ARUN DISTRICT COUNCIL A/46/22/RES



REDROW

LAND WEST OF ARUNDEL ROAD

ANGMERING

PHASE 1 - CODE COMPLIANCE DOCUMENT

July 2022 - Rev B

CONTENTS

INTRODUCTION 2
DEVELOPMENT FRAMEWORK 3
DESIGN CODE CONCEPT & SPATIAL LAYERS....4
PROPOSED LAYOUT PHASE 1.....5
SCHEME CHANGES SUMMARY 6
DESIGN CODE COMPLIANCE.....7-8
MIX AND SPACE STANDARDS.....9
INTERFACE DISTANCES 10
APPEARANCE 11
ARCHITECTURAL DESIGN & MATERIALS..... 12

INTRODUCTION

This document has been prepared to accompany a Planning Application for Phase 1 on Land off Arundel Road, Angmering by Redrow.

It illustrates that the proposed scheme has been designed to be compliant and in accordance with the design principles embodied in the outline approval March 2020 and approved Design Code.



Aerial photograph of site and surroundings from the north

DEVELOPMENT FRAMEWORK

As part of the outline approval, a series of indicative plans were prepared together with the Framework Plan which is to be read in conjunction with the Design Code. The scheme proposals have been prepared with reference to these documents and the proposals have been developed in compliance with them.

The Framework Plan to the right, which was submitted with the outline application but is not an approved document, illustratively demonstrates the following opportunities for the site:

- The ability to provide a residential development for up to 160 homes.
- The retention of a commercial use on the site.
- The ability to provide new publicly accessible green space on the site, including new recreational footways, connecting into the surrounding public rights of way network and a Locally Equipped area of play.
- Two vehicular access points off Arundel Road.
- The potential to create a locally distinctive development, promoting a healthy and active lifestyle for new residents.
- The provision of space to provide two sports pitches, forming a physical and visual link between the development and the Angmering Sports and Recreational Ground.



Illustrative Framework Plan

DESIGN CODE CONCEPT & SPATIAL LAYERS

The Concept Masterplan reflects the work completed at outline stage and sets out the structural layers and design parameters that have informed the proposed scheme.

The overarching identity for the site has been based on a landscape-led approach focusing around the natural features on the site, topography and surrounding views.

The spatial layers have informed the layout, build quality public realm and landscaping and have set out the character areas and the related master planning and architectural language principles.

The key areas that have been considered that were set out in the condition text are:

- Character Areas
- Street Hierarchy
- Building Typologies
- Key Buildings
- Approach to Car Parking
- Structural Planting
- Street Furniture
- Lighting
- Treatment of the Public Realm



Green Infrastructure Plan



Densities Plan



Storey Heights Plan



Movement Plan



Concept Masterplan

PROPOSED LAYOUT PHASE 1

The application has been revised to ensure that the scheme is compliant with the Arun Design Guide, especially in relation to the interface distances and the approved Design Code.

House types have been changed and moved to aid compliance along with additional visitor car parking and the entrance gateway space.

The scheme provides for 7 dwellings with 4no. three bed houses and 3no. four bed houses.

As the previous application there are no affordable dwellings on this part of the development.



Revised Layout

SCHEME CHANGES SUMMARY

The main changes are set out in the plan to the right. The development main points are set out below and build on the Design Code, following the parameters and master planning structure as approved.

KEY LAYOUT FEATURES:

- Houses fronting green corridor to north of site.
- Trees retained along northern edge of site.
- Large Gateway space and landscaped open space at entrance to site.
- Houses provide frontage and natural surveillance of open space at entrance of site.
- Access courts to houses in eastern part of phase.
- All Houses 2 storeys in height.
- Mix of three and four bedroom houses.
- No affordable homes proposed on this parcel.
- Double aspect houses to address corner locations.



Previous Layout



Revised Layout

DESIGN CODE COMPLIANCE

DESIGN CODE LAYOUT OVERLAYS

To ensure compliance with the Design Code we have compiled a series of overlays with the concept master plan (to the right) and on to the various spatial layers on the following page.

Taking on board the various technical constraints that have been established through the detail design that followed the approval of the design code we consider the scheme to be compliant.

The following page also demonstrate that the layers of green infrastructure, density, building heights and key buildings and movement have been followed.

The density of this application based on the net developed area is 0.33ha.



Design Code Concept Plan Overlay