

DESIGN CODE COMPLIANCE

DENSITY

Density distribution has been designed as predominantly medium density in general response to the principles incorporated on the Indicative Density Plan.

BUILDING HEIGHTS

The Design code and indicative scale plan refer to building heights being of predominantly 2 storey scale.

The 2 storey houses will be designed to achieve a maximum ridge height of 8.5 metres.



Design Code Density Plan Overlay



Design Code Heights Plan Overlay



Design Code Movement Plan Overlay



Design Code Green Infrastructure Plan Overlay

MIX AND SPACE STANDARDS

The mix proposed within the submitted layout is set out within the summary table.

No affordable dwellings are proposed within this parcel.

	HOUSE TYPE	REFERENCE	NO. OF UNITS
PRIVATE	Three Bed House	STR-L/OXF-L/HAR-L	4
	Four Bed House	SHA/HAR/RIC	3
TOTAL			7



Proposed housing mix distribution plan

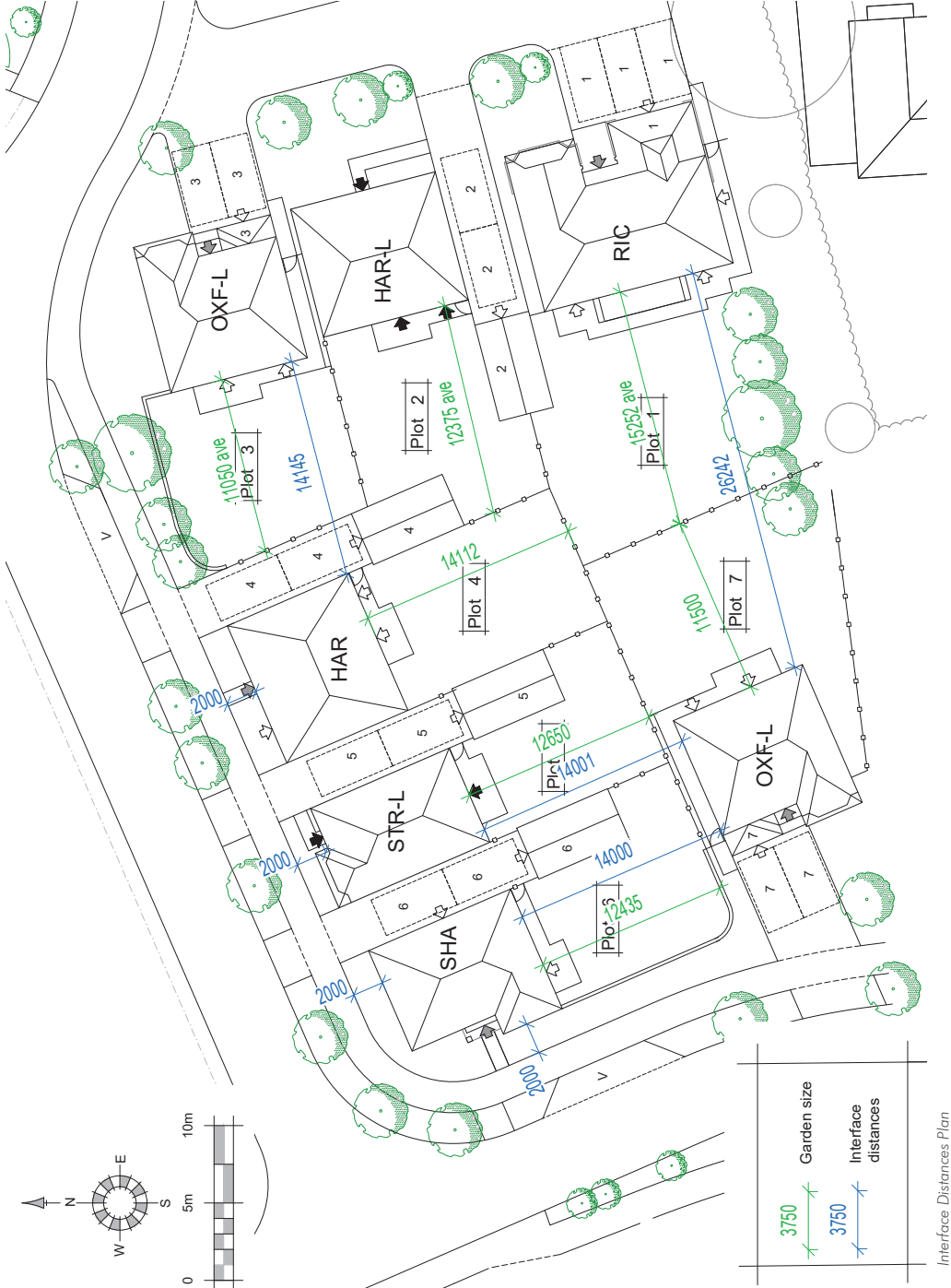


Proposed tenure distribution plan

INTERFACE DISTANCES

In the Arun Design Guide one key principal is compliance with the interface distances. We are compliant with the required dimensioning as set out below.

Frontage -	2m min
Back to Back -	21m
Garden depth -	10.5m
Back to flank -	14m
Front to front -	16m



APPEARANCE

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, colour and texture.

The proposed scheme will complement the local vernacular, by the use of similar and established materials, details and features. The development will use a unifying palette of materials, but variations in form, size and style will create a distinctive character area and a ‘sense of place’.

The proposed properties are all detached houses of high quality design to complement the Angmering character, and to create a well presented frontage to Arundel Road and the scheme.



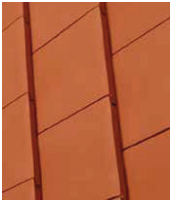
Soft Red brick



Brown red brick



Tile hanging



Red roof tiles



Grey roof tiles

Materials Used

- Soft Red Brick
- Brown Red Brick
- Tile Hanging
- Red Tiled Roof
- Grey Tiled Roof
- Timber Porch



Building Materials Layout

ARCHITECTURAL DESIGN & MATERIALS

STREETSCENE A - A

