

Design & Access Statement

Land west of Brook Lane and south of A259

(within the Parishes of Brookfield and Angmering and Findon)

For Store Property Investments Ltd

Ref 1709:11F

1.00 Context:

The application site is 5.92 ha in area.

The site is located to the south of the A259 and to the north of the railway line. The site is bounded to the east by Brook Lane and to the west by the A259. The site is largely undeveloped and the local area has historically been used for grazing. There is a single dwelling on the site with ancillary stables. The site is functionally related to Rustington, however the site falls within the Parish Boundaries of Brookfield (to the west) and Angmering and Findon to the east.



View looking along Brook Lane to the A259.



View of Brook Lane from A259.



Public Footpath crossing the main railway line



Public Footpath running north to A259.

A public footpath crosses the site, entering at the south eastern corner across the railway line, heads west along Brook Lane where it divides, one branch heading north to cross the A259 and into the countryside and the other moves out of the site near the western end and passes through the wide landscape tree belt, over the road bridge and links to Brookfield Park & recreation ground.

The public footpath links the site to the surrounding area to the south which has a neighborhood of houses, shops, Rustington Trading Estate and Summerlea Primary School

2.00 Proposed use & amount:

Uses that complement each other have been proposed to fulfill the local needs being residential and a care home.

90 houses in total are proposed on the Indicative Site Layout in the following mix, 30% being for social rent & intermediate ownership to be agreed with the Local Authority Housing Department.

Affordable Housing: 8 x One bed apartments, 10 x Two bed apartments, 6 x Two bed houses and 3 x Three bed houses. Total 27.

Open Market Housing: 2 x One bed apartments, 4 x Two bed apartments, 24 x Two bed houses, 32 x Three bed houses & 1 x Four bed house. Total 63.

A 72 bed Residential Nursing Dementia Care Home is also proposed to cater for the growing demand locally and nationally.

3.00 Layout, scale & appearance:

Vehicular access is proposed from a new left in. left out access from the A259.

A 'sweeping' road leads westward separating itself from the existing public footpath route which is to be enhanced and made into a safe cycle way/footpath.

The residential development it is envisaged will be 2 storey in scale. It will take the form of small apartment blocks of no more than 4 apartments, ensuring a feeling of identity, terraced housing, semi-detached houses and detached houses. The generally linear layout has elements juxtaposed to create a vibrant and interesting feel.

The internal access roads routes have been influenced by the Public Footpath route and the existing banking and levels. They feature 'road tables' & 'road narrowing' to reduce the speed of vehicle movements.

Local areas for play are interspersed within the housing layout. There will be good surveillance over these and the Public Footpath being overlooked by the 'active frontages' of the housing. The movement of residents along well used footpath/cycle way routes will engender a sense of community and the clearly defined public/private spaces will give the community a sense of 'defensible space'.

Secured by Design principles will be employed in the selection of the windows and doors. Rear garden fences where vulnerable will consist of 1.5m high fencing with trellis above to 1.8m. Good quality robust

materials are proposed for their looks and weathering qualities however these materials are also generally strong and resistant to damage.

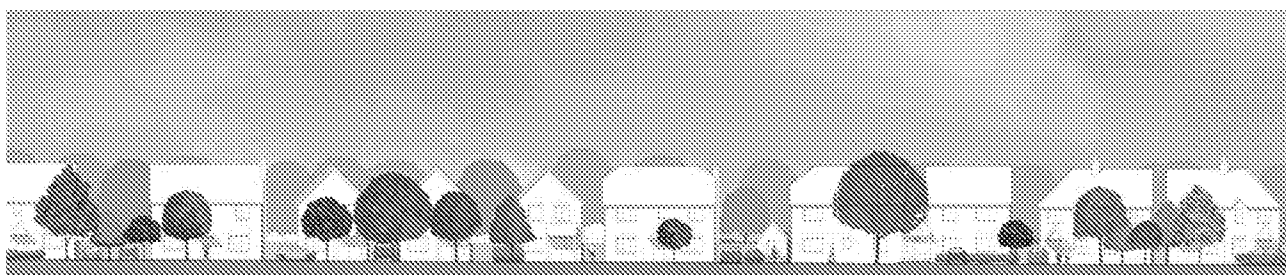
The footpath routes play a key role in the housing layout and Care Home proposals providing a healthy and safe non car transport mode encouraging cycling and walking to the local park, local school and importantly the shops and retail uses to the south and east. In order to facilitate this it is proposed to replace the current dangerous ground level railway crossing with a safer pedestrian/cycle way bridge crossing over the railway having stairs and ramps.

The Care Home will have a contemporary modern look, being 3 storey in scale with a flat roof and will complement the retail developments to the east.

The houses will adopt the local vernacular architectural styles found within Rustington. The material choices together with features such as projecting gables and bay windows will enliven the street elevations and engender a sense of character giving the feeling that they have been built over time.

House elevations will be chosen from a palette of: traditional brickwork, contrasting brick window arches and projecting brick cills, stained timber weather boarding, rendering and feature knapped flint panels and brick dressings.

Roofing will be either tiles or slate with traditional duo pitched roofs. Smaller format roof tiles will be used at lower level and on projecting porches.



Illustrative Street Scene.

Timber palisade fencing and some feature brick boundary walls will be used to define private defensible spaces. Hedges planted in conjunction with these will, when mature, provide screening and shade to highlight the texture and richness of the natural materials.

The hard landscaping materials will be just as important as the other material choices. A palette consisting of gravel, flagstones, conservation kerbs/block pavers and tarmac will be used.

The textures and diversity of this range combined with careful access road design will create a pleasant environment.

.A wildlife corridor will also be formed in front of the fencing to the railway to further soften this boundary and provide a refuge for the wildlife movements.

3.00 Landscaping:

Landscaping is a matter reserved for future consideration,, nonetheless the indicative proposals have sought to demonstrate how existing and proposed planting at the site could be incorporated with the indicative proposed layout. The objective for the development would be to retain and enhance where possible the existing hedges and trees to give the development and established feel from as early as possible.

New native trees hedges will be planted to define areas within the housing layout to create a pleasant leafy environment.

3.00 Access Statement:

Level access will be provided into all houses and the Care Home in accordance with Approved Document Part M of the Building Regulations. Disabled parking spaces will be provided in convenient locations.

4.00 Sustainability:

Building for Life principles have been considered within the indicative proposals. Consideration has been given to the layout and siting of the dwellings to create the opportunity for 'passive solar gain' and future 'solar collection' in order to reduce the heating demands and CO2 emissions. The siting and scale of the houses reduces overshadowing and the deciduous trees proposed lose their leaves during the winter months and allow the low sun rays to reach the houses elevations.

A 'BREEAM' assessment will be undertaken at the detail design stage and will be certified upon completion as achieving the standard. The dwellings will have high levels of thermal insulation and air tightness with highly efficient gas boilers/heat exchange equipment.

Careful planning and good management will be employed throughout the construction phase to reduce waste, utilize local labour and materials and reduce water and energy use.

Materials will be selected from the BRE green guide, they will also be chosen for their durability, low maintenance, beauty and future recycling potential thereby taking into account the broader 'whole life cost'.

Low water 'white goods' will be specified together with dual flush WC's and aerated spray taps to conserve water.

Areas of hard landscaping will be designed to be 'water permeable' as part of a sustainable drainage strategy.

Native species of trees and plants will be used in a comprehensive landscaping scheme to provide a healthy and stimulating outdoor environment. Composting facilities will be encouraged and recycling storage integrated into the design.

Convenient cycle storage will be provided to promote a sustainable form of transport.

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