

1.0
INTRODUCTION

North & South Angmering (1960/70s)

The neighbourhood plan document describes this area as follows:

“Built during the 1960’s / 70’s, the character and style of this area is typical of other large developments across the rest of the country at this time. Characterised by open plan front gardens, and a mixture of 2-storey 2-3-4 bed detached and semi-detached houses and bungalows.”



Aerial view (Google Earth)



Figure Ground



Bewley Road



LLOYD Goring Close



Beech View



Older Way



Chamtryfield Road



Highfield Close

TYPES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set back from roads with private gardens. Some converted to parking	Low brick walls, hedges and open	Carriageway, verge, and pavement. On-street parking	Mixture of 1, 1.5 and 2 storey.	Red & buff brick, render, grey & red tile hanging. white weatherboard/UPVC cladding	Pitched with brown, red, and grey tile	Throughout Cumberland Road & Highfield Close. Occasional elsewhere	UPVC casement throughout

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The Dell

The neighbourhood plan document describes this area as follows:

“Built in the 1980’s it consists of bungalows and 2-storey 3-4 bed detached houses, which are a mix of traditional and chalet style houses with open-plan front gardens. All have garages attached, apart from the central area of Lime Grove, which is comprised of terrace houses without vehicular access to their fronts with garages in compounds to their rear or near-y. All roads have footpaths on both sides with lay-bys providing temporary off-road parking for visitors. The southern connection with Station Road also serves as the entrance to The Angmering School.”



Aerial view (Google Earth)

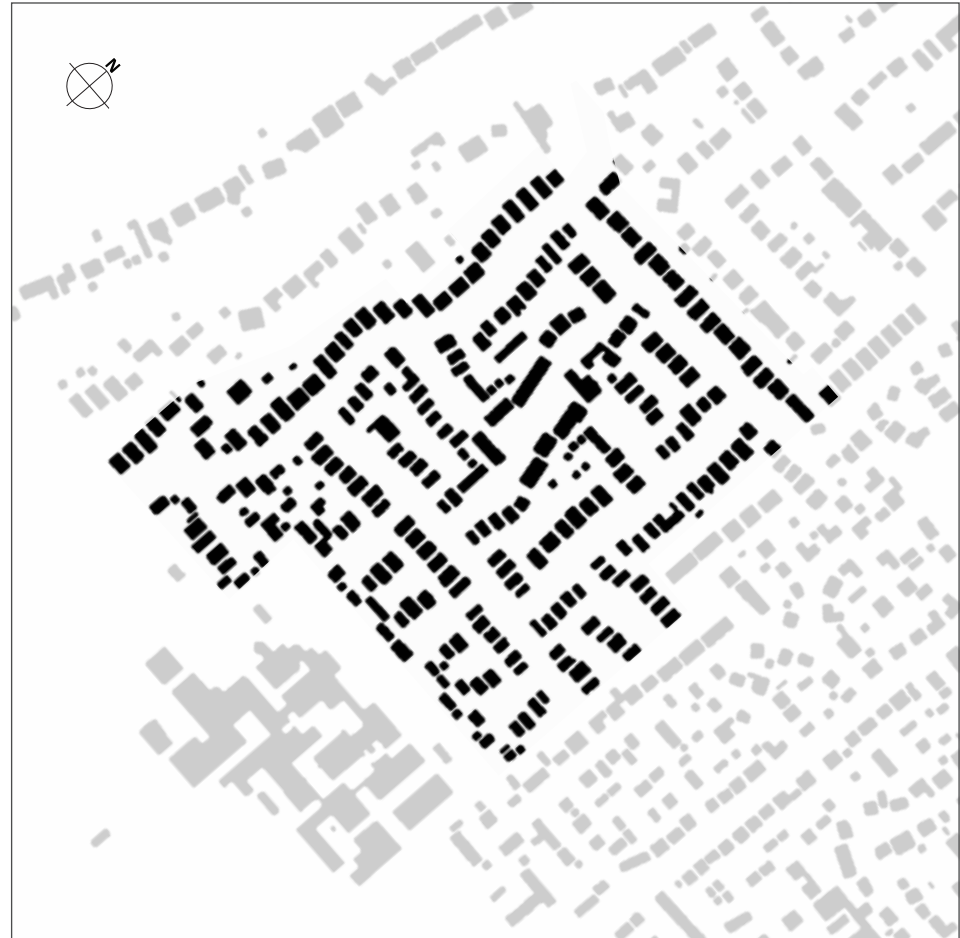


Figure Ground



Greenwood Drive



Foxdale Drive



Acorn Close



Dell Drive

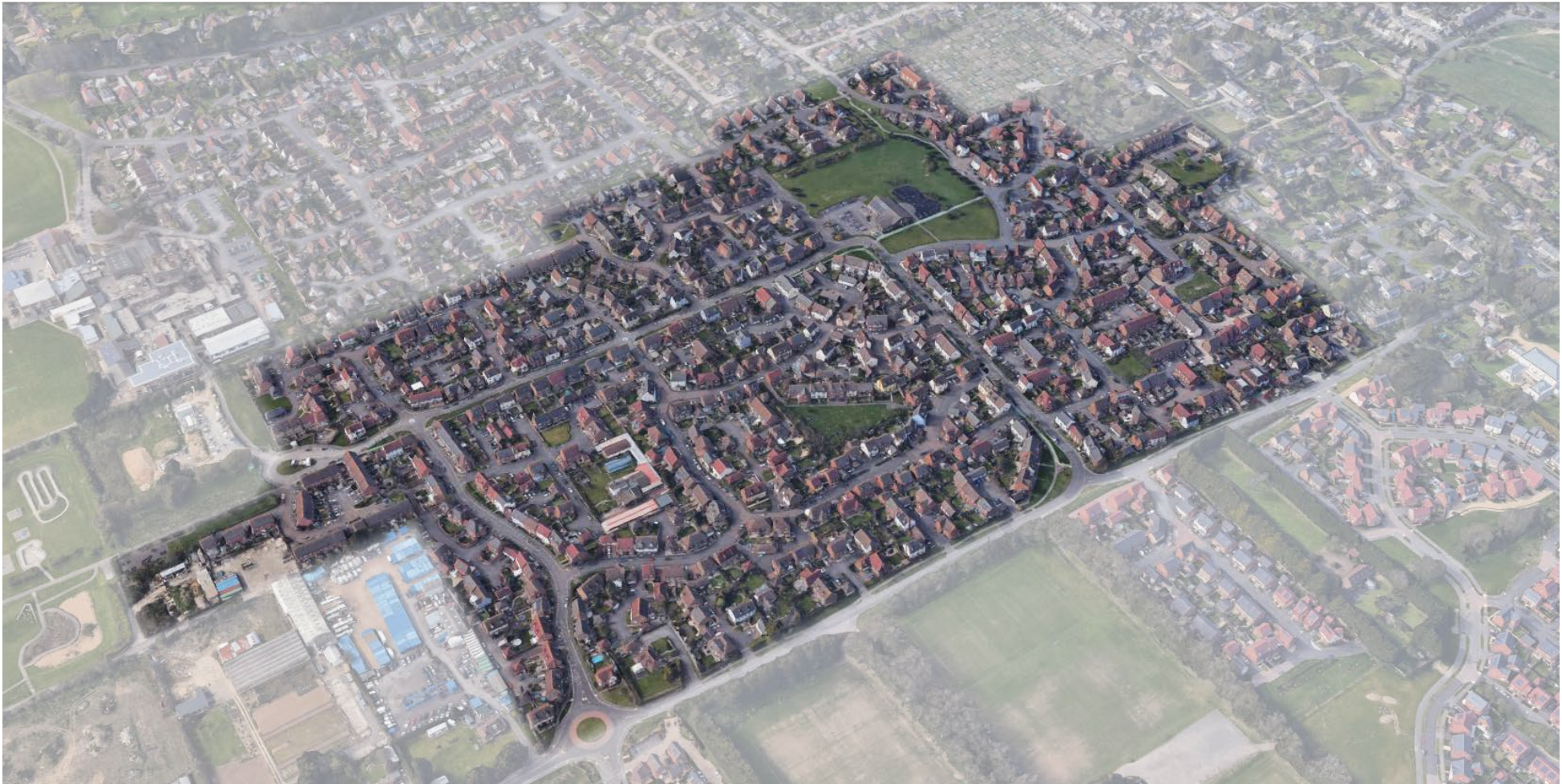
TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Mainly detached, some short terraces & semi-detached	Set back from roads with drives and private gardens	Mainly open with	Carriageway, and pavement. Some shared surface	Mixture of 1, 1.5 and 2 storey.	Red & buff brick, render, grey & red tile hanging. white weatherboard/UPVC cladding	Pitched with brown, red, and grey tile. Some flat roof garages	Very few dispersed throughout area	white, UPVC casement throughout. Some floor to ceiling bays

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Bramley Green

The neighbourhood plan document describes this area as follows:

“A large estate of 600 houses of various styles ranging from large detached houses to social housing. Developed rapidly between 2001 and 2004, styles are mixed in an attempt to provide an impression of rural growth. Front gardens are typically small with some houses fronting directly onto the pavement. Some have garages and parking spaces, but most are located in compounds, resulting in on-street parking. There are open spaces with play facilities and a Community Centre.”



Aerial view (Google Earth)



Figure Ground



Bramley Way



Ashmore Avenue



Roman Avenue



Nursery Road



Rowan Way



Oakwood Drive

TyPOLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Small front gardens/ privacy strips	Mainly open, some metal railings, shrub planting & knee rail. Occasional wall to rear	Varies. Some carriageway, verge, and pavement. Some shared surface lanes & courts	Mostly 2 & 2.5 storey. Some 3 storey overlooking open space on Foxwood Ave.	Red brick, render, tile hanging, flint, painted brick and watherboarding	Pitched with slate, red, and brown tile	Extensive throughout area	UPVC casement and mock sash

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Post 2004 Residential Development

These two neighbouring developments totalling circa 180 detached, semi-detached and small terraced dwellings lie west of the A280 and are accessed from Roundstone Lane. Nanson Lane and Alexander Avenue form the main access roads into the northern portion of the site with properties served by lanes leading off them which form loops around the development parcels. Dwellings typically echo some of the architectural form and vernacular characteristics of the historic core. Front gardens are typically small with some houses separated from the pavement by a narrow privacy strip. Most have garages located to the rear of the properties with adjacent parking spaces. Larger detached properties overlook the two areas of open space within the site, one of which includes a childrens play area.



Aerial view (Google Earth)



Figure Ground



Brougham Gardens



Nanson Lane



Harrison Crescent



Brougham Grove



Pillman Place

TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Small front garden/privacy strip or backing on to pavement	Shrub planting & low hedges. Occasional wall to rear	Carriageway, some verge and pavement. Shared surface to private drives.	Mainly 2 with occasional 1.5 & 2.5 storey	Predominantly red brick with occasional tile hanging, painted brick, flint & weatherboarding	Pitched with slate, red tile	None	UPVC casement and mock sash

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Summary of Context Appraisal

There are some key master planning principles, plot configurations and detail that have and will inform the emerging Design Code. The key features have been grouped under the following headings:

- Structure and form
- Density
- Heights
- Parking
- Landscaping
- Architecture

Structure and form

The structure of the blocks in the character assessments give a flavour of the variations found through Angmering with the age of the different parts of the village providing good examples of approach at different times in the village evolution.

Density

The density through the village typically varies with the denser development in the historic core and dropping at the outer edges of the village. The exception to this is that in the southeast of the village where the newer estates have been built.

Building heights

Building heights in the areas studied are predominately 2 storey with 1, 1.5 & 2.5 storeys indispersed throughout the village

Parking

Car parking is generally provided within the curtilage of the properties. From the detached properties in large plots with open drives to the converted frontages and side car parking of the smaller plots. There is little off-plot parking in the study areas.

Landscaping

The structural landscaping within which areas have become established, and to a lesser extent the setting of more contemporary housing areas, has been defined by woodland edges or field boundaries and areas of established green space.

Architecture

The emerging proposals will include design cues based on the landscape character, plot configurations and building typologies. The fenestration detail and materiality will include visual referencing from the specific areas of the village. Key features include:

- Steeper pitched roofs with plain tile finish
- Shallower pitch roofs with slate finish
- White render
- Predominantly orangey brown stock brick
- Occasional use of tile hanging
- White or coloured boarding
- Simple porch canopies



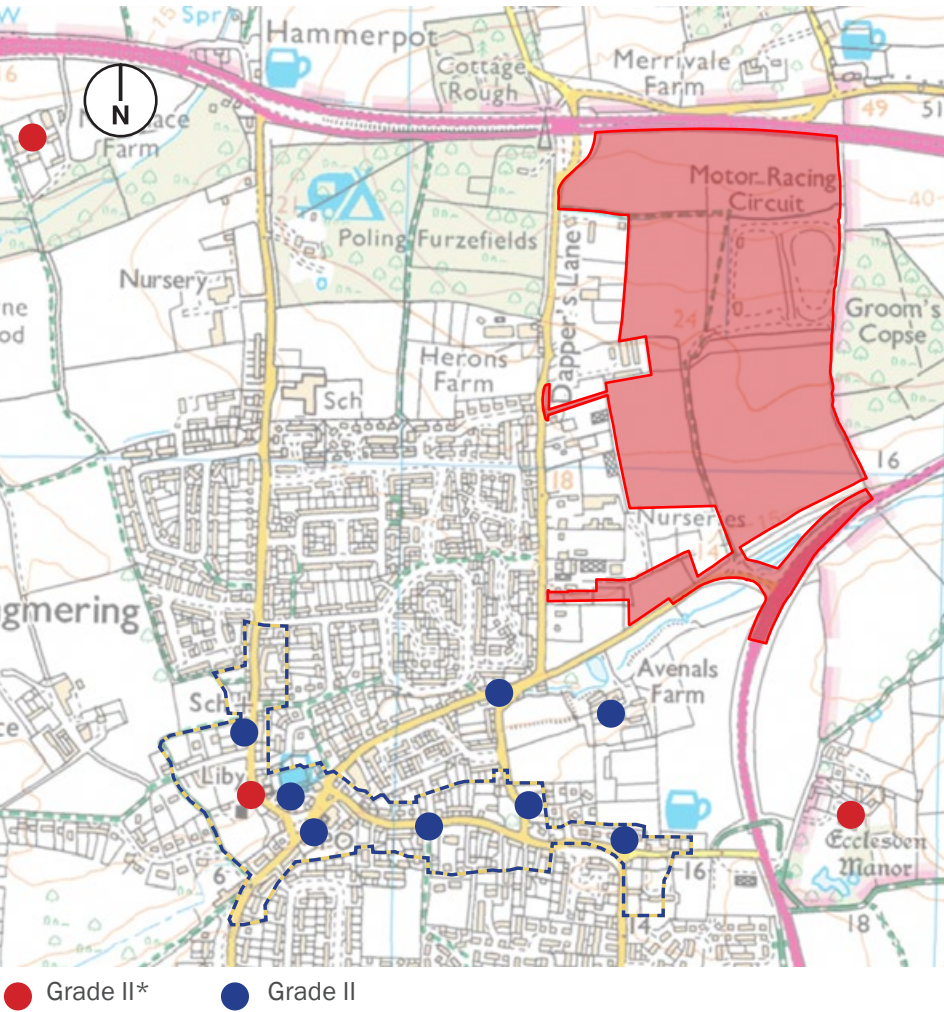
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Notable local buildings

There are many grade II listed buildings in the village including Avenals and Ecclesden Farmhouses off Water Lane and Malt Barn Cottage, The Malt House and Cressingham Cottage in Weavers Lane.

St Margaret's Church, Ecclesden Manor and New Place are grade II* listed. The majority of these listed buildings are 18thC or earlier but there are some 19thC buildings including the public library built in 1853, (ex Older's School).

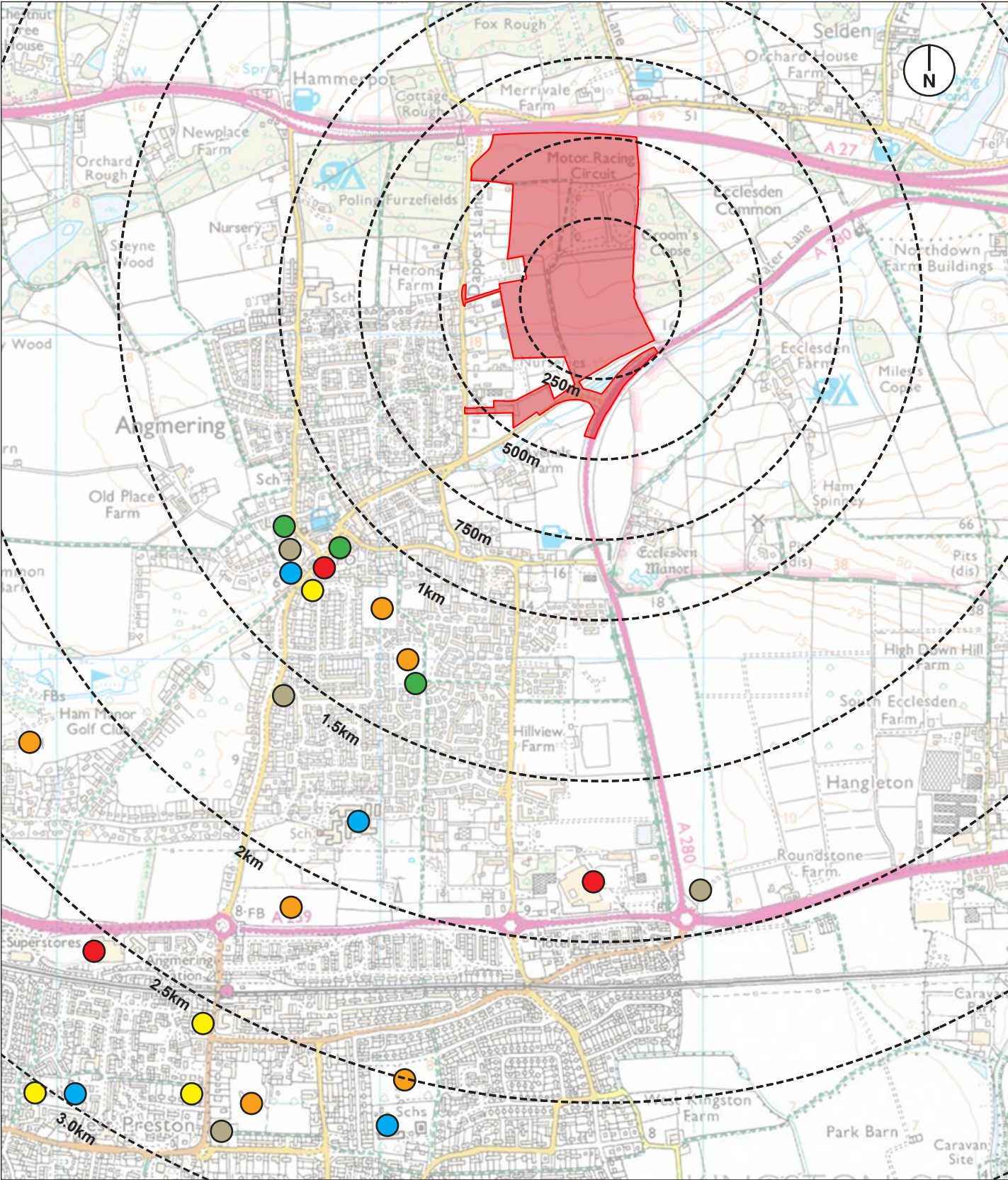


Characteristics of the local community

The Square forms the focus for village life with most of the facilities provide in and around it and the key routes into the village centre lead into or pass through it. Its central location means that most of the homes within the village are within walking distance to it. As the historic core of the village and the location of the village conservation area it has a rich mix of historic buildings which define its character. Angmering has a very active community with the education facilities, community centre, Village Hall and many clubs and societies.

Local Facilities

Within the Village centre, local facilities include a range of shops including a hairdresser, take away food shop and local convenience store. There are 2 public houses – The Lamb and The Spotted Cow. Community facilities include a church, library, medical centre, community centre, sports and social club and village hall. There are two primary schools on Arundel Road (St Margarets CofE and St Wilfrid's Catholic), and Angmering School and sixth form centre providing secondary education in the southern part of the village.



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Building heights

Buildings are predominantly 2 storeys in height with occasional single, 1.5 storey and 2.5 storey buildings. There are examples of 2.5 storey buildings both within the historic core of the village on Water Lane and in Roundstone Lane and more extensively within the more contemporary developments in the village in Bramley Green and east of Roundstone Lane.



Various building heights throughout Angmering



Rowan Way



Nanson Lane

Grain of the area, variation in built form, street scene and roofscape

The grain and density of development intensifies from the edges of the village towards the centre where buildings are more continuous and closer to or at the back edge of pavement with stronger definition to the enclosure of the public realm. Post war and contemporary development tends to have deeper front gardens and are in predominantly semi-detached and detached form with occasional short terraces.



Village Centre



Water Lane



Weavers Hill



Arundel Road



Bramley Green



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Materials / Colours, textures, shapes, and patterns

Wall materials

- Painted brick
- White painted flint / cobbles
- Render
- Flint with red brick dressings
- Facing brick – Red and reddy brown colour stock facing bricks.
- Plain tile hanging – Reddy brown, orangey brown or brown
- Occasional buildings in red brick with blue headers in bonding pattern

Roof materials

- Plain tile
- Grey slate



Various materials throughout the village

Architectural details

Porches

There are a range of porch details within the village including flat roofed canopies on brackets, pitched roof gabled and lean-to porches on either brackets or posts. Occasionally the porch roof will continue over a ground floor bay window.

Older properties with flat porch canopies sometimes have door case surrounds and panels above normally painted white.

Bay windows

There are examples of square and splayed bays with flat roofs either in single story or 2 storey form, 2 storey splayed bays with tile hung projecting gables

Windows and opening details

Older properties have predominantly sash style windows and Post-War properties have predominantly casement style windows.

Opening details tend to vary according to the predominant wall material

Flint faced properties with either red or buff brick quoins have matching quoin surrounds to window reveals and brick head details.

Tiled cills are common in either brick or render finish. These are used in combination with curved brick header arches in the main facing brick. Sloping brick-on-edge cills are also used within brick.

Concrete or stone cills are common with either render or painted brick or cobbles. These are often painted white.

Doors

Panelled doors painted in a darker colour



are common within the older properties, often with glazed panels.

Cottage style doors with a single small vision panel are also used.

Roof details

There are examples full and barn hipped roofs together with verges on gable ends and at stepped abutments. Full hips are commonly used with slate at shallower pitches. Plain tile in a reddy brown colour is generally used on steeper pitches.

Projecting barge boards are common on gables painted predominantly either black or white.

Pointed verges are also used either in gables to flank walls or projecting tile hung gables above bays.

Dormers

There are examples of tile hung, gabled and hipped dormer windows most often within plain tile roofs. Flat roofed dormers used on chalet bungalows.

Chimneys

These are common features on the older properties in the village. They are generally built in the same facing brick as the main building and where the building is rendered are often rendered and coloured to match.



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Landscape and natural features

- Trees planted within grass verges
- Grass verges / banks

Boundary features

Front property boundaries vary according to the location of the building within the village.

Central area and in some residential streets (The Cottrells)

- No boundary with buildings either at back of footway or with contrasting hard surface privacy margin
- Occasional coursed flint wall, dwarf brick wall and railings, or hedge

North of Water Lane including Arundel Road and Dappers Lane

- Brick wall, low brick wall and hedge, no boundary (open front garden), occasional low timber boarded fence





Design Code: Section 2.0 Overview Requirements

Introduction

This section of the Design Code sets out the status of the document in assessing Reserved Matters Applications, the site constraints which have informed the development of the illustrative masterplan and a brief description of the masterplan and its features.

This section also demonstrates how the following objectives of the vision for the development of this site will be met:

- Create an attractive landscape led setting in which to live with a strong sense of place;
- Deliver a high quality and sustainable development, wellconnected to the existing settlement, public spaces and transport links;
- Deliver new and useable open space, well related and connected to existing open spaces within the vicinity; and
- Enhance local character, the landscape setting, the Conservation Area, visual amenity and biodiversity.

2.0 OVERVIEW REQUIREMENTS

2.1 Using the Design Code

Status of the Design Code

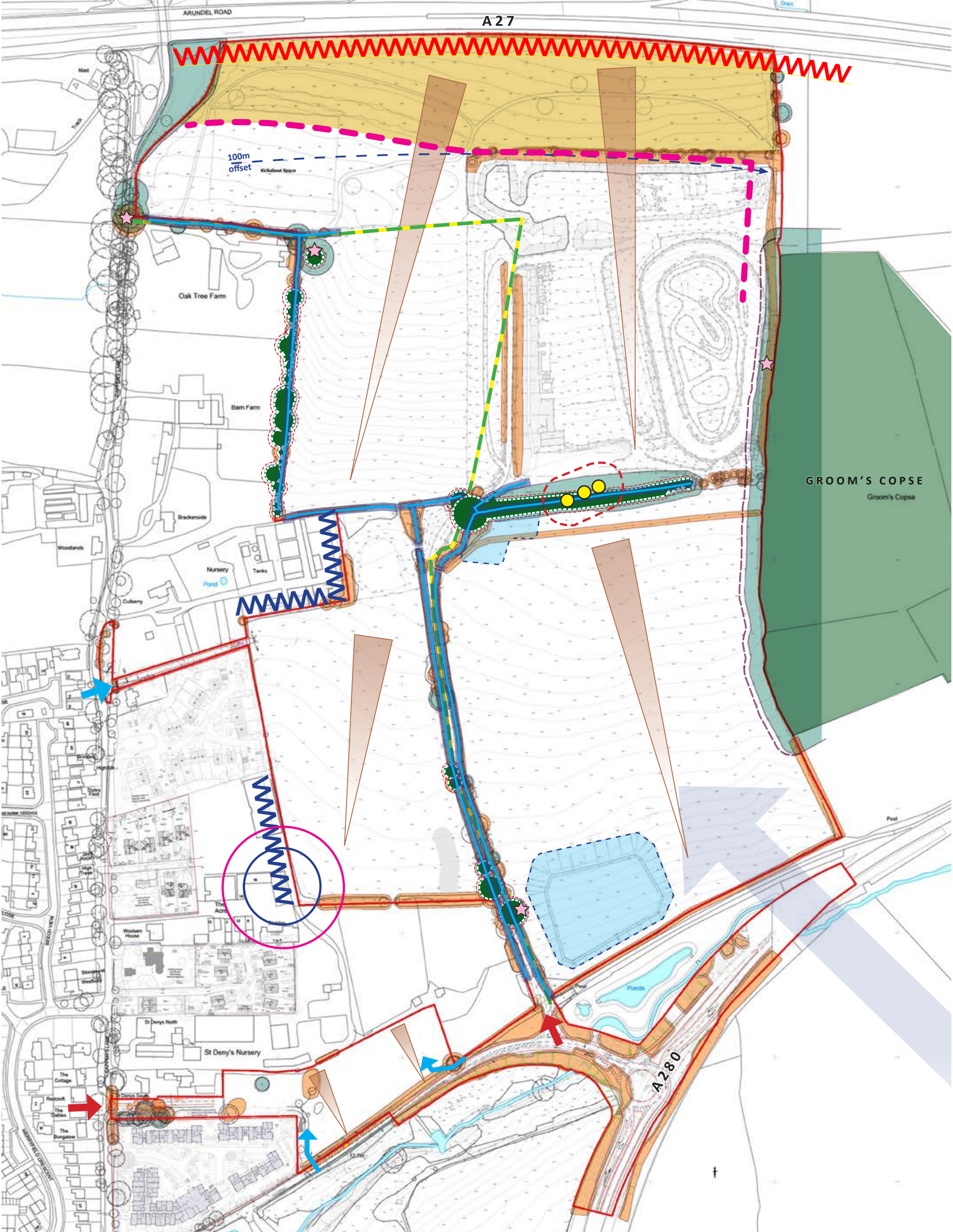
All Reserved Matters planning applications will be assessed against this Design Code by Arun District Council as part of their consideration of the scheme to ensure delivery of the design quality required. All proposals should follow the mandatory requirements and supporting design guidance set out within this document.

2.2 Site Constraints

The physical constraints which are features of the site have informed the outline application and the consented design principles. These will be reinforced as part of this document to set the more detailed parameters for the development of the Reserved Matters proposals.

- KEY
- Primary access locations
- Pedestrian/cycle/bus and emergency link
- Topography
- Retained existing Public Right of Way
- 15 metre minimum width buffer to Groom's Copse Ancient Woodland
- Trees and tree groups protected by TPO
- Category A & B tree Root Protection Areas (RPA's)
- Category C tree Root Protection Areas (RPA's)
- Watercourses with 3m buffer
- Badger setts and associated buffer zone
- Noise from Arundel Road (A27)
- Potential noise from neighbouring industrial units to west
- 0 dB target with garden fence
- 5dB target with garden fence
- Distant views from South Downs National Park to south of site
- Open space buffer zone
- Restriction on building height (eastern and northern edges)
- Potential SuDS Basin locations
- Trees with Bat roost potential

Constraints plan ▶



2.0 OVERVIEW REQUIREMENTS

2.3 Illustrative Masterplan

The over-arching identity for the site was conceived at outline planning application stage as being based on a landscape-led approach focussing around the natural features on the site, including the woodland edge, topography and surrounding views. This landscape-led vision has evolved to better integrate new green spaces, reflecting on the design quality agenda in the National and Arun Design Guides adopted since the outline decision.

Therefore the developed illustrative masterplan has been used as the basis for the preparation of revised parameter plans (which are currently the subject of a separate planning application) and the development of the Design Code. The revised masterplan has been prepared to enable a place which is more strongly defined by a framework of green corridors and open spaces. This green framework has been designed to incorporate the following:

- Ecological habitats and habitat mitigation
- Landscaped buffer to Grooms Copse Ancient Woodland
- Landscaped parkland as buffer to A27 at northern end of site
- High quality existing trees some of which are the subject of a TPO
- Existing watercourses
- Blue infrastructure including swales and attenuation basins as part of SuDS network
- Responses to key views from South Downs National Park
- Extensive new tree planting within streets and open spaces

Key features include:

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

Illustrative masterplan ►



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Design Code: Section 3.0

Access, Movement & Parking

Introduction

This section of the Code sets out the pedestrian, cyclist and vehicular access and movement network and the required street hierarchy together with the geometry and dimensional requirements for the respective street types. It identifies how the proposals for the site link into the local movement network and provide connectivity to local facilities.

It also sets out the parking standards required to meet the standards set out in the Arun District Council parking standards SPD (2020) for Parking Behaviour Zone 2 and sets out acceptable parking typologies for use within the reserved matters proposals.

This section includes required provision for refuse storage and collection and for the required utilities and service corridor provision within the development to ensure that this can be incorporated within the street network.

This section demonstrates how the following vision objectives will be met:

- Deliver a high quality and sustainable development, well connected to the existing settlement, public spaces and transport links;
- Deliver new and useable open space, well related and connected to existing open spaces within the vicinity; and
- Ensure a safe access to the site that maximises accessibility for all.