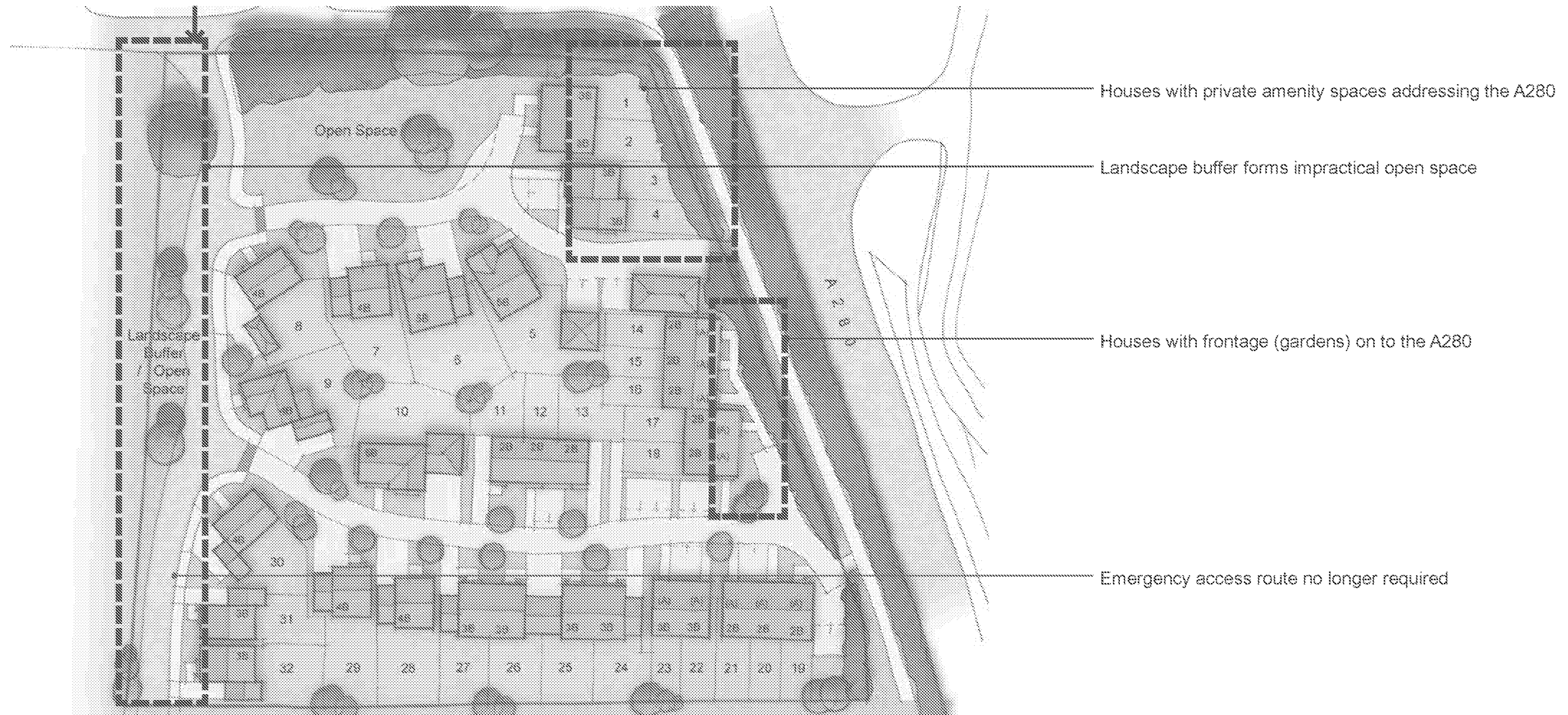
The site received outline planning consent in March 2015, ref. A/51/14OUT.

The consented indicative layout, although reasonable, has a number of areas which could be further developed during this application.

Firstly, the quantum of development along the southern border is very dense, and doesn't respond to the development to the south of the site.

Secondly the western boundary of the site borders a private garden. This does not seem an appropriate location for public open space. It was also considered that the open space could be better configured allowing for more usable areas.

As the A280 provides a significant noise source Plots 1-4 and 14-18 are poorly orientated.



3.05 SITE CONCEPTS

Following analysis of the site constraints, opportunities and the consented illustrative layout, the following principles will form the proposed application site layout;

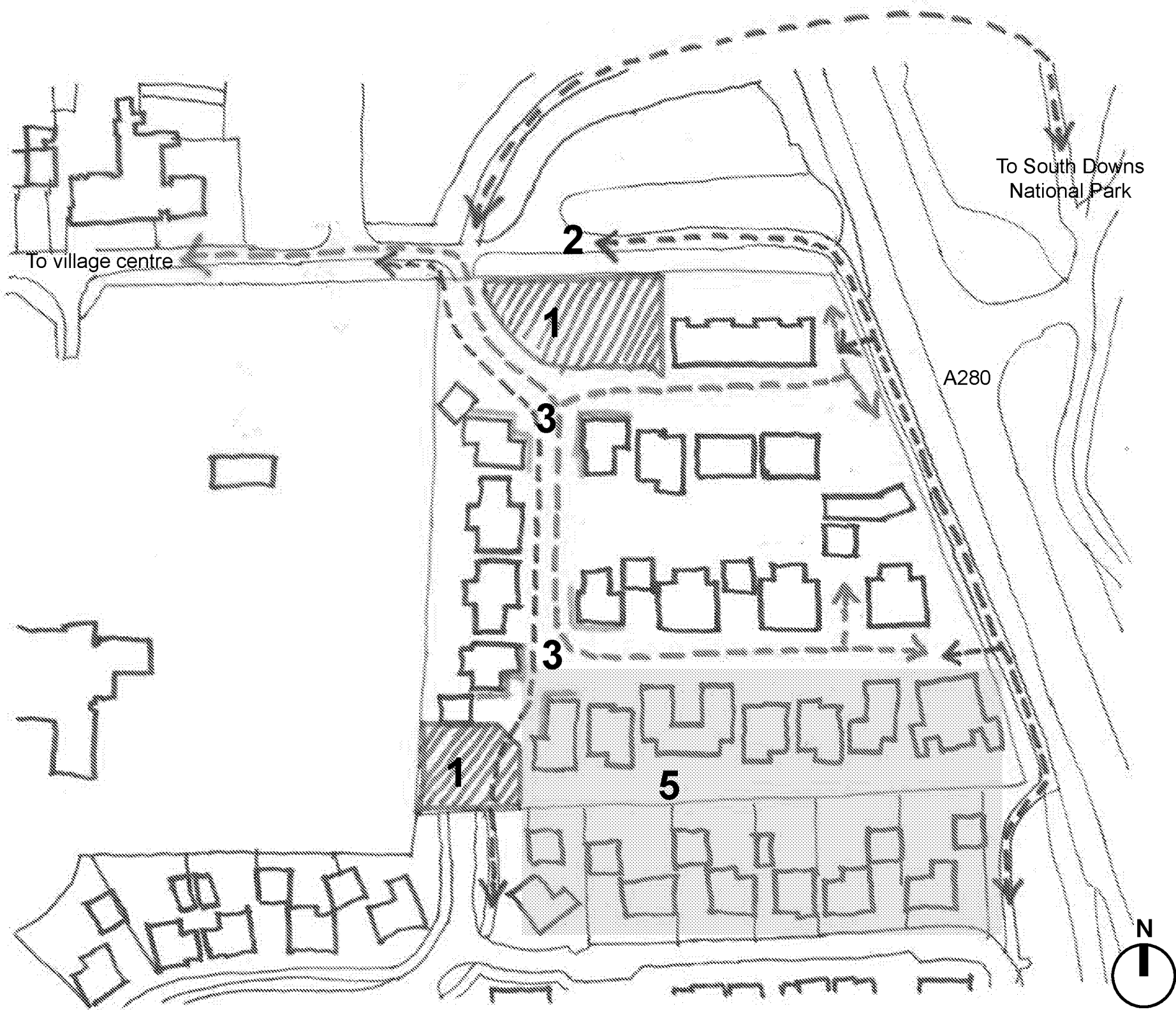
- 1. Usable green spaces at key entrances to the site with seated corners and landscaping. Cross over routes to maintain fluid pedestrian routes
- 2. Key pedestrian routes to Angmering village centre, South Downs National Park and development to the south
- 3. Key views created at entrance of site. Dwellings on corner to create sense of place and high quality design
- 4. Good pedestrian and vehicle routes around and through the site
- 5. Density of dwellings on southern boundary to relate to development to the south

Design

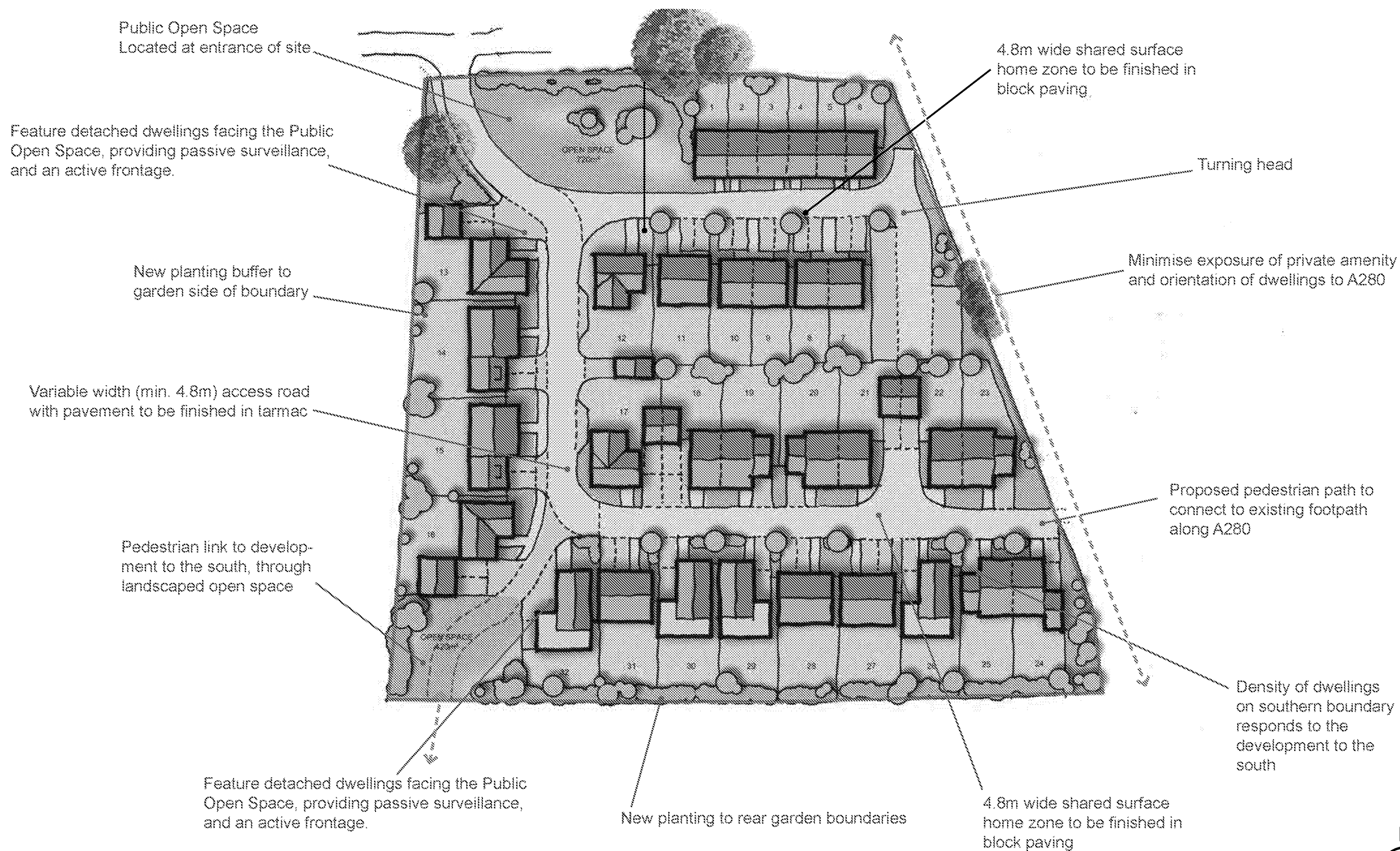
Rural design influenced by heritage assets within the village

Materials

Red/brown brick, feature brick quoins, flint walls, slate and clay tile roofs and feature chimneys



3.06 INITIAL SITE AND DESIGN PRINCIPLES



3.07 SITE LAYOUT

The proposed site access is to the north-west corner of the site, utilising the existing site access point. This entrance provides a good level of visibility to the north onto High Street, a lightly trafficked road with access to Angmering village centre.

Within the site, the access road is designed to be minimum 4.8m wide, finished with a mixture of tarmac, granite country sets, edging details and block paving parking areas. The start of the shared surface will narrow from the width of the carriageway and be defined by granite sets to minimise vehicle speeds and define the pedestrian priority nature of this part of the site. The existing pedestrian footpath will be continued into these areas to discharge onto the shared-surface.

Driveways provide parking, and turning facilities for cars throughout the site. This helps to limit the prominence of the car on the street-scene by breaking up the parking areas to the sides of dwellings.

Access for refuse and emergency vehicles is made possible through the adequate radius curves and a minimum road width of 4.8m. Adequate turning heads for large vehicle are provided without the need for a protracted three point turn.

See highway consultants information submitted with this application.

The relationship of the new buildings have been designed to create a high quality landscape led view at the site entrance. There is a limited-scale street-scene visible from High Street, but set around the proposed public open space. The proposed new dwellings front onto the open space and provide an increased sense of enclosure, passive surveillance and a permeable and contiguous extension to High Street.

Dwellings have been positioned to provide street frontages to all roads as well as open spaces for natural surveillance. Each street-elevation has been considered in detail to ensure that the built environment relates strongly to the public realm.

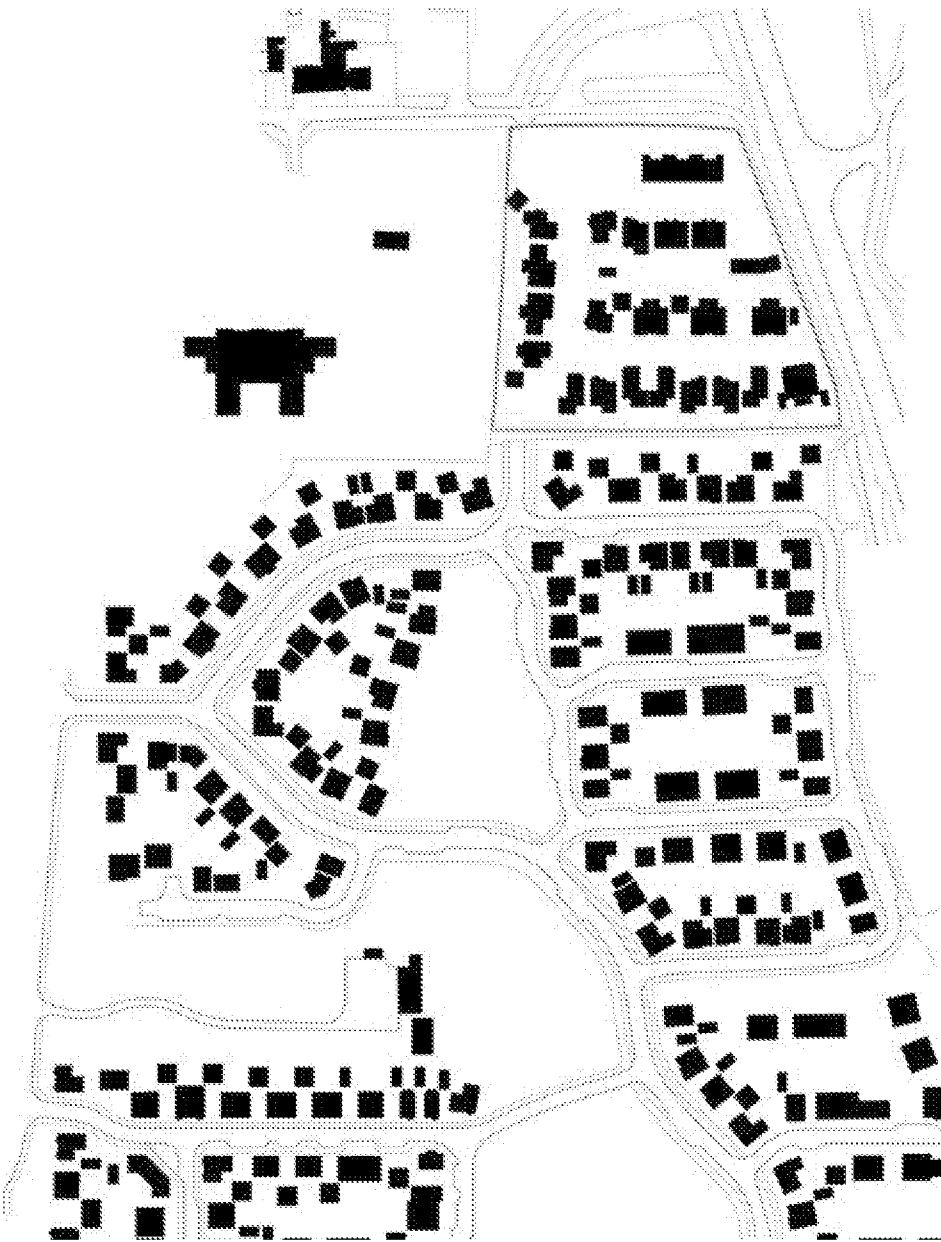


3.08 USE, DENSITY/ SITE COVERAGE

The development proposal is for 32 residential dwellings. The gross developable site area for the site is 1.14 Hectares.

This housing mix provides for the established local needs, and results in a density of approximately 28 dwellings per hectare.

This is representative of rural settlements and comparable to the surrounding residential development, indicating that the development will be very well integrated with its surroundings.



3.09 SCALE

Both height and footprint have been carefully considered in the design response to the site, as a method of achieving appropriate internal space standards and in order to integrate the scheme with the surrounding built form and the general design approach in Angmering. Plots have been designed as a mixture of narrow and wide fronted dwellings generally in detached forms with a few semi-detached and terraced houses positioned strategically on the site.

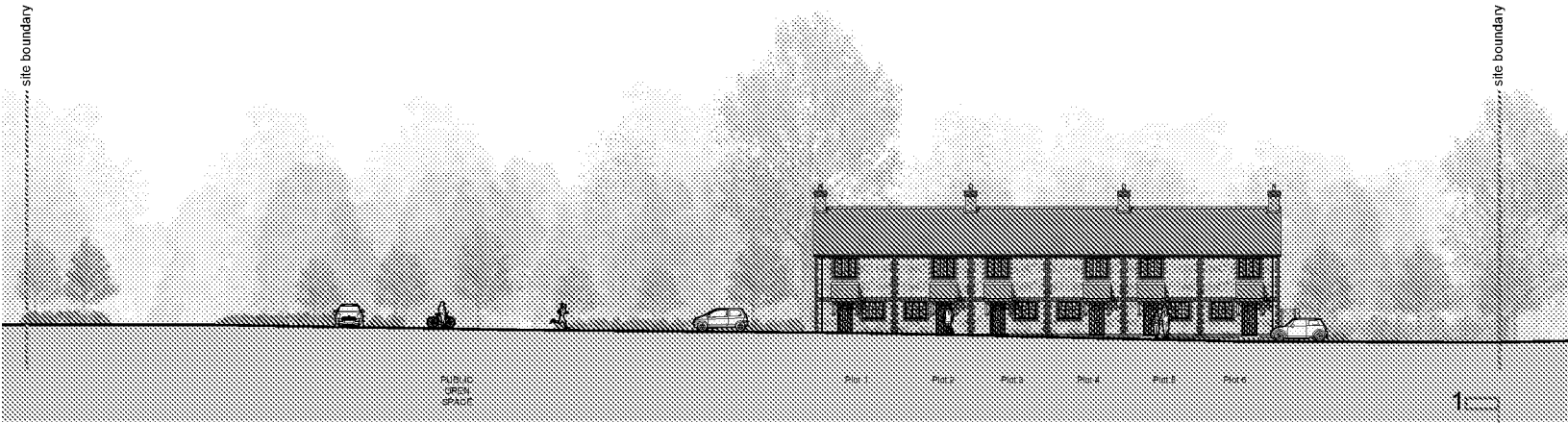
The roof scape, including hipped roofs have been influenced by the historic assets within Angmering village. Gable fronted units have been introduced to provide prominence to key areas and important views.

The gables and the chimney design also reinforces the development identity and create a common language between the new houses. Throughout the scheme, the plots are designed to reflect the local historic vernacular in both scale and style.

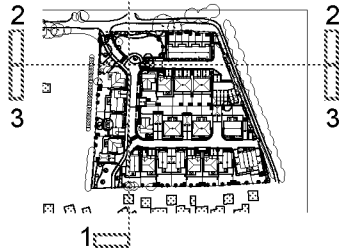
Overall, the design response achieves no overlooking or shadowing issues on any existing built-form. The additional planting to the site provides a defined, landscaped boundary to the development and ensures that views to the site are minimised. The proposed open spaces further ensure that views from outside of the site are set behind high quality landscaping and the relationship with the immediate built form is respected.



street elevation 1-1



street elevation 2-2



3.10 LANDSCAPE AND ENVIRONMENT

At the entrance of the proposed development is public open space, a community meeting point, pedestrian thoroughfare and recreation area. Reminiscent of a traditional village green, this space not only provides a quiet play area within sight of neighbouring properties, the buffer of trees also offers a leafy filtered view between dwellings.

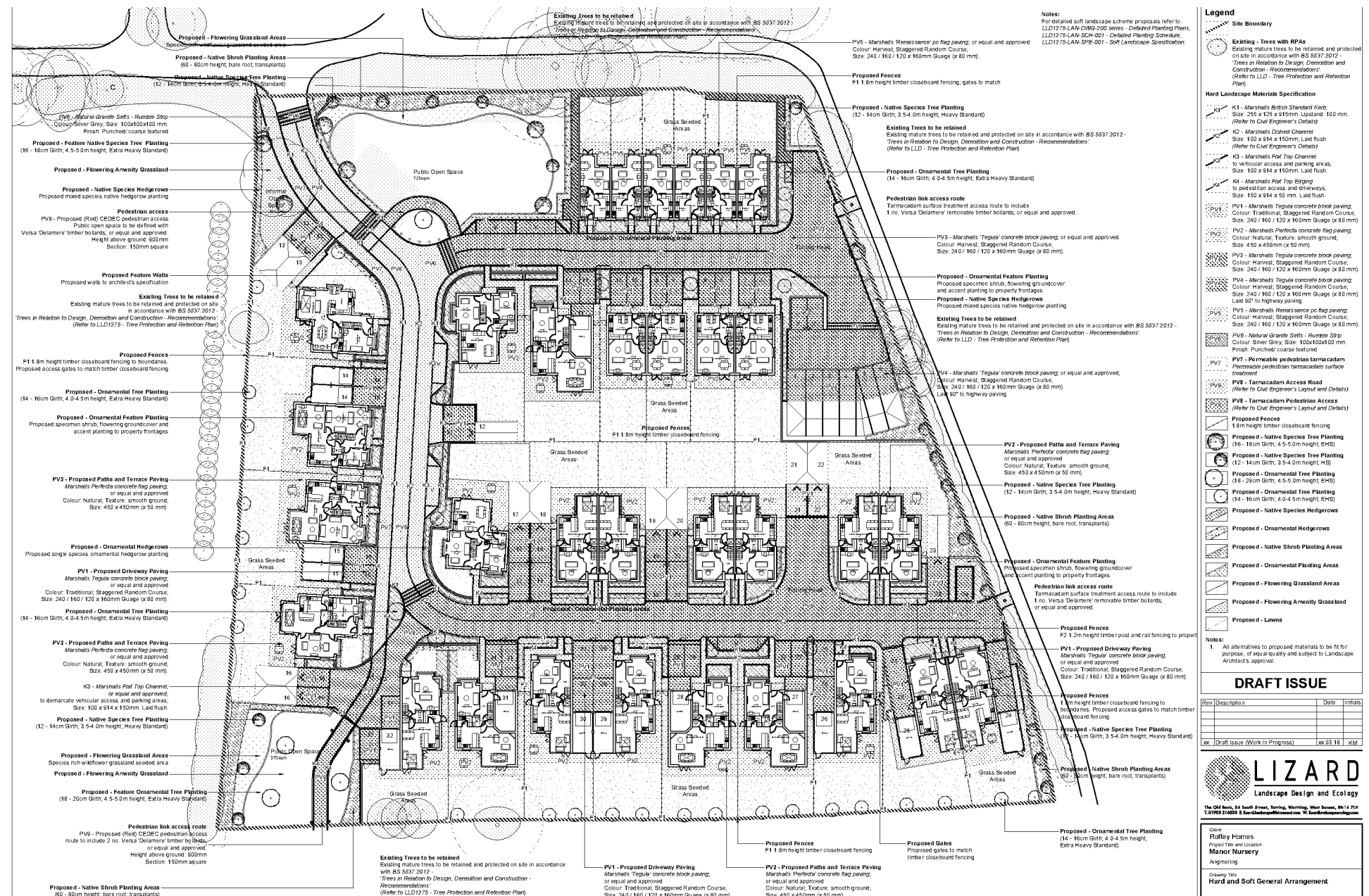
There is also a landscaped open space to the south western corner, facilitating a pedestrian link to development to the south.

In addition to these communal amenity areas, each property has their own private outdoor space complete with cycle and bin storage, a patio, generous lawn and ornamental planting.

Surrounding the site to the north, east and west buffer planting is proposed to site boundaries to complement existing planting and provide screening to the development, which will improve existing areas of planting. Native hedgerow, shrub and tree planting is proposed throughout the site, including to the fronts of some of the dwellings to provide attractive internal street frontages. The open space will include a limited amount of native tree and shrub planting.

Enclosed private amenity gardens are provided to each dwelling. The rear gardens will be separated by a mixture of 1.8 metre horizontal hit and miss fencing and horizontal baton fencing.

Where possible the gardens will be designed along the Gardening for Wildlife principles, including bird boxes which will be placed within the gardens to encourage the wildlife to flourish. The impact of lighting will be minimised within the development in order to maintain the feel of the local area, with the use of external lights on the properties and restricted bollard lighting only where strictly necessary and to be agreed with Arun District Council.



3.11 APPEARANCE

The new dwellings on the site have been influenced by local historic design in the village and also with a clear intention to provide a design response that reflects modern living habits, within an individually designed scheme.

The design treats each two storey dwelling as a separate volume, however the use of repeating forms, materials and details creates a cohesive contextual response with a strong visual identity.

The well-proportioned volumes are clad with a single material, complemented with traditional details to the principal elevation. The scheme evokes the feeling of an English village, creating a varied yet cohesive street scene.

Traditional details have been simplified on all of the houses and the palette has been limited to create a cohesive family of units.

Windows are of limited format, arranged to create a rhythm across the development. Key details, such as brick quoins and feature headers are used throughout the scheme.

The plan arrangement for each unit has been carefully developed to retain privacy and maximise function. An entrance porch leads to a spacious and well lit hallway forming the circulation of the dwelling. A large open plan living space dominates the ground floor with a separate kitchen/dining room in most units.

Overall, the houses inherently complement their historic village surroundings and provide unique well lit living spaces. Feature gables add variety and prominence to key views in the development. Local, high quality materials reflect the traditional design, whilst brick chimney details creating a strong identity for the development.

Low brick walls with gates are proposed to front garden boundaries along the main access road, maximising quality at the pedestrian scale in the public realm.



Key architectural influences in Angmering



Key architectural influences in Angmering



street elevation 5-5

3.12 MATERIALS

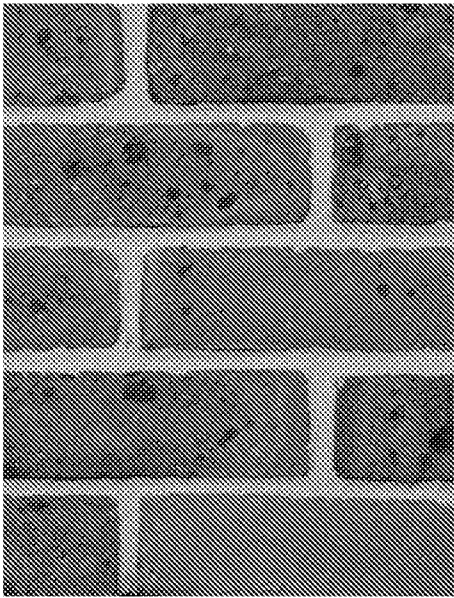
The architectural form of the development and the proposed materials are intended to strongly reflect the style and materials traditionally used within the historic local area, set within a more contemporary and sustainable context.

Architectural influences have been taken from both Angmering, in particular the village centre and High Street, and the wider Sussex vernacular. The use of feature elements such as chimneys, gable ends, pitched porches and defined changes in materials tie the design of site in with the surrounding built form and significantly enhance the sense of place achieved within the site.

The proposed materials also strongly reflect the architectural style and materials used within the immediate area, along High Street.

The development includes;

- Plain clay and slate tiled roofs.
- Blended brickwork to respond to the existing context tones
- Flint wall with traditional quoin details
- Dark stained timber cladding is used sparingly to evoke a rural single storey vernacular



1.



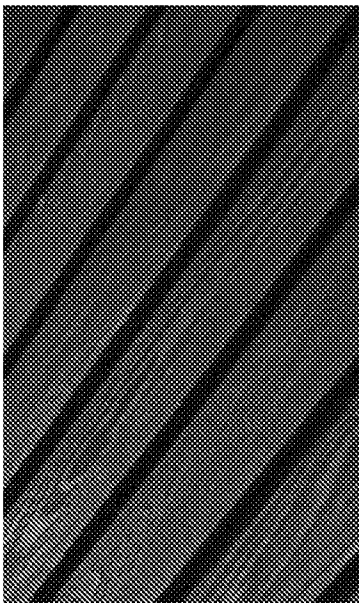
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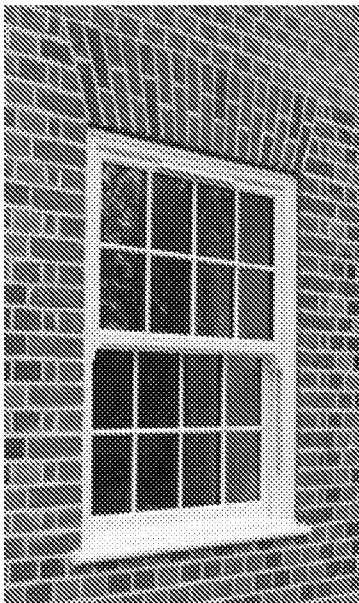
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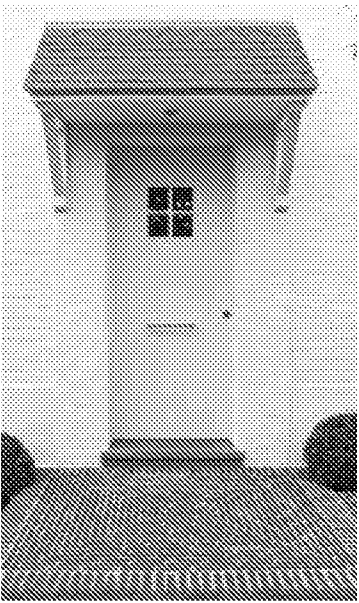
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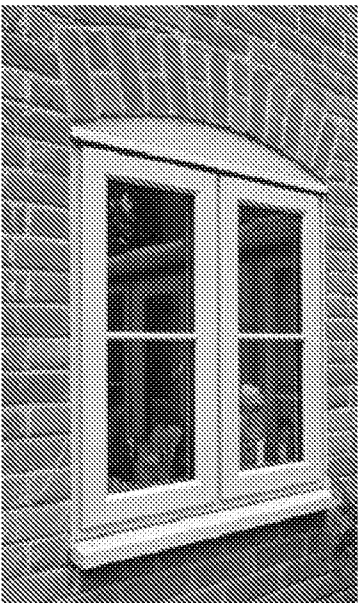
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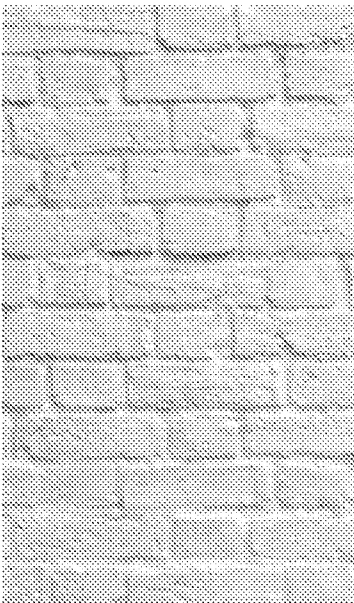
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MATERIALS KEY:

- 1. Red/brown blended brick
- 2. Flint walls with brick quoin detail
- 3. Natural Slate roof tiles

- 4. Plain clay roof tiles
- 5. Dark stained timber boarding
- 6. Traditional brick quoin and headers

- 7. Pitched porches with bracket
- 8. Brick header detail
- 9. White Painted Brick

3.13 ACCESSIBILITY

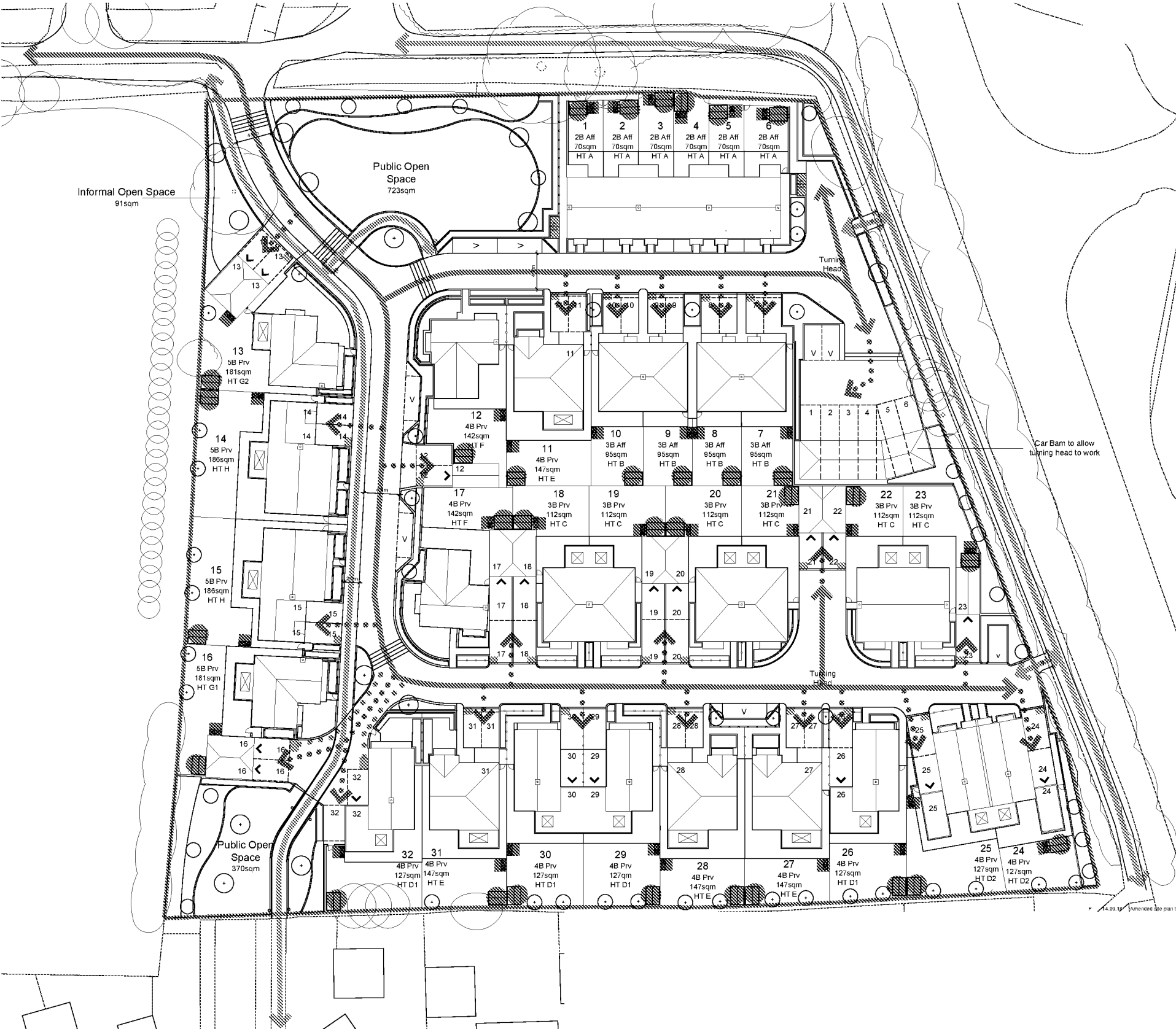
The proposed development site has direct access onto High Street, which links directly to Angmering village centre and the wider road network beyond. Careful consideration has been given to the access point into the sites for pedestrians and vehicles.

A site access has been created directly to the road via a 4.8 metre wide access point, extending the carriageway from High Street and ensuring that refuse & emergency vehicles can enter the site safely. The access provides adequate visibility whilst minimising the impact on the street-scene, with additional planting utilised for screening purposes where appropriate. The access is approved under the Outline application.

Separate accesses of a limited width, to accommodate pedestrian and cycle are provided to the south-western corner and to the east of the site.

Inclusive access to the site will be provided by means of flush dropped kerbs and tactile paving where appropriate. Full mobility access will be provided to the main entrance of each new dwelling in accordance with Part M of the Building Regulations. Each dwelling has private gated access to rear garden areas and private paths to front doors.

Within the dwellings, WC facilities will be provided on ground floors and door widths designed to be accessible for both wheelchair users and ambulant disabled users.



3.14 MEETING THE PRINCIPLES OF BUILDING FOR LIFE

The 12 Building for Life principles are recognised as the industry standard for well-designed homes and neighbourhoods.

It is considered that the proposed development responds to the principles of Building for Life in the following ways;

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

The scheme utilises existing vehicular and pedestrian connections to the surrounding road network. By utilising these connections the scheme respects the existing land uses and the relationship to neighbouring buildings. New links are proposed to the footpath along the A280 to the East of the site.

2 Facilities and service

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

The site is well located within Angmering, near to local amenities and facilities. Community facilities include a post office, primary school, church, public houses and a variety of local shops and are within a short walk of the application site. The site has sustainable links to larger surrounding settlements.

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

In terms of sustainable travel opportunities, there are bus services to Arundel, Shoreham-by Sea and Worthing. Angmering Railway Station is 1 mile away, with direct trains to Brighton, London and Portsmouth.

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

The scheme has been designed to specifically meet the housing

requirements of the local community with a range of market and affordable dwellings. The scheme includes 10 affordable dwellings for local needs and 22 open market dwellings.

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

By providing 2 areas of open space at the key entrances, the development will actively encourage community interaction. The dwellings have been influenced by the heritage assets in the village. Shared surface roads in the scheme will minimise traffic speeds and provide a traditionally focussed rural setting. A sense of place has been created with the community at its heart, whilst also being an extension of the historic village centre.

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and micro climates?

A detailed appraisal of the natural and landscape context of the site has informed a comprehensive and robust design that utilises the existing boundary hedging to the north, west and east and retains mature trees. The remainder of the site will be provided with new screen planting. The dwellings to the east of the site are orientated to minimise the acoustic impact of the A280 on living and amenity space.

7 Creating well defined streets and space

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Dwellings are generally facing inwards to create a new community focussed development with active streets, using existing boundaries to form garden boundaries.

The houses at the entrance of the site address the new public open space improving passive surveillance. All dwellings are specifically designed to relate to their setting.

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

The site layout, with the public open space and pedestrian footpath at the entrance ensures that all routes are clearly visible, and therefore it is easy for residents and visitors to orientate themselves.

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

The access road is designed as a Further into the site a single surface shared road is proposed, for use by people, cyclists and vehicles. This will encourage low vehicle speeds and road layout will form part of the transition from front door to public open space improving social integration with front door play and improve interaction between neighbours.

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

All dwellings have allocated car spaces, which in most cases are alongside dwellings. There is comprehensive landscape features outside all dwellings and this will minimise the visual impact of parking across the site.

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Front gardens will be planted, with key dwellings along the access road having a low brick wall and gated boundary. There is a clear definition between public and private spaces, allowing the scheme as a whole to be properly maintained.

12 External storage and amenity space

Is there adequate external storage space for bins and recycling and as well as vehicles and cycles?

Dwellings will be provided with low level sheds in rear gardens to cater for external storage and bicycles, with a hard standing area within each garden to allow for refuse and recycling storage.

3.15 SUSTAINABILITY

The site is conveniently located within Angmering, near to local amenities and within a short distance of regional facilities. Secure cycle storage will be provided for each new dwelling, in the form of a lockable store in the rear garden for two bicycles per dwelling. As all dwellings will be provided with a private garden area, individual external clothes drying facilities, composting facilities, recycling and refuse wheelie bins will be provided as required by the Arun District Local Authorities.

Traditional locally-sourced sustainable materials are intended to be used, including local stock facing brickwork and plain roof tiles.

The orientation of buildings and aspect of the main kitchen/dining/living rooms maximises the potential for daylight within the dwellings, with natural ventilation to all habitable rooms. Dual flush toilets and flow restrictor taps will be provided to all bathroom area.

Sustainable drainage techniques will be used where possible to fully disperse surface water. Water butts will be placed in rear gardens where possible to encourage the reuse of surface water. Garden composters and recycling wheelie bins are also to be provided to each dwelling. The open space will be used to encourage ecological diversity. All hard & soft landscaping will be maintained by a management strategy agreement.

At least 10% of the energy supply of the development will be secured from decentralised and renewable or low-carbon energy sources.

3.16 CRIME PREVENTION

Crime prevention measures have been provided within the scheme design to achieve a development that responds to the seven key principles of 'Secured-by-Design'. In particular, the scheme has one point of vehicular entry which has excellent natural surveillance from 'active edges' of a number of the proposed dwellings. Houses have defensible amenity space, creating a safe feel for residents and visitors.

All access gates to private amenity gardens are lockable by residents and lighting of the public realm will be to current British Standards. Front doors and patio doors will have laminate glass and locks to the relevant British Standard, whilst all ground and first floor windows will also have locks to the relevant British Standard.

Parking of vehicles within the developments has been designed to have natural surveillance from dwellings.

3.17 CONCLUSION

Overall, the Reserved Matters Application provides an important opportunity for the village of Angmering to ensure housing is created within the Arun District to meet specific local needs.

The design process on this application has been extensive, rigorous and carefully considered, including discussions with key stakeholders, to create the optimum design solution that respects the existing built form and creates a high quality, sensitive scheme providing many community benefits.

As a result, the proposed dwellings pay substantial reference to local historic vernacular, particularly along High Street and in the village centre and are high quality and thoughtfully designed residential units, providing a significant community benefit for the future.