Urban Design

Land off

Roundstone Lane Angmering

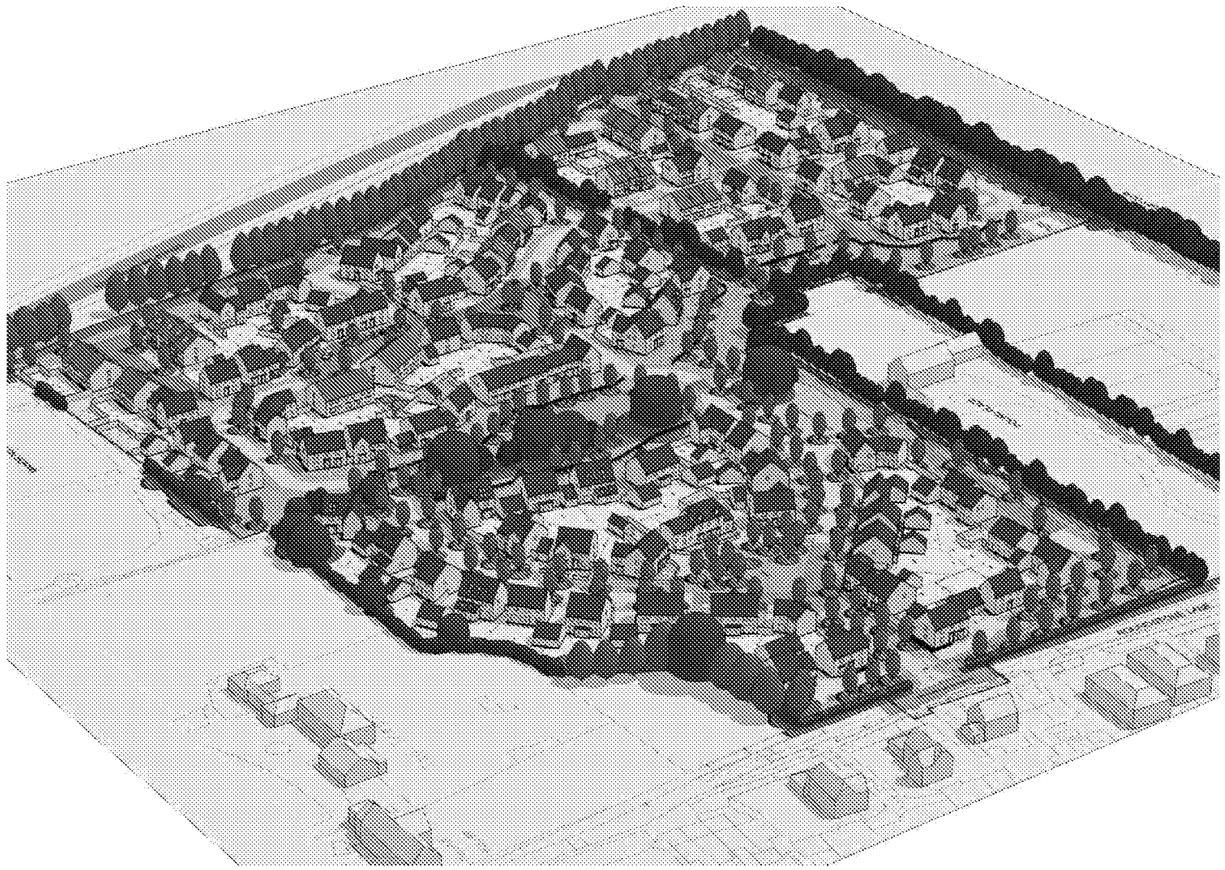
DAVID WILSON HOMES

Design and Access Statement

July 2012

ST-02-13B

"Good design is a key aspect of sustainable development, is indivisable from good planning, and should contribute positively to making places better for people"
(NPPF paragraph 56)



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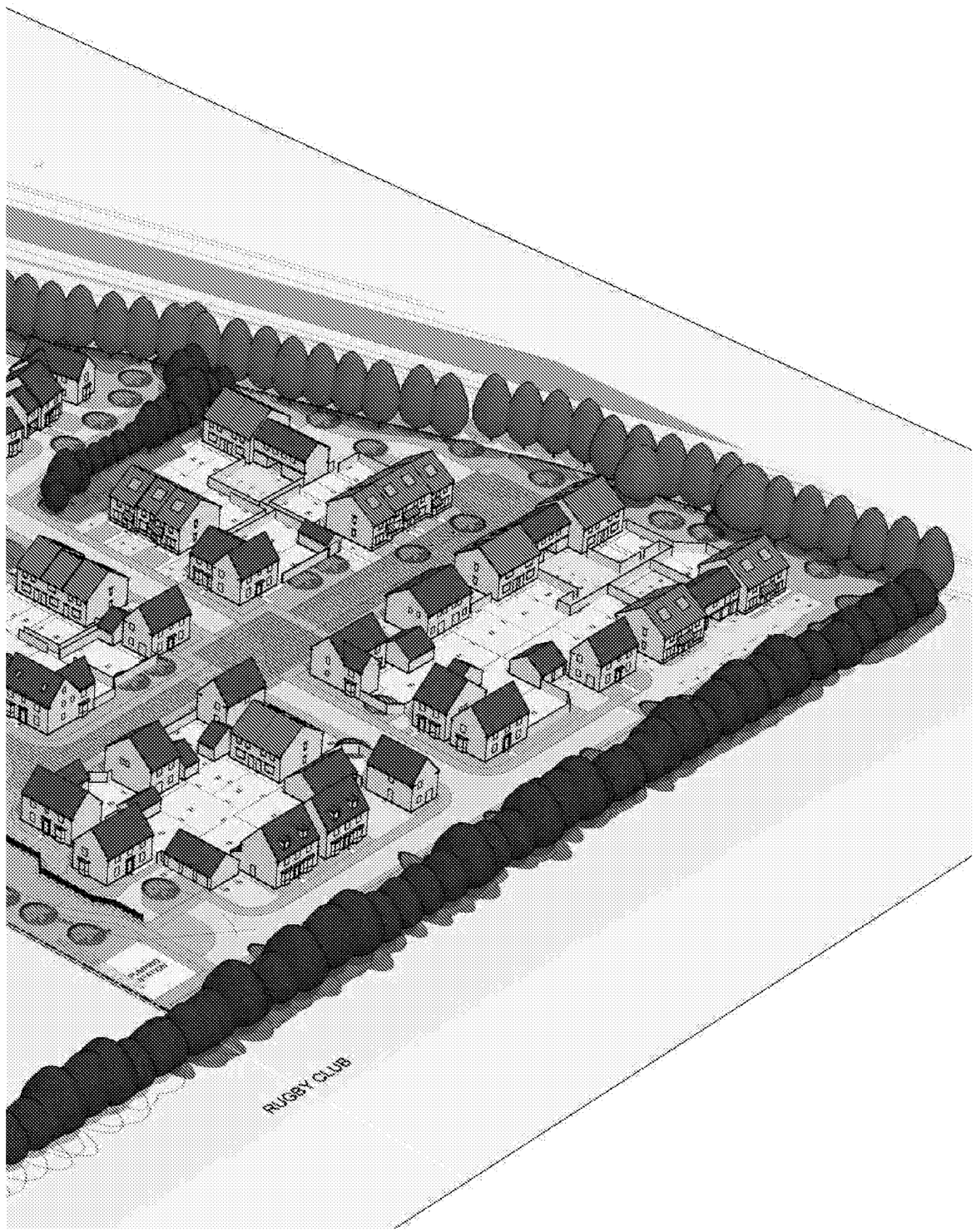
MANOR NURSERY
POUND PLACE
ROUNDSTONE LANE



Design and Access Statement

Part One explains the evolution of the design, how it is intended to be accessed by all groups in the community, and how it responds to its local context, creating a new sustainable place.

Where quality lives

David Wilson Homes

1.0 Introduction

1.1 Overview

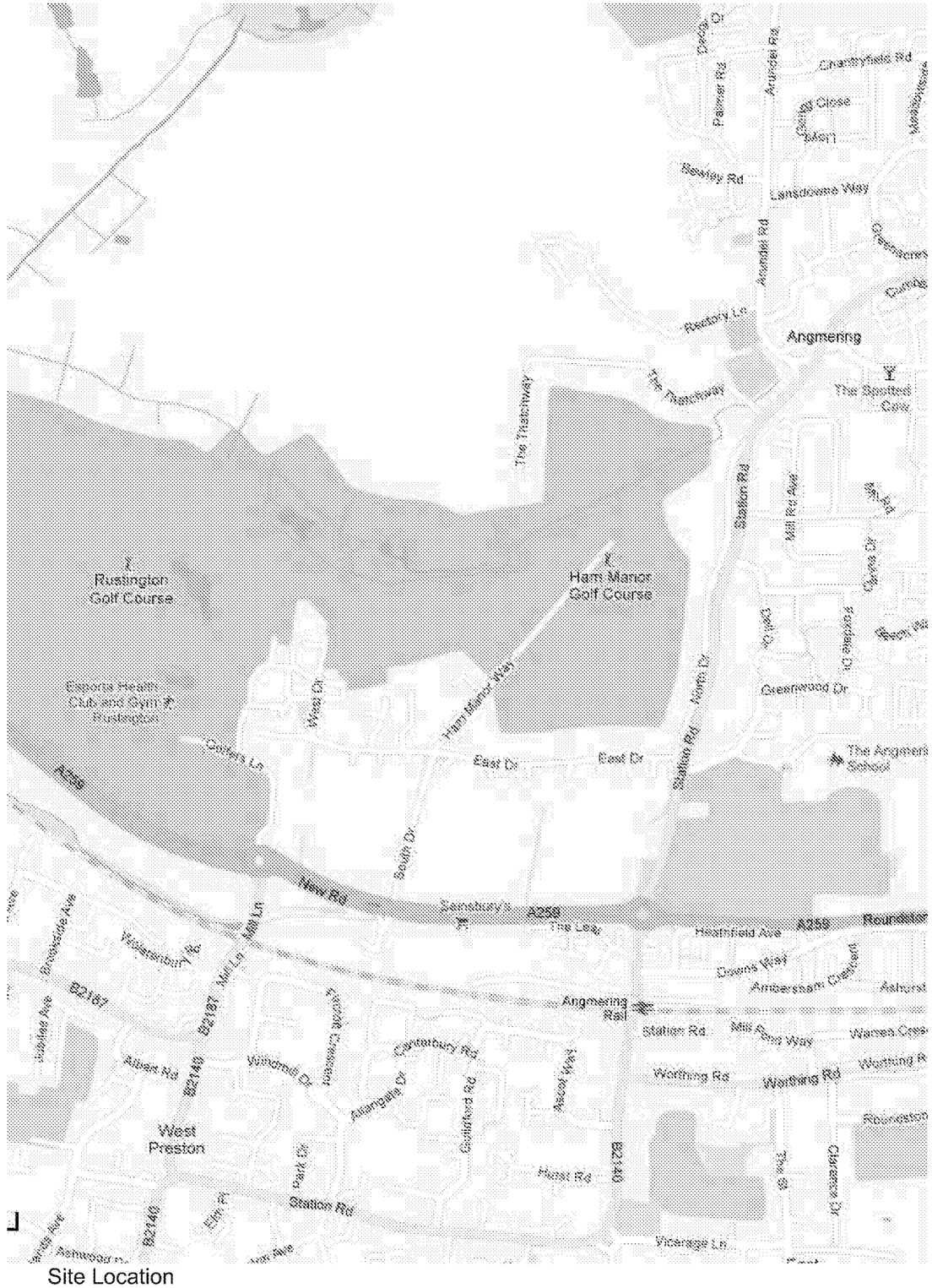
This Design and Access Statement has been prepared to support the planning application by David Wilson Homes (Southampton) for residential development on land east of Roundstone Lane, Angmering. The proposals incorporate a broad mix of housing designed with an emphasis on creating a strong sense of place and include areas of open space for public recreation, amenity, and landscaping.

1.2 Vision

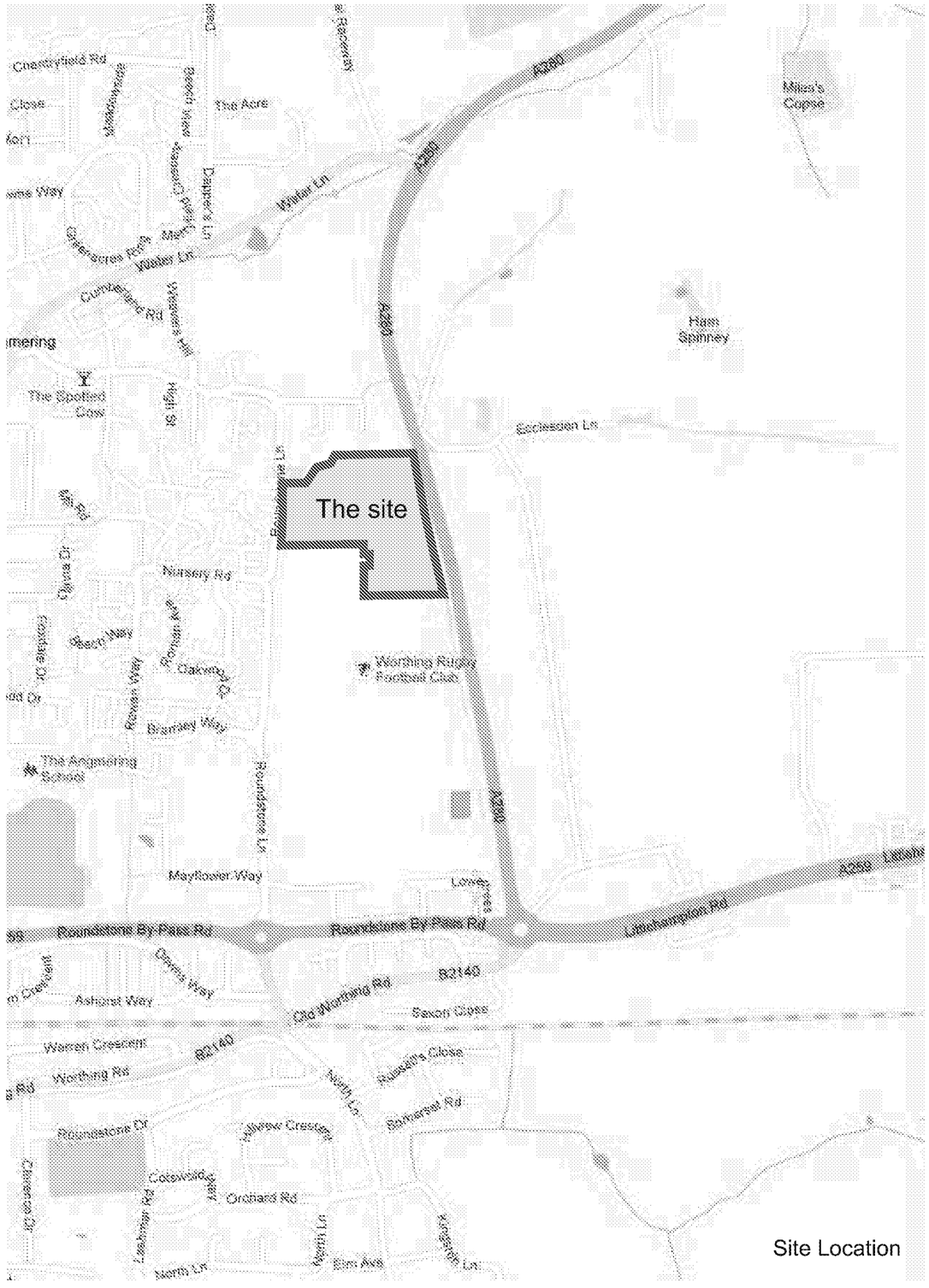
Our vision is to create a distinct, high quality residential place which will make a positive contribution to the village of Angmering, whilst paying due respect to the local vernacular.
The architectural style will be informed by the character of Angmering, with the use of a controlled palette of materials forming a series of character areas within the design.

1.3 Site Location

The site lies on the eastern edge of Angmering, bounded by the A280 Angmering bypass to the east; the Worthing Rugby Club to the south; Roundstone Lane to the west with Manor Nursery & 2 existing houses to the north, of which the existing houses fall within the Angmering Conservation Area. To the north east, and with easy access, lies the South Downs National Park.
It lies approximately ½ mile from the village centre and is within easy reach of the local shops, schools and railway station (~1 mile) making it a sustainable location.



Site Location



1.4 Suite of the documents

This Design and Access Statement is part of a suite of documents which make up the planning application, and it should be read in conjunction with those documents. Where appropriate the various elements of the application have been cross referenced within this document.

1.5 Structure of the document

The Statement is divided into two distinct sections.

The first part is the Design and Access Statement. The format follows the national planning guidance for Design and Access Statements and is structured based on the advice given in *'Design and Access Statements How to Write, Read and Use Them' - CABE- 2006*

The second part is the Building for Life section and provides a direct response to the 20 questions posed in the CABE Building for Life Standards, offering our self assessment against those criteria, and demonstrating our commitment to the principles of good design and placemaking.

Design Team Information

The design team for this projects includes:

Client	-	**Barratt David Wilson, Southampton**
Planning Consultant	-	**Lucken Beck**
Residential Design	-	**Barratt Urban Design**
Transport Planning	-	**The Civil Engineering Practice**
Engineering & Drainage	-	**MJA Consulting**
Landscape Design	-	**ACD (Landscape Architects)**
Aboricultural	-	**ACD (Landscape Architects)**
Ecology	-	**ACD (Landscape Architects)**

2.0 Context Analysis

2.1 Village Setting

The village setting of the application site is made up of a number of different character areas resulting from the historic stages of growth of the village and its setting.

Immediately east of the application site is the A280 Angmering bypass providing connections to the A259 and the A27 southern coast road between Eastbourne and Southampton. The boundary comprises of a dense mature line of existing trees with the 'Cow Lane' public footpath running through it.

To the west lies relatively new houses with a few older cottages fronting onto Roundstone Lane, these are a mix of 2 and 2½ storey typologies all built in the local vernacular.

In addition to the Manor Nursery to the north of the site lies two existing houses that form part of the wider Angmering 'Conservation Area'. The houses in this area are a mix of larger villa and smaller cottage, 2 storey typologies with front gardens defined by dwarf brick/flint walls, all built in the local vernacular.

On the southern boundary lies the Worthing Rugby Club, defined by a line of existing mature trees.

There are a number of key buildings within Angmering that act as focal points to their surrounding area. It is proposed to imitate some of these buildings within the scheme.

2.2 Site Setting - Constraints and Opportunities

The Constraints and Opportunities diagram opposite illustrates the key factors which have shaped the design structure, demonstrating that the design is based on a logical response to the existing characteristics and features of the site.
The diagram gives an indication of the different key factors and how they need to be addressed during the design process, in summary these are as follows:

- Green Areas - Defines the existing green infrastructure and how the design should respond to these areas.
- Access - Defines main points of access into the site.
- Movement - Defines pedestrian points of access onto existing public footpaths around the site to aid pedestrian movement.
- •Noise - Indication that consideration must be given to potential noise issues from the A280 Angmering bypass.
- •Building Frontages - Indication of where building frontages are to face, based on other constraints and opportunities.

Constraints & Opportunities to consider:

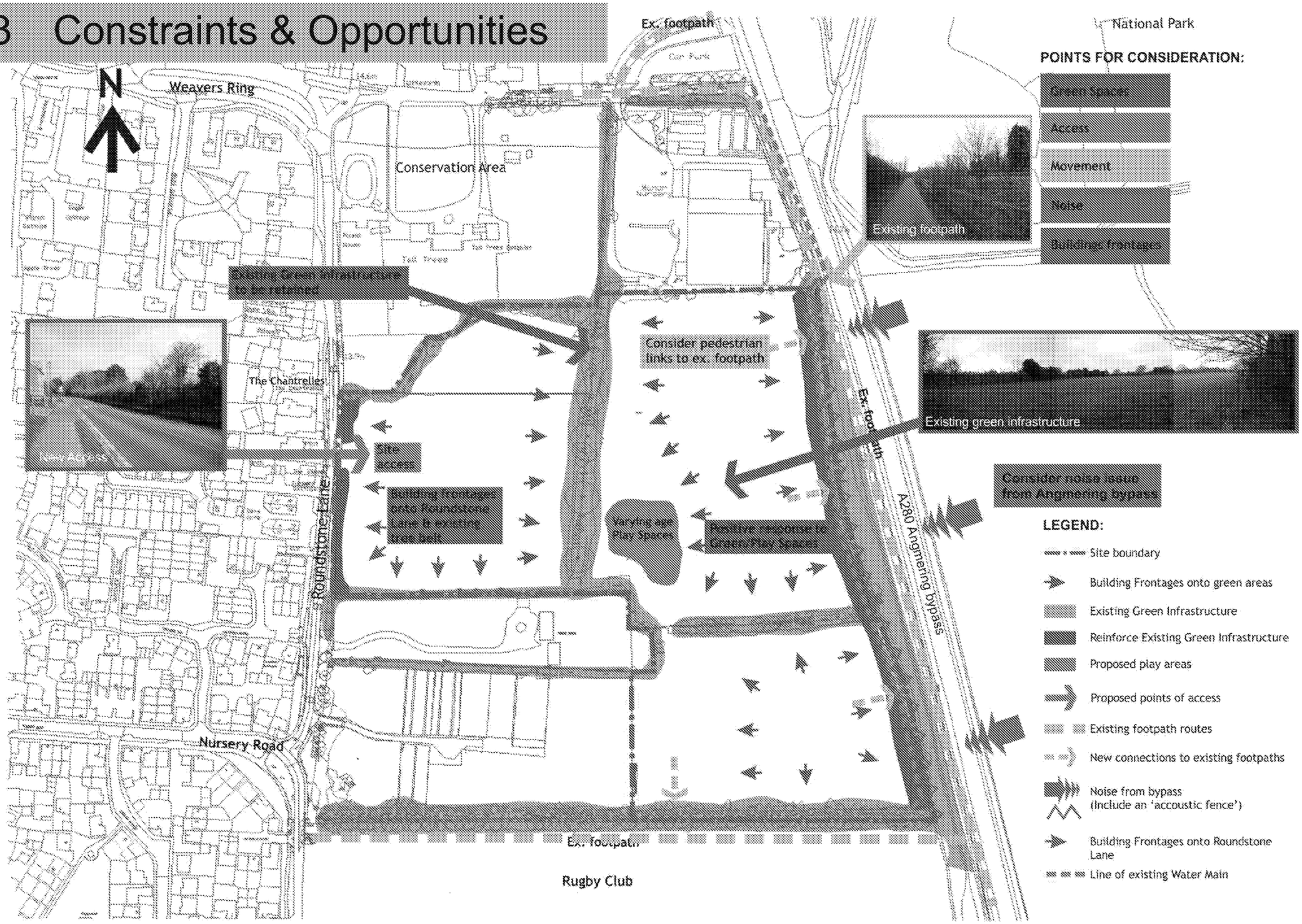
Positive response to Green Infrastructure

Access off Roundstone Lane

Connections to existing public footpaths

Noise issue from bypass

2.3 Constraints & Opportunities



3.0 Design Principles

3.1 Design Concept

The basic design form of the scheme is a response to the identified constraints and opportunities, and takes into account feedback received through consultation with both the Local Authority and the local community, this has formed the basis of a coherent strategy and design philosophy for the development, comprising a logical framework of streets and spaces, and making the best use of the attributes of the site. The design principles also have regard to current design thinking, in particular the CABE - Building for Life standards as well as the plethora of guidance relating to the whole gamut of design issues from sustainability through to parking.

The design itself responds positively to its location and to the wider landscaped setting including:

- retention/enhancemnet of the existing green infrastructure.
- its relationship with the Conservation area.
- opportunity to include 'Community Garden' for use by the wider community.
- its relationship with the surrounding countryside.
- additional points of connection onto the existing public footpath network.
- Character areas that respond to the local vernacular.

The layout incorporates a logical network of new spaces with sensible connections to the surrounding area. It is essential to establish a good relationship with Angmering village while forming a distinct sense of place and local identity for the new scheme.

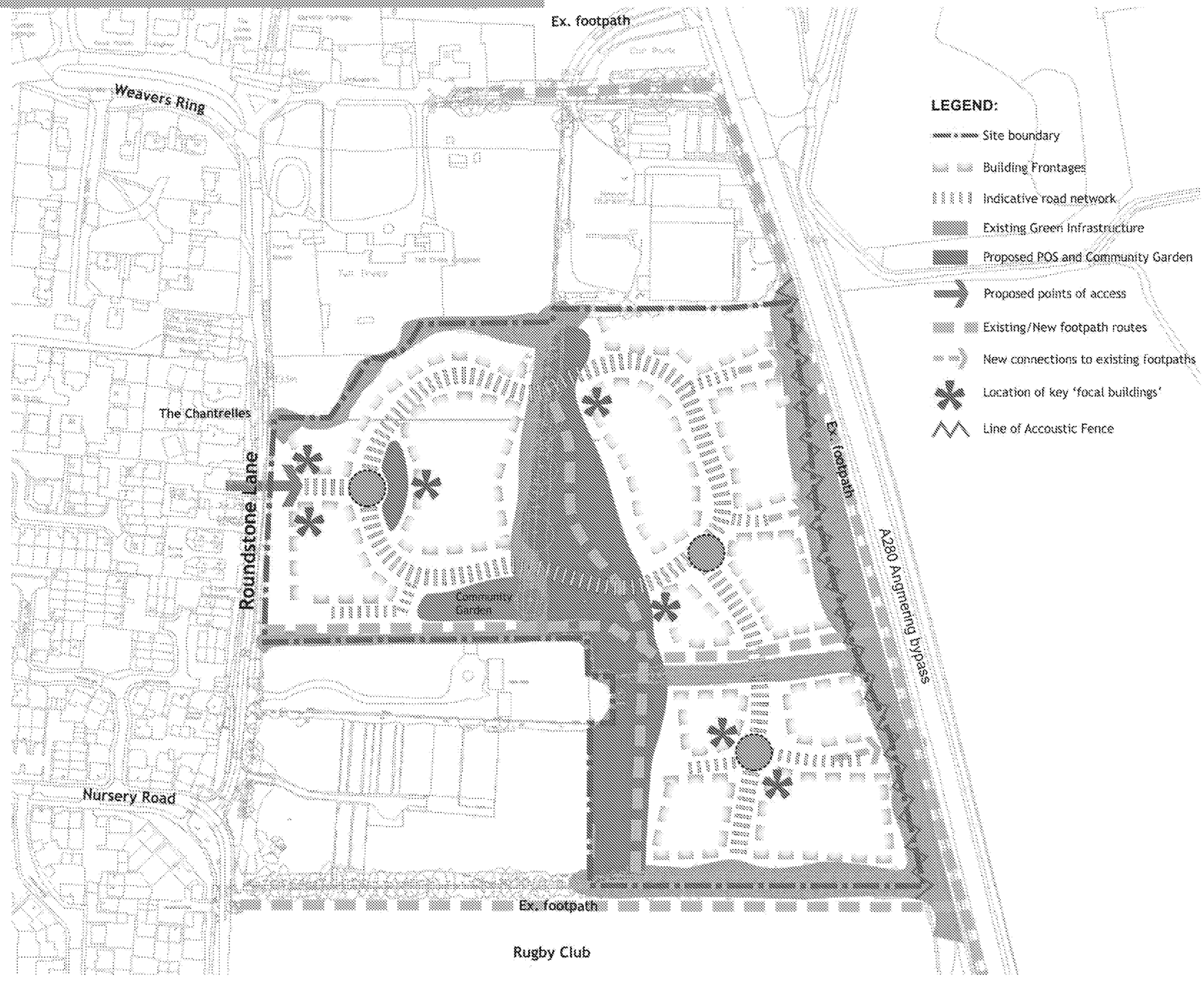
The Design is loosely divided into character areas, each with a specific role to play. The ideology is to integrate these different character areas into the scheme to replicate familiar forms found elsewhere within the village, whilst introducing new areas to add variety and interest.

The key features of the design philosophy are as follows:

- Perimeter block form, with a clear distinction between the public and private realm
- Active frontage onto all streets, pedestrian routes and open spaces
- Integrated movement for pedestrians, cyclists and vehicles, including safe links to and from the existing public footpath network.
- A public realm which is well overlooked and supervised, following Secured by Design principles to promote security for all residents and visitors
- Recognisable built forms and features to enhance legibility throughout the scheme, including feature spaces, landmark buildings, co-ordinated building materials, and high quality landscaping to help define the streetscene
- A diverse range of parking options, including in-curtilage, on-street, within squares, and minimal use of rear courtyards.
- Inclusive access to the development for both local and wider community.
- Incorporates 2 to 5 bed accommodation offering a mix of private and affordable housing (30%), of which both shared ownership and rented tenure types will be on offer.
- Creating new focal points and areas of interest within the scheme to help establish it as a place in it own right.
- Incorporate/enhance the existing green infrastructure to form a green route through the design for both visual and ecological reasons.
- Take due care and attention to existing houses surrounding the site.
- Active building frontages towards the A280 Angmering bypass to offer better surveillance over Cow Lane and help reduce noise from the bypass into the site.

The 'Concept Plan illustrates how these design principles translate into a logical design framework.

3.2 Concept Plan



4.0 Character Areas

4.1 Strategy

The principle of adopting a character area approach is a well tested method for delivering residential developments which relate well to their locality, and can help to create places which are both distinctive, and characterful. This falls in line with wider policy objectives for residential design and quality (eg Building for Life Standards). It is also appropriate to our company strategy of raising design standards and the quality of placemaking across the business (Q17: Creating Great Places to Live).

The design for Angmering uses four character areas. The main features of each area are explained in this section, with three of the four areas referencing specific aspects relating to Angmering, the fourth is a new character area (Green Edge) which makes best use of the 'green infrastructure' that exists within the site.

The proposals aim to reflect local proportions and materials, and to draw on key features found elsewhere within Angmering that will help to reinforce the character areas, and to form a visual connection to the existing village.

In addition to the character area principle, the design is punctuated with focal buildings and recognisable spaces to add variety and interest, but also to add distinctiveness and legibility to the scheme which will in turn aid wayfinding.

The four proposed character areas are as follows:

4.2 Character Areas: (refer to the list of key characteristics found in section 4.4.)

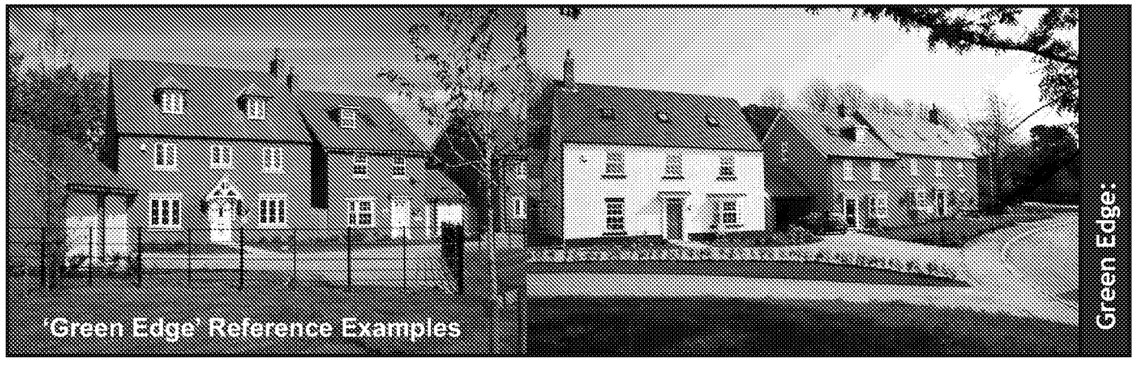
4.2a Conservation:
Essentially this is an area that picks up on the historic element of the village and applies similar design principles into the scheme to replicate these areas.

4.2b Village Core:
This character area forms the heart of the 'village feel' found within Angmering.

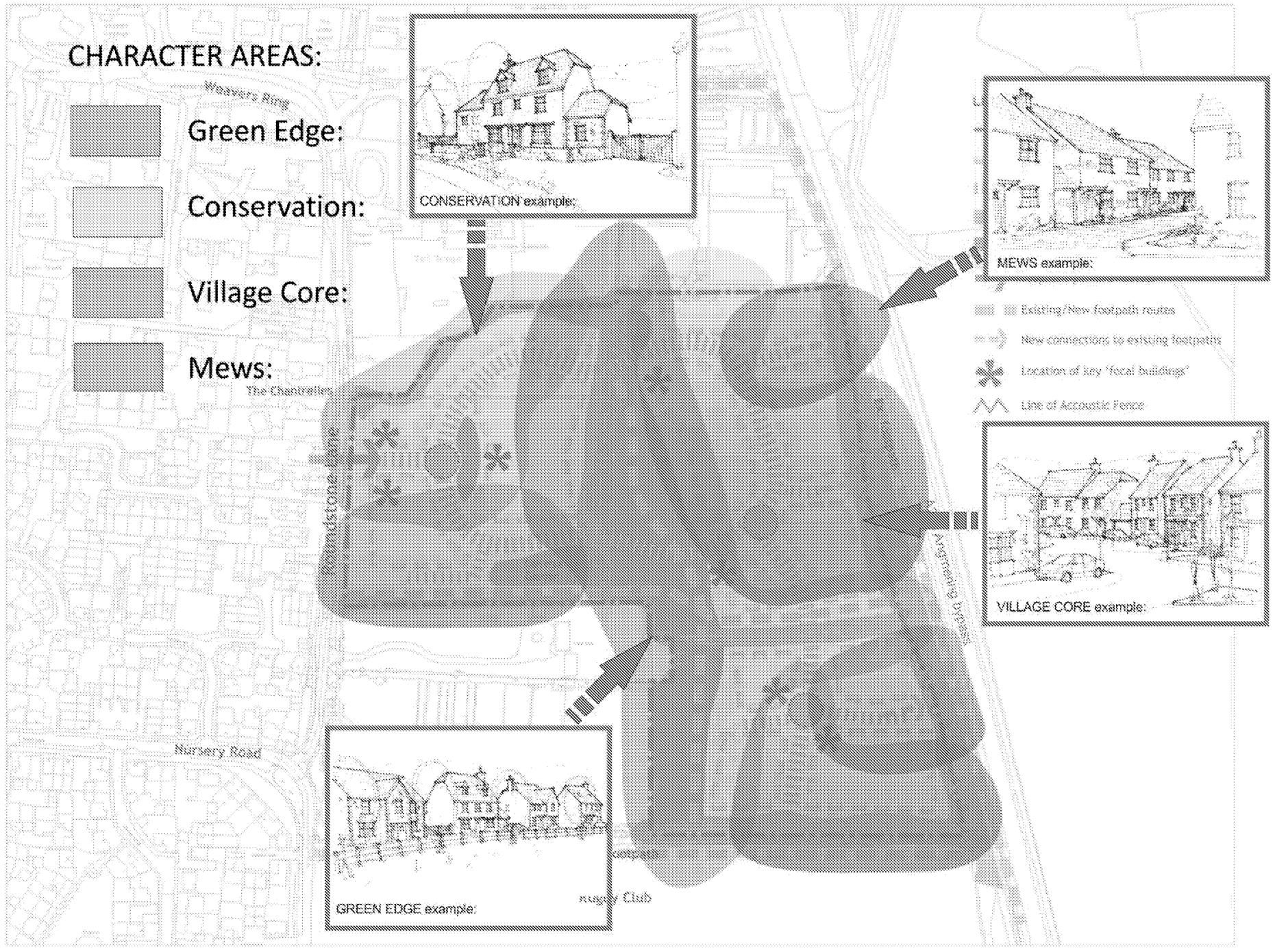
4.2c Green Edge:
This is a unique solution at the heart of the site where a semi rural feel is proposed which will enhance the existing green infrastructure.

4.2d Mews:
Essentially these are tightly knit informal streets that offer pedestrian priority.

Refer to separate plan for location of the relevant 'Character Areas.



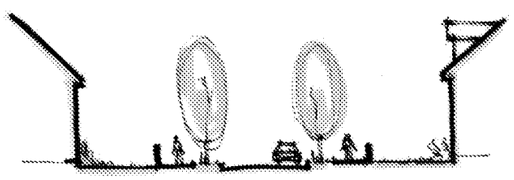
4.3 Character Areas



4.4 Character Areas - key features

4.4a Conservation Character:

- Mix of Villa and Cottage house typologies
- Predominantly render but also brick/flint external finishes and some boarding.
- Simple eaves and verge details
- Sash windows.
- Larger frontages defined by brick/flint dwarf walls
- Grass verges between footpath and highway
- Formal road pattern
- Mixture of red plain and slate roofing
- Varying storey heights
- West Sussex vernacular



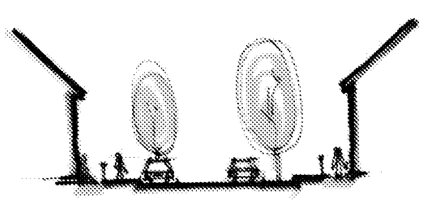
Typical X-section

Artistic example

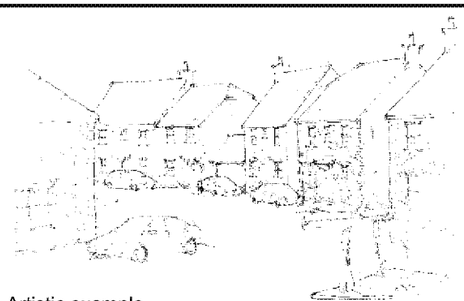
Conservation

4.4b Village Core Character:

- Mix of narrow and wide frontage Cottage house types
- Combination of brick and flint external finishes
- Quoin and dental brick detailing.
- Informal road patterns that help define the built form.
- Emphasis on the use of hard/soft landscaping to define on street parking areas.
- Small defensible spaces to front of houses
- Mixture of red plain and slate roofing
- Primarily 2 storey house types with some 2 ½ to define particular areas
- West Sussex vernacular



Typical X-section

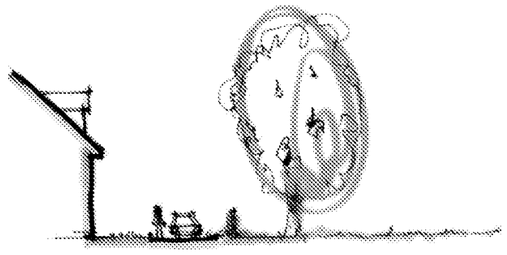


Artistic example

Village Core:

4.4c Green Edge Character:

- Combination of large detached and smaller cottage typologies overlooking green spaces
- Larger frontages to houses accessed by private drives.
- Mix of 2 and 2½ storey house types
- Semi rural feel.
- Brick and Render finishes with some flint.
- Timber rail fencing adjacent to POS areas.



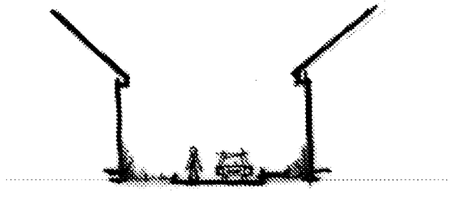
Typical X-section

Artistic example

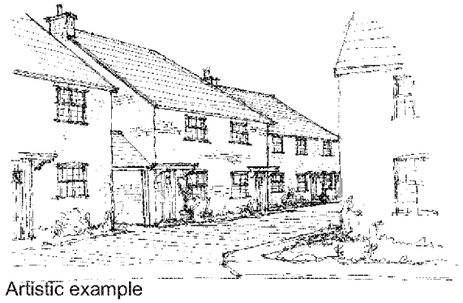
Green Edge:

4.4d Mews Character:

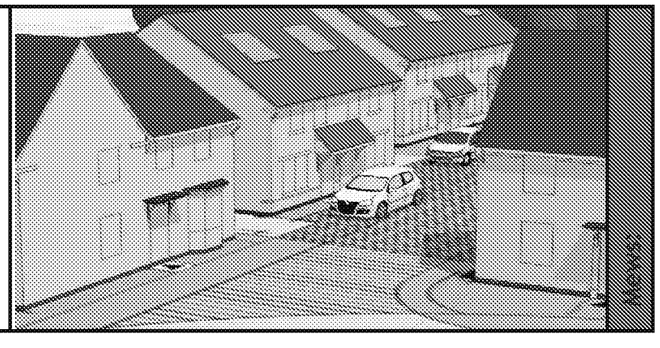
- Strong degree of enclosure
- Narrow road widths, with emphasis on pedestrian priority
- Predominantly 2 storey linked form, with varying roofscapes.
- Cottage feel
- Brick and Render finishes
- Traditional proportions with cottage style doors and windows.
- Small defensible hard and soft landscaped areas in front of houses.



Typical X-section



Artistic example



Mews:

4.5 Character Areas

Example artistic sketch of ‘Conservation’ character area

Example artistic sketch of ‘Village Core’ character area

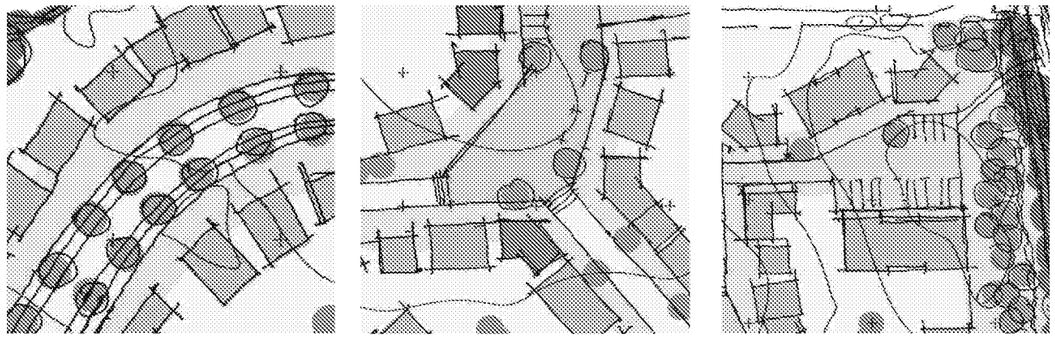
Example artistic sketch of ‘Green Edge’ character area

Example artistic sketch of ‘Mews’ character area

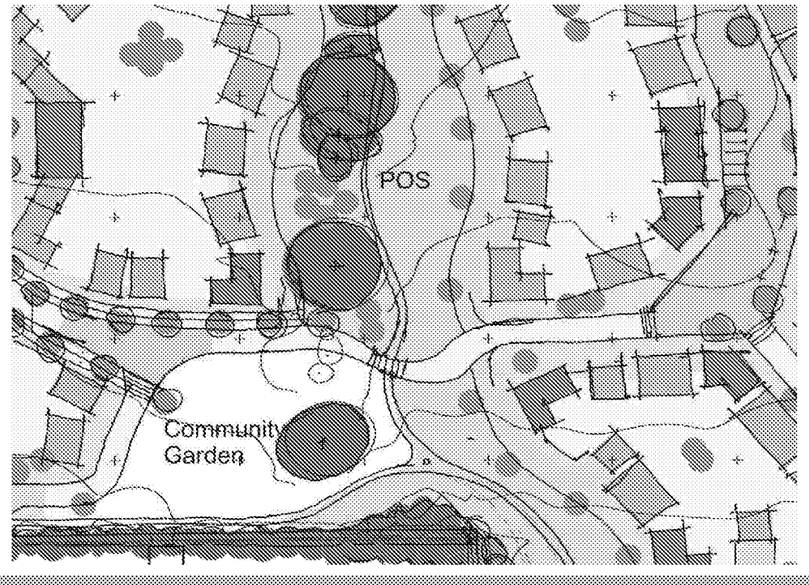
5.0 Masterplan

5.1 Masterplan

The masterplan is an evolution of the design principles established through the earlier analysis. The concepts of the different character areas are overlaid onto the logical framework of streets to help define the scale, massing, configuration of the various streets and spaces, and the building types have been deliberately chosen to reinforce these design concepts. Whilst this plan shows the design in more detail it is still quite conceptual and is used to define perimeter block structures, the spaces between them and an indication of house typologies to be used.



At the heart of the masterplan lies the public open space which incorporates the existing green infrastructure and ultimately a proposed play area. The POS area has been checked and it complies with Arun District Council 'open space' requirements. The layout gives a better indication of the movement in and around the site for both vehicular and pedestrians whilst showing points of access to the surrounding area.



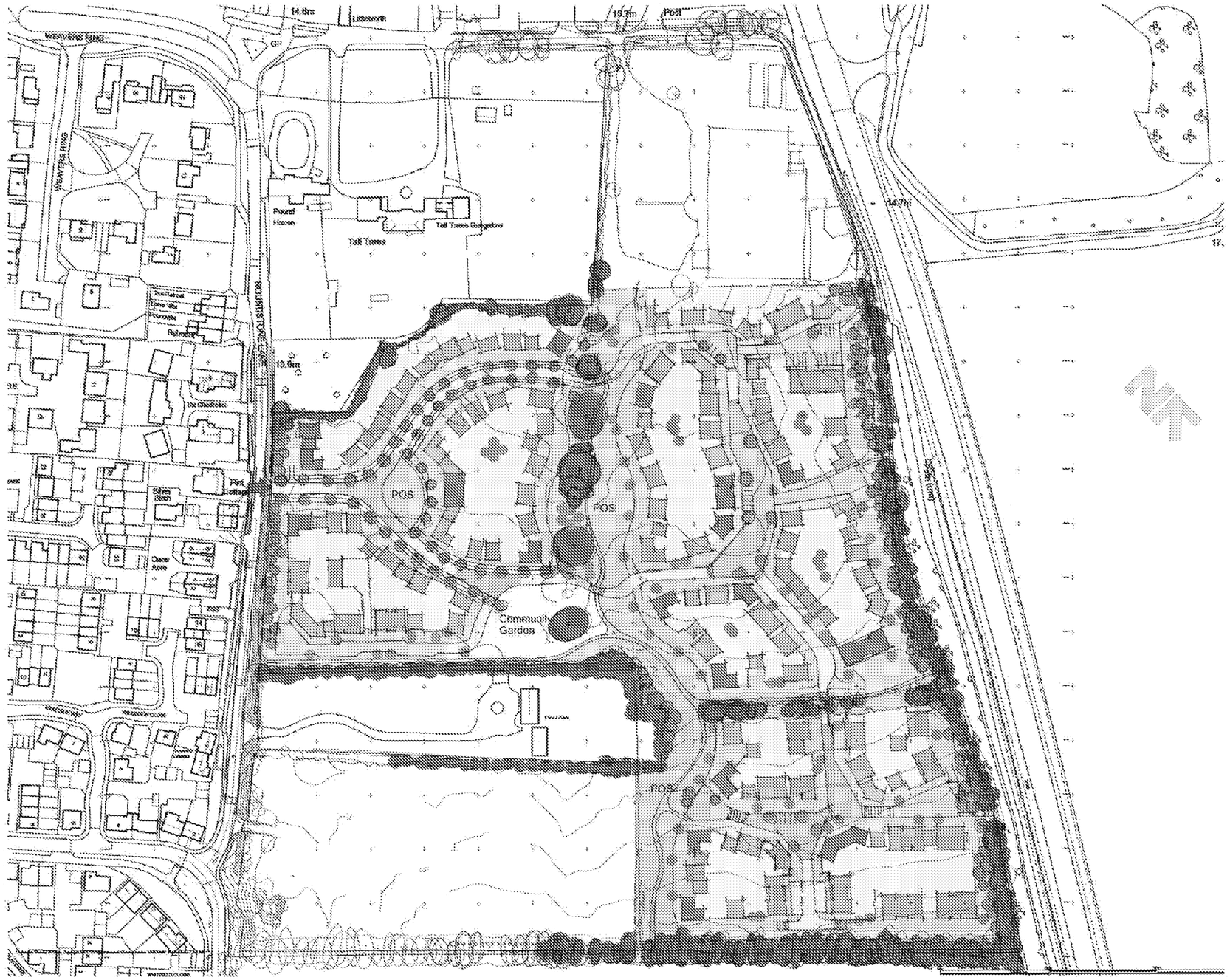
Key focal buildings are considered at this stage, and are located at the end of vistas or at particular points of interest around the site, to emphasise key features or to aid 'wayfinding'.

A 'Community Garden' is proposed which is located adjacent to the POS area in a central location that makes it easily accessible to not only the local but the wider community. The garden can take on many forms i.e. communal meeting place, a combination of shrub and vegetable planting, ecological, educational purposes etc.

Example Community Gardens

The design of this garden can be discussed further with the local community as to its exact form and use.

5.2 Masterplan



6.0 Materials

6.1 Materials

The materials palette has been chosen to reflect the existing colours and materials of Angmering Village, they are predominantly red brick, render, flint, red and grey flat profile roof tiles and slate.

Each character area uses a limited range of materials within the chosen palette, some materials are specific to the character areas, other are used across the character areas to give a degree of coherence to the design.

Conservation Area: Emphasis will be on the use of ivory render and a mix of red brick and flint, some key plots will have pastel yellow horizontal boarding, Roofs will be a mix of slate and flat profile red tiles.

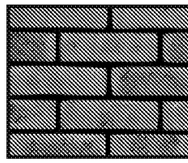
Village Core: Emphasis on the use of red brick with flint and some render. Roofs a mix of grey and red flat profile tiles.

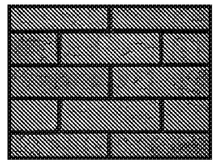
Green Edge: Emphasis on the use of red brick with contrasting detailing. Roofs a mix of grey and red flat profile tiles.

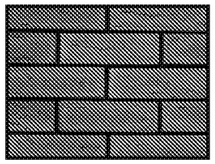
Mews: Emphasis on red brick with contrasting detailing, with some flint and render. Roofs a mix of grey and red flat profile tiles.

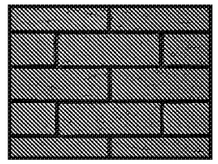
See drawing no. ST-02-16 for details and arrangement of materials.

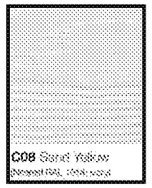
Facing Materials:

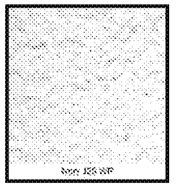

Ibstock - Capital Multi Stock

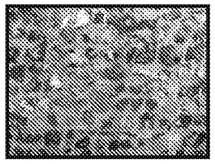

Ibstock - Surrey Red Multi


Ibstock - Hardwicke Sherwood Blaze

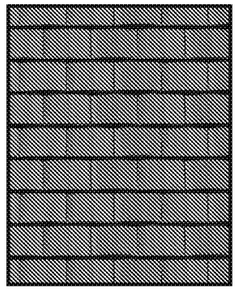

Ibstock - Surrey Country Red

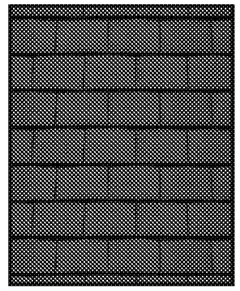

Marley - Cedral Weatherboarding

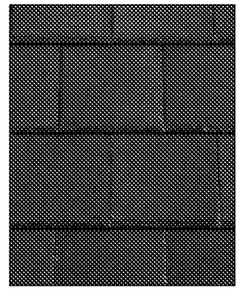

Monocouche - render


Flint

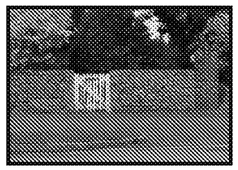
Roofing Materials:


Redland - Duoplain Rustic Red 78

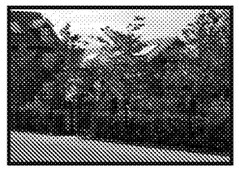

Redland - Duoplain Charcoal Grey 77


Redland - Cambrian Slate Slate Grey 30

Means of Enclosure:


Dwarf wall - Brick and flint

Railings - Timber post and rail


Railings - Hoop top

Screen wall - Brick and flint

6.2 Materials plan

FACING / SURFACE MATERIALS

Facing Bricks / Finishes:

- Ibstock 'Surrey Red Multi'
- Ibstock 'Capital Multi Stock'
- Ibstock 'Hardwicke Sherwood Blaze'

Contrasting brick - Ibstock 'Surrey Country Red'

- 009 Beige Monocouche Render
- Pastel yellow horizontal cladding

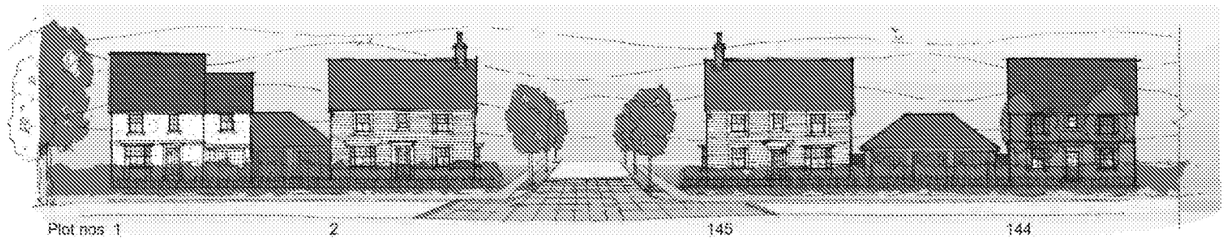
Rooftiles:

- Redland 'Cambrian Slate'
- Redland 'Rustic Red' Duoplain
- Redland 'Charcoal Grey' Duoplain

Surface Finishes:

- Blacktop
- Resin bonded gravel
- Coloured Porous block paving

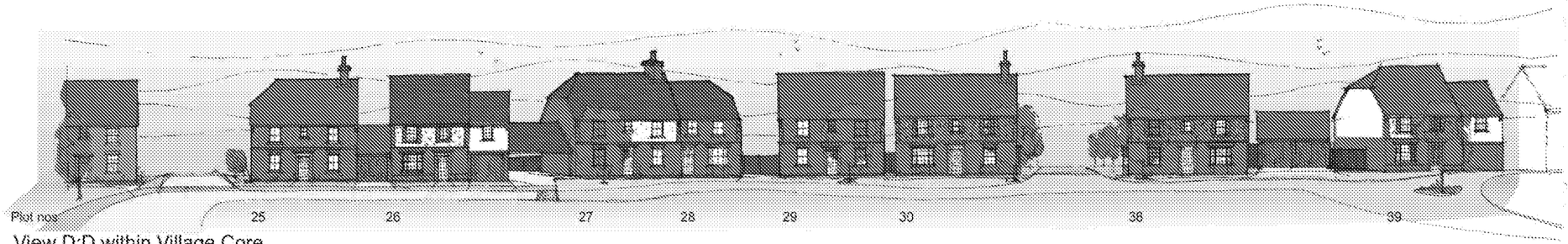
7.0 Street Elevations



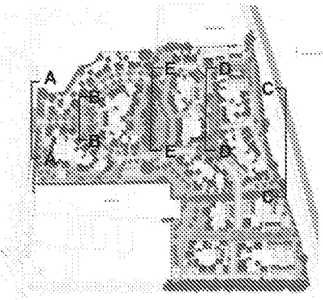
View A:A from Roundstone Lane

View B:B of 'Feature Building' on entering the site.

View C:C from A280 Angmering bypass



View D:D within Village Core



View E:E from Public Open Space.

Angmering
Land off
Roundstone Lane

Street Elevations

1:200 @ A1

10.07.12

AW

ST-02-15

Proposed Street Elevations

8.0 Consultation

8.1 Consultation with the Local Authority

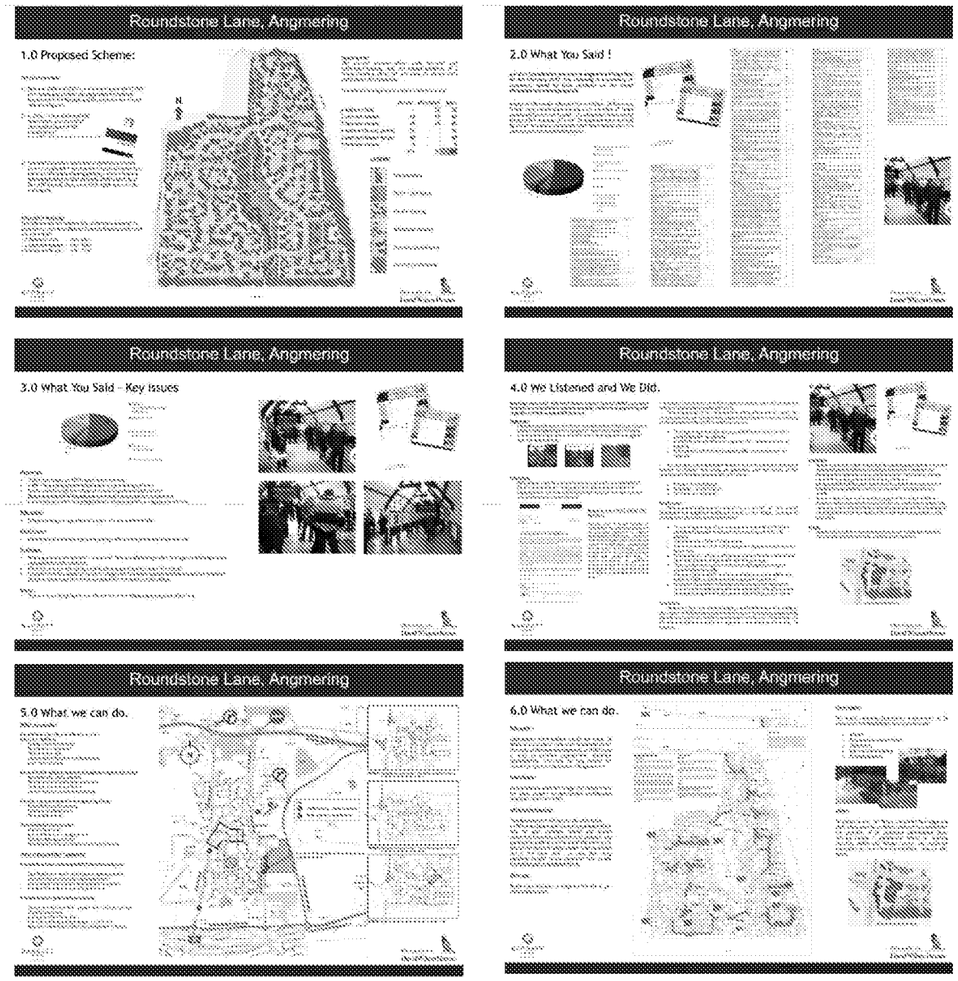
The design has evolved over a number of months, and this has included consultation with local residents and the Local Authority on all issues, from the wider context, the general principles of development, through to top detailed consideration of the extent, layout and character of the proposals. There has been a considered approach to weighting the concerns and opinions of various stakeholders in order to find a balanced design solution.

8.2 Public Consultation

Two public consultations where held at Angmering Village Hall on Saturday 4th February and 24th March 2012.
There were exhibition boards covering all the main topics for the proposed scheme, including:

- Planning Policy
- Design Process
- Local Character Areas
- Affordable Housing
- Highways & Transport
- Drainage
- Landscaping & Ecology
- Visuals of proposals

A separate detailed Consultation Statement has been prepared and submitted as part of this planning application by Lucken Beck, explaining the process, and covering the response to feedback from the consultation process.



2nd Public Consultation Image Boards

Public Exhibition

9.0 Landscape Strategy

Landscape Design Strategy

9.1 Site Location:

The site lies adjacent to the A280 trunk Road, south and east of the village of Angmering and the Conservation Area and to the south west of the South Downs National Park.
The design strategy for the site has been informed by the proposed built form the local character and setting of the site and the conclusions of a Landscape and Visual Impact Assessment. The latter identified that the greatest impact would be on a small number of very local residents living adjacent to the site and that distant views into the site were restricted. This will include additional structure planting within the site for screening at canopy level and regenerative planting for the continuation of ecological habitat. It is also proposed to provide screening with significant boundary hedgerow planting along Roundstone Lane using locally occurring native species.
An element of the Roundstone Lane boundary will be used for the creation of a new entrance into the site, away from the existing junction, which will require the ground levels to be re- graded to for a compliant gradient slope for pedestrian access. These works will be landscaped to enhance the entrance to the site with an avenue of trees and new boundary hedging.

9.2 Existing Vegetation:

Within the site, existing hedgerows and trees are being retained where possible and will be maintained through a management plan. Arboricultural and Ecological surveys and reports have been prepared to assess and provide recommendations for the retained vegetation which is being reflected in the planting and design strategies for the site. Care is being taken to retain tree canopy links to allow bats to continue using the site for feeding and additional planting is being proposed to enhance the biodiversity and ecological value within the site.

9.3 Open Space:

A open landscaped green link will be retained running through the centre of the site, from north to south providing, play areas, informal recreation space, and a Community Garden is being provided for local residents to adopt so knowledge, advice, food and friendship can be shared. Footpath links connect the east and west sides of the site to footpath routes into Roundstone Lane, the village facilities and the schools and Cow Lane to the South Downs National Park and National Trust land at Highdown hill

9.4 Residential Areas:

The architectural layout and building design has created four Character Areas; Conservation, Village Core, Green Edge and Mews, which will have a distinctive identity through the use of materials, vernacular styles and design details. These characters will be reflected in the treatment of the soft and hard landscape details to reflect the built form.

9.4a Conservation Character:

This area will be designed to reflect the traditional English garden with hedges, lawn and cottage garden plants, a mixture of shrubs and herbaceous for colour and scent with plenty of wildlife friendly plants providing nectar and pollen for insects. Paved front paths and wooden gates will complement the brick and flint boundary walls. Fruit trees and decorative spring flowering trees will be used in front gardens to frame the housing and reflect a more historic garden planting style.

9.4b Village Core:

The planting strategy for this character area will reflect the layout of village properties, with very narrow frontages with small planting pockets and containers on the footpath edge with small unit paving strips to the road frontage and doors marked with bollards to define the entrance and prevent blockage by vehicle parking. Tolerant, evergreen shrub species will be used to provide pockets of vegetation below windows to create defensible space.

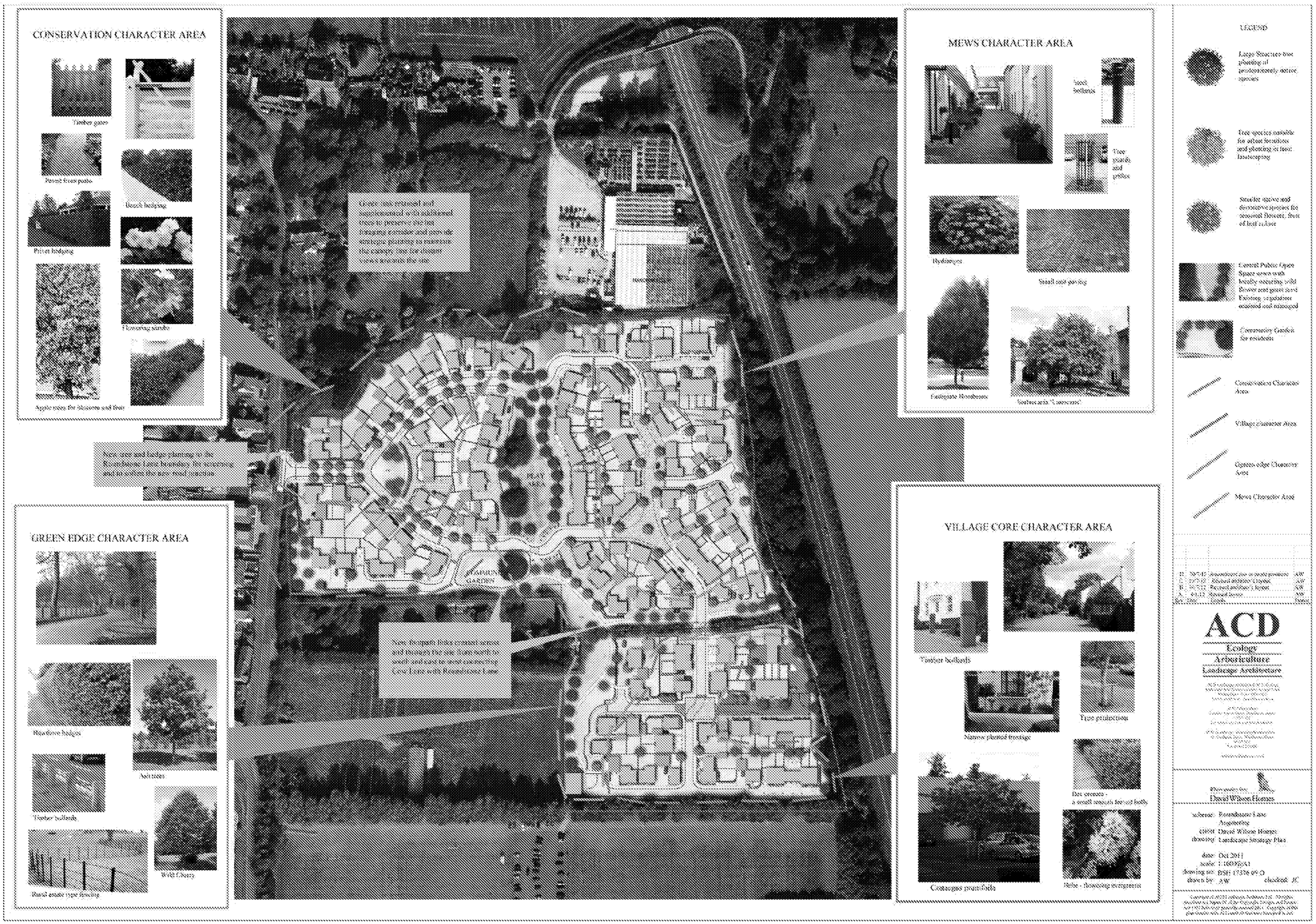
9.4c Green Edge:

Housing within the Green Edge Character Areas will have a more relaxed semi rural planting strategy with native hedgerow and estate fencing boundaries and small native trees. Plant choices will be shrubs with an informal habit, providing year round flowering interest and evergreen structure planting. Soft landscaping along the house frontage will create a soft, informal edge to the building and tarmac front paths and open frontages will create the feeling of a country lane edge, where the side of the road meets the edge of the property boundary. This will also create a shared surface which helps to reduce traffic speeds.

9.4d Mews:

The design strategy for these areas will reflect a more urban, paved environment with planting in containers and trimmed formal planting shapes and trees in hard landscape with tree guards and grilles. Shared surfaces in small unit paving will allow for vehicles and pedestrians to use the same surface without level changes so the vehicle route remains undefined and restricts traffic flow. Bollards will be used to demarcate private spaces and defensible space.

9.5 Landscape Strategy



10.0 Access

10.1 Accessibility

The site is within a short walk of Angmering village centre shops and services and there are suitable footways and footpaths to safely access walkable destinations.

There are bus stops on both sides of Roundstone Lane within a short walk of the proposed site entrance.

Angmering Railway Station is located approximately 2km walking distance from the site and is on the south coast mainline between Portsmouth and Brighton which also provides direct services to London and Southampton.

10.2 Highway Access and Onsite Streets

The housing layout will be served by a new highway access from Roundstone Lane which has been assessed in terms of the surrounding traffic calming and subject to a Road Safety Audit.

The onsite street layout has been designed in accordance with current West Sussex design standards and principles within Manual for Streets. The layout provides good permeability onto and through the site for pedestrians connecting to the surrounding footpaths.

Vehicular traffic is intended to be subservient to the needs of pedestrians and cyclists, with a design speed of 20mph throughout. Various traffic calming measures are used to control traffic speeds including:

- tight vertical alignments with restricted forward visibility
- raised tables with changes of materials
- on street parking
- minimal use of formal highway signage and street clutter

The vehicle access and movement pattern is a fairly simple loop route, giving easy access to all areas. The alignments of the onsite streets are designed to restrict vehicle speeds whilst allowing access to service and emergency vehicles.

Visitor parking has been included within the streets and squares to support the private parking arrangements for the residents in accordance with current parking standards and by calculating demand. Onsite car parking levels will be sufficient to serve the needs of the development so as not to produce overspill parking.

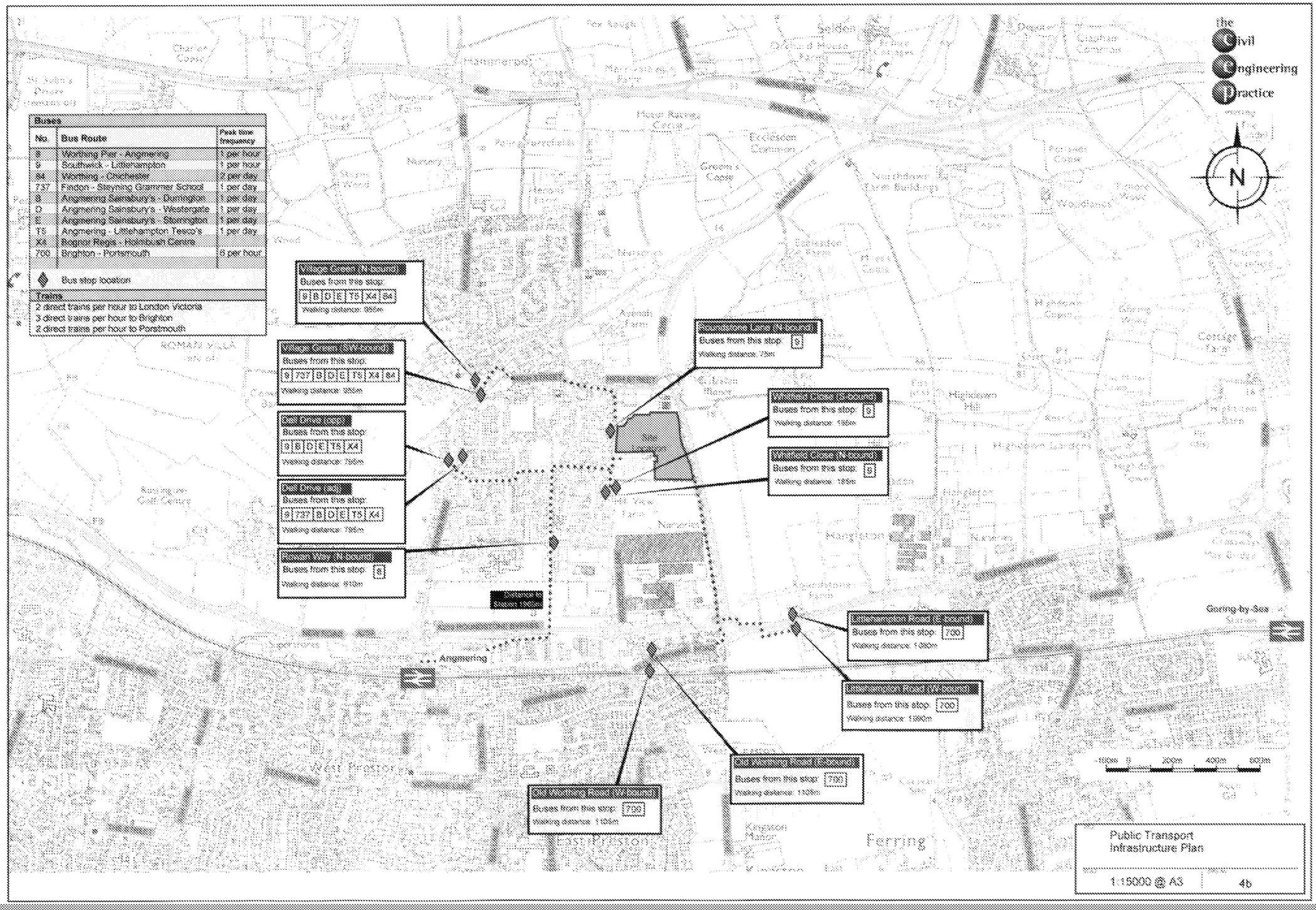
10.3 Transportation and Traffic Impact

Traffic impact modelling has been undertaken as part of a full Transport Assessment which is provided separately to support the Planning Application and assesses the suitability of the development in transport terms.

The development impacts are assessed and found to not be detrimental to the village or surrounding area including key junctions on the A280 and A259.

A Residential Travel Plan will be put into effect which will seek to reduce travel demand and car use through sustainable travel incentives and information.

10.4 Movement and Access



11.0 Detailed Proposal

11.1 Layout

The detailed layout is directly evolved from the site analysis and the resulting masterplan concepts as described earlier.

11.2 Streets and Character

The four character areas have been designed specifically for their role in the overall scheme. Each has recognisable characteristics drawn directly form Angmering which will add both variety and distinctiveness to the scheme. The character is essentially traditional, and references to the local vernacular will help to create a coherent sense of place which is appropriate to the village, and to West Sussex.

The character areas are formed around clearly defined streets and public spaces. Each uses distinct forms of scale and massing, degree of enclosure, surface materials, and hard and soft landscaping treatments as indicators of character.

Key urban design principles have been applied to the scheme design, such as:

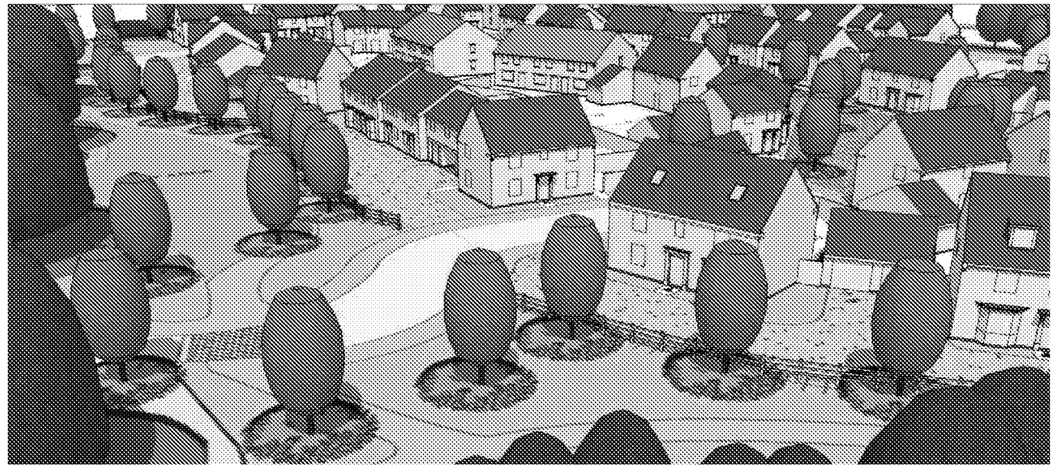
- The use of primary/secondary route principle for the street patterns defined in a way that is relevant to the particular character area that it falls into.
- The use of perimeter block structures to housing groups, to clearly define 'public' and 'private' spaces.
- The use of key focal buildings at the end of vistas to add interest and to aid 'wayfinding'

11.3 Housetypes

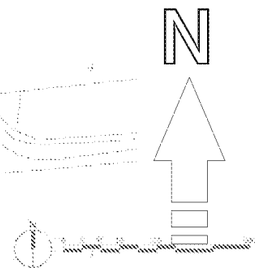
The housetypes have been tailored specifically for the scheme and those types chosen generally display strong traditional forms, which are suitable for use as part of the character strategy for all proposed character areas. They have been adapted to reflect the typical characteristics of Angmering, including eaves detailing, window style and fenestration, door styles, dormer window types, etc. In addition, some of the distinctive and icon elements that have been identified from each reference area, have been used to bring a sense of continuity to the new place.

The houses have been carefully arranged to reinforce the character areas that they form and will be further supported by the materials and the landscaping choices, so that the overall impression is one of a well designed extension to Angmering.

It is proposed to incorporate a key focal building close to the site entrance, the inspiration of which was taken from an existing building found within the village called 'White Lodge, and the intention is to give it a 'Manor House' feel on entering the site.



11.4 Proposed Layout



HOUSE MIX
David Wilson Homes
Private

House Type		No.
P237	2 Bed terrace	1
206	2 Bed terrace	6
230	2 Bed Flat over Garage	2
331	3 Bed semi	8
341	3 Bed semi / detached	19
382	3 Bed terrace	10
404	4 Bed detached	3
438	4 Bed detached	3
451	4 Bed detached	11
433	4 Bed detached	4
441	4 Bed detached	3
469	4 Bed detached	7
436	4 Bed detached	14
421	4 Bed detached	4
500	5 Bed detached	6
536	5 Bed detached	4
Total		**105**
Affordable		
230 (2 Bed Flat over garage)		4
SH28 (2 Bed house)		10
SH39 (3 Bed house)		31
Total		**45**
Total No.		**150**

TOTAL NO. OF UNITS		**150 dwellings**
TOTAL AFFORDABLE (30%)		**45 dwellings**
GROSS SITE AREA (t.b.c)	~	**16.66 acres**
POS AREA + Community Garden (t.b.c)	~	**3.88 acres**
NETT DEVELOPABLE AREA (t.b.c)	~	**12.78 acres**
SCHEME DENSITY	~	**11.7 dwellings / acre**

LEGEND

- Red Line Boundary
- Feature Paved Square
- Shared Surface Lane
- Affordable Houses
- Existing Trees & Hedges to be Retained
- Proposed New Trees
- Public Open Space
- Proposed Swales

POUND PLACE
ROUNDSTONE LANE