



1. Design Evolution – Settlement Extension

- Follows from consideration of morphology of existing settlement;
- Need to respect character and Appearance of Conservation Area;
- Protect and reinforce significant hedgerows and tree belts;
- Creation of new settlement edge; and
- "No build" drainage areas along Water Lane.



2. Design Evolution – Preliminary Concept

- Gateway entrance off Water Lane;
- New village green as focal open space and central to the housing area;
- New village green to preserve views towards National Park;
- Small clusters of housing off a 'village street';
- Aspect from northern edge of housing areas over green wedge and stream to the north; and
- Areas of housing with green space linking to wider green infrastructure.



3. Design Evolution – Movement Systems

- One main vehicular access from the wider road network (off Water Lane);
- Pedestrian/cycle access from Weavers Hill & High Street (possible emergency access);
- Main spine road or lane through the scheme with loop;
- Greens positioned at intervals along the main internal road and cycle path to give overall rural edge feel with incidental views out to open countryside to the north and east;
- Small access roads (mews / private drives); and
- Pedestrian and cycle connections linking Water Lane to Weavers Hill and the High Street.



4. Design Evolution – Character Areas

- New areas with varying character types;
- Gateway development area linked with green edge;
- New main village lane through the full length of the scheme – sinuous route with a crossing point through the central 'village green'; and
- Clusters of village homes preserving and respecting the setting of the Conservation Area.



5. Design Evolution – Key Features

- Overall design to knit together movement systems, character areas and green infrastructure;
- Development areas to be permeable with existing and proposed footpath routes between and around;
- Legibility and character to be reinforced by the inclusion of key buildings in significant locations connecting where possible to vistas along routes or across open space;
- Design with nature with all significant trees and hedges retained;
- Tree planting within main routes through housing areas where possible and positioned to reduce potential overshadowing.

3.20 The concept has developed from the key urban design principles and seeks to ensure that the development is designed to a high quality through creation of generous plots, open spaces and strong features that will give the scheme its own identity whilst responding to the local context and site surrounding. The design strategy employs a number of key features, including;

- **An obvious gateway** – providing the point of primary access to the site, giving a sense of arrival;
- **Green spaces** – breaking up the built form and helping to create a sense of place;
- **Active frontage** – building designed to front the street providing natural surveillance and creating a varied street scene;
- **Key views and vistas** – designing to respect existing important viewpoints and creating vistas within the development to draw the eye along the road to connect with open spaces and existing residential areas. This assists with the permeability of the scheme;
- **Focal points** – key buildings that draw your attention and define the scheme;
- **Landscape buffer and open space** – providing a buffer to open countryside and respecting existing established hedgerows and important trees. Creating a sensitive edge to the development and providing access to the countryside for leisure and recreation.

3.21 The proposed development seeks to provide up to 175 new units, internal roads and open space on 9 ha of land, with a mix of 2, 3, 4 and potentially 5 bedroom dwellings. This gives an average density of development of 35 dwellings per hectare (dph) based upon a net developable area of 5 ha. The development will aim to provide 30% affordable units in line with policy.

3.22 Landscaped green space is proposed along the stream where Water Lane forms the northern extent of the site. This will provide a “green edge” to the development adjacent to the site entrance. The open space will promote biodiversity and provide informal recreation.

3.23 A village green is proposed within the site. Further green space will be provided, including a 400m² equipped play area, around the development creating landscaped areas to enhance overall visual amenity, produce breaks between areas of built form, and enhance green infrastructure and wildlife corridors.

3.24 Two attenuation ponds have been included within the Masterplan to provide sustainable urban drainage measures through reduced speed run-off and increased surface water storage capacity in the Water Lane corridor.

3.25 The Illustrative Masterplan plan accompanying this outline application is shown overleaf.

The concept seeks to ensure that the development is designed to a high quality through creation of generous plots, open spaces and strong features.



KEY

- Site Boundary
- Existing Watercourse
- Existing Tree
- Proposed Tree
- Existing (Sustainable) Groundwater Planting/Planting
- New Green Planting
- Existing Green Planting
- Green Space Used for Sustainable Use/Space
- 100% Fertilized Area for Play (400m2) with 20m buffer to Village Green
- Local Area for Play (200m2) with 20m buffer to Village Green
- New Bridge
- Access Road
- Private Road, 5.5m wide, 2m Footway
- Parking
- New Building (Detached House)
- New Building (Detached House, Garage)
- Local Building
- Footway/Pathway



Illustrative Masterplan
Produced by Pro Vision, NTS.

- 3.26 A series of parameters plans are provided in support of this application, including illustrative streetscenes and cross sections. The parameter plans are also supported by the following sections of this document, which discuss the character areas proposed within the development, and the varying architectural detailing and street typologies that should form part of the development.

USE AND AMOUNT

- 3.27 The proposals include a range of house types and sizes suitable for different households. A range of recreational land is also proposed to benefit future residents as well as the existing community, and to complement the residential use.

Residential	175 dwellings
Play Area	1000 m ²
Village Green	1800 m ²
Informal Open Space	24,310 m ²
Attenuation Basins	4380 m ²
TOTAL	3.15 Ha (approx)

- 3.28 Fields in trust provide guidance for the provision of open space. The emerging recommendation contained in "Beyond the Six Acre Standard" suggest a total of 2.6 Ha would be expected on a development of this scale. These proposals therefore exceed expectations.

SCALE

Building Heights

- 3.29 Building heights are illustrative. For the most part, buildings will be two storey, although there may be 2.5 storey buildings in key locations, which could act as focal buildings within a streetscene. Ridge heights would be kept to a maximum of 12 m.
- 3.30 Along the eastern boundary of the site, which is closest to the boundary of the South Downs National Park, a softer approach is proposed, with buildings not exceeding two storeys and being set back off the boundary behind a landscaped tree belt.

Density

- 3.31 The scheme proposes a low density of development averaging 35 dph across the site based on the net developable area. The development has a loose character, with open spaces incorporated throughout the site and significant sized gaps between buildings to avoid overly dense or prominent built up areas.

Appearance

- 3.32 The illustrative Masterplan for the site aims to create an inspiring place to live with a series of character areas with varying forms that create different experiences and that harmonise with the surroundings and respect the setting of the site.
- 3.33 The development will create 4 different character areas, providing a mix of varying house types, sizes and styles.
- 3.34 The development will be accessed via a primary street serving as the spine road through the development. The street will be a tree lined avenue, supported by native planting. Open space is provided at the northern edge of the development, and centrally within the site in the form of a village green. Tree planting throughout the development will enhance ecological habitats and green infrastructure throughout the development.

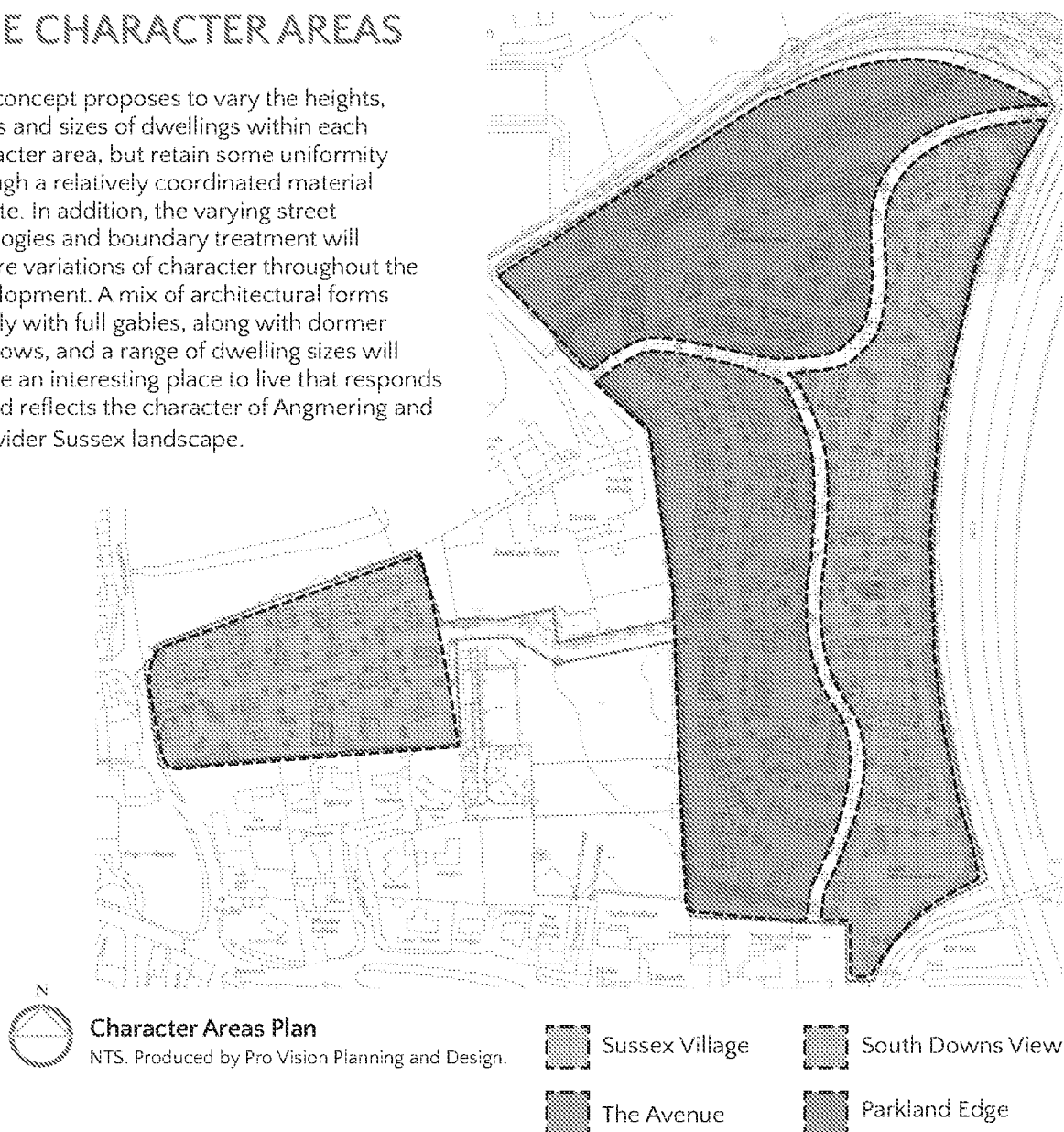


4 CHARACTER AREAS AND ARCHITECTURAL PRINCIPLES

- 4.1 This section seeks to set out a design framework and conceptual approach to spatial arrangements and detailing to pave the way for the detailed design of the proposed development. It includes overarching principles and an architectural design code which any detailed design should follow.
- 4.2 The proposed architectural design and use of materials is influenced by the local vernacular within Angmering and the Sussex Coast. The parameters therefore seek to ensure that the proposal relates to both the immediate and wider context.
- 4.3 The historic core of Angmering displays the character and appearance of a traditional Sussex village with an informality in spatial arrangements, road alignment and elevational variety. In this regard the development is intended to be sympathetic but also to have regard to the Council's vision for new development on the edge of the settlement.
- 4.4 Creating a new development on the edge of Angmering that has its own identity is a primary aim of the illustrative masterplan. To avoid a development that leads to the creation of an "anywhere place", this proposal seeks to establish 4 distinct character areas, unified by some common characteristics and by the overarching landscape structure.

THE CHARACTER AREAS

- 4.5 The concept proposes to vary the heights, styles and sizes of dwellings within each character area, but retain some uniformity through a relatively coordinated material palette. In addition, the varying street typologies and boundary treatment will ensure variations of character throughout the development. A mix of architectural forms mainly with full gables, along with dormer windows, and a range of dwelling sizes will create an interesting place to live that responds to and reflects the character of Angmering and the wider Sussex landscape.



Sussex Village

- 4.6 Designed to respond to the special character and appearance of the conservation area and providing pedestrian/cycle connectivity from the development to Weavers Hill and the village centre thus tying the various character areas with the existing settlement. The "Village" provides connectivity and transition between existing urban form and the new development and is tree lined to create a village feel.
- 4.7 Parts of this area reinterprets a clustered development form, akin to a group of converted farm buildings. The courtyard parking area and small front gardens should create a degree of intimacy, enclosure and a sense of private space.
- 4.8 The "Village" will have a low to medium density, with the green and play space at its western end on the visual axis along the road. The green provides a focal point whilst preserving the setting of a listed building to the south. The design approach enables the historic character to extend into the housing areas, and enable residents to benefit from an open aspect over the green space.
- 4.9 The "Village" will be characterised by detached, semi-detached and terraced houses in clusters with parking primarily on plot and in the main discretely positioned between houses. However some on-street and lay-by parking is also proposed along the lane for occasional visitors.

4.10 Key Features of this Character Area Include:

- Clusters of housing
- a traditional u-plan with one open side and with courtyard parking and shared space
- Roadside tree planting designed in at the outset
- Aspect over the Green
- Detached, semi-detached and terraced homes
- On-plot parking with some on-street parking for visitors
- Focal space to provide social hub
- Low to medium density development



Parkland Edge

- 4.11 Designed to be a point of arrival and a clear entrance to the development whilst also having a sympathetic edge to the countryside. Benefiting from scenic views over the watercourse and its flood plain, this area will comprise main frontage of the development towards Water Lane. The dwellings will all be detached, semi-detached and terraced, with some apartments (designed to reflect single homes). This part of the development will focus on providing an attractive, affordable environment for families.
- 4.12 Key Features of this Character Area Include:
- An obvious gateway entrance into the development
 - Dwellings with aspect over parkland and open space
 - Linkages to and through the open space
 - On-plot parking
 - medium density housing



The Avenue

- 4.13 Designed as the central spine route through the development providing connectivity and tying the various character areas together. The street is aligned such that it takes a gentle sweep through the site and connects with the loop around other character areas. The Avenue provides connectivity between the development areas but is tree lined to help create a garden village feel.
- 4.14 The Avenue will have a medium density, with a central village green that opens out across the entire width of the development. A focal point feature will be created in the centre of the green with play spaces included for adequate supervision. The design approach enables residents to benefit from an open aspect over the green. The Avenue will be characterised by detached and semi-detached houses fronting onto the street with parking primarily on plot and in the main discretely positioned between houses. However some on-street and lay-by parking is also proposed along the lane for occasional visitors.
- 4.15 Key Features of this Character Area Include:
- Sinuous carriageway alignment
 - Houses addressing the road with a degree of uniformity
 - Roadside tree planting designed in at the outset
 - Aspect over the Green
 - Detached and Semi-detached homes
 - On-plot parking with some on-street parking for visitors
 - Focal space - potential social hub
 - Low to medium density development



South Downs View

4.16 Designed to present a sympathetic edge to the countryside. Benefiting from scenic views over the National Park, this area will comprise main frontage of the development towards the ring road. The dwellings will all be terraced, semi-detached and flats in reasonable sized plots. This part of the development will focus on providing an attractive environment for small households.

4.17 Key Features of this Character Area Include:

- Dwellings with aspect over countryside
- Flint walls around some plots
- Green route footpath/cycleway
- Tree lined access road
- Linkages to open space
- On-plot parking
- Relatively medium density housing



ARCHITECTURAL PRINCIPLES

- 4.18 The built form seeks to draw from the local vernacular of Angmering and other Sussex villages. The architectural style is predominantly traditional, with wide use of local materials. The public realm provides an opportunity to knit together the proposed development with continuity of design details, boundary treatment, surfacing and materials.
- 4.19 Streets will be designed to keep traffic speeds low and promote walking and cycling. Streets will be paved, with trees arranged to help define the street scene and support traffic calming measures.

FORM

- 4.20 The proposals include four main dwelling types; flats and houses that are detached, semi-detached or terraced.
- 4.21 The flatted blocks are small, each containing 6 units with parking alongside. They have two architectural forms, each appearing 3 times in the Illustrative Masterplan. Most are at the northern end of the site with views over the parkland area alongside Water Lane.
- 4.22 Detached dwellings will predominantly occupy corner plots or a gateway position into the development. Detached dwellings will also form focal buildings within the development to aid legibility and create interest and variation within the streetscene. Dwellings occupying corner plots will be designed to ensure that they address both street frontages. Detached properties are likely to comprise generous family living accommodation with 4 or potentially 5 bedrooms. Parking is to be provided on plot through the means of a private driveway and/or garage. Some detached dwellings will have car-barns.
- 4.23 Semi-detached dwellings will be typically two storey units located throughout the development, although predominantly within the South Downs View area. Semi-detached dwellings are likely to provide 3/4 bedroom properties with associated family living accommodation, although some will provide smaller 2 bedroom homes suitable for first-time buyers and those wishing to downsize.
- 4.24 The illustrative masterplan also includes some 2 storey terraced dwellings. These are likely to be largely 1 or 2 bedroom units suitable for first-time buyers and those wishing to downsize. The smaller units will adopt an appearance of traditional farm workers cottages, or even converted farm buildings.

TYPICAL ILLUSTRATIVE ELEVATIONS



Detached 2.5 storey unit with
attached single garage



Detached
2 bedroom cottage



Detached 2 storey
3 bedroom house

- 4.25 Dwellings will generally follow the patterns and styles of the local vernacular. Particular attention to be paid to policy HD6 of the Neighbourhood Plan:

'Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of the development.'

TYPICAL ILLUSTRATIVE ELEVATIONS



Detached 2 storey
4 bedroom house with attached
double garage



Semi detached 2 storey
3 bedroom house



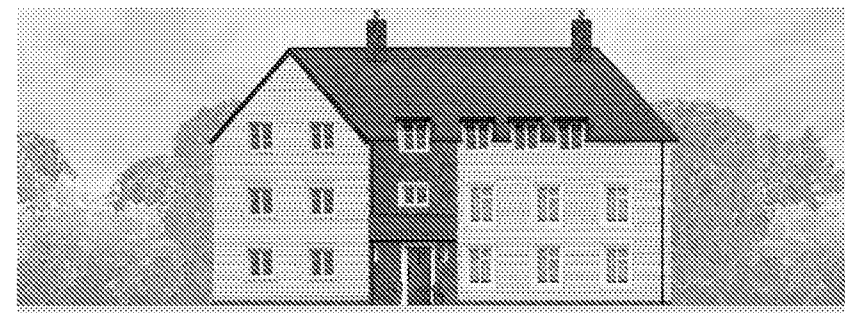
Terraced
2 bedroom houses

'Architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoines and architraves may be incorporated.'

4.26 Typical Flatted scheme

Characteristics:

- Location: Corner plots, Gateway, Parkland edge or Focal Point
- Parking arrangement: Courtyard
- Amenity Space: communal amenity and close to POS



Illustrative elevation – Typical flatted scheme

4.27 Typical Detached dwelling

Characteristics:

- Location: Corner plots, Village Lane, Gateway, Parkland edge or Focal Point
- Parking arrangement: Garage and/or Driveway
- Amenity Space: Private Garden to the rear and frontage



Illustrative elevation – Typical detached dwelling

4.28 Typical Semi-detached dwelling

Characteristics:

- Location: Village Lane, The Avenue, South Downs View
- Parking arrangement: Garage and/or driveway, or courtyard
- Amenity Space: Private garden to the rear and limited frontage



Illustrative elevation – Typical semi-detached dwelling

4.29 Typical Terrace Characteristics:

- Location: Village Lane, Parkland Edge, South Downs View
- Parking arrangement: on plot or courtyard
- Amenity Space: Private garden to the rear and limited frontage



Illustrative elevation – Typical terrace

Focal Buildings

- 4.30 The use of focal buildings can help to punctuate an area, particularly in new developments adding visual interest and punctuation to the experience of moving through the area. They can also provide landmarks assisting with legibility and way-finding, marking key nodes, views, vistas and key character areas. This can also be done through subtle changes such as providing distinctive landscaping, a step in the building line or change in building heights.



Focal Buildings Plan

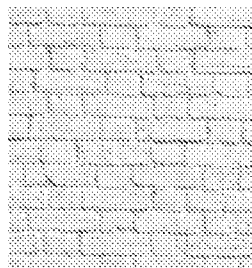
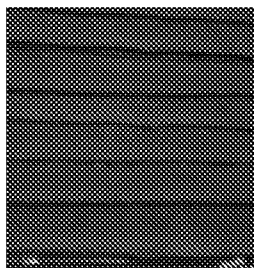
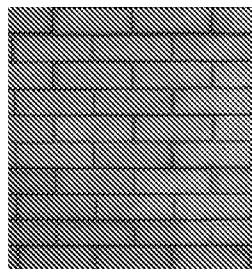
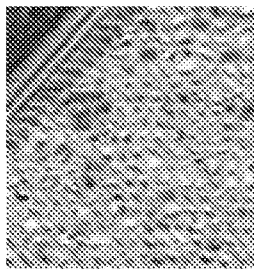
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MATERIAL PALETTE

- 4.31 Sussex vernacular typically comprises a mix of classical and traditional forms of architecture. Fenestration tends to follow clear vertical or horizontal lines with openings lining through or appearing symmetrical or balanced in some way. Its formal principles are however softened through irregular spacing and the varied use of appropriate materials.
- 4.32 The palette of materials used in the construction and finishing of buildings can have a key impact on the overall quality, character and appearance of the development. Proposals will need to respond to and complement the existing vernacular language and as such ensure that the proposed materials reflect the local palette.

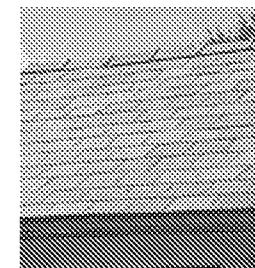
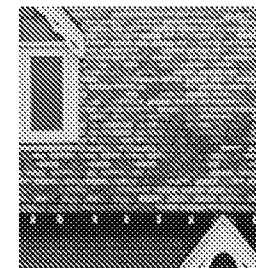
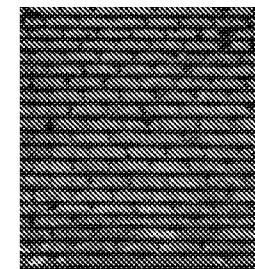
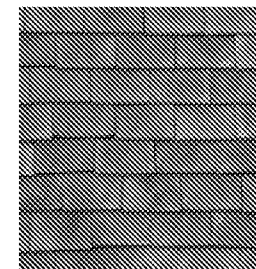
Walls

- 4.33 Predominantly elevations will comprise red facing brick to match the local vernacular. In addition, interspersed through the development would be rendered, painted brick or tile hung properties to accord with the vernacular and add interest and variety to streetscapes. Flint will be used selectively in focal buildings and boundary treatment. Dwellings which take on the appearance of converted barns will make use of horizontal timber boarding. Lower status buildings such as car ports and service structures will also use timber cladding.



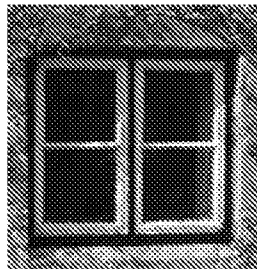
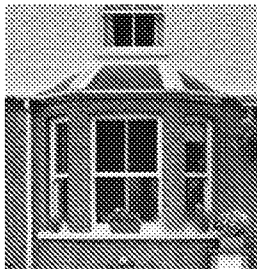
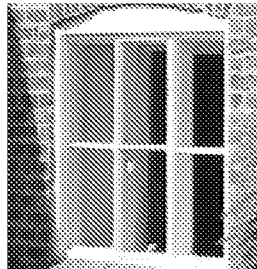
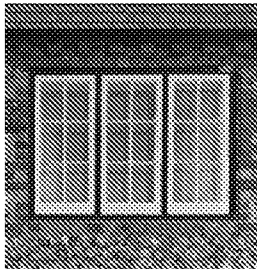
Roofs

- 4.34 Proposed roofs will typically be covered with slate or plain tile to break up the roofscape. Typically roofs will be designed to tie in with the local vernacular. Roofs will be pitched with strong gable ends and chimneys. Some half-hipped roof forms will echo the rural character.



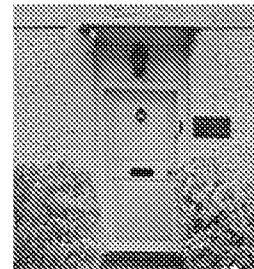
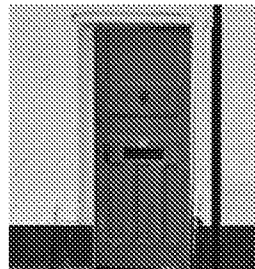
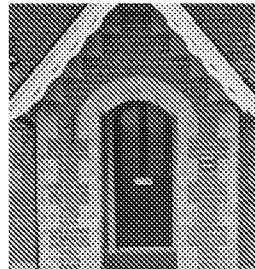
Windows

- 4.35 Windows would generally have an informal layout with size bearing a relationship to the size and function of the room it serves. However, overly small windows will be avoided to ensure that they are not lost in the elevation. Frames would generally be recessed, particularly on larger properties. Some windows will have brick arches above. Window types should take the form of casements or sashes where appropriate or should be divided by horizontal and vertical glazing bars.



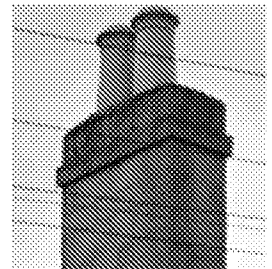
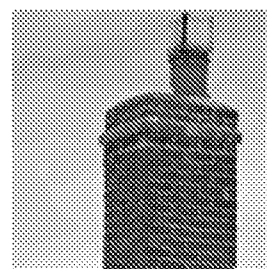
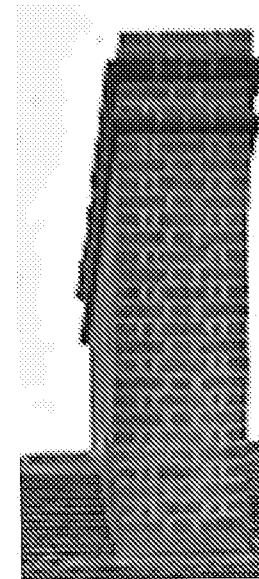
Doors & Porches

- 4.36 Front doors would typically be of timber construction and have a painted or natural, treated finish. Doors would generally be recessed from the front elevation. An element of glazing would be included but this should be restricted to provide a vertical emphasis.
- 4.37 All principal front doors will typically have a porch or canopy. Porches or canopies will either be in the form of a pentice roof (a narrow sloping extension of a building's roof) and held up by simple timber brackets or supports, or alternatively some properties may include simple flat roof or gabled canopies to add some variety.



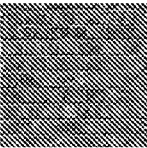
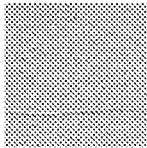
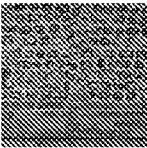
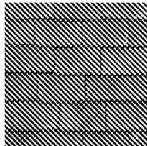
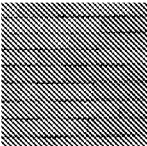
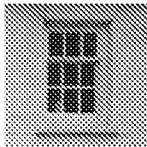
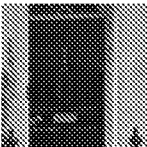
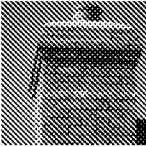
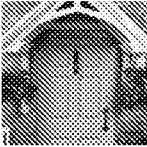
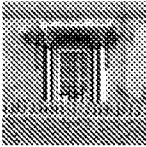
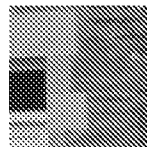
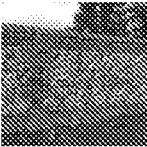
Chimneys

- 4.38 Chimneys are a feature of traditional architecture and help to punctuate the roofline adding interest to an area, they are an important feature in the Angmering Conservation Area. Most dwellings should have functional chimneys. Chimneys will be constructed in local brick for properties of both brick and render construction. Chimney stacks will be largely of a simple design with some detailing around the top and will include chimney pots.



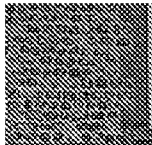
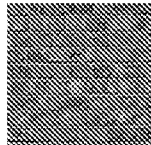
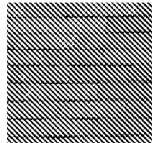
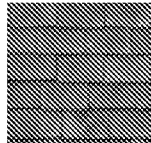
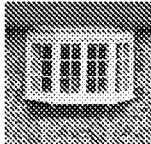
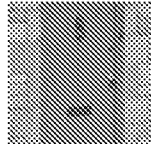
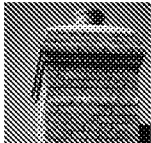
ILLUSTRATIVE DESIGN CODE

Character Area - Sussex Village

<u>Walls</u>	■ Brickwork ■ Rendered ■ Brick and flint	  
<u>Roofs</u>	■ Clay tile ■ Natural slate	 
<u>Fenestration</u>	■ Predominantly casement, timber windows ■ Painted timber panelled doors	 
<u>Detailing</u>	■ Chimneys in brick ■ Bracketed canopies ■ Recessed porches ■ Corbel strings ■ Stone dressings	    
<u>Boundaries</u>	■ Brick and flint walls	

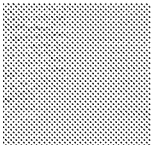
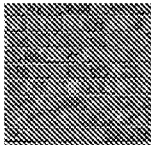
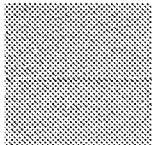
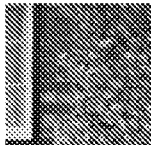
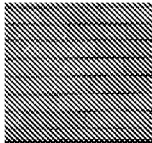
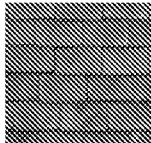
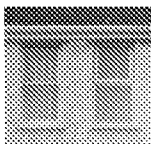
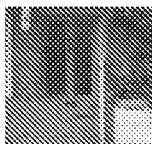
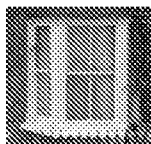
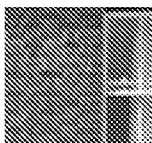
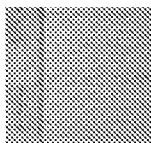
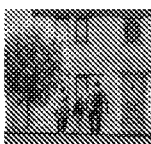
ILLUSTRATIVE DESIGN CODE

Character Area – Parkland Edge

<u>Walls</u>	■ Brick and flint ■ Brickwork	 
<u>Roofs</u>	■ Natural slate ■ Occasional clay tile	 
<u>Fenestration</u>	■ Predominantly casement windows ■ Bay windows ■ Painted timber solid doors	  
<u>Detailing</u>	■ Chimneys in brick ■ Occasional porches with bracketed canopies ■ Brick window arches	  
<u>Boundaries</u>	■ Brick and flint walls ■ Post and wire fence set within hedgerow	 

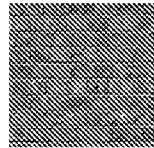
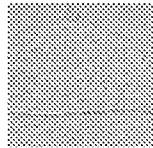
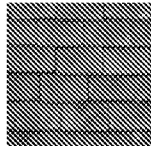
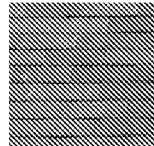
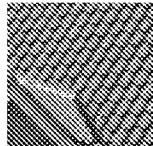
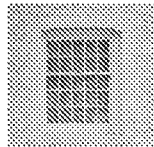
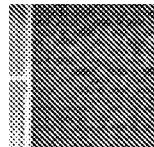
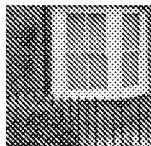
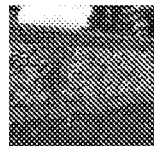
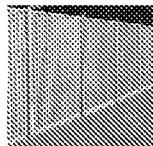
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Character Area - The Avenue

<u>Walls</u>	■ Painted brick ■ Brickwork panels ■ Render ■ Brick and flint	   
<u>Roofs</u>	■ Natural slate ■ Plain clay tile	 
<u>Fenestration</u>	■ Casements - mix of small pane and modern ■ Solid doors ■ Bay windows	  
<u>Detailing</u>	■ Brick detailing ■ Render infill	 
<u>Boundaries</u>	■ Open frontage ■ Brick and flint walls ■ Post and wire fence set within hedgerow	  

ILLUSTRATIVE DESIGN CODE

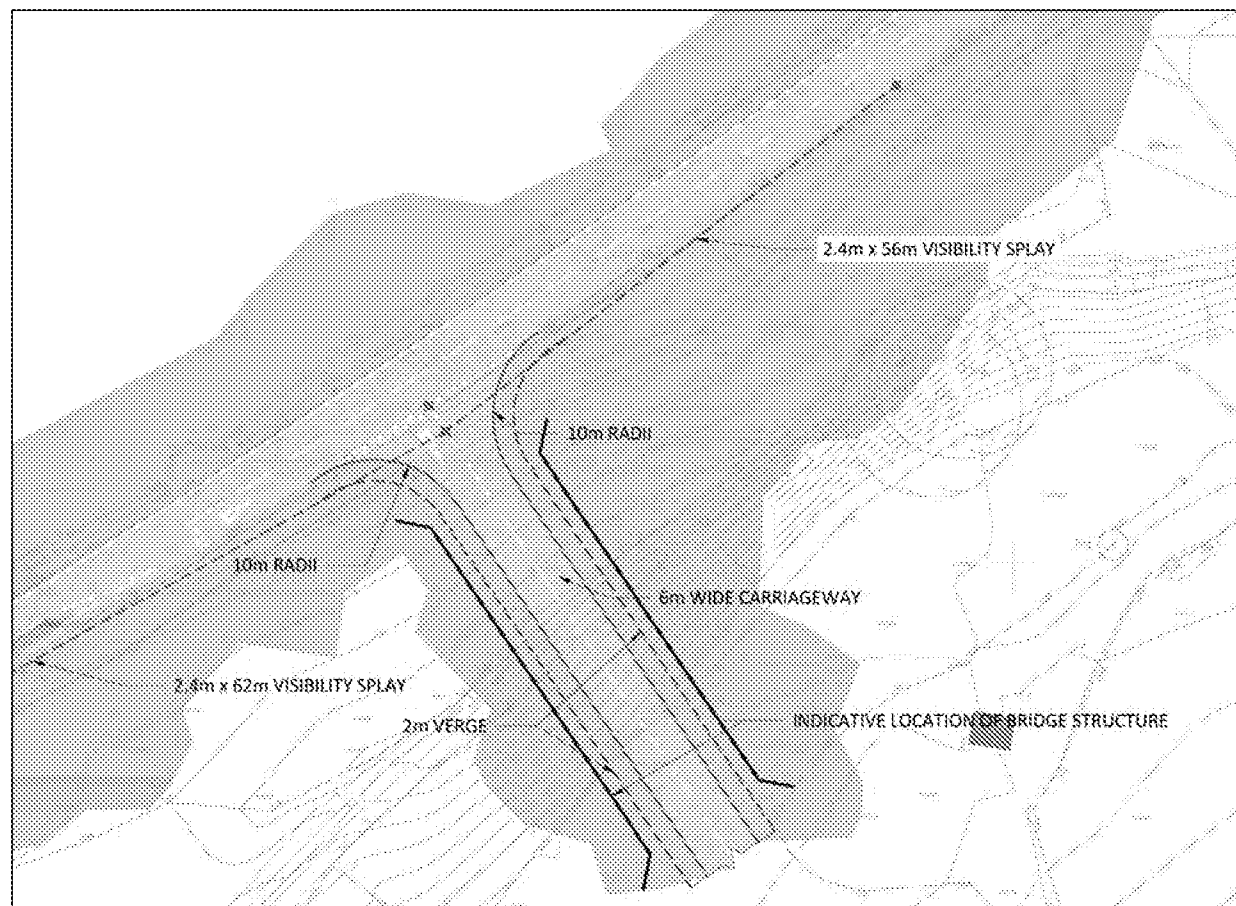
Character Area - South Downs View

<u>Walls</u>	■ Brick and flint ■ Brickwork ■ Render	  
<u>Roofs</u>	■ Plain clay tile ■ Natural slate ■ Occasional pan tiles	  
<u>Fenestration</u>	■ Casement windows ■ Solid doors – small panes	 
<u>Detailing</u>	■ Brick detailing, arches and cills ■ Chimneys in brick	 
<u>Boundaries</u>	■ Estate railed frontages ■ Brick and flint walls ■ CBF only to private areas	  

5 ACCESS STRATEGY AND STREET TYPOLOGY

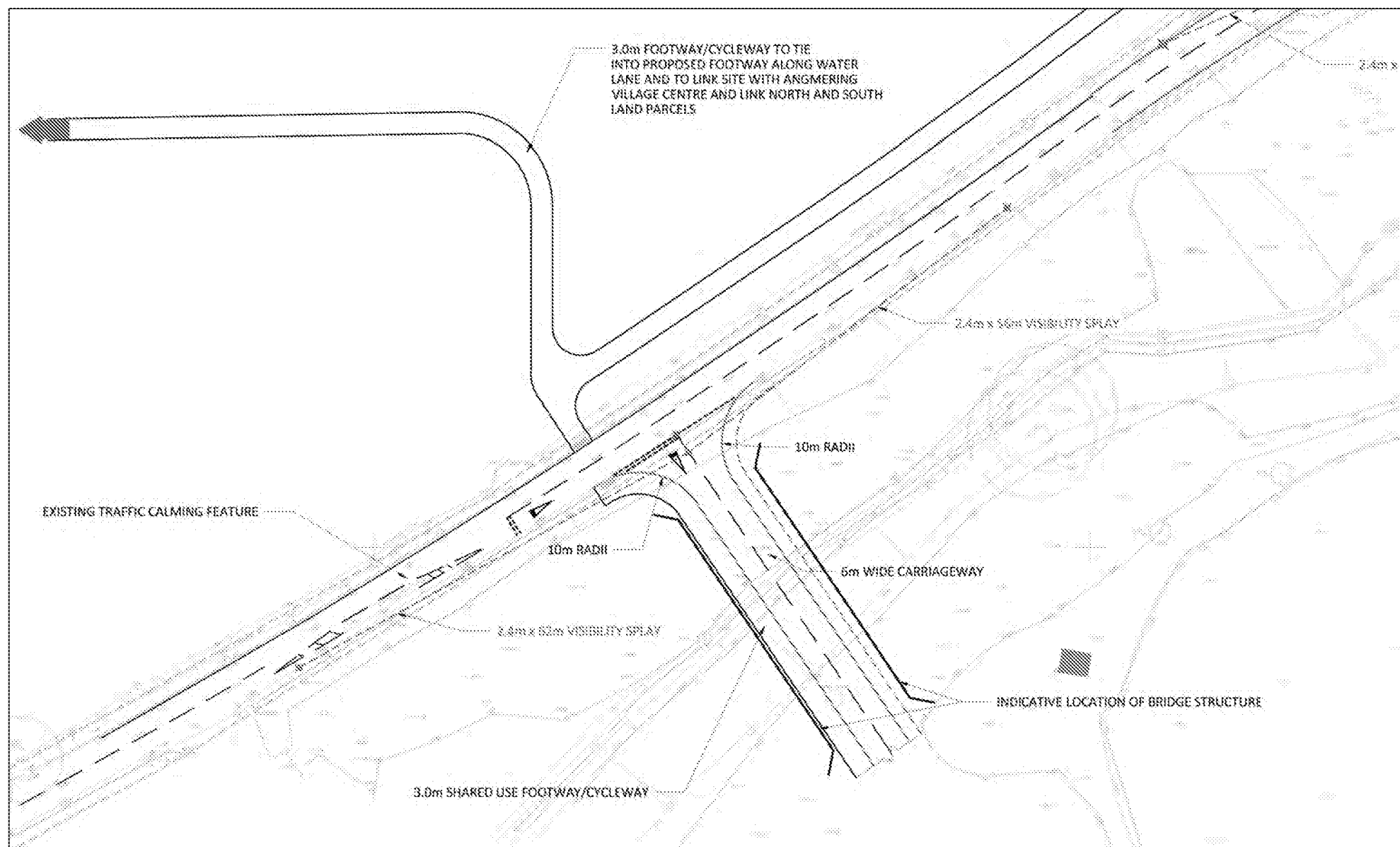
VEHICULAR ACCESS

- 5.1 In view of topography on the northern part of the site, to achieve vehicular access to Water Lane a bridge structure is required. The bridge would be some 25m span and its height above ground levels would vary between 1m and 3m.
- 5.2 Whilst the detail of the bridge structure itself will be a matter to be confirmed at the Reserved Matters Stage, the site access Drawing ITB9105-022A (extract provided) indicates how the access can be achieved and identifies that the bridge deck would need to be some 13m wide, sufficient to carry a 6m road with adjacent verges. At this stage it is not proposed to provide a footway across the bridge to Water Lane, with the pedestrian access strategy for Land South of Water Lane focussed on delivering pedestrian access directly towards local facilities from the south at High Street and to the west of the site at Weavers Hill and Cumberland Road. Cyclists will be able to safely travel within the access road itself to join the designated on-road cycleway already provided along Water Lane.
- 5.3 The design of the access road and bridge structure has however been considered in a way that would not prejudice the delivery of the site at Land North of Water Lane, and would not preclude the provision of designated walking and cycling connections to Water Lane in the future. Drawing ITB9105-GA-019 (extract provided) identifies how a 3m shared footway / cycleway can be delivered across the bridge structure within the indicated parapet width. This would link to future walking and cycling facilities that can be delivered by the Land North of Water Lane site, and would offer integration between the existing and future communities of Angmering.



Proposed Site Access Plan

NTS. Produced by i-Transport.



Proposed Site Access Plan

NTS. Produced by i-Transport.

STREET HIERARCHY

- 5.4 Legibility is a key principle of good urban design. A distinct and clear street hierarchy is fundamental to the legibility of a development ensuring places are easy to navigate through and around. The design and appearance of the streets within a development are key to the overall character and appearance of a place. A well designed scheme will therefore create a street network which provides a network of well-designed spaces with a clear, legible and coherent hierarchy of streets promoting permeability and ease of movement for all.
- 5.5 Street Hierarchy is defined by a number of factors. These can include street widths and lengths, building heights (also known as height to width enclosure) the standard and type of materials used in the hard landscaping, use of trees and greenery and importantly the relationship between vehicular and pedestrian movement routes.
- 5.6 It is proposed to include three main street types within the development. These will include the Primary Street, known as 'The Avenue'; a Secondary Street, known as 'The Village Lane'; and a series of home zones.

