

Design and Access Statement

The Laurels
Dapper's Lane
Angmering
Sussex
BN16 4EW

April 2018

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1.0 Introduction



This outline planning application seeks approval for 9 no. new 2, 3 and 4 bedroom houses (with all matters reserved except for access) on part of a site known as 'The Laurels', off Dappers Lane, Angmering.

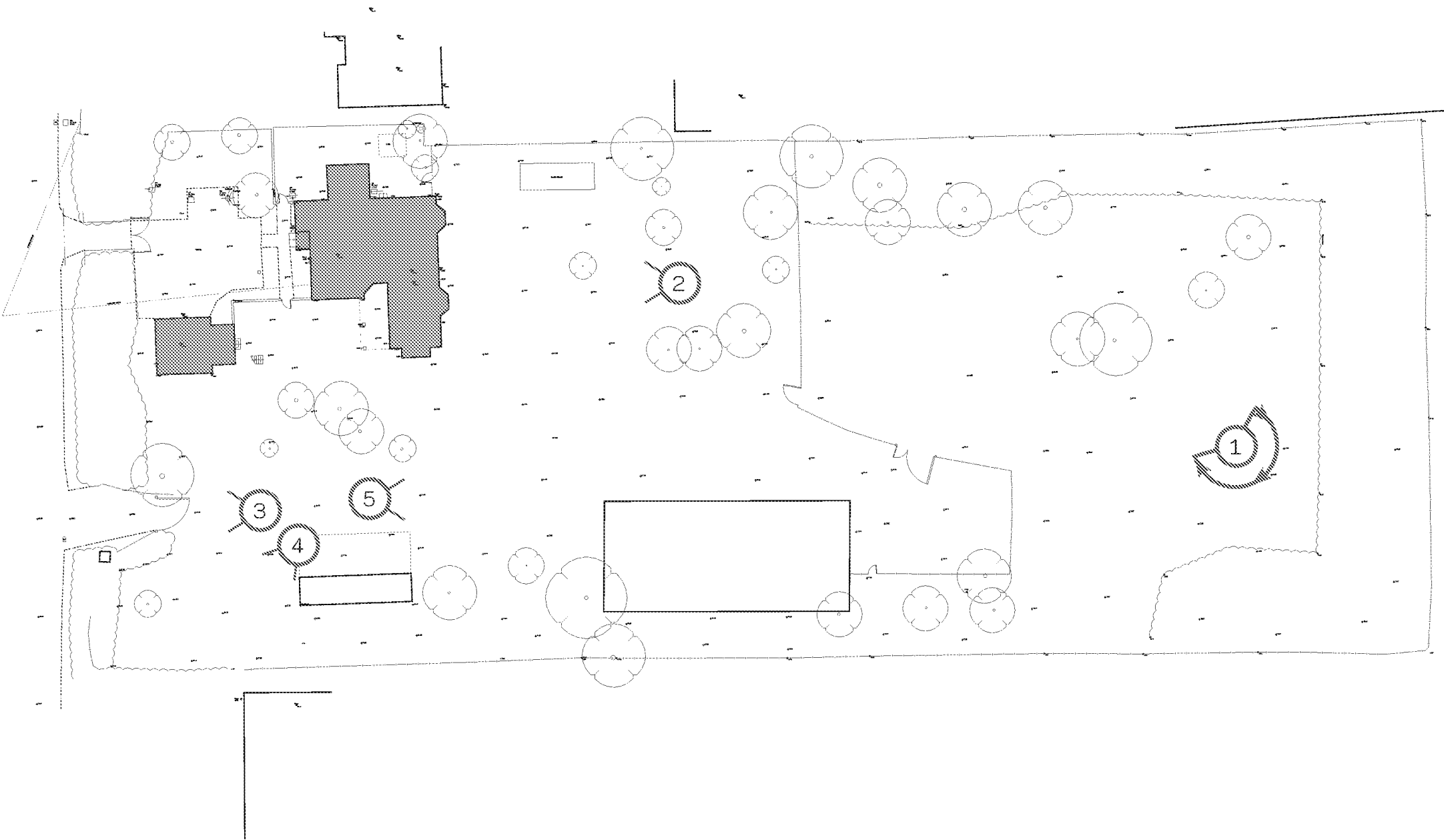
A recent outline planning application for a nearby site to the North of the The Laurels (Merry England Nursery) was granted consent for 18 residential units, in a mix of 2, 3 and 4 bedroom units (ref 142/16/OUT). Following on from this 6no. 3 and 4 bedroom residential units were granted consent at 'Crete Nurseries', also to the North of The Laurels (ref 178/17/OUT).

As with these other similar schemes, the overarching design approach adopted for this site has been one of respect for neighbouring amenity, and sensitivity to views both from and towards the development.

The architectural language of the housing employs traditional vernacular forms and materiality. These reference the house which stands on the site, other surrounding housing, and also other more recently completed developments in Angmering. The developed masterplan creates a high quality, low density contextual development.

- ☐ Proposed Development Site
- ☐ Existing House Plot to be Retained

2.0 Existing Property & Context



The site itself is brownfield land which is currently part of a plot attached to residential dwelling and outbuildings.

The development will occupy the far east portion of the site along with land along the southern boundary providing access to Dappers Lane which constitutes a 0.58ha portion of land (shown edged in red).

This area to the far east of the site is presently poor quality scrubland populated by a variety of small trees and shrubs.

A series of hedges enclose a garden which relates closely to the existing house to the west of the site.

Some of these hedges extend to and line the boundaries along with a variety of taller mature trees of varying quality.

 Existing House

Topographical Survey
(not to scale)

