



DAPPERS LANE, ANGMERING

DESIGN & ACCESS STATEMENT | JUNE 2020



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INTRODUCTION

ABOUT THIS DOCUMENT

This Design and Access Statement has been prepared on behalf of Persimmon Homes Thames Valley to provide supporting information for the proposed development at Dappers Lane, Angmering.

The proposals are a full application for 84 units plus a LEAP and SuDS attenuation features.



SITE LOCATION

The A27, a main distributor road heading west towards Chichester and east towards Brighton, lies approximately 1.5 miles to the north-east. Access to these settlements and the further road network is provided by the A280 which is 0.5 miles to the south of the site.

Within the centre of Angmering, there are bus stops which offer regular bus services running to the neighbouring towns of Littlehampton, Goring and Worthing. The nearest access to the national rail network is in Goring, 4 miles to the south-east, which provides services to Brighton and Chichester.



SITE CONTEXT

The application site is a field formerly of arable use located to the north of Angmering, on the urban edge of the town, it acts as a transition from the existing development to the open countryside to the north.

To the north of the site are mature trees and hedgerows along with a residential property, to the west are mature trees and hedgerows with St Margaret's school beyond, to the south are intermittent trees with Woodlands Close beyond, whilst to the east are more mature trees and hedgerows with Dappers Lane beyond.

The site is 9.1 acres and slopes down from North to South.



THE SITE

LOCAL CONTEXT

Within the local area a variety of buildings can be found constructed in different styles and with varying materials and finishes.

The adjacent photos provide a selection of the buildings found in the vicinity, with most constructed within the 20th and early 21st century.

Most of these buildings are predominantly 2 storeys and of a simple form and scale, some have rooms in the roof extending to either 1.5 or 2.5 storeys. Buildings are generally set back from the road behind modest gardens.

The majority of the dwellings are constructed of red or buff with red/brown concrete tiles, there are also some elements of cobblestone and slate grey colour roof tiles. Some key buildings on the street have tile hanging, render or weatherboarding.

Windows and doors are predominantly constructed of timber or white uPVC.



CONSTRAINTS

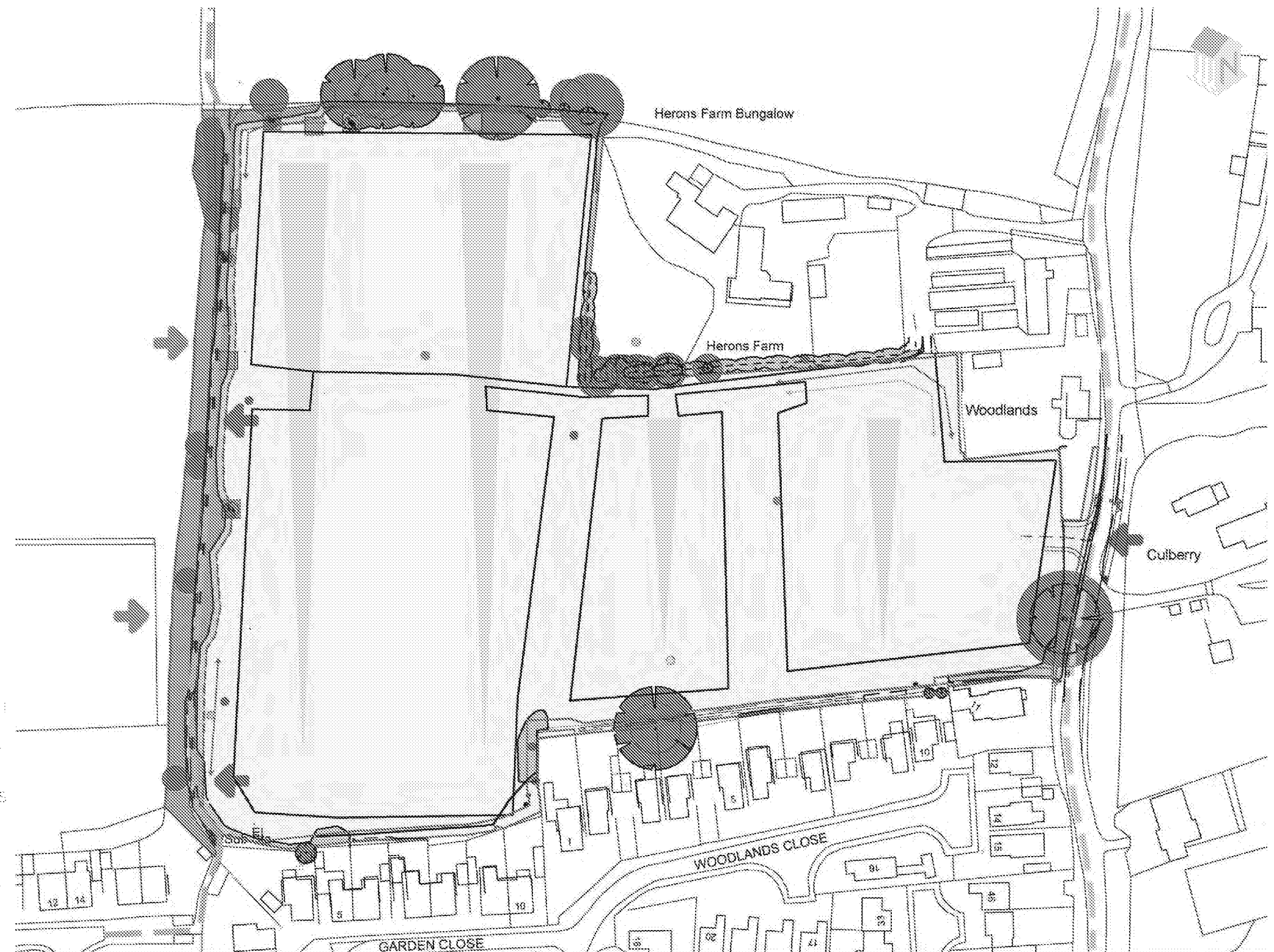
- Root protection zones of existing boundary trees
- Dormice 'buffer zone'
- Existing overhead pylon
- Proximity of bungalows to South
- Drainage ditch along southern boundary

OPPORTUNITIES

- New access from Dappers Lane
- Creation of central village green to act as a node/focal feature
- Pedestrian link to footpath
- Creation of the SUDs feature (levels)
- Open space area and LEAP
- Strategic planting of landscape/trees throughout

KEY

	SITE BOUNDARY		DORMOUSE NEST
	SITE ACCESS		DORMOUSE
	PEDESTRIAN ACCESS		2M OFFSET
	VIEW INTO SITE		SCRUTINE FLIGHT PATH
	EXISTING VEGETATION		COMMON PIPISTRELLE FLIGHT PATH
	FALL OF LAND		RECORDED BAT POINTS
	EXISTING FOOTPATH		SEROTINE
	SECONDARY ROUTE		MYOTIS SPEC
	3M BUFFER ZONE IN RELATION TO PREVALENT WATER COURSE		NOCTULE
			COMMON PIPISTRELLE
			BARBASTELLE



Constraints & Opportunities Plan

DESIGN CONCEPT

DESIGN EVOLUTION

As part of the pre-application process Persimmon Homes have engaged with Arun District Council to discuss the site layout.

These layouts have been submitted and comments were made by officers and members. As a result of this consultation the layout was then revised and now forms part of the reserved matters application.



Layout - 01



Layout - 02

DESIGN CONCEPT

SITE LAYOUT

The concept of the development is based on the parameters set out in the outline planning permission and the following principles:

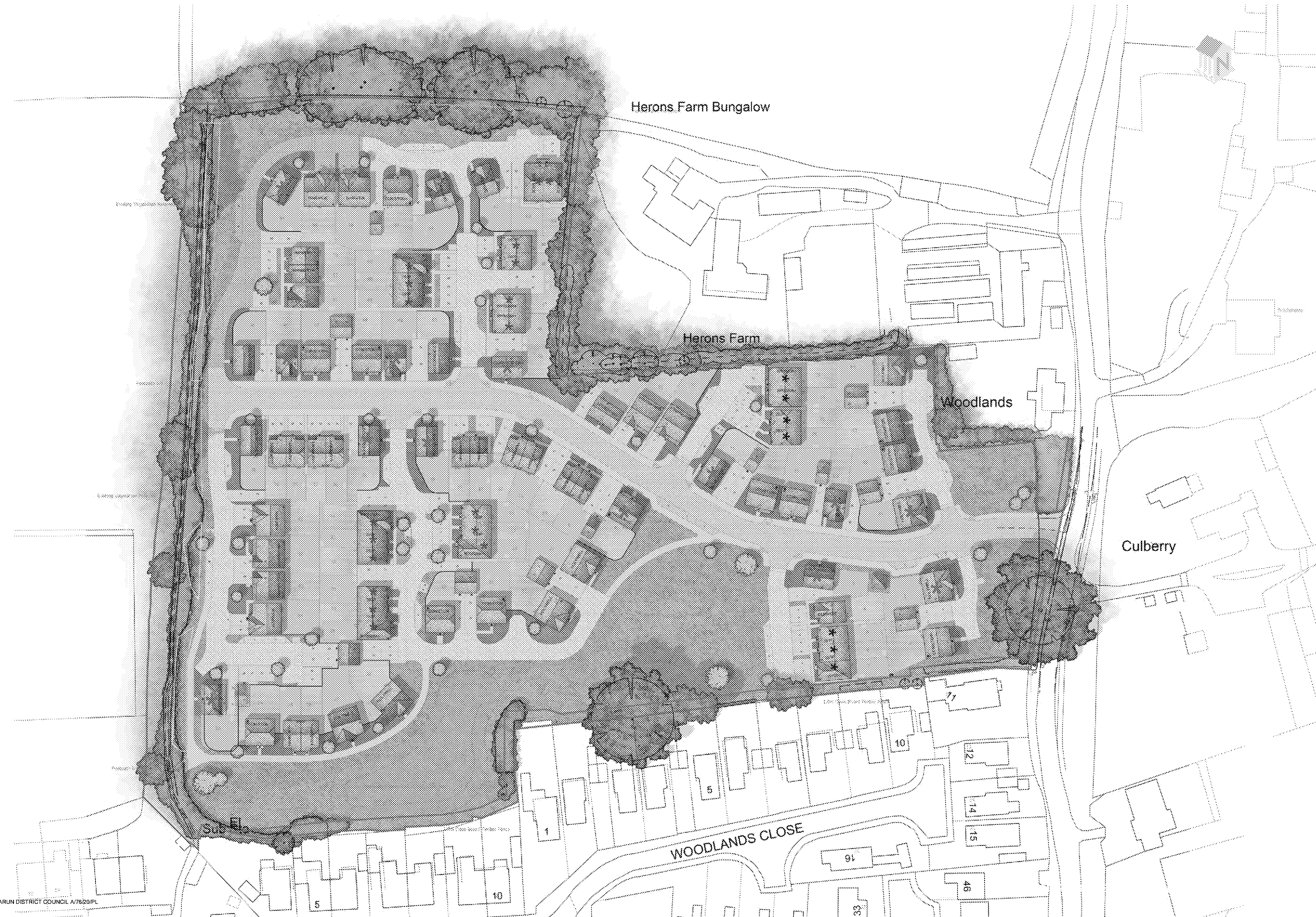
- 84 dwellings: 2, 3 and 4 bedroom homes
- 30% affordable housing
- Area of natural habitat along the northern and western boundary
- 1.25 acres on-site open space
- Plus incidental areas
- Spine road to adoptable standards
- Palette of traditional materials/building styles, including flint
- LEAP/LAP
- Designed around road hierarchy, landscape and materials
- M4(2) & M4(3) compliant unit as per local plan requirement

MARKET ALL NSS PRIVATE	COMPLIANCY	UNITS SQFT	TOTAL UNITS	TOTAL SQFT	BEDS	STOREY	TYPE	HABITABLE ROOMS
HANBURY +		768	14	10752	2	2	2B3P	5
DERWENT		969	7	6783	2	2	2B3P	5
LOCKWOOD		999	11	10989	2	2	2B3P	5
LONGTHORPE+		1171	4	4684	3	2	3B4P	6
CONISTON		1222	4	4888	3	2	3B4P	7
CONISTON+	M4(2)	1234	8	9872	3	2	3B4P	7
WARWICK		1333	4	5332	4	2	4B6P	7
HOLYWELL		1414	7	9898	4	2	4B6P	8
TOTAL			59	63196				
HA 30%								
750								
2B3P		803	4	3212	2	2	2B3P	4
WP3520A+		1001	3	3003	3	2	3B5P	5
10 R								
2B3P		803	10	8030	2	2	2B3P	4
WP3520A+		1001	6	6006	3	2	3B5P	5
WP2 M4(3)	M4(3)	1120	2	2240	2	2	2B3P	4
TOTAL			25	22491				
OVERALL SITE TOTAL			84	85687				

PARKING	
VISITOR /UNALLOCATED	17V & 8UN
ALLOCATED (INC 6X3 GARAGES)	191
MOTORCYCLE	6

KEY

-  SITE BOUNDARY
-  3M BUFFER ZONE AS REQUIRED BY ARUN DISTRICT COUNCIL IN RELATION TO RELEVANT THE WATERCOURSE
-  DORMOUSE PROTECTED AREA 2M OFFSET
-  HA RENTAL PROPERTY
-  HA SHARED OWNERSHIP PROPERTY
-  PROPOSED SERVICES WITH EASEMENT
-  KEY BUILDING



Herons Farm Bungalow

Herons Farm

Woodlands

Culberry

WOODLANDS CLOSE

Sub E1

DESIGN CONCEPT

STOREY HEIGHTS

Houses within the scheme are 2 storeys.
Garages will be of single storey construction.

KEY

- 2 STOREY
- 1 STOREY



Storey Heights Strategy Plan

UNIT TYPES

There is a mix of 2 to 4 bed units spread across the site that meets local needs and character. The scale and orientation of the buildings required in certain parts of the site also dictates the type.

KEY

	2 BED
	3 BED
	4 BED



Unit Types Strategy Plan

DESIGN CONCEPT

PARKING STRATEGY

There are combinations of parking solutions across the site dependent on type and tenure of unit and its location within the layout design as based on the WSCC parking calculator. 2 and 3 bed units have 2 no spaces whilst 4 bed units have 3no spaces. The parking arrangements are facilitated in frontage, courtyard, on plot or within garages. Visitor & unallocated parking spaces are provided around the site at convenient locations.

A selection of communal EV charging points will be positioned across the site beside the visitor parking spaces.

KEY

-  FRONTAGE / COURTYARD
-  ON PLOT
-  VISITOR

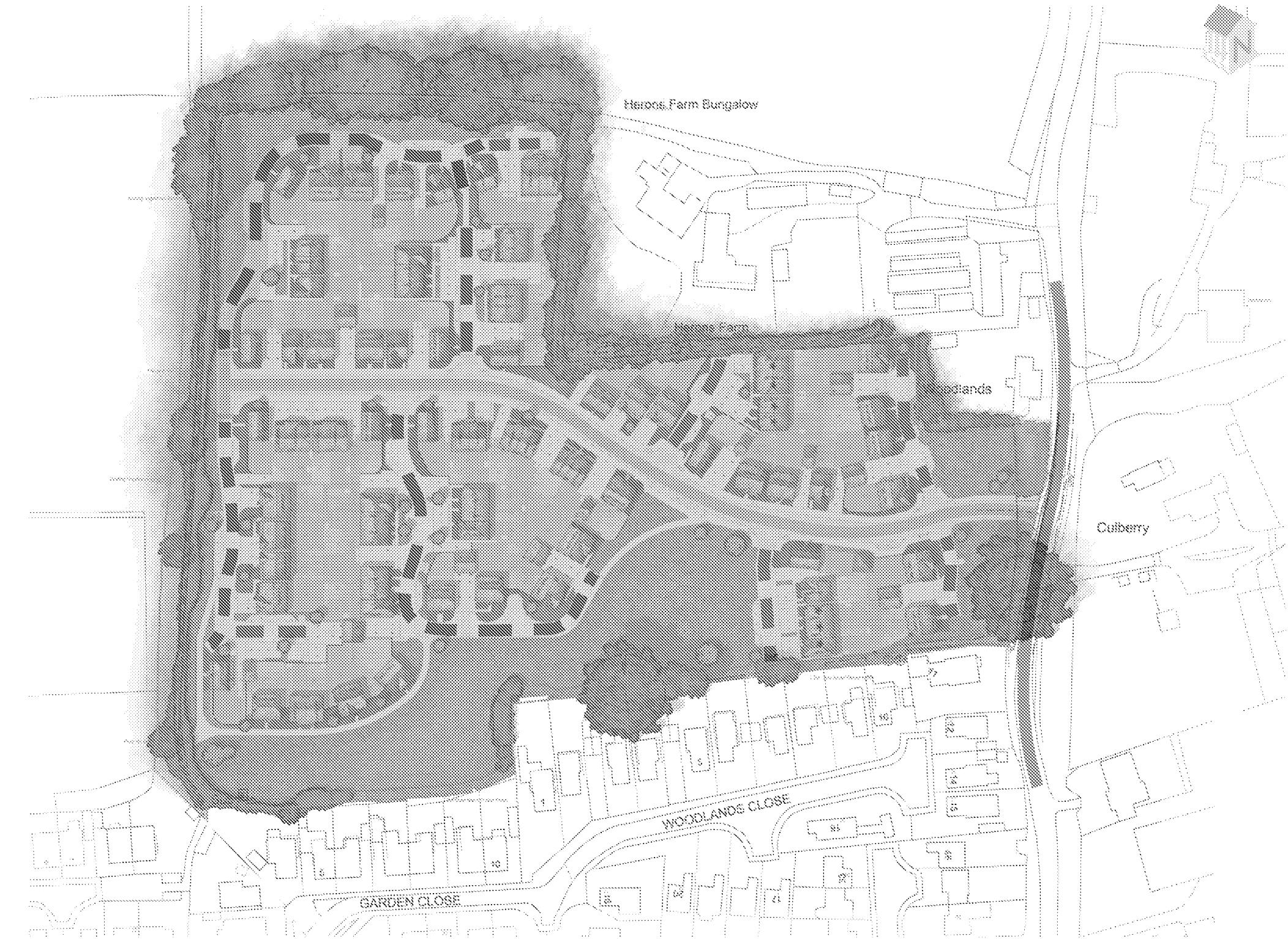


Parking Strategy Plan

MOVEMENT STRATEGY

A variety of roads and movement routes have been considered within the layout. From the main access point located off the Primary Street (Dappers Lane), a Secondary Street provides the principal route through the scheme. In order to access properties of this street, shared surfaces and private drives provide direct access to driveways and courtyard parking. These minor streets will be designed to ensure safety for pedestrians, cyclists and drivers.

- KEY
- PRIMARY STREET
 - SECONDARY STREET
 - TERTIARY STREET
 - PRIVATE DRIVE & COURTYARDS



Movement Strategy Plan

DESIGN CONCEPT

REFUSE STRATEGY

The refuse and servicing strategy utilises the road and movement network previously defined. Bin collection points are positioned at specific locations through the scheme in order to reduce the movement of refuse vehicles. Turning heads have been positioned appropriately to improve the manoeuvrability of vehicles. Standards are as per Arun District Councils policies and building regulations.



HOUSING ASSOCIATION

A mix of 2 and 3 bed units across the site, making up 30% of the total 84 units, including both 75% rented and 25% shared ownership.

The unit sizes and standards are in line with local policy and the Nationally Described Space Standards.

- 14 x 2 beds
- 9 x 3 beds
- 2 x 2 beds m4(3) compliant

KEY

- AFFORDABLE RENTED
- SHARED OWNERSHIP



Housing Association Plan

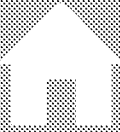
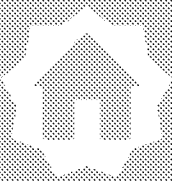
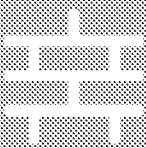
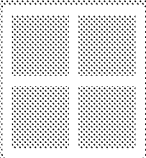
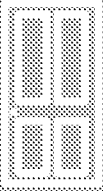
DESIGN CONCEPT

ARCHITECTURAL APPEARANCE

The proposed dwellings are designed to ensure a high quality environment that is respectful to the local area.

The new development will possess visual cohesion by using materials and design styles which reflect local distinctiveness. The following general principles have been established to guide the design of new dwellings.

As indicated by National Planning Policy Framework (NPPF) 'Achieving Sustainable Development', it is a requirement for new development to make a 'positive' contribution to the character and identity of a place. This is an opportunity to draw upon that established built form and its relationship with the landscape to contribute to the area's overall quality. This includes the way in which materials, traditional styles, construction and detailing are correctly employed.

	SIMPLE BUILT FORM Buildings will be designed with a simple form and appropriate detailing that complement the Angmering vernacular.
	KEY BUILDINGS Key buildings using special details such as increased and enhanced material finishes from the rest of the development, raised building height and/or increased massing will be used in key locations.
	ROOFS Roofs will be a mix of red and brown plain tiles & grey tiles laid to a standard pitch of hipped construction with bonnet or half round hip tiles and some gable ends and beam hip roofs.
	EAVES Depending on the character area, there will be a mix of both white or black eaves and fascia boards.
	WALLS A variety of facing material reflective to Angmering. The wall materials include, Red facing brick, weatherboarding and tie hanging.
	WINDOWS Depending on the character area, windows will predominantly be white UPVC casement with a selection on properties with black UPVC. Windows will be enhanced with a variety of styles including cottage.
	DOORS Depending on character areas, doors will predominantly vary between cottage style and 6 panel doors with a variety of canopy styles dependent on the character area and the dwelling style.

HOUSE TYPES



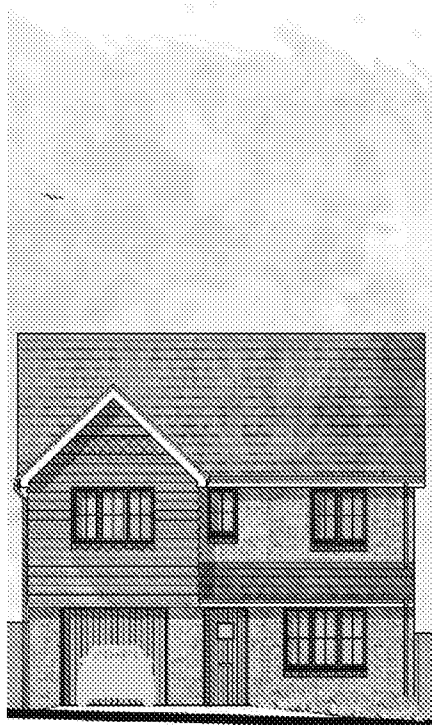
HT.HANDBURY



HT.HOLYWELL

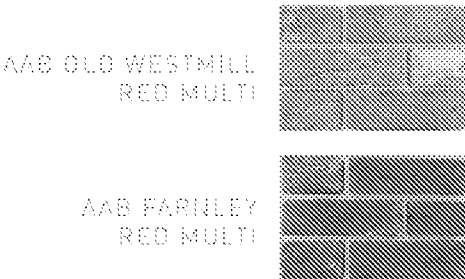


HT.LOCKWOOD CR



HT.LONGTHORPE

FACING BRICK



FEATURE BRICK / STONE



RENDER / WEATHER BOARDING



ROOF / HANGING TILE



BLOCK PAVING



DESIGN CONCEPT

CHARACTER AREAS

To add interest to the development three areas have been created. These areas have differences which allow for variety in the street scape, helping to create a sense of place.

■ Key Buildings

1	THE GATEWAY	- Standard and barn hip roof - Brick facing finish - Quoins and string course brick detail - Splayed brick headers - Stone cills - Equal casement cottage style windows	- Cottage style front doors - Flint inserts - Mix of lean-to and gable roofs porch canopies with corbel brackets - Boxed Eaves - Projecting chimneys
2	THE AVENUE	- Standard and barn hip roofs - Mix of brick and render facing finish - Dentil and string course brick detail - Soldier course brick headers - Tile crease cills - Equal casement double inset bar 'cross' windows	- Double vertical glass and panelled front doors - Boxed Eaves - Mix of lean-to and flat roofs porch canopies with corbel brackets - Boxed Eaves - GRP Chimneys
3	VILLAGE GREEN	- Standard and barn hip roofs - Mix of tile hanging, weatherboarding and brick facing finish - String course brick detail - Soldier course brick headers - Brick on edge cills - Equal casement single inset bar	- windows in white with key buildings in black - Cottage style doors in white and black, with key buildings in oak woodgrain - Gable and lean-to porch canopies with brick bases to key buildings - Boxed Eaves - GRP Chimneys

CHARACTER AREAS



Character Area Map



STREET SCENES



Street Scene A-A

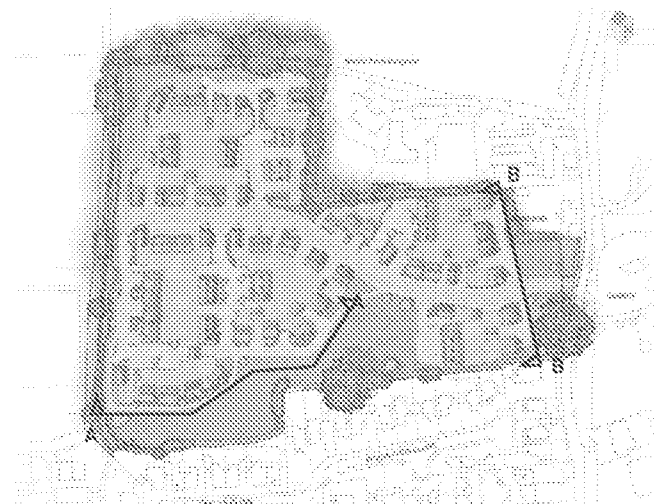


Street Scene A-A Cont.

STREET SCENES



Street Scene B-B



Key Plan

LANDSCAPING

OUTLINE IMPLEMENTATION SPECIFICATION

Ground Preparation:

Protection of existing woodland, trees and hedges against damage to be in accordance with the BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations. Protective fence to be approved.

Excavations to B.S. 8000 part 1:1989. Excavated material removed off-site; good quality subsoil/topsoil stored on-site for re-use.

Landscape planting areas to have a minimum depth of soil of 500mm and grass areas will have 300mm.

Loosen formation level with single tine ripper, driven 450mm deep at 1m centres, when ground conditions are dry.

Supply approved imported subsoil to B.S. 8601:2013 Specification for subsoil and requirements for use - Multipurpose subsoil to make up any deficiency in on-site subsoil. Spread and level to depth of:
200mm for planting areas
200mm for grass areas

Supply approved imported topsoil to B.S. 3882:2015 Specification for topsoil - Multipurpose topsoil to make up for any deficiency in on-site topsoil. Spread and level to depth of:
300mm for planting areas
100mm for grass areas

Excavate planting pits to the following dimensions:

- » Feathered Trees: 500 x 500 x 500mm depth
- » Standard/Selected Standard Trees: 1000 x 1000 x 500mm depth
- » Semi-mature/Extra Heavy/Heavy Standard Trees: 1200 x 1200 x 700mm depth
- » Shrubs: 300 x 300 x 300mm depth

Backfill tree pits with 100/300mm depth subsoil and 400mm topsoil including Melcourt Topgrow peat free planting compost or similar approved at a rate of 0.125m³/pit.

Backfill shrub pits with topsoil including Melcourt Topgrow peat free planting compost or similar approved at a rate of 1.0m³/20m³.

Cultivate all landscape areas to a loose and friable tilth suitable for grass seeding or planting.

Collect and remove from site all stones, builders' rubble and other deleterious material over 50mm in any dimension.

Grass Areas:

Supply and spread pre-seeding N:P:K. fertiliser (10:15:10) at a rate of 30g/m²

Grass areas to be sown at a rate of 35g/m² with a suitable grass seed mix such as Germinal A19. Initial grass cutting and edge trimming down to 50mm

Annual meadow:

Do not spread fertiliser.

Supply and sow a 100% wildflower mixture such as EM2F Standard General Purpose Wild Flowers by Emorsgate Seeds, or similar, at a rate of 1.5g/m².

100% wild flower mixtures are best sown into existing grass or combined with a suitable grass seed mix. If sown alone without grass onto bare soil the spaces left between the sown flowers will be filled by grasses and other weeds.

When sowing wild flower seed directly into existing grass the site must be carefully chosen and the ground preparation must be good. Select grassland on poor to moderately fertile soil with a fine sward structure and few perennial weeds or vigorous grasses. Unless yellow rattle is already established in the sward, results can often be improved by adding yellow rattle seed at up to 1g/m² to this mix.

Control any perennial weeds such as docks or thistles.

Prepare the ground for sowing in late summer by cutting and/or grazing very hard and create gaps either with harrows or by raking (aiming to create around 50% bare soil). Alternatively spray patches or strips with a herbicide like glyphosate to create gaps in the vegetation.

Sow in the autumn using a 100% wild flower mixture. Bulk up the seed with an inert carrier such as sand to make distribution easier. The seed must be surface sown and can be applied by machine or broadcast by hand. Rolling is not usually necessary.

Ref: <https://wildseed.co.uk/mixtures/view/24>

Planting Areas:

Plant specification to be in accordance with the HTA National Plant Specification: 03/02 Tree planting to be in accordance with BS 8545:2014 - Trees from nursery to independence in the landscape recommendations.

Supply and plant, incorporating slow release fertiliser N:P:K - 4:19:10 ENMAG or similar approved at the following rates:

- » Feathered Trees: 100g / tree pit
- » Standard/Selected Standard Trees: 100g / tree pit
- » Semi-mature/Extra Heavy/Heavy Standard Trees: 130g / tree pit
- » Shrubs: 70g / m²

Provide and fix tree stakes and ties to the following dimensions:

- » Feathered Trees: overall length 1250mm; height above ground: 600mm
- » Standard/Selected Standard Trees: overall length 1500; height above ground: 750mm
- » Semi-mature/Extra Heavy/Heavy Standard Trees: overall length 1500; height above ground: 750mm

Bark mulch:

Provide and spread evenly over all planting areas an organic graded bark flakes or similar approved bark mulch to a depth of 50mm.

Maintenance:

All landscape areas to be maintained in accordance with B.S. 7370 Part 3:1991 and Part 4:1993; including weed control, and adjustment to tree stakes and ties.

General Notes:

Substitutions, if made, should be similar in size, form and water demand. Plants shall be arranged to avoid straight lines and geometric patterns.



Plant schedule: trees

Trees					
Number	Species	Girth	Height	Specification	
19	Acer campestre	8-10cm	250-300cm	Standard	:3 brks :2x :B
6	Acer rubrum	20-25cm	500-550cm	Semi-Mature	:Clear Stem min. 200 :3x/4x :B
8	Betula utilis jacquemontii	14-16cm	425-600cm	Extra Heavy Standard	:5 brks :3x
1	Fagus sylvatica	150-175cm	Feather	:3 brks :2x :B	
7	Prunus avium	14-16cm	425-600cm	Extra Heavy Standard	:5 brks :3x :RB
8	Pyrus calleryana 'Chanticleer'	12-14cm	350-425cm	Heavy Standard	:5 brks :3x :RB
9	Sorbus aria	10-12cm	300-350cm	Selected Standard	:4x :B

Key

Soft landscape

- Existing trees to be retained. Black dash denotes root protection area
- Medium sized tree (Prunus avium) with white flowers in April and May. Native tree/planted at the edge of the public open space
- Medium sized tree (Pyrus calleryana 'Chanticleer') with a narrow and upright canopy to avoid conflict with the proposed building/canopy
- Medium sized tree (Acer campestre). Native. Upright-leaved tree, variable in height, for natural planting within the open spaces
- Large sized tree (Acer rubrum) positioned where there is sufficient space for the tree to thrive. Also provided as a focal point tree due to its red scarlet leaves in the autumn
- Large sized tree (Fagus sylvatica). A parkland tree with coppery-golden foliage in the autumn
- Medium sized tree (Betula utilis var. jacquemontii) with white bark and a neat habit, planted as a specimen within front / rear gardens where space permits
- Shrub planting to include a mixture of evergreen and deciduous shrubs and plants with bold foliage
- Hedge planting to provide structure within the site during the winter months
- Climbing plants to cover blank walls and rear garden boundary fences where feasible

Public open space

The main central OPS will include native tree and shrub planting and areas of 'Specimen grass' and 'Flowering annuals'. Additional grass will be provided to provide a range of acceptable uses. Flower grass, all grass footpaths, on trees spaces and other hard surface features, there will be a focus on providing a high quality

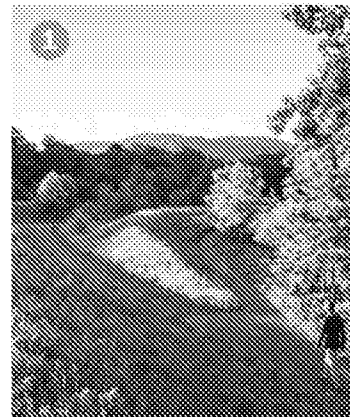
- Native shrub planting including holly, bay laurel and holly
- Hazel coppice areas: area to be coppiced every 5 to 6 years in a random order to ensure that trees are at various stages of development
- Grass area planted with flowering annuals to provide colour, texture, and interest at the open space, and to increase biodiversity
- Spray and chip footpaths: not between or through, around each a 10m wide base, followed by rolling in a thin single layer of natural stone, chipmoss to provide a soft landing and also provide visual cues
- Attercliffe basin: designed with 1:5 gradient slopes surrounded by a knee rail fence. The background will be selected appropriately with species that will thrive in both being and the conditions
- Knee rail fence
- LEAP: including footpaths, hedges and stepping stone features. Stepped edges will provide a range of uses, green, and grey and step paths. Stepping stone will be provided as appropriate. Stepping stone will be provided as a stepping stone and rail with steps / stone / stone of the bottom to step down from the top of the bank
- LAP: internal area of open space at the site entrance with tree planting and native shrubs. Spaces for grass planting and the trees/shrubs, native hedge planting to be provided along the main edge
- Northern POS: including low hedges to provide separation between the POS and the main road, all grass, native shrub planting and native grass paths

Surface finish materials

- Tarmac: spine road and footpaths
- Permeable block paving: Sustainable choice
- Non-permeable block paving: Sustainable choice
- Paving slabs to provide paths, soft colour

LANDSCAPING

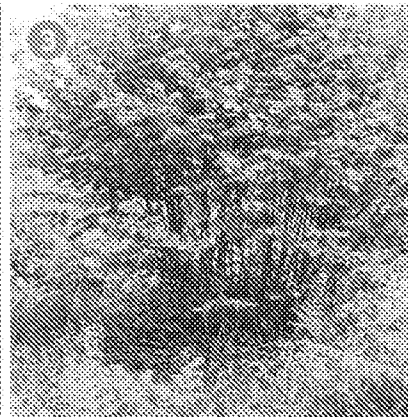
NORTHERN PUBLIC OPEN SPACE



Low bunds along roadside to provide separation between POS and road



Bunds highlighted by wildflower planting



Hazel coppice



Native shrub planting areas

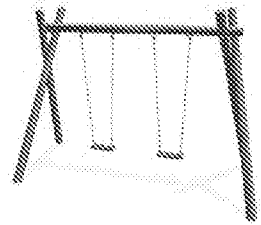


KEY

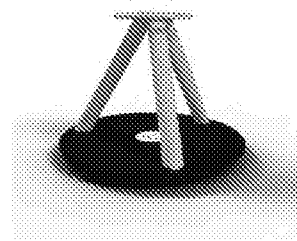
-  SITE BOUNDARY
-  EXISTING TREE
-  MOWN PATH
-  GRASS AND WILDFLOWER MEADOW
-  HAZEL COPPICE
-  NATIVE SHRUB PLANTINGS
-  LOW EARTH MOUND/BUND
-  BIRCH



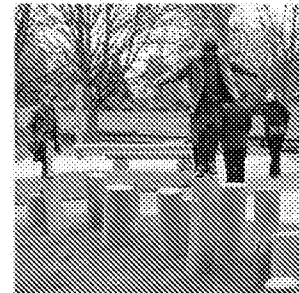
LEAP DESIGN



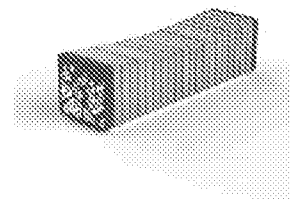
1. Double Swing



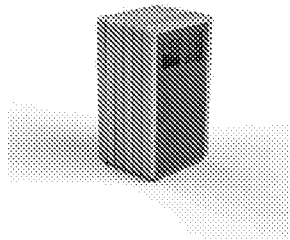
2. Revolving Plate



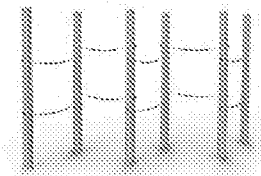
3. Jumping Blocks



4. Bench



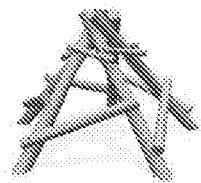
5. Waste/Recycling Bin



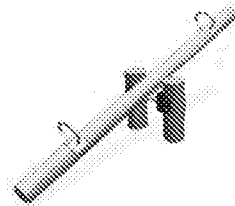
6. Labyrinth Climber



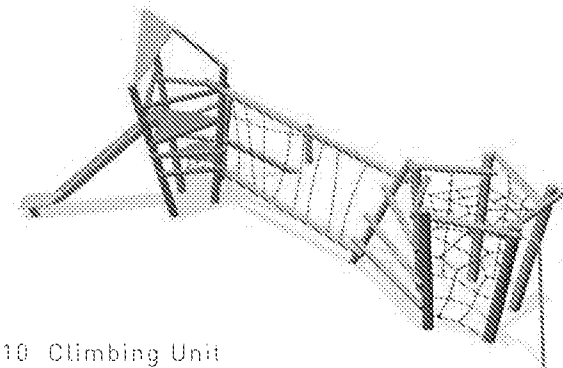
7. Play Boulders



8. Climbing Pyramid



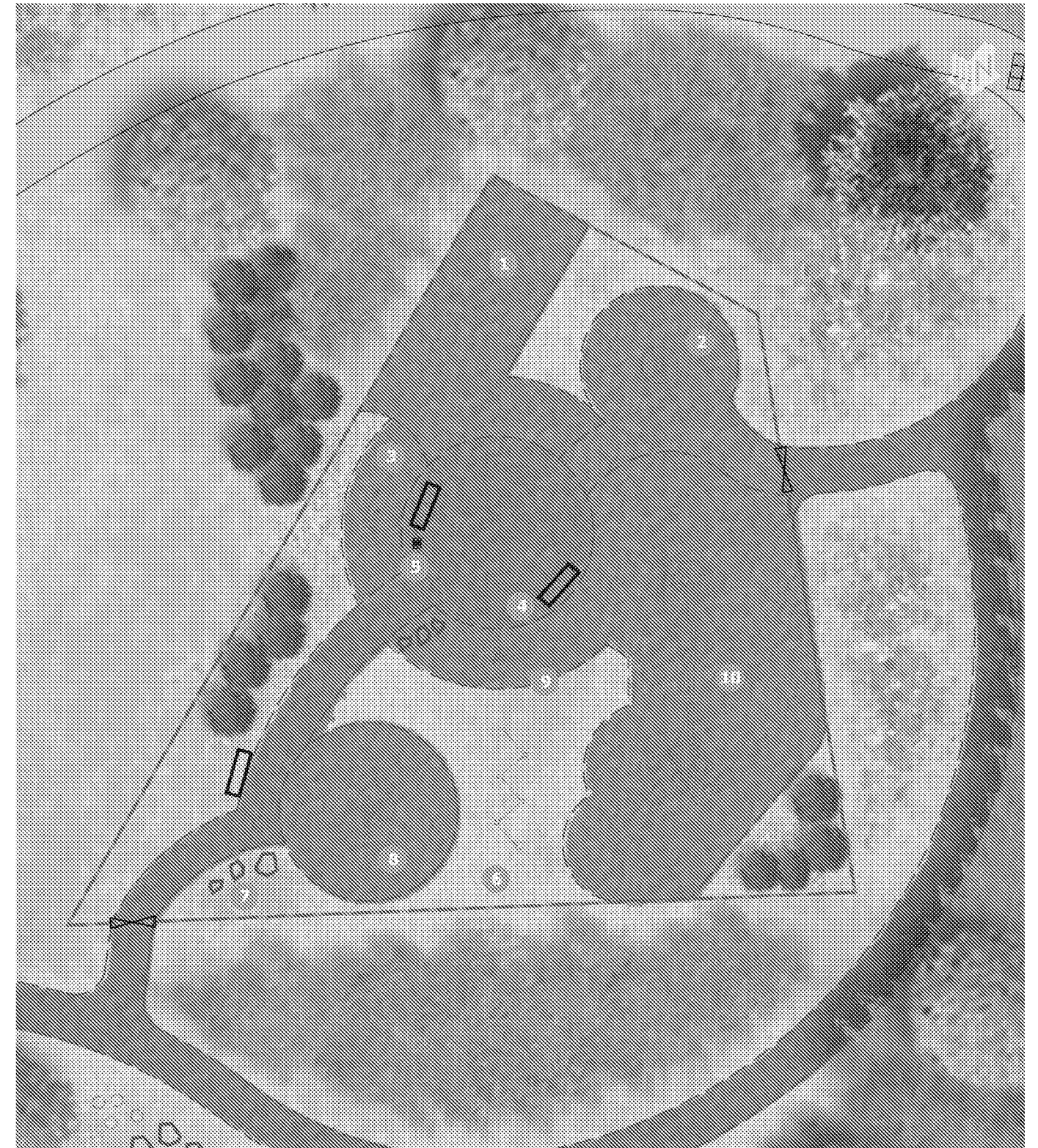
9. 2 person see-saw



10. Climbing Unit

KEY

	BONDED RUBBER MULCH
	PROPOSED TIMBER EDGING
	PROPOSED SPRAY AND CHIP FOOTPATH
	PROPOSED BENCH
	PROPOSED TIMBER EQUIPMENT
	PROPOSED AMENITY GRASS
	PROPOSED HAZEL COPPICE PLANTING
	PROPOSED ACCESS GATE

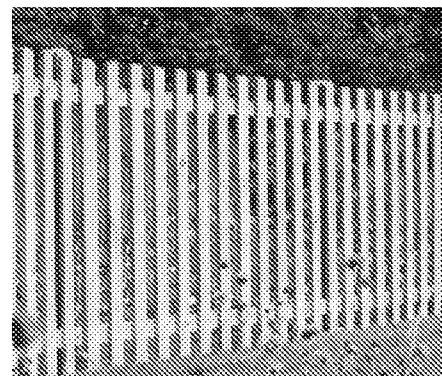


LANDSCAPING

HARD LANDSCAPING



1.8m brick wall with tile crease top



1.05m wooden picket fence



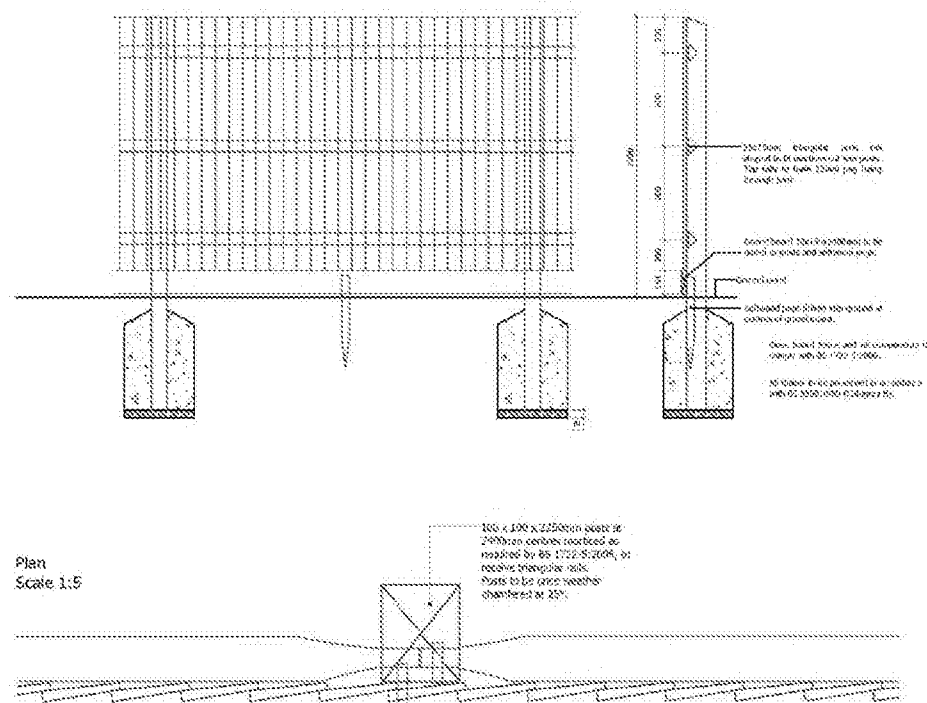
1.8m brick piers with tile crease top with timber infill fencing



0.6m Timber knee-rail

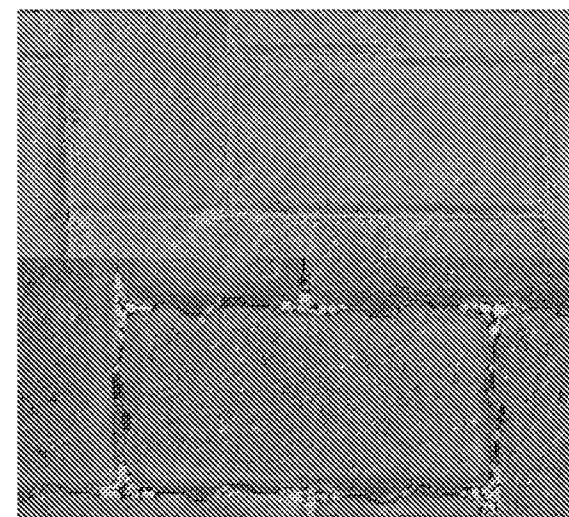


Fencing around the LEAP: Post and rail fence with netting, 1.2m high



1.8m close board fence

Gates to access the side of dwellings / rear garden access, are to be timber and the same height as the adjoining fence / wall. The gate is to be lockable from both sides and shall be located to the front of the building line.



Block paving: [refer to the landscape plans]
Supplier: Marshall; Product: MARSHALLS KEYBLOK BURNT OCHRE & MARSHALLS PRIORA BURNT OCHRE



Spray and chip footpath: hot bitumen or emulsion sprayed over a prepared base, followed by rolling in a thin single layer of washed stone chippings to provide surface texture and also provide skid resistance.
Colour: Bracken Or similar and approved.



Tarmac to roads and footpaths [refer to the landscape plans]

SECURITY

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place.

The layout is designed to create natural surveillance and sense of ownership of private areas through the use of a clear perimeter block structure. The aim will be to ensure that every part of the scheme is easily identified as either being public or private space.



DEFENSIBLE SPACE:

All houses have a private garden.



APPROPRIATE PERMEABILITY:

No rat runs.



NATURAL SURVEILLANCE:

Houses turned to face onto the public realm.



CAR PARKING:

In plot garages or dedicated surface spaces are provided.



LIGHTING:

Lighting to adoptable standard to all roads both the spine road and private.

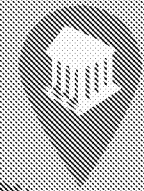
CREATING A SECURE ENVIRONMENT

The proposals respond to Secured by Design criteria, including the creation of active frontages as follows:

- Dwellings are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.
- Vehicular and pedestrian entrances are 'policed' by gateway buildings, which overlook these spaces.
- Various pedestrian routes have been created within the design, giving permeability to the site layout, encouraging pedestrian movement around the site and natural 'community surveillance'.
- Care has been taken to ensure activity to the frontages at corners with overlooking windows to gable ends.
- The scheme provides a clear definition between public and private areas that are secure and well defined.
- Parking is predominantly on plot where there is good surveillance.
- Where private parking courtyards are used they are limited in size to around 15 spaces, and are visually broken up and well overlooked.

SUMMARY

- Provision of 84 new homes providing a range of accommodation from 2 to 4 bedrooms
- High quality energy efficient designed homes incorporating a range of eco-friendly features
- Sustainable drainage (SuDS) to manage surface water run-off from the site and to minimise risk of flooding
- Easy access to nearby facilities and amenities
- An architectural aesthetic appropriate to the area, drawing influences from the local context
- Appropriate levels of parking for residents and visitors
- A movement route designed with emergency and refuse vehicle access at the fore
- Enhancement of existing landscaping features including a dormice habitat



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