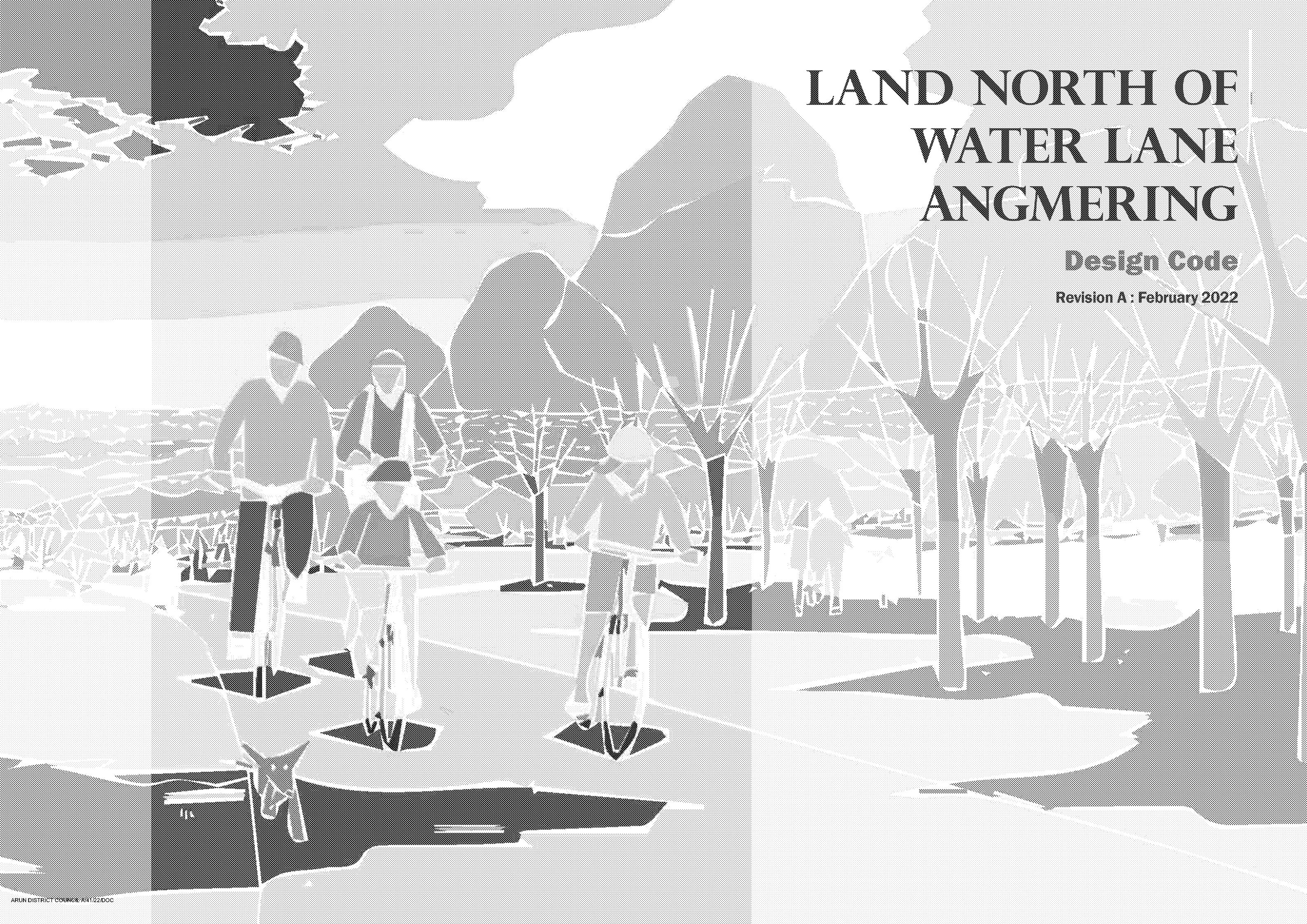




LAND NORTH OF WATER LANE ANGMERING

Design Code

Revision A : February 2022



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TEAM

APPLICANTS

CALA Homes Ltd.
(South Home Counties)
www.cala.co.uk

CALA

Bellway Homes Ltd.
(Wessex)
www.bellway.co.uk

Bellway

CONSULTANTS

Architect/Masterplanner
OSP Architecture
www.osparchitecture.com

OSP

Planning Consultant
Luken Beck
www.lukenbeck.com

Luken Beck

Landscape Consultant
Huskisson Brown
www.huskissonbrown.co.uk

HUSKISSON BROWN
associates

Arboricultural Consultant
Barrell Tree Care
www.barrelltreecare.co.uk

barrell
tree consultancy

Highways Consultant
Motion
www.motion.co.uk

motion

Drainage Consultant
CEP
www.civil.co.uk

the
Civil
Engineering
Practice

Ecology Consultant
Ethos
www.ethosep.co.uk

ethos

Noise Consultant
Phlorum
www.civil.co.uk

phlorum

Archaeology Consultant
Wessex Archaeology
www.wessexarch.co.uk

wessex
archaeology

Sustainability Consultant
AES
www.aessc.co.uk

AES
Sustainability
Consultants

ARUN DISTRICT COUNCIL A/41/22/DOC

Design Code: Section 1.0

Introduction

Introduction

This section sets out the requirement for the Code, the structure and content of the document, commentary on the outline application masterplan, the revised structure for the Design Code masterplan, the approved parameter plans and an appraisal of the local context.

INTRODUCTION

1.1 Planning Application

OSP are working with CALA Homes and Bellway Homes to develop Reserved Matters proposals and a Design Code for the site.

The site is one of three sites which make up the Angmering North Strategic Allocation (SD9).

The outline planning application for Land North of Water Lane, Angmering (A/40/18/OUT) was approved in August 2019. This Design Code has been prepared in response to Condition 5 of the Outline Planning Consent, to provide the Local Planning Authority with a document to enable control of the detailed design of the development in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

The Design Code provides further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. It reinforces the vision and design ethos which was set out in the Design and Access Statement which accompanied the outline planning application.

OSP will be preparing the reserved matters applications for the site and this document which builds on the information submitted and approved as part of the outline application will form the basis for the development of the detailed proposals.



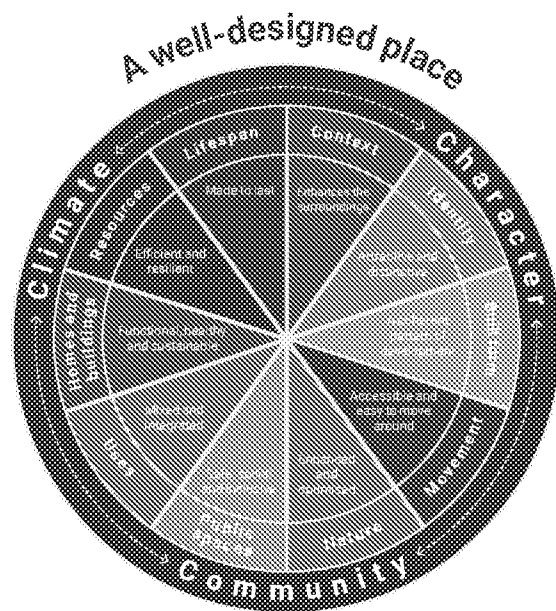
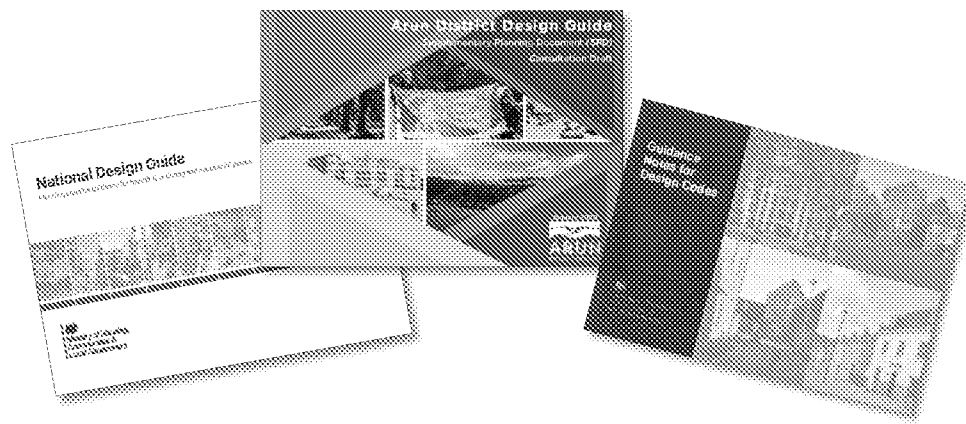
INTRODUCTION

1.2 Design Framework

The foundation of this Design Code is the details approved at outline stage which are then built upon in terms of contextual analysis, site constraints, the parameter plans and wider planning policies.

This document considers the National Design Guide, Guidance Notes for Design Codes; Ministry of Housing, Communities and Local Government (January 2021) and emerging Arun Design Guide (adopted January 2021). The table below sets out how the details contained within these two documents are considered in turn.

The Design Guides and this Design Code will continue to inform the emerging proposals to ensure we deliver a positive legacy to the village of Angmering.



The National Design Guide 2019

The National Design Guide (September 2019) is a response to the 'Creating Space For Beauty' interim report by the Building Better, Building Beautiful Commission published in July 2019.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities in the form of ten characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

Introducing the 10 characteristics

Well-designed places have individual characteristics which work together to create its physical distinctiveness.

The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The ten characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme.

The table below sets out how these characteristics, the Arun Design SPD (adopted January 2021) and specifically the points raised in Condition 5 have been considered and where required where these can be found in this document.

NATIONAL DESIGN GUIDE	ARUN DESIGN GUIDE SPD (Adopted January 2021)	CONDITION 5	LAND NORTH OF WATER LANE, ANGMERING SD9 DESIGN CODE MASTERPLAN
Context	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in Section 1.0 of the Design Code
Identity	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	See overview in Section 5.0 Demonstrating the objectives of the Outline Masterplan and as set out in Section 2.0 of the Design and Access Statement
Built Form	Building Design (Section J)	Character areas Building typologies Key buildings	See overview in Section 5.0 Further detail will be provided at Reserved Matters stage
Movement	Movement Framework (Section F) Parking Strategy (Section I)	Street hierarchy Car parking approach	See overview in Section 3.0 Further detail will be provided at Reserved Matters stage
Nature	Natural Environment (Section E)	Structural planting	See overview in Sections 4.0 and 7.0 Further detail will be provided at Reserved Matters stage
Public Spaces	Welcoming Streets and Spaces (Section H)	Public realm overview Street furniture Lighting	Public realm principals and its associated detail are referenced in Section 7.0 of this Design Code Further detail will be provided at Reserved Matters stage
Uses	Built Structure and Development Plots (Section G)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	See overview in Section 8.0 Demonstrating the objectives of the Outline Masterplan and Design and Access Statement
Homes and Buildings	Building Design (Section J)	Building typologies	See overview in Section 9.0 Further detail will be provided at Reserved Matters stage
Resources	Climate Change and Sustainability (Section K)	Not required under Condition 5	See overview in Section 10.0 Further detail will be provided at Reserved Matters stage
Lifespan	Ensuring Quality (Section L)	Not required under Condition 5	Further detail will be provided at Reserved Matters stage

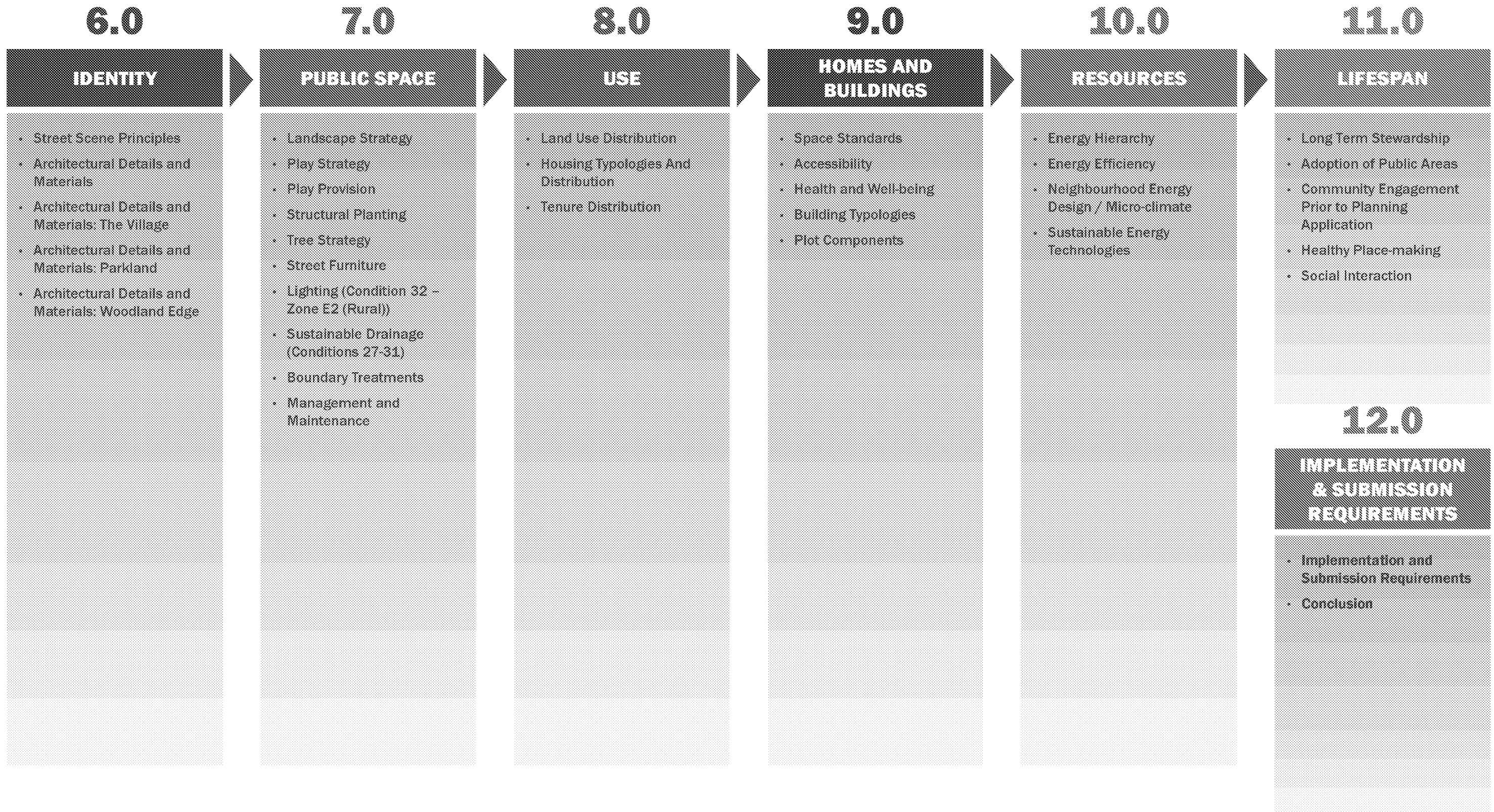
National Design Guide checklist

INTRODUCTION

1.3 Design Code Structure

The proposed structure for the Design Code required under condition 5 of the Outline planning approval is set out below. This is based on that set out in the Guidance Notes for Design Codes.





1.0

INTRODUCTION

1.4 Reference To Other Approved Documents

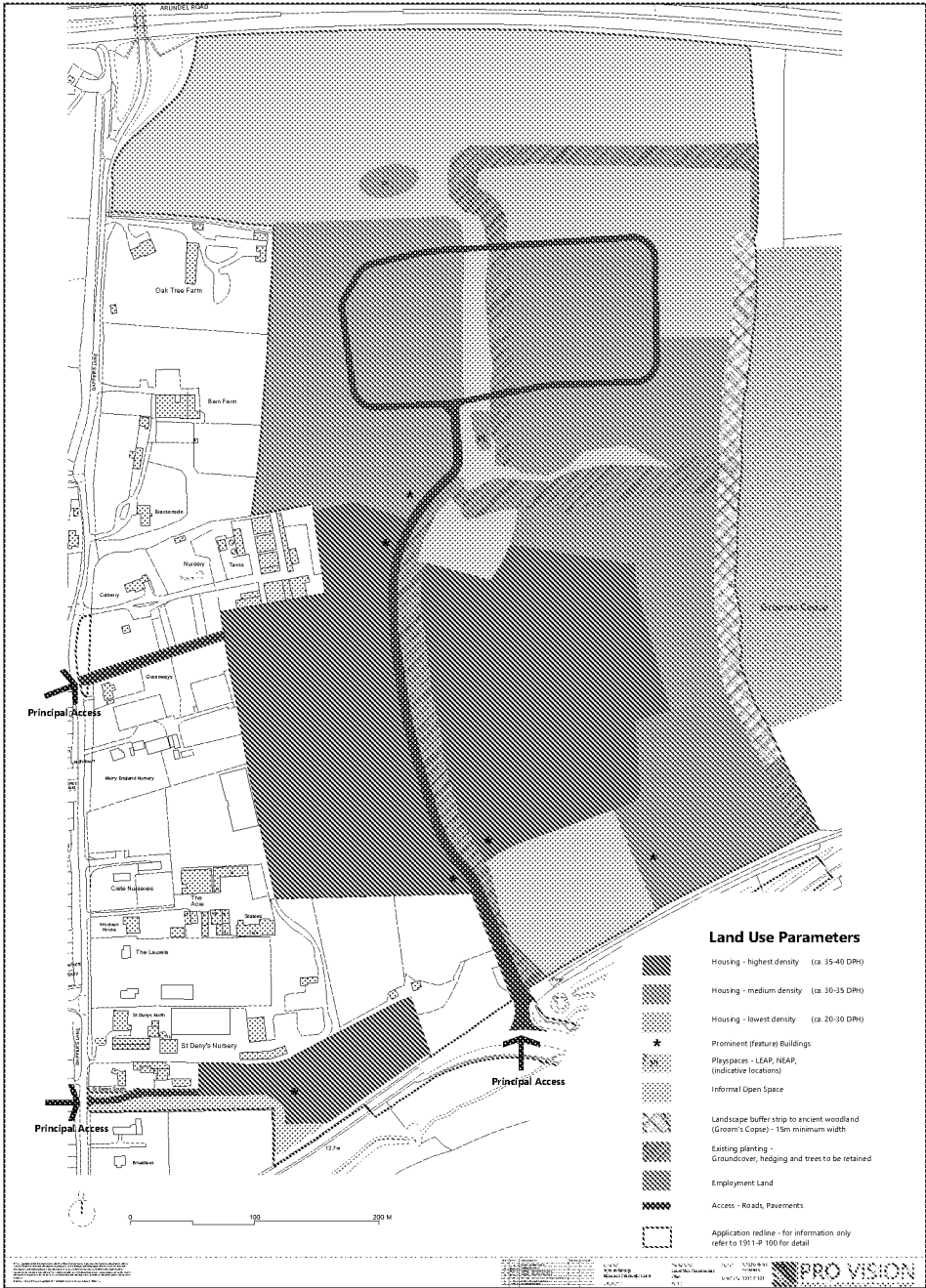
The site was granted Outline Planning Permission in August 2019 for a development comprising:

- Up to 525 residential dwellings
- 3 Hectares (Gross) of employment land (Use class B1)
- Public open space, play areas, access and associated infrastructure and landscaping

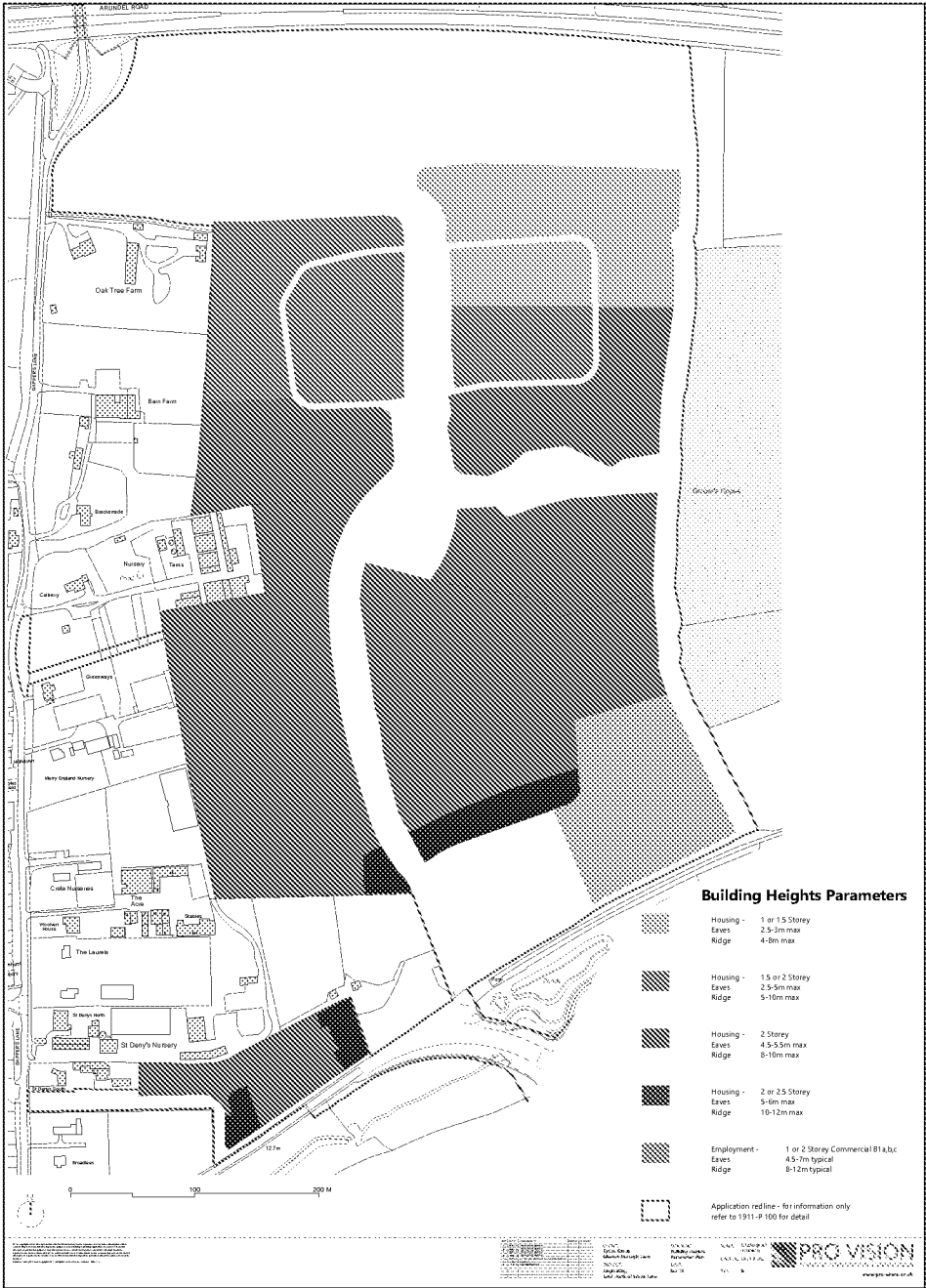
The permission includes a Design and Access Statement and a set of two parameter plans. Each phase delivered under the planning permission must broadly comply with the parameter plans and principles within the Design and Access Statement (DAS).

Design and Access Statement

The DAS which accompanied the outline application has been used to inform the development of the masterplan and to ensure that the vision which formed the basis of the outline design is delivered. The aim of the DAS was to explain the vision for development on the proposed site and illustrate the masterplan principles which are essential in place-making. The objective was to create a distinctive and attractive development and one which responds to the inherent landscape features within the site and surrounding context with sustainable links and connections to the wider area. This code has been prepared to build on those principles.



Approved land use parameter plan



Approved building heights parameter plan

INTRODUCTION

As part of our appraisal of the information submitted with the Outline application we have reviewed the illustrative masterplan to understand the potential for development of the design principles and opportunities for improvement of the urban design features. These are identified on the plan and set out below:

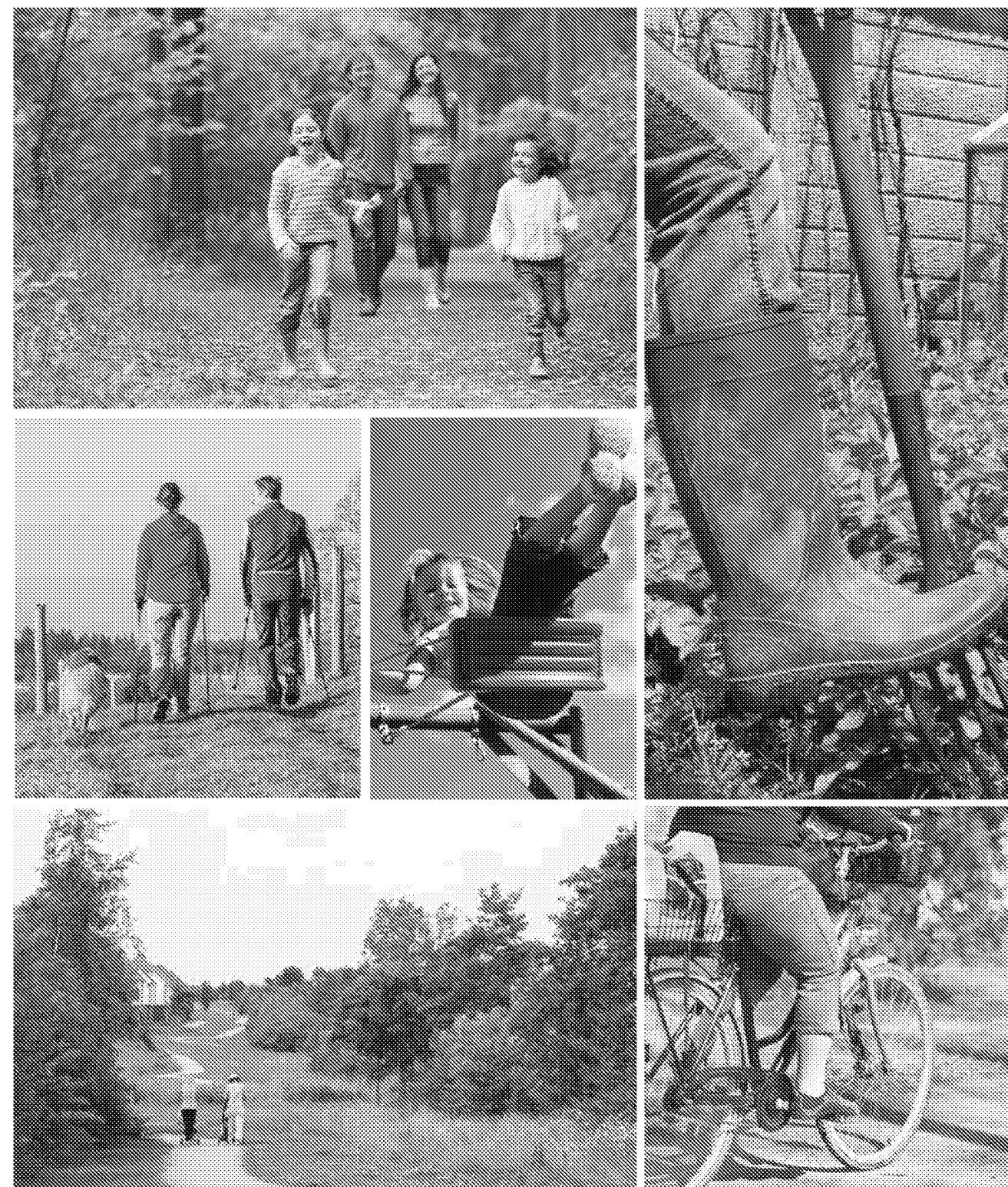
1. Ends of houses address space. Can this be improved by fronting dwellings onto it?
2. Frontage feels fragmented on primary street. Can this be improved?
3. LAP feels tucked away rather than in proper public space. Poor surveillance
4. Tight back gardens backing onto existing trees. Noise from neighbouring use
5. Play area behind apartments
6. Road here exposes rear gardens to new homes adjacent
7. Is this public footpath link going between private rear gardens? Crime prevention issue. Suggest clearer definition of public and private
8. LEAP squeezed into corner of site. Poor surveillance and potential anti-social behaviour issues
9. LAP in ill-defined space. Rear garden boundaries exposed. Limited surveillance
10. Layout feels very rigid. Can this be made more attractive?
11. Feels like backland development. Can this be avoided?
12. Building in centre of block with ill-defined public/private demarcation. Consider improved block arrangement
13. Back gardens / amenity space onto publicly accessible space. Dwelling frontages would be better
14. Buildings project abruptly into green edge



THE VISION FOR LAND NORTH OF WATER LANE, ANGMERING

The objectives for the development were set out within the Design and Access Statement as part of the approved Outline Planning Application. This have been incorporated into the design guidance and requirements within this Design Code document and will be used to inform the development of the Reserved Matters planning application. They comprise the following:

- Create an attractive landscape led setting in which to live with a strong sense of place;
- Have regard for and make use of locally available building materials and local building techniques and styles;
- Design new built form that is in harmony with the natural environment;
- Deliver a high quality and sustainable development, well connected to the existing settlement, public spaces and transport links;
- Provide an appropriate mix of new market and affordable homes to respond to local needs;
- Deliver new and useable open space, well related and connected to existing open spaces within the vicinity;
- Enhance local character, the landscape setting, the Conservation Area, visual amenity and biodiversity; and
- Ensure a safe access to the site that maximises accessibility for all.



1.6 Design Code Masterplan

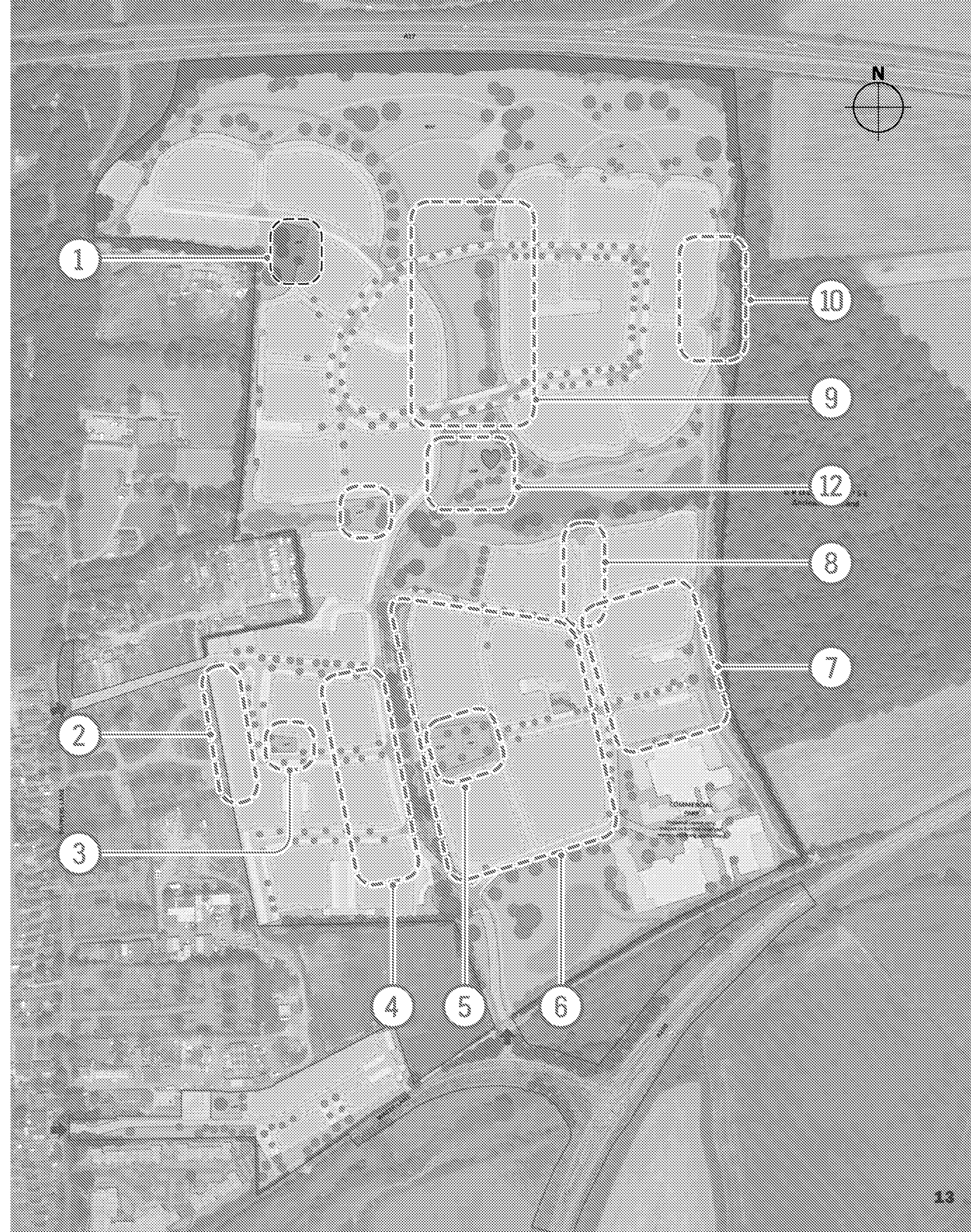
The developed illustrative masterplan has been used as the basis for the development of the Design Code.

The over-arching identity for the site has been based on a landscape-led approach focussing around the natural features on the site, including the woodland edge, topography and surrounding views.

Key elements of the Design Code masterplan are set out below:

- Primary access avenue and landscaped gateway at access from Water Lane
- Village Street with retained trees through Village character area
- Highest density development and more formal street network in Village character area
- Legible network and hierarchy of streets within development
- Green framework defined by retention of trees, existing bunds, ecological corridors, Ancient Woodland buffer and open space in northern part of site
- Lower density character areas in northern and eastern parts of the site
- Range of play facilities including 1 x NEAP, 2 x LEAPs and 7 x LAPs
- Commercial Park
- Attenuation basin creating open character at southern end of site
- Pedestrian/cycle/bus and emergency access only from Dapper Lane
- Separate development parcel to the south with independent access from Dapper Lane

1. LAP within defined open space
2. Layout principles reviewed to enable back-to-back arrangement with new adjacent properties
3. LAP potentially located within a defined public realm square
4. Block structure revised to provide improved demarcation of private and public space without compromising permeability
5. Play areas located within an attractive green space as a more substantial focus to southern part of masterplan
6. Potential to create more informal structure focussed around green space
7. Review of block structure to give clearer demarcation between public and private space
8. Re-aligned street enables visual link to green corridor
9. Block structure re-arranged to enable dwelling frontages to open space
10. Potential to create more clearly defined frontage to green edge
11. Potential SuDS feature to northern green in east-west green corridor
12. Community hub and play area forms physical and social focus of community



1.0

INTRODUCTION

1.7

Land Use, Density and Building Heights

Parameter Plans

Two parameter plans were prepared and approved as part of the outline planning application setting out the extent of the development area and the distribution of the respective permissible density bands and the permissible building heights.

Land Use

The total area of the site measures 32.9 ha / 81.29 acres.

The Land Use Plan approved as part of the outline planning permission defines the extent of the residential development area, the employment land, the landscape buffer zone to the Ancient Woodland, the extent of existing planting to be retained including groundcover, hedging and trees, the extent of informal open space, indicative locations of the LEAP (Local Equipped Area for Play) and NEAP (Neighbourhood Equipped Area for Play) as part of the play provision and the principal points of access and primary access road locations. The residential areas are colour coded to show the permissible density bands within each character area.

The Village character area which includes the separate small land parcel accessed from Dappers Lane has the highest permissible density of approximately 35 - 40 Dwellings Per Hectare (DPH). The Woodland Edge and Parkland character areas will be of medium density at 25-35 DPH, and the north-east edge of the site where it abuts the Northern Park open space will be at the lowest density of approx. 15-25 DPH.

KEY

Housing - highest density (ca. 35-40 DPH)

Housing - medium density (ca. 30-35 DPH)

Housing - lowest density (ca. 20-30 DPH)

Prominent (feature) Buildings

Playspaces - LEAP, NEAP, (indicative locations)

Informal Open Space

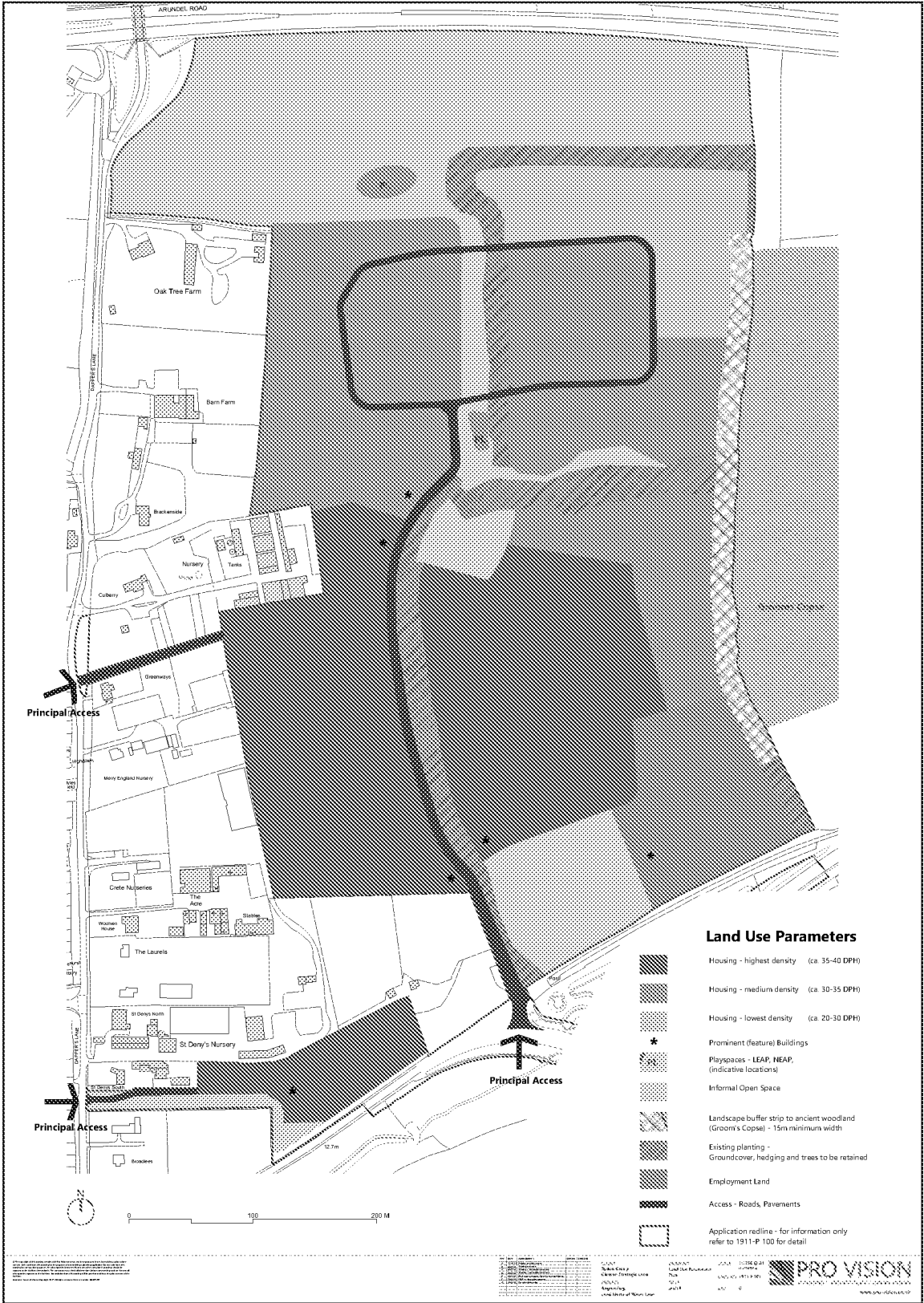
Landscape buffer strip to ancient woodland (Groom's Copse) - 15m minimum width

Existing planting - Groundcover, hedging and trees to be retained

Employment Land

Access - Roads, Pavements

Application redline - for information only refer to 1911-P 100 for detail



Outline application land use parameter plan

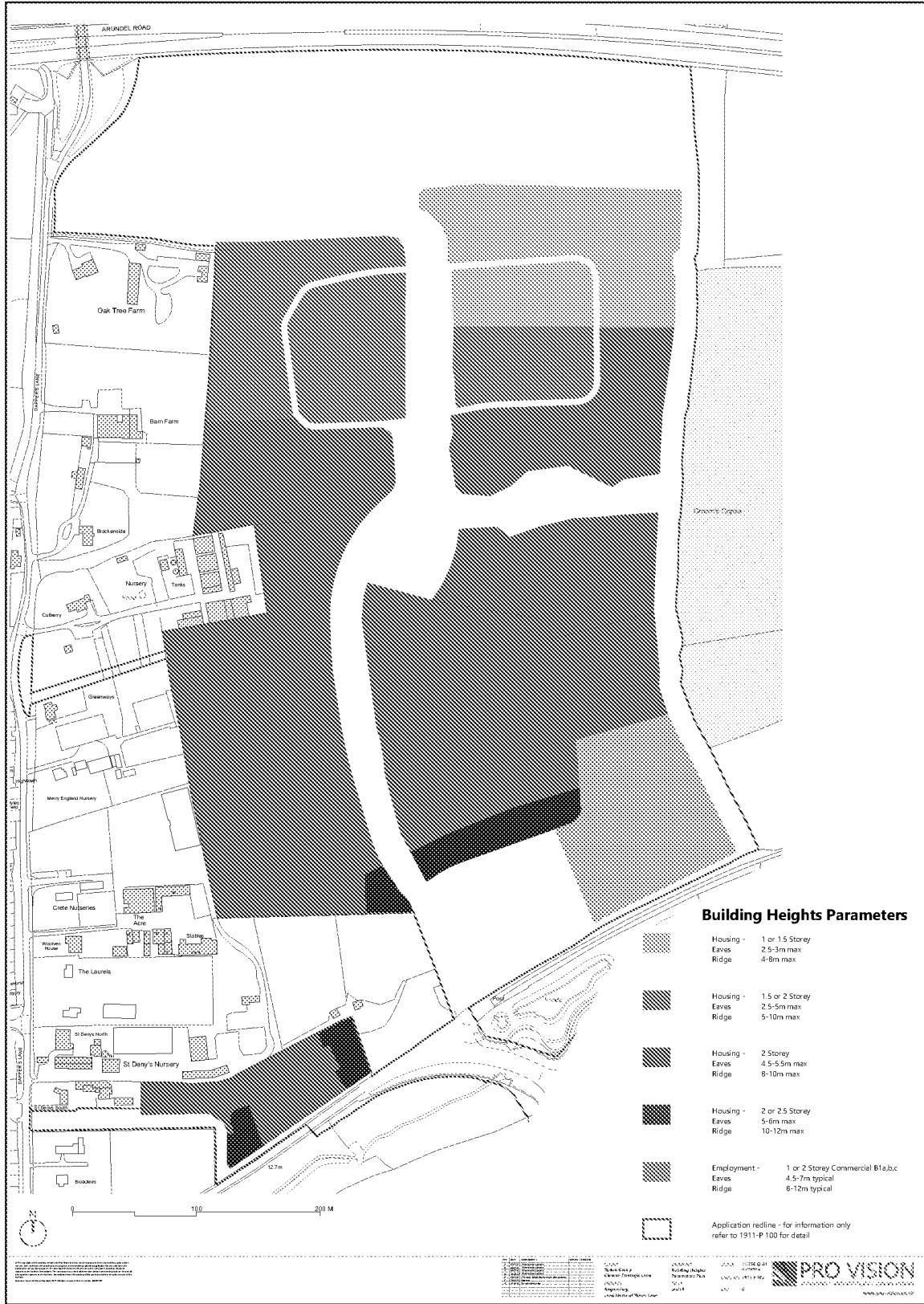
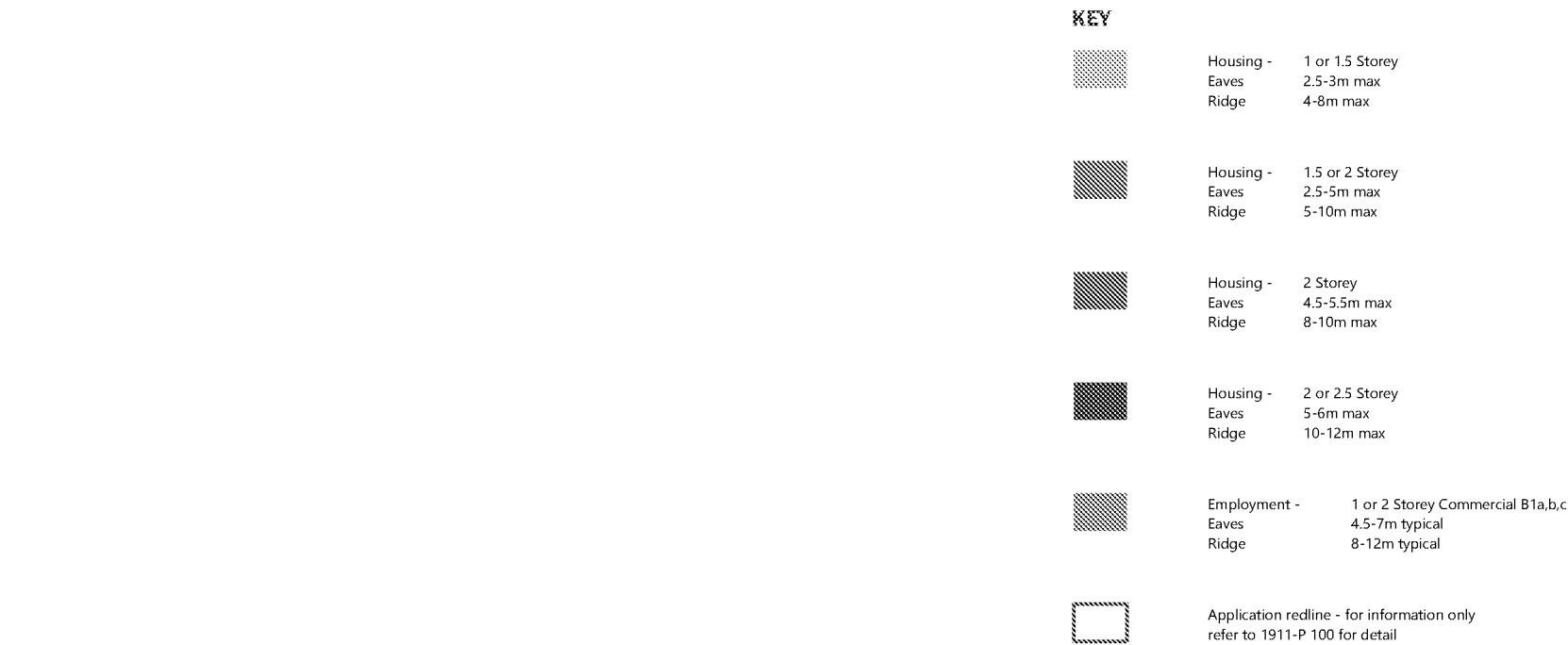
1.0 INTRODUCTION

Building Heights

The building heights parameter plan approved as part of the outline application set the permissible zones of buildings of the respective building heights. The basis for this is that higher buildings of 2.5 storeys in height should be generally located closer to the boundary with the village and not on the eastern boundary of the site. The locations of these higher buildings were very specific. This document has identified additional places where taller buildings of 2.5 storeys in height would be acceptable. These would have a maximum eaves height of 7.5 metres and ridge height of 12 metres.

The general residential area is limited to a maximum building height of 2 storeys with a maximum ridge height of 10 metres and eaves height of 5.5 metres. On the north eastern edge of the development buildings are limited to 1 or 1.5 storeys in height with a maximum eaves height of 3 metres and ridge height of 8 metres.

The location of the Commercial Park will be visible from the South Downs National Park when viewed from Highdown Hill. A maximum height of 2 storeys with a maximum ridge height of 12 metres has been set on the parameter plan for these buildings.



1.0
INTRODUCTION

1.8 Context Appraisal

It will be important for the proposals to be informed by the local character of Angmering and its context within this part of Arun District, The South Downs and West Sussex so that they are a contemporary interpretation rather than an applied pastiche.

Network and hierarchy of surrounding streets

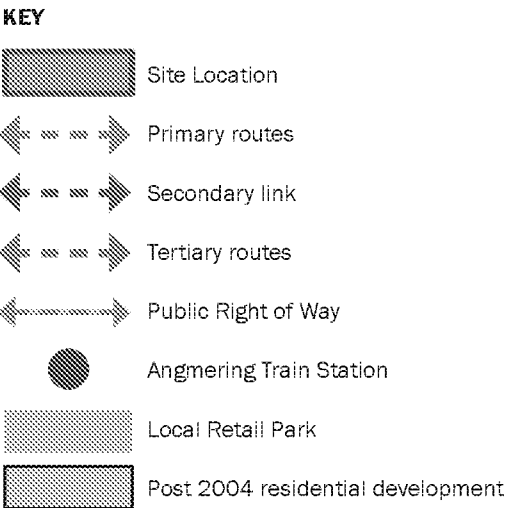
The site is located at the northeast corner of Angmering Village. The access will be from the eastern end of Water Lane. The A27 runs East-west to the north of the site and the A280 Angmering by-pass connects from the A27 to the north, to the A259 south of Angmering. To the west of the site is Dappers Lane which connects to Water Lane at its southern end and passes below the A27 to the north connecting to the network of lanes beyond. To the west of Dappers Lane is a network of streets which forms the northern part of Angmering village. Arundel Road runs north through this area from the Village centre at its southern end and passes under the A27 to the north.

Walking and cycling routes

There is a network of Public Right of Way (PRoW) routes through and around the village. An existing footpath/cycleway runs East-West along the southern edge of the site and north of Water Lane

Existing PRoW running north through site from Water Lane and connecting to Dappers Lane at northern end.

Footpath link from Station Road to Ham Manor Way connecting to Sainsburys superstore south of New Road (A259)



Network and hierarchy of local streets diagram

INTRODUCTION

The historic heart of Angmering is characterised by an attractive mix of architectural styles, building types and ages. Including timber-framed properties dating back to the 15th Century as well as the parish Church of St Margaret's which dates back to the early 13th Century. The historic buildings are typically terraced and either sit on or close to the back edge of the pavement, with a mix of Victorian and Georgian buildings standing alongside these.

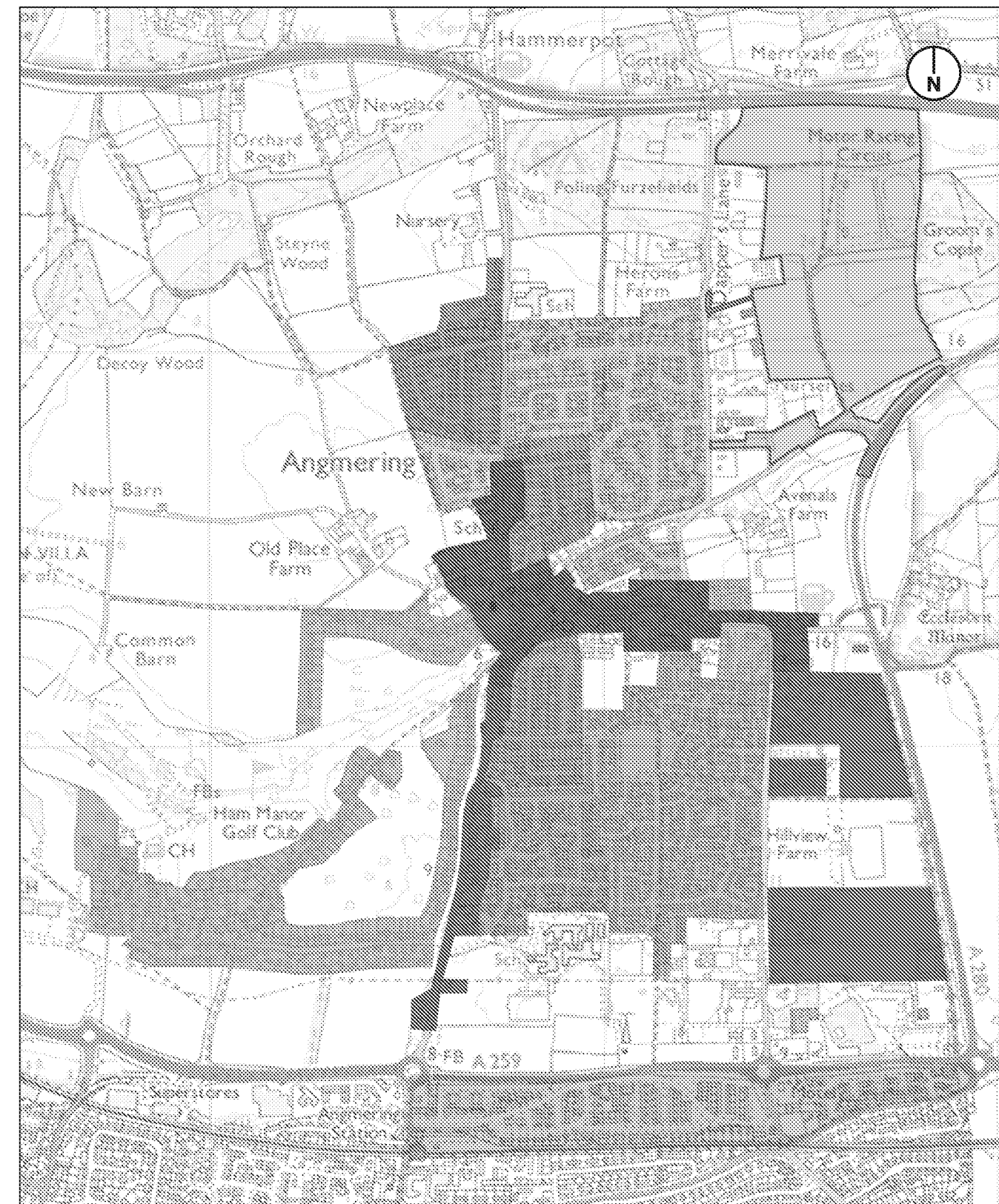
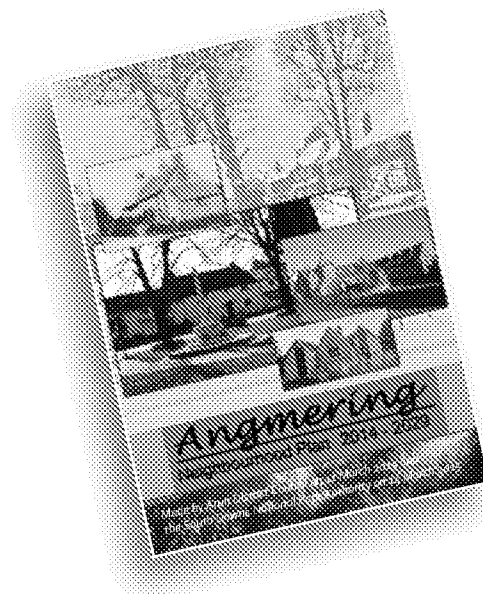
However, the developments constructed post 2004 sitting west of the A280 and Worthing Rugby Club reflect the architectural style of a modern 21st Century development as well as echoing some of the architectural form and vernacular characteristics of the historic core, with some houses set back to the back edge of the pavement in areas. These developments comprise a mix of detached, semi-detached and terraced dwellings. Key buildings on corners of streets are typically two and a half storeys in height contributing to a variety within the roofscape of the development. These properties tend to have their own private drives with on-plot parking.

Several of Angmering's residential areas have been considered in more detail to inform the proposals within the Design Code.



Parish Church of St Margaret's and Water Lane both within the Conservation Area

The Angmering Neighbourhood Plan 2014 - 2029 highlights a number of character areas based on the main built environment features found in the Parish. Each area has a distinctive building type, lay-out design and materials. In some cases one character area applies to several locations. The location of each area is illustrated on the plan (right). The following pages describe each character area.



Angmering Neighbourhood Plan character areas diagram

 Application site
 Conservation/Heritage
 Palmer Road/Arundel Road (1930s)
 Station Road (16th century onwards)
 Mill Road/Lansdowne Road (1930s)
 Ham Manor / Weavers Ring / The Avenals
 Ham Manor
 North & South Angmering (1960/70s)
 The Dell (1980s)
 Bramley Green (2001-04)
 Post 2004 residential development

1.0
INTRODUCTION

Conservation / Heritage Area

The neighbourhood plan document describes this area as follows:

"This area makes a significant contribution to the overall character of Angmering. A mix of period properties and narrow roads mostly with footpaths on only one side that winds down into the village centre."

The rich mix of built form and materiality and the relationship to key routes and the role which the buildings perform in defining spatial enclosure are key elements in the character of this area. The Square forms the physical focus at the centre of the village with mixed use buildings around it. There is an enhanced strength of building frontage with a high percentage of building frontage relative to the width of gaps between on the High Street and Water Lane frontage.



Aerial view (Google Earth)



Figure Ground



Water Lane



Arundel Road



High Street

TYPES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set back from roads with drives and private gardens	Low brick walls and open	Carriageway, verge, and pavement.	Mostly 1 and 2 storey. Some 3 in historic unique buildings	Brick, render, hanging tile and flint	Pitched with slate, red, and grey tile	Extensive through area	UPVC casement with timber sash in older properties

1.0 INTRODUCTION

Palmer Road/Arundel Road (1930s)

The neighbourhood plan document describes this area as follows:

"A mixture of 2-3-4 bed 2-storey terraced houses and bungalows. Built as council housing in the 1930's they are identical in style, with wide roads; some with verges and trees, good sized gardens back and front, with garages provided in compounds. The houses are set well back from the road enabling off-street parking."



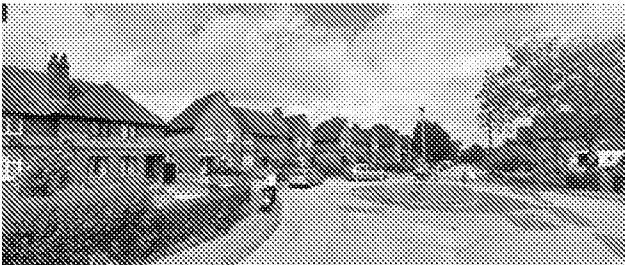
Aerial view (Google Earth)



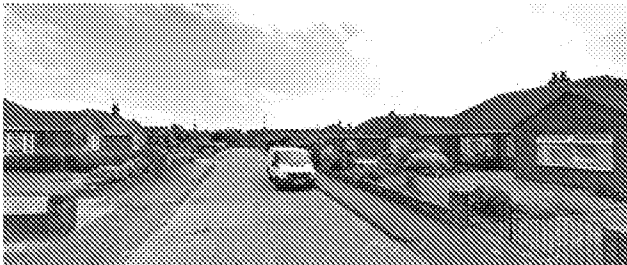
Figure Ground



Arundel Road



Palmer Road



Palmer Road

TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached	Set back from roads some gardens converted to drives	Open where converted, low brick walls and hedging	Carriageway with pavement both sides	2 storeys and bungalows	Brick and some boarding and painted brick. Occasional tile hanging	Red / brown concrete tiles	Extensive through area	UPVC casement

1.0

INTRODUCTION

Station Road (16th century onwards)

The neighbourhood plan document describes this area as follows:

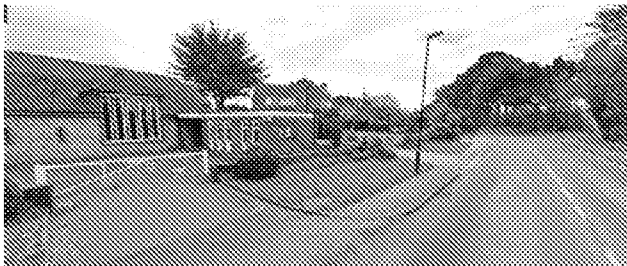
"This area developed gradually from the 16th century to the present day as a ribbon development of individual, low-density 2-storey detached and semi-detached houses. Running along the western built-up area boundary along the arterial road (B2140) that runs south from the village centre, they are mostly set well back from the road with garages and off-road parking."



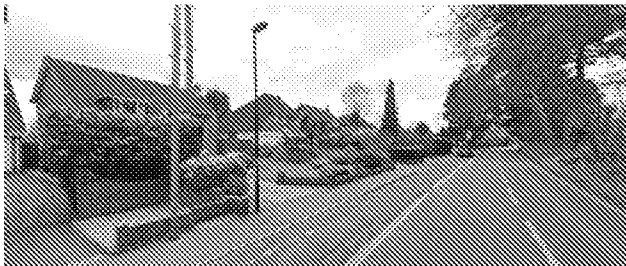
Aerial view (Google Earth)



Figure Ground



Station Road



Station Road



Station Road

TYPLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set back from roads with drives and private gardens	Brick walls, well established hedges & trees and timber fencing	Carriageway, verge, and pavement.	1, 1.5 and 2 storey.	Brick, render, hanging tile and flint	Pitched with slate, red, and grey tile, occasional thatch	Extensive through area	UPVC casement with timber sash in older properties

1.0 INTRODUCTION

Mill Road/Lansdowne Road (1930s)

The neighbourhood plan document describes this area as follows:

"Built in the 1930's they are a mix of 2-3-4 bed 2-storey detached, semi-detached houses and bungalows with good-sized front and back gardens, drives and garages. They display the "Garden City" suburb style of the time. Roads are wide with verges and trees."



Mill Road aerial view (Google Earth)



Lansdowne Road aerial view (Google Earth)



Figure Ground



Mill Road



Mill Road Avenue



Mill Road Avenue

TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Predominantly semi-detached and detached	Set back from roads with drives and private gardens	Brick walls, well established hedges & trees and timber fencing	Carriageway, verge, and pavement.	Mostly 1 - 1.5 storey on Mill Road. Mainly 2 storey on Lansdowne Road	Brick, render, hanging tile and flint	Pitched with slate, red, and grey tile	Extensive through both areas	Mainly UPVC casement

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INTRODUCTION

Ham Manor (1930-60s)

The neighbourhood plan document describes this area as follows:

"This area straddles the built-up area boundary to the west. Developed around Ham Manor Golf Course between the 1930's and 1960's, it reflects the design and layout of the private estates in neighbouring parishes. Dwellings are typically low density with grass verges."



Aerial view (Google Earth)



Figure Ground



Station Road

Station Road

Station Road

TYPLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Mainly detached, some semi-detached & small terraces	Set back from roads with drives and private gardens	Mainly tall hedges and trees, some low walls or open	Shared carriageway, verge, shared surface private drives	Mostly 1 and 2 storey.	Brick, render, timber frame, tile hanging, flint & weatherboard	Pitched with slate, red, and grey tile. Occasional thatch	Extensive through area	UPVC casement with timber sash in older properties

