

Design Statement

Proposed Development Land at Chandlers BMW, Water Lane, Angmering BN16 4EH

Application for the demolition of the existing buildings (show room and workshops and Phares Courtledge) and the erection of 19 dwellings, a convenience store, a Community building, public toilets and associated car parking and landscaping.

On Behalf of: Landspeed Homes and Angmering Parish Council

Prepared by:
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Street Scene Elevation - facing onto High Street



Coles Yard Barn
North Lane
Clanfield
Hampshire
PO8 0RN

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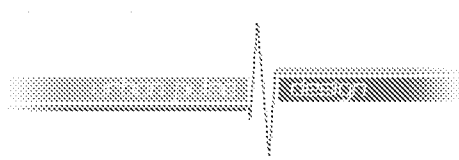
Project Team



'Design Team'



'Design Team'



Architect

FORUM
Heritage
Services

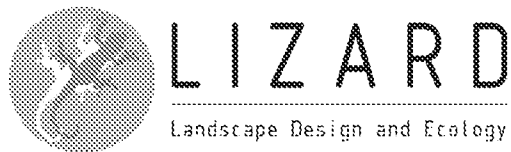
Heritage



Planning Consultant



Drainage and Transport



Ecology and Arboriculture



Ground Contamination

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1.0 Introduction

1.1 This Design Statement is for a proposed new development on land currently occupied by buildings previously occupied by Chandlers BMW of Angmering. These existing buildings and associated hardstanding's and other open areas will be removed and replaced with a mix of new development, made up of the following:

1 & 2 Bedroom Apartments

2 & 3 Bedroom Houses

Proposed new Retail Commercial Unit

Proposed new community facilities

Proposed New access junction designs, parking, refuse storage and new landscaping proposals.



Fig. 1 Showroom

2.0 Site Description and Development Parameters

2.1 The proposed site is situated in the centre of Angmering Village and was previously used as showrooms, workshops, offices and ancillary accommodation by Chandlers BMW who have recently relocated to new facilities. The site fronts onto Water Lane and High Street as well bounding Eachways, a Grade 2 Listed Building, in the western corner of the site. In general the whole site is reasonably level, having extensive retaining wall boundaries to the eastern and southern boundaries which will be fully exposed once the site is cleared of the existing structures. Beyond these retaining walls are gardens and houses to Cumberland Crescent to the east, and cottages and gardens to the south. The retaining walls are in a reasonably good state (surveys carried out) and are all to be retained as the new development boundaries in these areas.

2.2 Parts of the development site sit within the local Heritage and Conservation boundary, as well as having records of local flooding. Previous use of the site before Chandlers BMW shows local housing units. Details of the immediate locality and its history can be found in the Heritage Statement which forms part of the application package.

2.3 The Water Lane frontage is open to the road and footpath with two existing access points. At present this frontage is made up of the existing single storey showroom buildings and covered car sales areas with views through to the development land beyond as well as the rears of the stepped housing of Cumberland Crescent.

2.4 The High Street frontage is more contained, being set back behind a mix of existing hedging, trees, walls and fences with on-street parking. There are small sections with exposed access into open parking, workshop and car storage areas, with extended views towards the rears of the stepped housing along Cumberland Crescent.

2.5 The main western corner of the land area is taken up with the existing Grade 2 Listed Building and boundary walls of Eachways, a privately owned two storey brick and flint house. The walled boundary of this house also has an existing gated access out onto the proposed development site. This access, located in its eastern boundary is to be retained along with rights to its continued use and additional parking, all to be confirmed under a separate legal agreement.

2.6 A complete photographic survey of the available site, along with the immediate and extended surroundings has been carried out to aid in the overall development design process. Some of these photographs are included as part of this Design and Access Statement.

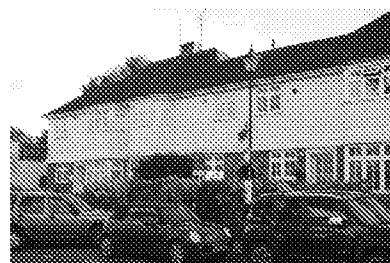


Fig 2.3 Site Photos

2.7 A fully detailed Constraints and Development Opportunities drawing has been done to help explain the site and the initial design proposals. This is included as part of the Planning Application pack.



3.0 Design Brief

- 3.1 The initial design brief for this site was to provide a range of housing for the local community in the form of a mix of 1, 2 and 3 bedroom units, along with a new retail commercial use and a new Angmering Parish Council building.
- 3.2 The housing is to be provided in the form of a mix of apartments and houses in a range of sizes, styles and forms to fit into the immediate surroundings as well as take into account that part of the development site sits within the local Conservation and Heritage Area and is adjacent to a Grade 2 Listed Building and its adjacent walls.
- 3.3 The previously existing retail use of the site is to be retained with the proposed inclusion of a new retail and commercial development in the form of a new Co-op development. This will allow the existing small Co-op within Angmering village to re-locate to a larger premises to better serve the growing local community. This needs to include for delivery access and servicing, as well as dedicated customer parking. It is proposed to be a two storey building to allow for apartments over.
- 3.4 A new Angmering Parish Council Building is to be included as part of the overall development. This is to include offices, meeting room(s) and toilets etc to enable Angmering Parish Council to re-locate from its existing small local office adjacent to the development site into new, modern, purpose designed and built accommodation. This will allow it to better serve Angmering and its community for the immediate future and going forward. There is also to be provision made for a limited amount of public access toilet accommodation. This will be provided by the addition of an external 'WC Pod' style of unit located to the rear of the proposed building.
- 3.5 In general all parking is to be provided on-site within the development boundaries and where possible, immediately adjacent to the buildings it is meant to serve. Vehicular access into the development is to be from Water Lane, with footpath access off High Street at its lower point adjacent to Eachways. It is not proposed to form any vehicle access off High Street due to its narrow and steep slope form, and a new semi-retaining wall is proposed to the street edge along the site boundary.

4.0 Proposed Development

- 4.1 The full site design proposal has evolved over a period of time. This has been through detailed discussions with the Client, Angmering Parish Council, local residents and specific requirements dealing with the Conservation Area and the engineering constraints of the development land parcel itself.
- 4.2 Each building, its location, shape, form and elevation treatment as positioned within the development has to deal with a specific set of design constraints.

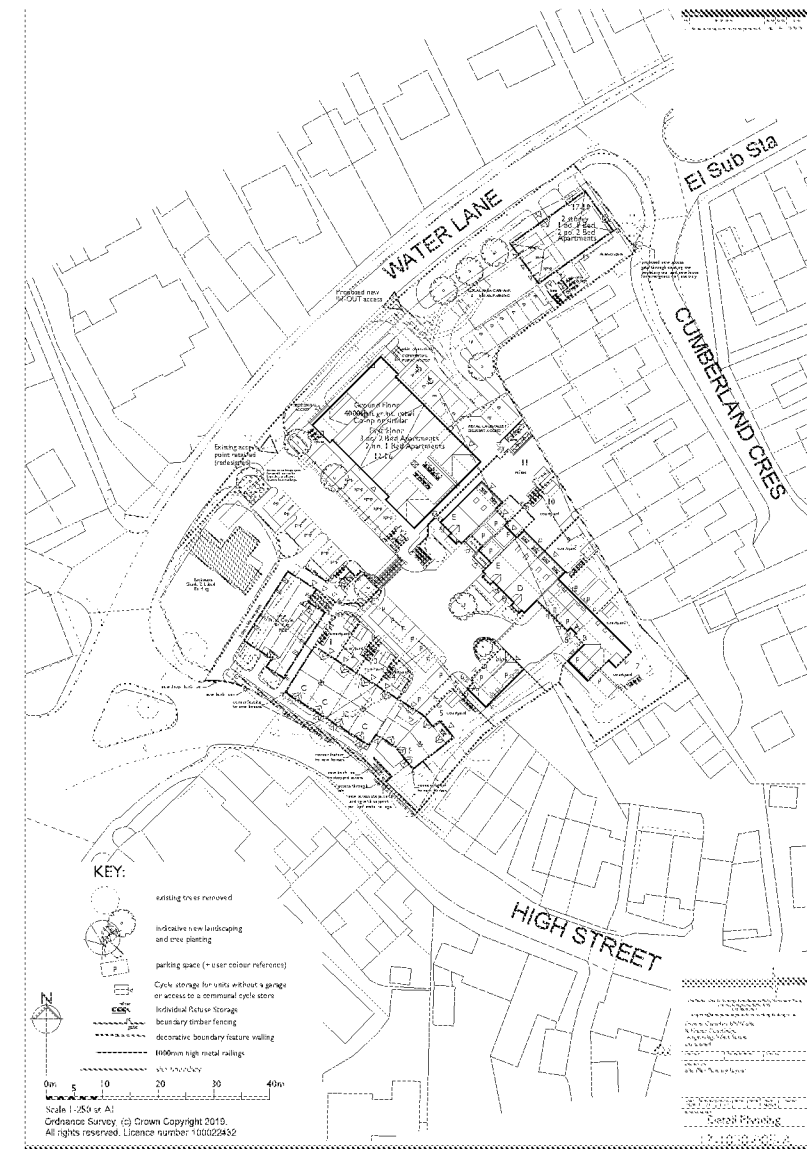


Fig 4. Site Layout

Housing : Plots 1-5 fronting onto High Street.

- 4.3 Set back from the High Street road frontage behind a new brick and flint semi-retaining boundary wall, this terrace of four number 2 bedroom houses and one 3 bedroom house form part of the south western boundary. Taking their design cues from the surrounding and opposite buildings, these cottages continue the general conservation theme of materials and finishes found along High Street. Their design incorporates some specific features such as sash windows, half dormers and small bay projections. They will use traditional finishes such as painted brickwork, brick cills, plain tiles to roofs and incorporate chimneys and slightly recessed front doors to give interest to the overall elevation frontage. There are additional design details such as the curved ground floor wall edges to the building ends and the use of a covered walkway access through from the High Street frontage to the rear parking courtyard, all giving a more individual and unique aspect to this part of the development. Materials will be traditional timber.

Housing : Plots 6-11 fronting onto the development inner courtyard area.

- 4.4 A range of specifically designed houses look out onto this development central courtyard area. This landscaped area provides semi secure access and parking for most of the housing development and is expected to have a more private and quiet character specific to the houses and owners that surround it. The house designs in this area are made up of a mix of 2 and 3 bedroom units in various forms, with varying ridge and eaves heights, along with steps and staggers to elevations. This will all help to give greater depth and contrast to the elevations, also helping to promote a range of shadows and interest to this internal area of the site. As with other areas within the development, care has been taken with individual design details and features used on the proposed buildings, especially with regards to the materials and finishes. Specific designs, especially relating to the inclusion of two and a half storey style town house forms with open car-port style

parking and open terraces over allow for a more modern variation to the general lower cottage style found in other areas of the site. These houses then attach to a slightly more traditional coach house two storey design and finally to the corner house. The courtyard is then partly enclosed with a detached coach house design forming the visual stop from Water Lane into the site. Parking in general is hidden away as much as possible for each unit, but courtyards are always a space associated with mixed use and therefore it is expected that parking will need to be incorporated. Within this courtyard this is the case to cater for those spaces associated with plots 1-4, plus allowing access for specific spaces allocated for plot 5, 6, 7 & 8.

Retail Commercial Unit and Apartments Over – Plots 12-16.

- 4.5 This building retains the commercial use of the site and incorporates an element of residential use on the first floor. Each use has its own dedicated access fronting or immediately adjacent to Water Lane as well as its own allocated parking, servicing and refuse storage facilities.
- 4.6 A building of this scale, mass and overall footprint will always become a dominant form within a development. It also produces additional complications when sited adjacent to a Grade 2 Listed building. Retail units by their nature and use, need to be visible as well as being 'fit for purpose' and acceptable to the end user.
- 4.7 The proposed building takes some of its design detailing and elevation style from the immediate surroundings. It then incorporates some of the modern retail requirements such as larger expanses of glazing, modern opening treatments to doors and other windows and the use of more modern materials and finishes where possible to produce an overall design that sits comfortably in its exposed and prominent location. The use of gables to highlight the access locations and to break up long expanses of exposed roofscapes helps to give the building a specific character and elevational

form. This is aided by the use of different materials, visual breaks, steps and changes in wall lines and the inclusion of a large shading canopy to the main elevation fronting onto Water Lane. The main materials used will be brick and flint for the lower levels and a mix of brickwork and boarding for the upper levels with some timber detailing features to the major gable ends.

- 4.8 Both side elevations to this building are exposed and therefore care has been taken to make sure that these are detailed in such a way as to continue the overall continuity of the design. Where it is a requirement to incorporate additional user defined features, this has been carefully thought through and these added in suitable positions. This is also the case for the rear elevation, but here this elevation is not so visible from outside the main development frontages.
- 4.9 By providing residential accommodation to the first floor of this building, the overall design, access and servicing for these units has been carefully thought through. This is especially the case with regards to window design and positioning and care has been taken to reduce any potential overlooking where ever possible.
- 4.10 Servicing for the retail unit is via its own side access loading bay, which will allow delivery vehicles to offload once they have reversed into the car park area. Chiller units for the retail unit are to be positioned on the roof and accessed via a secure outside ladder adjacent to the loading dock area.

Housing : Plots 17-19 fronting onto Water Lane.

- 4.11 Set back from the Water Lane road frontage and at the end of the retail parking area, this small two storey building houses 3 apartments along with their allocated parking spaces. Access is directly off the footpath to Water Lane, giving this building a very active frontage. There are various design

features to this building in the form of its overall shape, inset balcony terrace areas and material choices, all adding to its interest and helping it to sit within the new street scene. It has its own small private amenity area to the rear along with its own dedicated refuse storage compound. Its parking and dedicated cycle storage requirements are built into the building's footprint.

Angmering Parish Council Building.

- 4.12 As for the retail building, a building of this scale, mass and overall footprint will always become a dominant form within a development. In this case, there is a much greater emphasis on its overall design and detailing as it is sited immediately next to Eachways , a Grade 2 Listed building including its boundary wall. It was always very important to get the positioning, footprint and overall mass of this building to be correct with regards to the overall requirements of the Parish Council, but also with regards to the fact it will be positioned within the Conservation Area of Angmering, and especially in its direct relationship to Eachways and its boundary.
- 4.13 This building will provide Angmering Parish Council with its present office and meeting room requirements as well as providing scope for its growth into the future as Angmering itself grows.
- 4.14 The internal design has been carefully worked through in conjunction with the Parish, along with detailed consultations with the Heritage Consultant and the owners of Eachways relating to the buildings location and its proposed elevational treatment. This was especially important with regards to its positioning adjacent to Eachways gable end and boundary wall, as well as its position in relation to the other proposed development along High Street and High Street itself.

- 4.15 Its location within the site allows for clear visibility from the central area of the village green and is actually positioned on the opposite corner of the High Street and Water Lane junction to where the existing small Parish Council Office is situated. There is a clear separation to the boundary wall of Eachways, allowing for a public access 2.0m wide footpath access through to the main part of the development and also allowing access to the area to the rear of the building where it is proposed to site an external 'WC Pod' style of unit for public use. The design and manufacturer of this unit has yet to be agreed and there are no details of this at this time, but the location is shown. Four allocated parking spaces have been allowed for to the rear of the building, along with a dedicated refuse storage compound.
- 4.16 The overall building elevation treatment is based around a 'converted barn' style of development with additional development and uses materials to highlight the design principles involved. This uses areas of timber boarding to the 'main building' along with areas of brick and flint to the side areas. Window detailing is a mix of styles, in general to partly relate to the proposed traditional cottage sash styles for the adjacent properties, along with a slightly newer casement style which would relate to a more modern upgrade or refurbishment. Where possible, the general roof eaves level has been lowered to reduce the side wall heights and conservation style rooflights included to help with natural daylight to the first floor accommodation without producing any loss of privacy or overlooking into the front amenity area of Eachways.
- 4.17 There is scope for soft landscaping to the area in front of the building, as well as the possibility for traditional 'finger' style direction signage.

5.0 Materials

- 5.1 Material choices for this development will be based on those found in the immediate surrounding locality. Notes have been added to the individual house designs for information and reference. They will be particularly sensitive within the Conservation Area.
- 5.2 Within the development, there are various boundary walls and fences shown.
- 5.3 The proposed new boundary wall that runs along High Street is proposed to be a brick and flint wall with detailing to match the existing wall further to the south west along High Street, and the boundary wall to Eachways. This new wall will in part be a retaining wall as the road level will be higher than the general site level inside the wall.
- 5.4 Other walls to the inside of the site will be decorative brickwork, with a tile creasing band and brick capping. Any fences shown will be timber close-boarded, or a hit and miss timber fence type panel to bin collection locations, set between facing brick piers. Some areas of landscaping have 1.0m high metal railings as a decorative (protective) boundary. Railings will be painted black.
- 5.5 Any gates to private amenity areas will be in timber.

