Land East of Fontwell Avenue, Fontwell, West Sussex











Design and Access Statement

aap architecture

dandara award winning property

ARUN DISTRICT COUNCIL WA/48/19/RES

Contents

PAGE NO	
1	**Section 1 Introduction** 1.1 Application Summary 1.2 Design Approach
4	**Section 2 Context analysis** 2.1 Site Location 2.2 Site Description 2.3 Site Assessment 2.3.1 Context and Character of neighbouring development - Fontwell/Arundel Road 2.3.2 Context and Character of neighbouring development - Wandleys Lane/Fontwell Avenue South 2.4 Constraints and Opportunities
11	**Section 3 Development principles / parameters** 3.1 Outline Approval 3.2 Site Concepts
15	**Section 4 Scheme development and consultation** 4.1 Scheme Development Summary 4.2 Pre Application Meeting (21st December 2018)
18	**Section 5 Development proposals** 5.0 Proposals 5.1 General Layout Principles 5.2 Layout 5.3 The Character Areas 5.4 Access and Movement Hierarchy 5.5 Car and Cycle Parking 5.6 Land Use, Amount and Density 5.7 Building Heights 5.8 Materials and Detailing 5.9 Landscape Design 5.10 Community Safety 5.11 Refuse and Recycling 5.12 Non Residential Development
54	**Section 6 Conclusions**

Section 1

Introduction



1.1 Application Summary

This Design and Access Statement (DAS) has been prepared on behalf of Dandara and forms part of the Reserved Matters application for the Land East of Fontwell Avenue, Fontwell, following the Outline approval (application ref: WA/22/15/OUT).

The site lies to the east of Fontwell Avenue and Fontwell Park Racecourse; to the west of Wandleys Lane; to the south of Fontwell village and to the north of Claremont Lodge Retirement Home.

The Outline approval ref: WA/22/15/OUT was granted at by the Secretary of State on 15 July 2017.

The Outline application consisted of up to 400 new dwellings, up to 500 sq.ms of non residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq.ms of light industrial floor space (B1 (b)/(c)) and associated works including access, an internal road network, highway works, landscaping, selected tree removal, informal and formal open space and play areas, pedestrian and cyclist infrastructure, utilities, drainage infrastructure, car and cycle parking and waste storage.

1.2 Design Approach

This application submission is for:

Details of the layout, scale, appearance and landscaping, (hereafter called the Reserved Matters), pursuant to the approved outline consent, ref: WA/22/15/OUT.

A number of pre- application meetings have taken place with Arun District Council. Dandara have also presented the proposals to the community at a public exhibition. The details of the pre- application engagement are set out later in this document.

The proposals being brought forward by Dandara will provide a high quality residential development which responds to and builds upon the principles approved under the Outline Approval.

The proposals have been informed by a detailed contextual analysis of the existing site and the surrounding areas. The application scheme responds to the feedback and commentary received during the pre- application process.

Condition 7 of the Outline permission requires that prior to the commencement of any residential development, a Design Code master plan shall be submitted to and approved in writing by the Local Planning Authority. This document has been prepared and submitted and should be read in conjunction with this Design and Access Statement.



Section 2

Context analysis

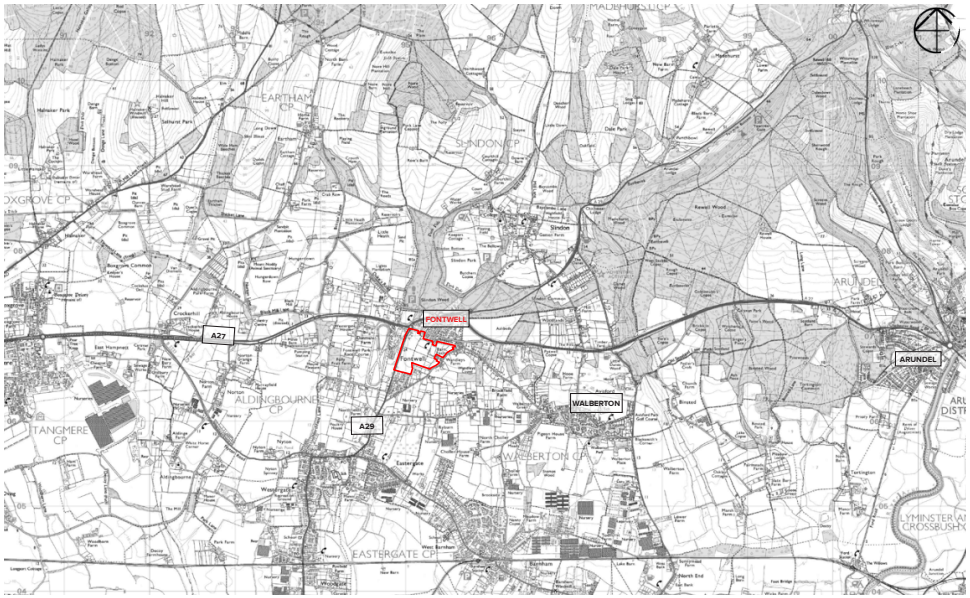


2.1 Site Location

The village of Fontwell is located between the South Downs National Park and the south coast. It is about 6 kilometres from Arundel and 10 kilometres from Chichester, the county town of West Sussex. It is 1 kilometre from the village of Walberton. Other villages close to Fontwell, are Eastergate, Westergate and Barnham to the south of the site and Slindon to the north east which is situated in the heart of the Downs, all within a 2 kilometre radius of the site.

The site is located to the immediate south of the central part of the village of Fontwell. It is bounded to the north by the A27 Arundel Road and the rear boundaries of residential properties leading off it, and to its west by the A29 Fontwell Avenue, adjacent to the Fontwell Park Racecourse. Its southern boundary abuts existing housing and a retirement village, Claremont Gardens, and a care home, and its eastern boundary adjoins Wandleys Lane, a tree lined rural road extending from Fontwell Avenue south of Claremont Gardens into the south east of the village.

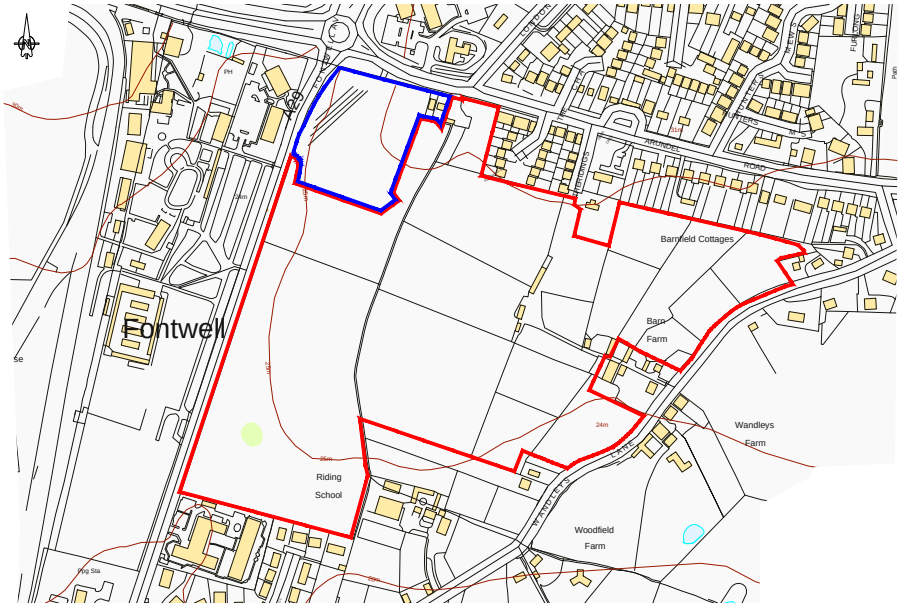
With its north western corner situated at the intersection of the A27 and A29, the site is prominent and easily accessible to vehicular traffic. However, because heavy through traffic is diverted from the village to the A27 bypass, at most times, the Arundel Road and Fontwell Avenue provide for local routes and the site is accessible to pedestrians and cyclists.



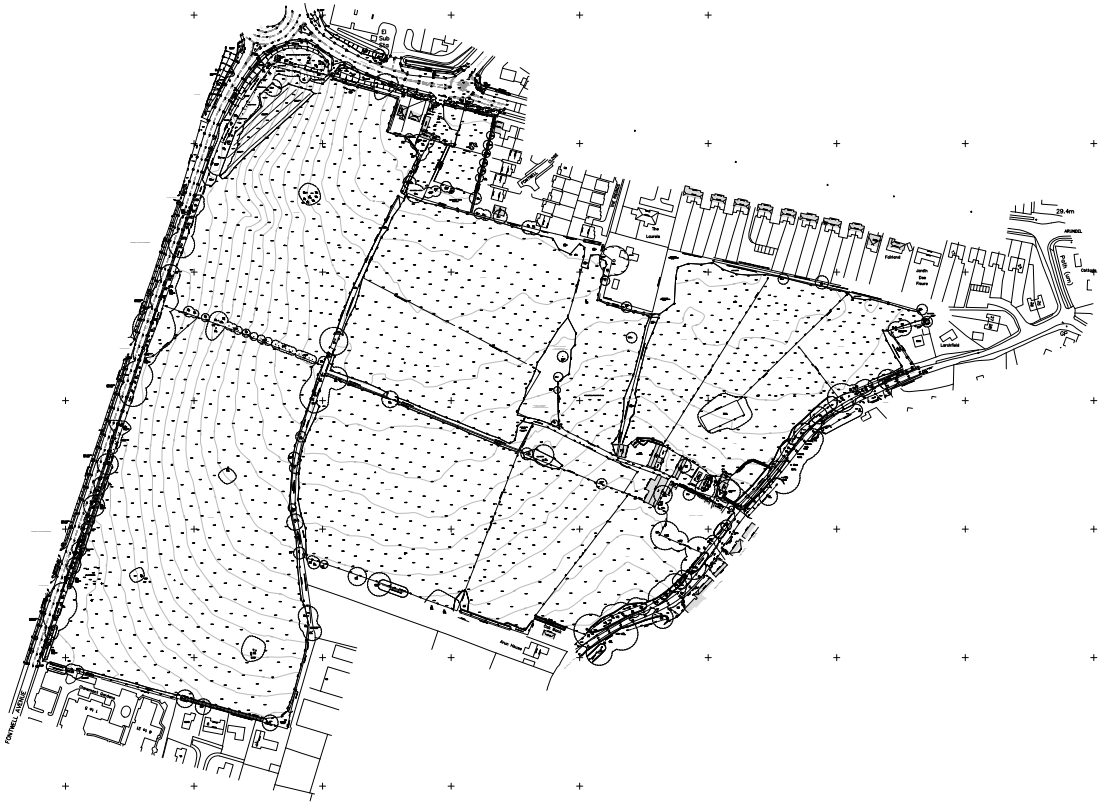


2.2 Site Description

The site is an irregular shape of approximately 18 hectares. It is largely flat but its highest point is a north south ridge in the centre and it falls gradually on each side to its eastern, western and southern boundaries. It is bounded along its perimeter by hedges and mature trees, and is internally broken up by further field boundaries and tree groupings. A number of trees within the site are subject to Tree Preservation Orders (TPO's).



Location Plan



Site Survey

2.3.1 Context and Character of Neighbouring Development - Fontwell Avenue /Arundel Road

Fontwell is centred along the Arundel Road, which has a varied and spacious streetscape with dwellings set back behind grass verges. The majority of the settlement was development during the 20th and early 21st centuries with a range of building styles and designs built over this period.

This western section of the southern side of Arundel Road is typified by 2 storey predominantly brick faced houses, set comparatively close to the pavement line. Two small cul- de- sac developments lead off Arundel Road at Fontwell Close and the Ridings, down toward the proposed development site boundary. Other facings include render, timber boarding and tile hanging.

The architectural character changes as you pass east along Arundel Road. A more generous landscaped set back provides front gardens for a row of gable fronted semi detached homes dating from the c1920's. These dwellings have long gardens which back onto the proposed development site boundary.

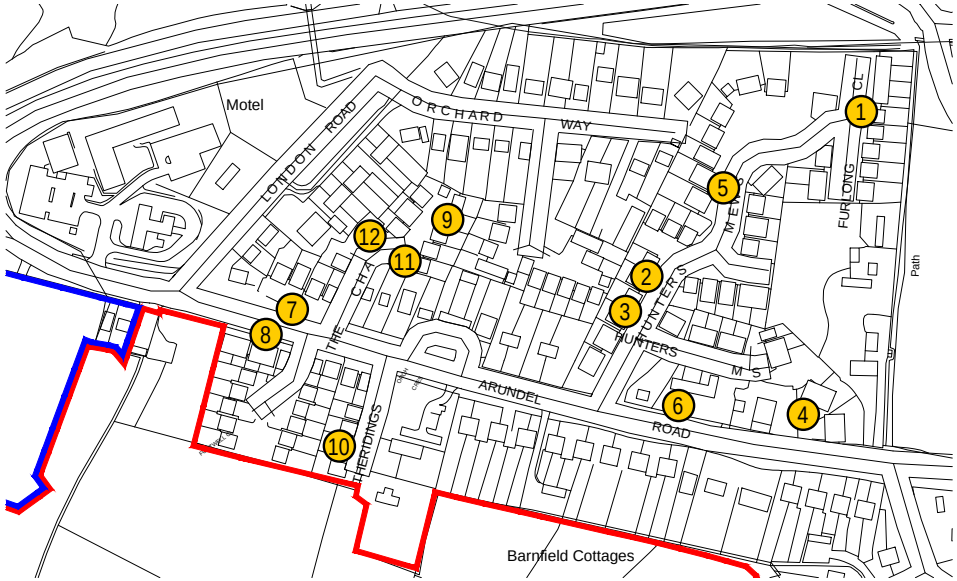
The northern side of Arundel Road is more varied in character, with a series of individual homes faced in materials including brickwork, render and tile hangings to the western end. A small recent development at the Chase leads to the small parade of shops set back behind a service lane.

Late 20th century developments such as Hunters Mews and Furlong Close lead from the northern side of Arundel Road, comprising of mainly family homes. This area of the village is defined at the northern edge by the A27 by- pass.

Passing east are individual homes set behind hedged, brick and flint walled boundaries. These are traditional in appearance and feature render, brick and flint elevations.

Passing into Walberton Lane at the eastern end of the village there is a more rural character with woodland to one side of the road. A similar character is maintained into Wandleys Lane which passes south towards Eastergate. The characteristic here is of a rural lane with largely wooded boundaries, with occasional dwellings set back from the road.

At the western end of Arundel Road is a typical roadside restaurant with parking forecourt, filling station, convenience store and motel, prominent from the A27 roundabout.





2.3 Site Assessment























2.3 Site Assessment

2.3.2 Context and Character of Neighbouring Development - Wandleys Lane / Fontwell Avenue South

Bounded mainly be Wandleys Lane and Fontwell Avenue, the existing housing is located to the south of the proposed scheme.

Passing south along Wandleys Lane, the approach leads to Wandleys Drive and Close. This is a grouping of largely brick faced bungalows in a spacious arcadian type setting.

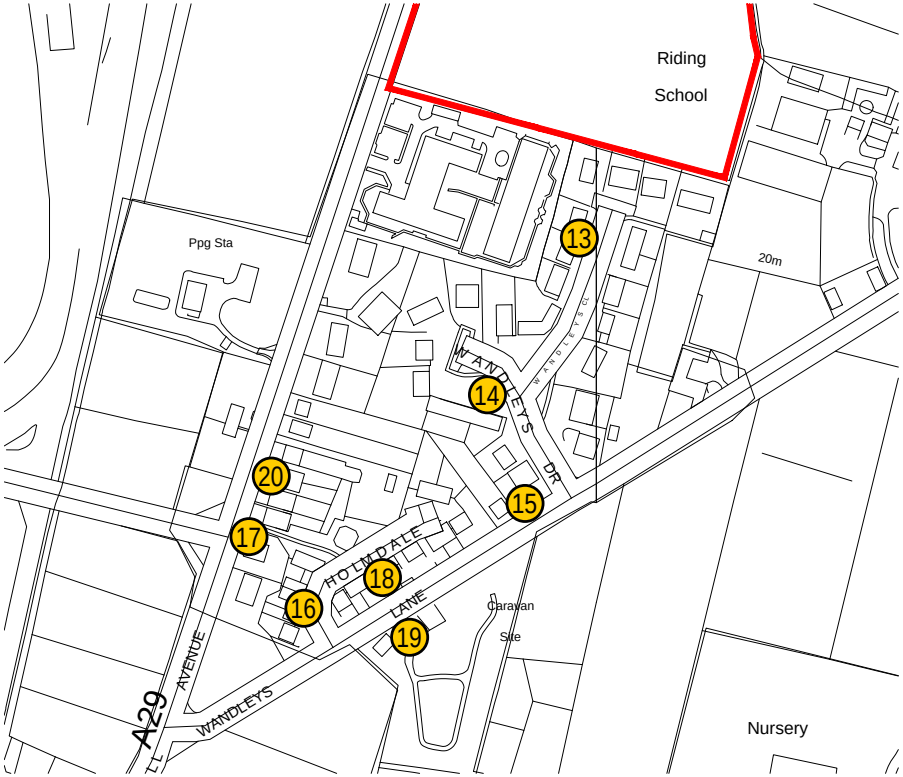
Further south by contrast is Holmdale an urban style development of predominantly brick faced townhouses which is largely arranged to face away from Wandleys Lane.

A caravan park is located across the road from here, with mobile homes arranged behind a hedged boundary.

A row of detached and semi- detached early c20th century homes face onto the eastern side of Fontwell Avenue, leading up to a grouping of individual bungalows set back from the road in enclosed plots.

Immediately to the south of the proposed development site is Claremont Retirement Homes, a later 20th century nursing home and retirement village centred around a larger Edwardian style house. This development is set back from the road and comprises 1 and 2 storey groupings.

Other individual homes are located in the settlement, which have a range of styles including early 20th century arts and crafts style cottages.



2.3 Site Assessment









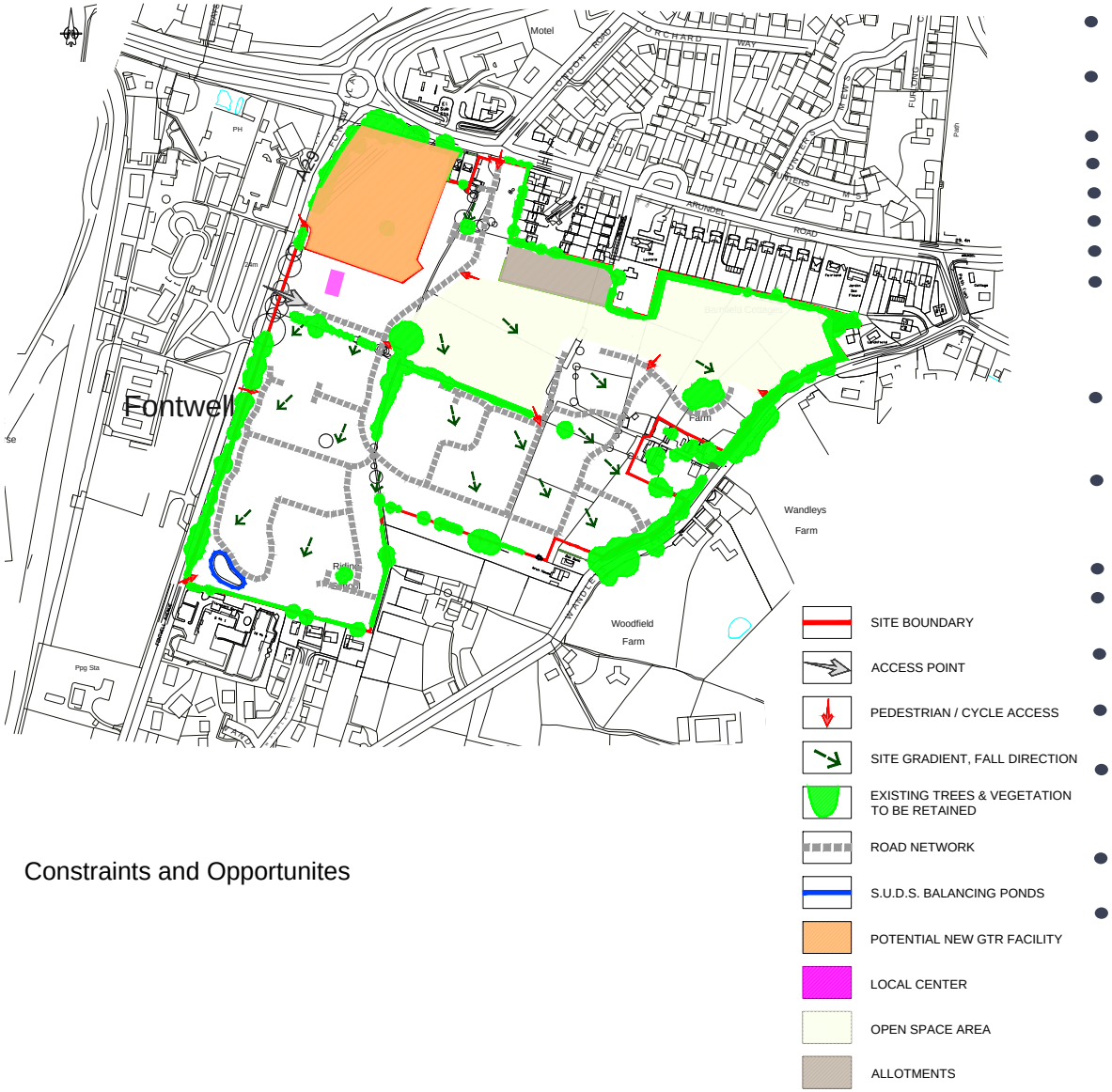








2.4 Constraints and Opportunities



Constraints and Opportunites

Constraints

- Respect and retain trees with TPO's and other trees with high arboricultural and landscape value
- Ensuring the best possible interface between existing residential rear garden boundaries
- Ensuring best possible interface between Fontwell Avenue and Fontwell Park Racecourse and the western boundary of the site
- Ensuring best possible interface with Arundel Road
- Ensuring safe pedestrian and cycle access to the site
- Integrating the scheme within the village both physically and socially
- Surface water and drainage considerations
- The need to respect the habitable and foraging opportunities for wildlife
- Preservation of the semi rural character of Wandleys Lane

Opportunities

- Delivery of a mix of much needed good quality affordable and market residential accommodation which helps meet the needs of Arun District Council
- Protection and enhancement of the natural environment including protection of the majority of trees in and around the site and their integration into the scheme
- Create a scheme with a locally inspired distinctive character
- Create well defined streets and spaces utilising the existing landscaping, with well defined and accessible areas of public open space
- Create a layout with a clear street hierarchy, corner turning dwellings and focal buildings terminating key vistas
- Integration of appropriate sustainability measures to deal with surface water within attractive landscaped areas
- Opportunity to enhance the habitats and foraging opportunities of wildlife, particularly within the mature trees and hedgerows around the site boundaries
- Add ecological value to the site in the form of SUDS features, proposed landscaping to both public spaces and private on plot areas
- Green infrastructure opportunities including MUGA, play areas, parkland, orchard, allotments, paddocks.

The full design team has been involved in the analysis of both constraints and opportunities with the application being supported by their detailed reports.

Section 3

Development principles / parameters



3.1 Outline Approval

The site benefits from an existing Outline planning consent which established the principle of the development and access arrangements only.

The following matters were reserved for later determination:

- Layout
- Appearance
- Scale
- Landscaping

It is these elements which this Reserved Matters application seeks to address in detail.

An illustrative layout with parameter plans covering land use, access and movement and building heights were submitted as part of the Outline application to demonstrate that the proposed development of 400 new dwellings and other uses could be accommodated on the site. The approval did not place any specific layout requirements for which the Reserved Matters would need to adhere to.

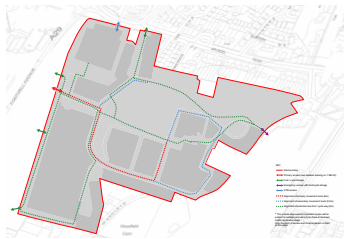
In developing the proposed site layout, the design team has reviewed the illustrative layout of the Outline approval and has sought to build upon the approach taken.

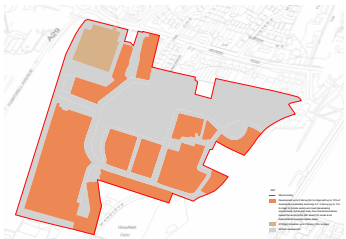
Since the illustrative layout was produced, further contextual and technical analysis has been undertaken to inform the design approach. Further details with regards to site constraints has further informed the site layout.



Approved Illustrative Masterplan







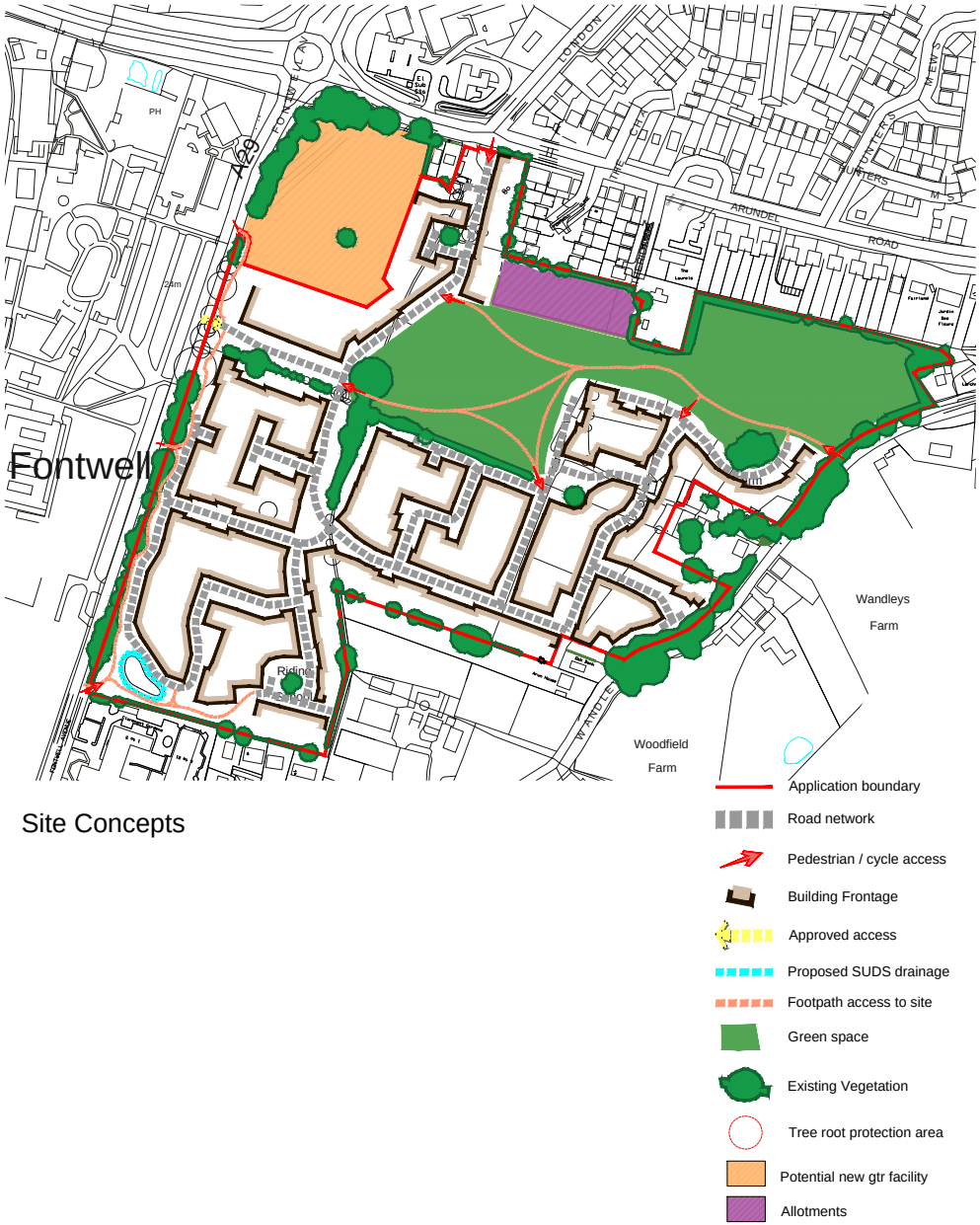
Parameter Plans

3.2 Site Concepts

The proposed concept plan summarises the Design Teams' reaction to the constraints and opportunities and provides the framework for the detailed design work.

The key principles of the concept plan are as follows:

- A development that builds upon the positive elements of the illustrative Outline Master Plan and is integrated in harmony with its surroundings;
- A development that uses a robust set of design principles to ensure appropriately scaled, aesthetically pleasing, varied in form and finely detailed proposals, creating both quality and legibility in the Public Realm;
- The design and layout of the proposed residential properties will be well considered and reflect the principal aim of providing a diverse mixture of market and affordable family homes;
- Proposals that make effective use of the site through appropriate densities in terms of scale, height and massing, and its relationship to the adjoining built and landscape environment;
- A new built form that creates a strong and distinctive sense of place informed by the local character;
- The potential to provide a range of housing types and tenures that meet local housing needs and supports a diverse, inclusive and sustainable community;
- A layout that reduces the need for car use by encouraging sustainable modes of transport linking to off- site networks;
- A street network that creates a series of safe pedestrian and cycle routes throughout the development and encourages connections with its neighbours;
- The retention and replenishment of existing trees and hedgerows of quality as part of the site wide landscape and open space strategy;
- Provision of an integrated network of open spaces to meet local needs and provide opportunities for off- site links;
- Provision of an integrated SUDS network to deal with flood risk and ensure that the development is resilient to the potential impacts of climate change within an attractive landscape area;
- Delivery of a new community building off Arundel Road to connect existing and future residents;
- Delivery of retail on the prominent main site access off Fontwell Avenue.



Site Concepts

Section 4

Scheme Development and Consultation



4.0 Scheme Development and Consultation

4.1 Scheme Development Summary

The proposal was subjected to various consultation exercises including numerous pre- application meetings, most recently on 21 December 2018, and a Public Exhibition (held 28th February 2019) at Fontwell Park Racecourse. The scope and findings of which are the subject of a separate Statement of Community Involvement prepared by Springboard Marketing Ltd. The proposal has been amended following feedback from these meetings. We provide the following overview of comments received and resulting scheme amendments.

4.2 Pre Application Meeting (21st December 2018)

The scheme was presented to the Planning Officer on 21st December 2018 and included the entire Reserved Matters scheme. Whilst the Council's response noted some design considerations, it was generally considered to be a positive response.

A summary of the comments regarding design and the amendments made are provided below:

- Comments were raised over the potential conflict between the proposed retail unit at the site entrance and the parking associated with the flats. The proposal indicates 5 parking spaces for the retail space.

  Dandara have had a number of detailed discussions with interested retail providers for this site who have confirmed that 10 spaces would be sufficient and as expected for a facility of this size. The current Reserved Matters proposal shows 11 dedicated spaces to this unit, successfully separated from the flatted scheme parking arrangements by soft landscaping. A Technical Note to justify the 11 spaces compared with WSCC has been prepared by PJA and accompanies this Reserved Matters application.

- Comments were raised in relation to the size and shape of a number of gardens.

  The Reserved Matters layout ensures all garden lengths for houses are 10m in depth with a minimum width to reflect that of the house. All garden sizes have been regularised.

- Comments in relation to a number of significant trees present in the rear garden of dwellings and the impact these would have upon the amenity provision and light.

- ***An Arboriculturalist Consultant from FPCR has visited the site and prepared a report outlining a series of observations and measures to respond to the potential impact to amenity and overshadowing.***

  There are a number of open spaces and trees throughout the site where consideration should be given to how these areas have been treated.

- ***Amendments to the layout have been carried out following discussions with the Arboriculturalist to ensure trees are safe guarded as a result of these proposals.***

  Concern was raised in relation to plot 400 and how this dwelling will appear within the streetscene, especially when viewed from the north within the open space.

- ***No amendment to this dwelling is proposed as the dwelling is specifically designed to address this important corner.***

  Some comments were raised with the distances of certain allocated parking spaces with specific plots, which will potentially result in additional on street parking.

- ***The layout has been reviewed and wherever possible, parking is in close proximity to the dwellings they serve. The layout provides a number of parking solutions, the vast majority of which is on curtilage. Full details are provided later in this document.***

4.0 Scheme Development and Consultation



Pre- application Layout 21.12.18

Section 5

Development proposals



5.0 Proposals

The proposals have been prepared in order to support the Reserved Matters planning application for 400 new dwellings, up to 500sq.ms of non residential floor space, public open space, landscaping and associated works.

The site layout demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner with housing that is deliverable on the site to meet Arun District Councils housing needs.

The site layout follows the principles and parameters established at Outline stage and responds to the extensive pre- application consultation with the following key elements.

- The provision of 400 new dwellings comprising of 1- 4 bedroom properties including 30% affordable
- The provision of 500 sq.ms of non residential floor space in the form of a retail unit and a community building
- A sustainable addition to the settlement that is designed around current design best practice guidance to create a safe, inclusive and interactive environment
- A legible development, with the public realm utilised to link individual areas that create varying space, massing and detailed design, creating a sense of place
- Primary access leading from Fontwell Avenue to work successfully within the existing road network and hierarchy
- The provision for generous open space and green infrastructure to facilitate community interaction and provide high quality recreational settings

5.1 General Layout Principles

- Although three character areas have been identified, the architectural character is consistent throughout the site. This does not mean all properties will look the same, just that the principles of architectural style and materials are based on street type, context and dwelling mix as detailed in the Design Code. These are three elevational types and detail drawn from an overall palette which will create an overarching and recognisable development style.

- Dwellings will address the public realm, and secondary elevations on corner plots are articulated to provide surveillance and activity to both streets. In each instance, adequate space will be allowed within the private realm so as not to impinge on the privacy and amenity of residents.

- 'Key' buildings and spaces are proposed that will enhance the legibility of the development as discernible structures that will help residents and visitors orientate around the development. These will be emphasised through the use of different architectural treatments, styles, materials and detailing.

- Dwellings are oriented and designed to make the most of natural ventilation and optimise daylight opportunities where possible. The thermal efficiency of the envelope of each building on the development is designed to reduce the requirement for cooling and heating.

- The orientation of residential units are designed to maximise solar gain. The primary rooms and main glazing will face south where possible and internal rooms will be distributed to maximise the benefits of solar gain by using through rooms.

5.2 General Layout Principles

5.2 Layout

The layout has evolved through a number of iterations before arriving at the current application layout. It has been influenced by technical analysis, the pre- application process with Arun District Council and consultation feedback. As the assessments have been undertaken and the response to the constraints and opportunities has developed, the scheme has positively adapted.

However there have always been certain key principles, aspirations and requirements for the scheme to deliver. The design principles can be summarised as follows:

- Character - creating a sense of place and distinct identity
- Legibility - ensuring logical structure and ease of navigability
- Permeability - ensuring efficiency of pedestrian and vehicular movement and connectivity
- Articulation - creating an interesting and responsive townscape exploiting the natural landscaping and utilising building heights, scale and massing
- Human Scale - arranging building forms that are visually pleasing and provide a sense of scale and perspective
- Secure - creating places which are protected and permit active and passive policing
- Detailing - promoting ornamentation, rhythm and richness and in addition to interest in the built environment
- Quality of Public Realm - devising routes and allowing spaces which are attractive, safe and uncluttered
- Continuity - developing a continuous flow of street frontages
- Enclosure - clearly defining public and private space
- Adaptability, Robustness and Sustainability - minimising the use of scarce resources through every aspect of the scheme
- Diversity - promoting diversity and choice through a mix of housing types, responding to local needs



Reserved Matters Layout

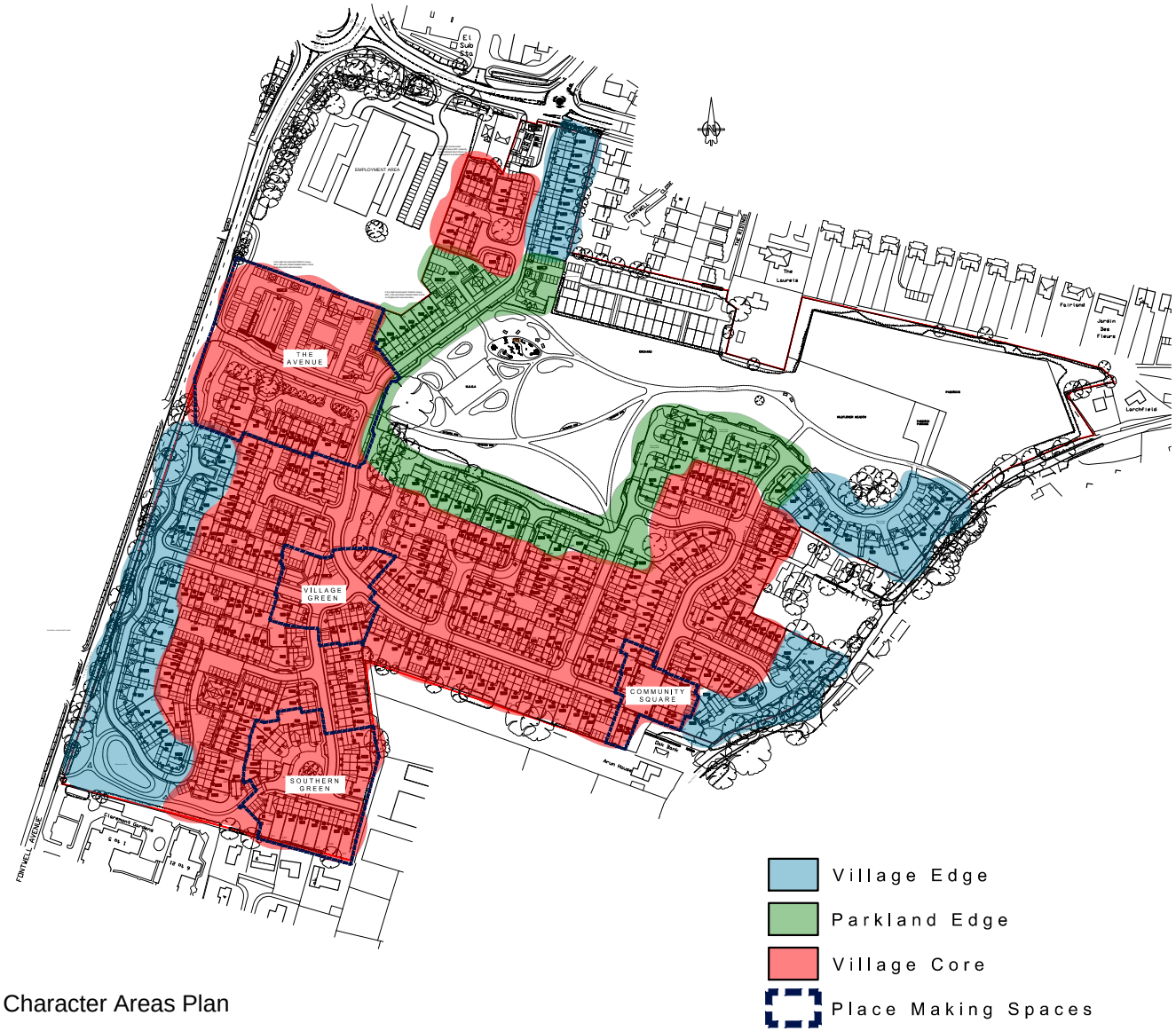
5.3 The Character Areas

A hierarchy of spaces have been developed to provide distinctive areas within the development and to enhance the overall sense of place, producing a series of linked experience when traveling by foot, cycle or car throughout the development. Their character is derived from the natural attributes of the site, the vision to create a coherent sense of place, inspiration from the illustrative Outline layout and cues from the neighbouring developments. Great emphasis has been placed on reflecting the architectural vernacular of the surrounding area.

The areas are each intended to have an individual personality in the form of scale, design and material treatment of the surrounding buildings, ensuring that an appropriately individual sense of place is created for residents and visitors and establishing a defined hierarchy of built form throughout the site.

The space design and use of materials and the agreement of a set of design principles for each character area is important to ensure a high quality and varied development.

Specific character area proposals are as follows and are described in greater detail.



Character Areas Plan

5.3 The Character Areas - Village Edge

Village Edge

Red multi brick
Red tile hanging with club tiles as a feature
Arched brick heads and brick cills
Contrasting 3 course band at window head
Single contrasting plinth band
Front to back pitch roof with barn hips
Red and brown plain style tile roofs
Repeated gables and gablets
Roof pitches between 35 and 50 degrees
Cross bar windows in white
Cottage style front doors
Front doors in timber colour
Lean to porches



5.3 The Character Areas - Village Edge

Design Fixes

First impression
Transition between existing village and development
- Low density
- Detached and semi- detached
- Continuous 2 storey build form
- Parking behind building line
- Hedge planting to front gardens



Fontwell Avenue



Wandleys Lane

Village Edge Character Area

The Village Edge character area will assist in making an appropriate transition between the existing Village and the Parkland Edge and Village core character areas.

The area covers the Fontwell Avenue, Arundel Road and Wandleys Lane frontage. Densities within this character area will be lower than elsewhere, typically 20- 25dph. Dwellings are detached or semi- detached and restricted to 2 storeys in height.

The architectural character incorporates traditional details and treatments found locally.



Arundel Road



Wandleys Lane



Village Edge

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5.3 The Character Areas - Parkland Edge

Parkland Edge

Red / orange facing brickwork
Grey board
Juliet balconies to first floor
Single projecting feature band at low level
Stone head and cills
Predominantly grey with occasional red tile roofs
Simple front to back roofs
Gable and flat roof projections are a feature
Roof pitches between 35 and 50 degrees
Eaves dark grey
Contemporary style front doors
Front doors in white
Flat roof porches
Plain casement windows in white
Casement windows with low level division
French doors to first floor bedrooms
Feature box surround to some prominent elevations



5.3 The Character Areas - Parkland Edge

Design Fixes

Built edge to open space
Predominantly detached and semi detaching housing
Predominantly 2 storey
Medium density
Parking on curtilage behind the building line
Hedge and shrub planting to front gardens





Parkland Edge

This character area forms an edge to the development and the open space.

The purpose of this character area is to create a positive blend between the open space edge and the built development. It is extensively an area of medium density, predominently 2 storey detached and semi- detached with the occasional small terrace and 3 storey block of apartments.

Typically parking is provided adjacent to the dwellings and behind the building line they serve to create a better landscaped setting.



Parkland Edge

5.3 The Character Areas - Village Core

Village Core

Red / orange facing brickwork
Light render or boarding
Single brick feature band at low level
Juliet balconies to Southern Green and Village Green
Stone heads and cills
Red and occasional grey tile roofs
Simple front to back roofs
Occasional gables
Roof pitches between 35 and 50 degrees
Eaves in dark grey
Contemporary style front doors
Front doors in white
Flat roof asymmetric porches
Plain casement windows with low level division
Stone heads and cills



5.3 The Character Areas - Village Core

Design Fixes

Heart of development
Largest and denser area
Variety of building types
2, 2.5 and 3 storey
Strong continuous build form
Semi formal character

Village Core

The Village Core represents the largest and denser character area, being at the heart of the development. The dwellings are semi-detached, small terraces, flats and maisonettes, which are characterised by a strong semi-continuous build line, good sense of enclosure, rhythmic pattern of frequent doors and windows. The Village Core links all the character areas and is typified by a variety of building typologies and materials to provide a varied street scape, distinct from other character areas within the development.





Village Core

5.3 The Character Areas - Place Making

Place Making

Red / orange facing brick
Blue boarding
Juliet balconies to Southern and Village Green spaces
Stone heads and cills
Single projecting feature band at low level
Predominantly red with occasional grey tile
Simple front to back roofs
Eaves in dark grey
Roof pitches between 35 and 50 degrees
Contemporary style front doors
Front doors in white
Flat roof asymmetric porches
Plain casement windows in white
Casement windows with low level division
French doors to first floor bedrooms to Southern and Village Green spaces
Grey window frames
Feature box surround to some prominent elevations

Design Fixes

Place making opportunity
Unique identity within Village Core
Varied built form 2/2.5/3 storeys
Consistent material pallet
Tegular paving



5.3 The Character Areas - Place Making

The Avenue

The Avenue creates a strong first impression for the residents and visitors arriving at the site. The Primary Access road is treated as a tree lined Avenue with new and existing trees, leading its way to The Parkland at the centre of the development. The mixed use building serves as a gateway building symbolising the entrance to the development facing Fontwell Avenue. The architectural form being highly distinctive relative to the neighbouring dwellings. The use of Tegular paving will also make a significant contribution to the Sense of Place.







The Avenue

Village Green

Mid way along the Primary Street is the Village Green which creates a distinct visual orientation point and key junction between the Community Square to the east, and the Southern Green to the south. 2.5 and 3 storey building groups are carefully sited around this key junction and green space. The architectural form being highly distinctive relative to the neighbouring dwellings. The use of Tegular paving will also make a significant contribution to the Sense of Place.







Village Green

5.3 The Character Areas - Place Making

Community Square

The Primary Street terminates within the Community Square and this is an important orientation point that provides a sense of location within the neighbourhood. 2 storey dwellings enclose this space, the architectural form and surface materials are highly distinctive compared to neighbouring dwellings.









Community Square

Southern Green

Within the southern part of the development and at the end of the Secondary Street, are a small group of existing mature trees which have been set in an area of green space with buildings carefully arranged around them. The dwellings are 2 storey and highly distinctive, relative to the adjacent dwellings.

The Village Green, Community Square and Southern Green also provide important vistas terminating views which aid legibility.









Southern Green

5.4 Access and Movement Hierarchy

The overall strategy for this development is to promote the role of streets as not just vehicular conduits, but also as places for pedestrians, cyclists and setting of buildings. The proposals have been designed with the objective of minimising the use of car journeys within the development and to create a safer and secure environment for all users.

The layout is based on a network of linked spaces providing connections to the facilities and recreational opportunities. The permeable layout embraces the design concepts contained in Manual for Streets which puts well designed streets at the heart of the community. It ensures that residential areas, recreational and open spaces are easily accessible via a network of roads and pedestrian linkages.

Traffic calming measures such as squares, interspersed street parking bays with tree planting, shared surfaces and sinuous road network deter higher speeds thus making the speed restriction self enforcing.

The Primary Street will be punctuated at intervals by a series of 'events'. These may take the form of squares, changes in the building line, landmarks and change in materials. These events will serve a number of important purposes, including reducing traffic speeds, creating a local character, providing focal points and creating variety and interest in the street scheme.

The Secondary Street will converge with the Primary Street at The Avenue, Village Green and Community Square. The Secondary Street will vary in character and have a supporting role to the Primary Streets and provide access to the Tiertiary and shared surface streets. They are less formal than the Primary Street, but retain the general consistent building lines.

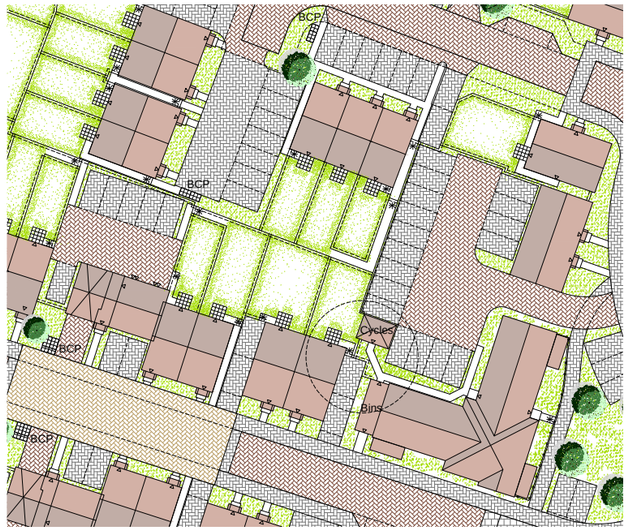
The Tertiary Streets and Courtyards will be located within and to the edge of the perimeter blocks and will provide small shared surface spaces for pedestrians and vehicles. These shared surfaces allow vehicle access and manoeuvring but will give priority to pedestrians. Natural surveillance from adjacent properties are the key components of their successful function.

Vehicle tracking (swept path assessments) have been undertaken for the internal road network to ensure that a refuse vehicle can navigate its way around the site.



Street Typology Layout

5.5 Car and Cycle Parking



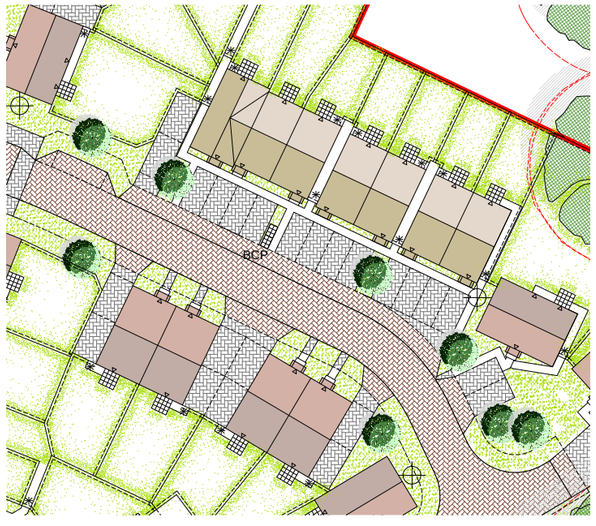
Courtyard Parking



Drive On- Plot Parking



Layby Parking



Mews Parking

5.5 Car Parking

Manual for Streets recognises that a design led approach should be taken regarding the provision of car parking spaces, which should take into account expected levels of car ownership. Where insufficient car parking is provided this can lead to inappropriate car parking behaviour, reducing the quality of the environment and causing safety concerns if they obstruct the path of emergency vehicles. Car parking has been provided in a number of ways so the streets do not become car dominated and where feasible close to the dwellings they serve. It also allows the development to be more flexible should car ownership habits change.

A range of car parking options are set out in the table below. This range of typologies provide a variety of solutions to fit the character and form of different areas on this scheme.

Type of Car Parking	No of Spaces
Allocated Parking Spaces	322
Allocated Driveway Parking Spaces	419
Allocated Garage or Carbarn Parking Spaces	64
Unallocated Parking Spaces	100
Unallocated Casual Parking	34
TOTAL SPACES	939

The spaces provided on street are not allocated and can be used by both visitors and residents. All the unallocated parking spaces are also integrated into the street scene with soft landscaping. The remaining spaces are allocated and are provided on plot, or in courtyards / mews. The level of parking provision proposed is in accordance with the West Sussex Parking Calculator.

Cycle parking will be provided generally within garages or in a lockable external shed located in private rear gardens, or within a secured communal cycle store for apartments. In terms of cycle parking, provision has been identified within the development as follows:

1 and 2 bed dwellings = 1 space
3 bed and more dwellings = 2 spaces

5.6 Land Use, Amount and Density

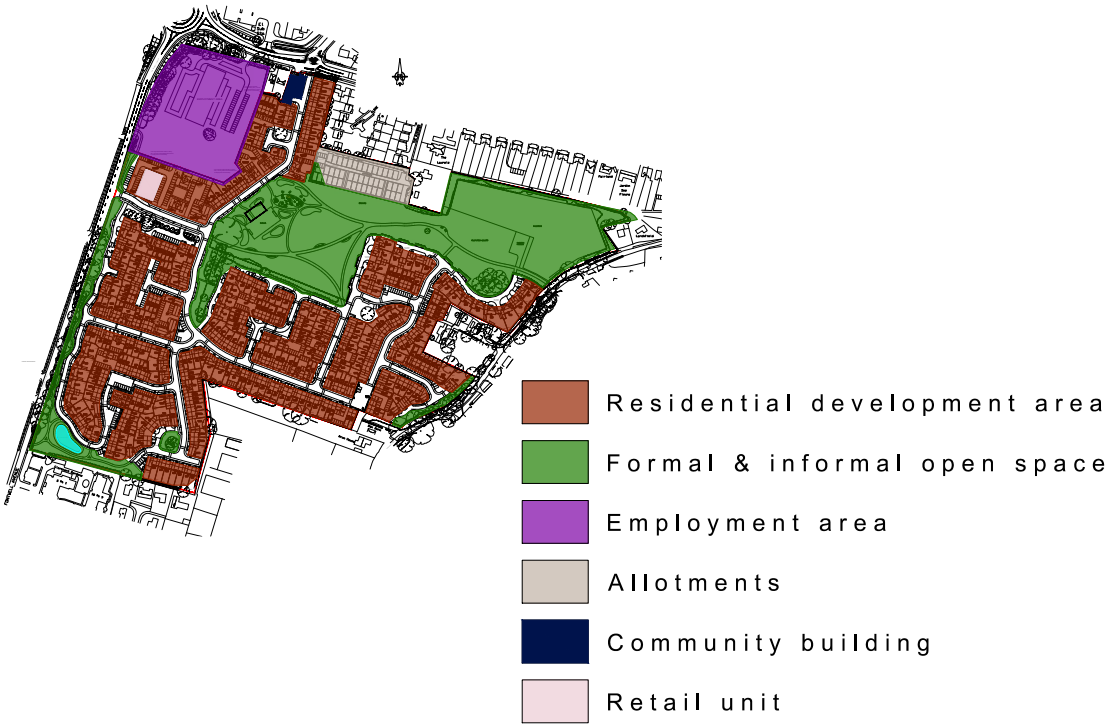
Land Use

The proposal seeks to develop the site for 400 residential dwellings, up to 500sq.ms of non residential use and public open space uses.

Residential

The development will provide a wide variety of dwelling types and sizes to provide a balanced and mixed community. This will enable people to remain in the neighbourhood through the changing circumstances of their lives. The scheme includes smaller 1 bed and 2 bed dwellings to cater for single people, first time buyers and couples together with larger 3- 4 bedroom houses for families. This is provided by way of a mix of apartments, detached, semi- detached and terraced housing.

A total of 30% (120) affordable houses are proposed for the scheme. In the interests of providing socially integrated communities, the design allows for affordable housing to be interspersed with private market housing. The affordable housing will be designed to be the same external specification and will be visually indistinguishable from the private market housing and is therefore 'tenure blind'.



Land Use Parameter Plan

Amount

The scheme will deliver a mix of market and affordable housing from 1 to 4 bedroom homes over a range of housing types and sizes as follows:

Open Market	Affordable
2 bed dwellings x 119 3 bed dwellings x 127 4 bed dwellings x 34	1 bed dwellings x 30 2 bed dwellings x 66 3 bed dwellings x 21 4 bed dwellings x 3
TOTAL = 280	TOTAL = 120

Open Space

The development makes provision for a network of formal and informal public open spaces including parkland, orchard, allotments, paddocks, MUGA and play area. These areas are connected by a series of footpaths.



Open Space / Landscape Master Plan

5.6 Land Use, Amount and Density

Density

The gross red line site area is 16.18 hectares, with 4.5 hectares of open space. The remaining gross development area is 11.68 hectares. The average density of the site, excluding the Parkland is 34 dwellings per hectare.

The average density of the dwellings per hectare has been calculated for the residential zone and small mixed use local facility. Their locations within the layout, indicates the way the scheme will 'grade' the scale and density of development from low around the more sensitive edges, to higher in the more internalised central sections of the scheme. The Character Areas Plan (shown on next page), also demonstrates the way that the residential development is fragmented by character areas, each responding to the context of their location.

Village Edge - Density 20 -25 DPH 

This represents a low density of residential development with the potential for detached and semi-detached housing on medium sized plots. This is a sustainable approach to developing a more Arcadian edge to the development, responding to the existing neighbourhood. The heights of the buildings would be restricted to 1 -2 storey.

Parkland Edge - Density 25 - 35 DPH 

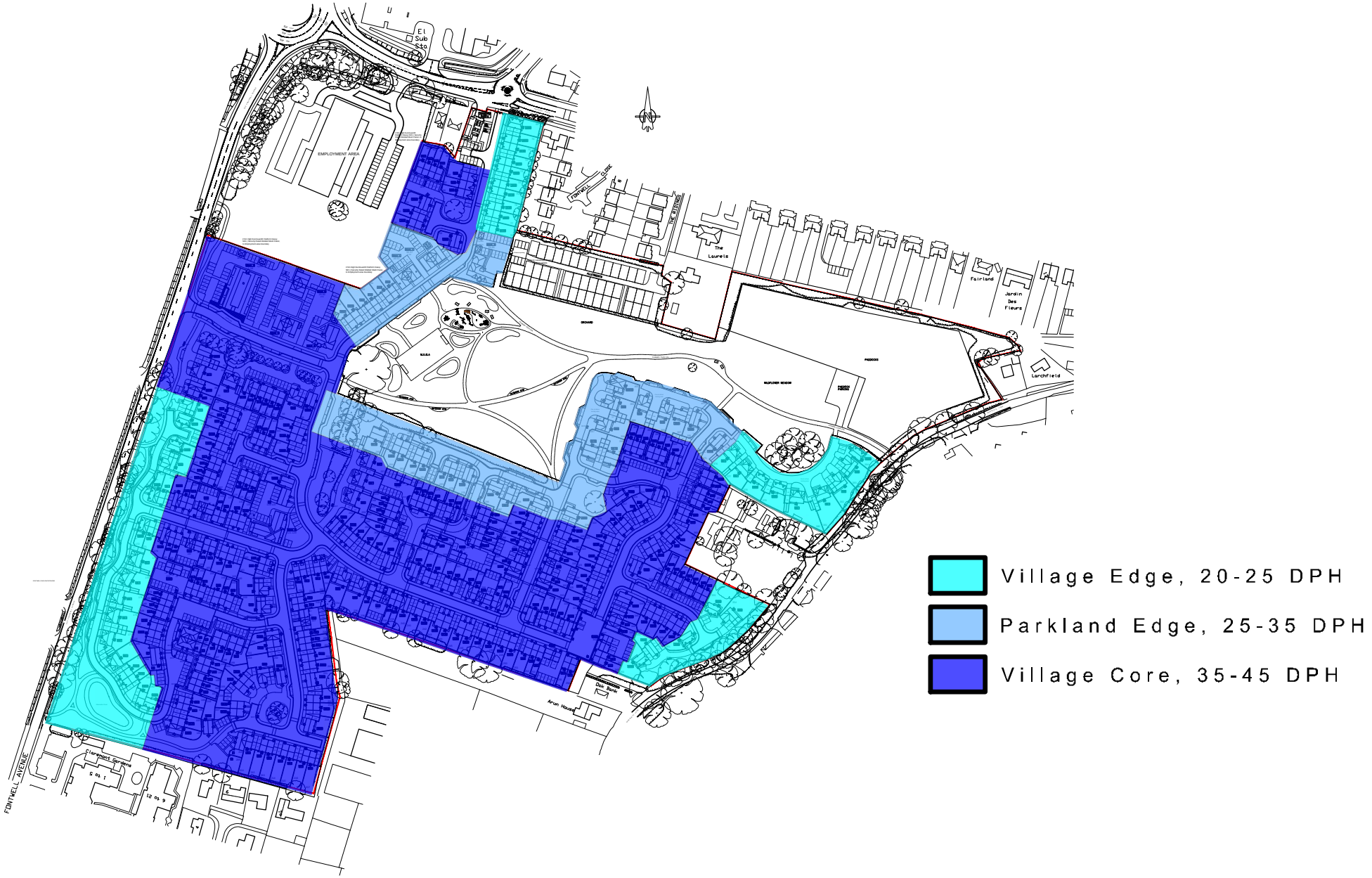
A wide ranging density that covers a substantial proportion of the pattern of development in the UK. The height of buildings would be predominently 2 storey with occasional 2.5 storey in key locations.

Village Core - Density 35 -45 DPH 

A density at which primary and secondary street patterns become more continuous, with small groups of terraces and small blocks of apartments. Building heights would increase to 3 storeys in key focal points. Parking cannot always be provided on curtilage at this density and some small parking courts behind building lines and street parking will be incorporated in the layout. As the density increases, the plot size will reduce to form a more continuous built form.

The design teams approach to the arrangement of these three character areas has been carefully considered. The overall effect is of a slow but logical transition from one area to another, with layouts ranging from 'formal' in the core areas, to more 'informal' at the edges.

5.6 Land Use, Amount and Density



Density Plan

5.7 Building Heights



Building Heights Plan

The majority of the site will comprise of 2 storey dwellings in order to respect the prevailing building heights within the surrounding area with the occasional use of two and half and three storey buildings at key locations.

The building heights plan also considers some higher buildings in key locations and squares along the primary and secondary streets in positions that will terminate vistas within the development.

Regular building and eaves heights are predominantly maintained along the primary street. The consistency of these features will help reinforce the hierarchy of these streets.

Storey	Eaves (Max) Metres	Ridge (Max) Metres
Single	2.25	4.9
2 Storey	5.0	8.8
2.5 Storey	6.6	10.2
3 Storey	7.8	12.1

5.8 Materials and Detailing

Architectural Approach

The development proposes a traditional design approach sympathetic to the Village extension, using the massing of traditional building forms with a mix of traditional and more contemporary palette of materials designed to fit in with the local surrounding.

The common architectural language will follow through to the external materials, with boundary fences and hard surfacing of the Sussex palette, all common through the scheme. The built form will include grouped buildings that will share common materials within a wider palette covering the development as a whole.

Detailing will be specific to material use, and generally common to the scheme design to create an underlying 'Development Identity' that is representative of the location of the site integral to Fontwell but individual in character.

Each character area will have its own slightly different approach, allowing cohesion with the development as a whole, but also allowing for some variation.

Materials include brick, weatherboarding and tile hanging are responsive to the context. Brick detailing including dentil courses and projecting brick courses further add to the character.

Materials

The architectural form and character of the development, the design of the buildings and the proposed materials are intended to strongly reflect the style and materials traditionally used within the local area, but set within a more sustainable context.

The layout, provides a series of character area which lend themselves to their contextual surroundings, these include a relationship with streets and landscape edges. This in turn leads itself to well proportioned housing with simple roof forms in a traditional style.

Buildings are intended to incorporate elements of symmetry along with feature gables, hipped roofs, projecting bays, flat roof or gabled dormers and porch details to create a high quality of visual interest within the streetscene.

A palette of building materials will be incorporated within the scheme design, all of which are reflective of the traditional Sussex vernacular and utilised within Fontwell.

As such, the proposed development will utilise the materials to create a varied palette throughout the site, including a mixture of red/orange and red multi brickwork, tile hanging, weather boarding to create variation within the streetscene and emphasise different areas throughout the development.

Individual landmark or accent buildings which vary in scale or massing may exhibit a more individual architectural style or include particular architectural detailing, and alternate materials may be used where visually appropriate within the public realm.

The design of the dwellings will create both variety and individuality within the street, whilst being representative of the character and architecture of Fontwell, the use of contextual materials while introducing a new colour further adds to the uniqueness of the development.

Traditional elements are intended to be utilised to add to the scheme's local identity, with changes in window / door styles ensuring the design is not considered pastiche.

A framework for the interaction between built form and soft landscaping will ensure a high quality built development, with landscaping effectively used as a materials for creating high quality public realm.

5.8 Materials and Detailing



Materials Layout

5.8 Materials and Detailing





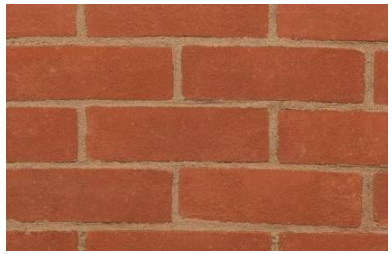

Weather Boarding and Render



Orange Brick



Multi Brick



Red Brick



Red Roof



Grey Roof



Hanging Tiles



Brown Roof

5.9 Landscape Design

Open Space
The open space network within the development will be designed and located to reflect consultation with the local community and Arun District Council. The open space network will consist of a park running through the site, providing important green infrastructure between Fontwell Avenue and Wandleys Lane and is located in this position to provide a green buffer between Arundel Road. The park will also provide community assets to the new and existing residents of Fontwell.

Sustainable Movement
The development will provide new improved access for pedestrians and cyclists, with new footpath and cycleway links connecting Fontwell Avenue along the western boundary through to the more rural Wandleys Lane along the eastern boundary. Both of these connections tie together within the central park, which then provides a further link to the north onto Arundel Road. This approach will provide both the existing community and the new residents with a safe and legible route to the green spaces, the recreational facilities and the play area within.

The Main Entrance
The Main Entrance, located off Fontwell Avenue provides a formal avenue into the development, for pedestrians, cyclists and cars. The alignment is located alongside the existing line of mature hedgerow and trees that run through the site in this location. The main entrance road will be planted with an avenue of specimen avenue trees to reflect the avenue found alongside Fontwell Avenue.

Site Boundaries
The boundaries of the site will retain existing vegetation (where possible) and be planted with a variety of native tree and shrub species and wildflower meadow edges. This natural approach will help to assimilate the development within the local surroundings and provide important opportunities for wildlife. Within the southern boundary a surface water attenuation basin will be provided that can attenuate surface water runoff and provide an additional new habitat within the development.

Site Existing Vegetation
Existing mature trees and hedgerows will be protected and retained where possible within the site. The residential layout will be designed around existing trees, providing a series of Incidental green pockets within the development and a pleasant view over established trees. Boundary vegetation will be cut back and enhanced to form a more defined and manageable boundary and make the most use of the land within the site.

5.9 Landscape Design

Street Trees: Main Avenue
Street Trees along the main avenue will be avenue specimens, suitable for an urban environment with a formal habit and 2m clear stem. These will provide a strong formal identity to the site entrance and be appropriately sized to match the adjacent apartment buildings. Further into the scheme, street trees will provide a range of sizes and habits depending on location, providing ornamental qualities and seasonal interest.

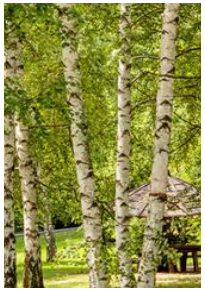
Street Trees: Residential
Trees being planted within the residential areas will be of a low to medium water demand species and ultimately need to be located alongside adjacent service runs and installed with appropriate root barriers where required. Larger native trees will be planted in the parkland area away from the constraints caused by residential houses, lighting and highways.

Parkland Trees
There will be a range of parkland trees providing a variety of colours and shapes. These trees will be made up of ornamental varieties of native trees chosen for particular seasonal displays. Native trees and shrub planting will be provided around the eastern edges of the site to enhance the site wide ecology and to assimilate the residential scheme into the more rural character of Wandleys Lane.



Avenue Trees





Residential Street Trees






Parkland Trees




Native Trees

5.9 Landscape Design

Connected to this green infrastructure is the park situated in the centre of the development. The park will include footpaths and cycle connections, a play area (LEAP), outdoor fitness equipment, an orchard, wildflower meadows, picnic benches and litter bins.

Orchard
Along the northern boundary there will be an orchard provided that will include a minimum of 6 different species of apple tree and several fruiting plum and cherry trees (to be sourced by a local fruit tree supplier).

Paddocks
Within the eastern part of the site an area has been provided for paddocks. This area will be a large grass area that be secured through a timber post and rail fence. Vehicular access will be provided via the housing development, with sufficient space to park adjacent to the main gate to the enclosure. A clean mains water supply will be provided, in a location/locations, to be agreed.



Field Maple



Apple Orchard





Paddocks



Blossom Orchard

5.9 Landscape Design



Silver Birch



Pin Oak

5.9 Landscape Design

Play Areas

Within the park, the Play Area will provide at least 8 pieces of play equipment that are suitable for a range of children. These will include smaller pieces for younger children and imaginative play, with larger pieces providing for children who can go out and play independently. The minimum activity zone will be 400m2 and consist of suitable play surfacing. The area around the activity zone will also include land modelling to provide alternative play provision. Adjacent to the play area there will be a Multi-Use Games Area (MUGA) that will provide a suitable location for impact sports. This will be provided with a weld mesh fence and gate.



Embankment Slide



Twin Swing



Cradle Swing



Two Person Seesaw



Toddler Log Stack



Scramble Net

5.9 Landscape Design

Allotments

To the north of the park there will be an area provided for allotments. There will be 10 no full size (270m2) plots that can be divided up into smaller plots thereafter if required. There will also be parking provision for a minimum of 5 cars with a turning area at the eastern end. The allotments will be secured around the whole perimeter with a wire mesh fence with gated vehicular access at the western end. A clean mains water supply will be provided, in a location/locations, to be agreed.







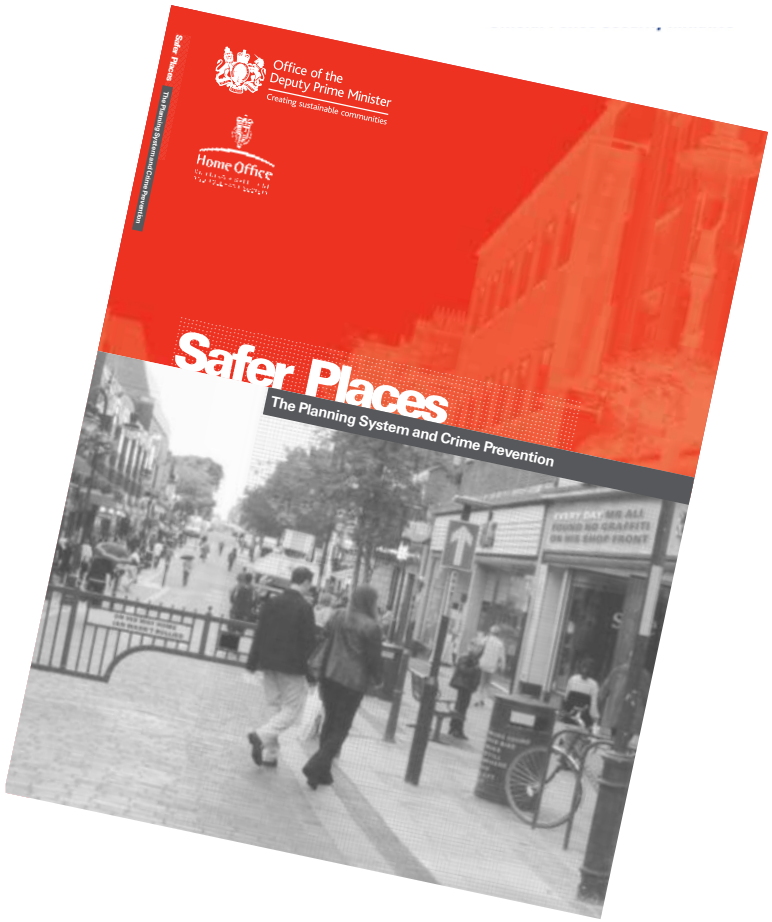
5.10 Community Safety

Crime is known to have a potentially detrimental economic, social and environmental impact upon developments at Fontwell. The development will fully embrace the crime prevention measures set out in Safer Places: The Planning System and Crime and Secured by Design to reduce the opportunity for crime and fear of crime thereby creating a safer more secure and sustainable environment.

Secured by Design aims to achieve a good overall standard of security in two ways:

- Effective design solutions - including matters of layout and surveillance and;
- Specification of building products - such as doors and windows that have independent third party certification to Secured by Design specifications.

The development will also reflect the attributes set out in Safer Places: The Planning System and Crime which highlights the need for natural surveillance and the creation of active neighbourhoods through the design and layout of buildings, a mix of dwelling types and the creation of connected movement networks. The following table demonstrates the principles and approaches that will be adopted to achieve community safety and reduce opportunities for crime and anti-social behaviour.



5.10 Community Safety

Sustainable Community Attribute	Design Principle Advanced
Access and Movement	Primary routes for pedestrians, cyclists and vehicles are direct and follow key desire lines in response to where people want to go. Very little segregation occurs between movement modes making sure that movement routes are well used by a variety of modes, thereby creating surveillance through use. Footpaths and cycle routes are well overlooked by surrounding buildings.
Structure	The number of exposed building sides to the public realm are limited to provide enclosed and more secure private realm areas only accessed by residents. Windows and door openings create active frontages to streets, footpaths and cycle routes. Continuous and active frontages will reduce the opportunities for graffiti on blank façades , such as gable ends.
Surveillance	Natural and active surveillance from surrounding properties and movement routes will overlook all publicly accessible spaces.
Ownership	Development layout and boundary treatments will clearly delineate between public, semi-public and private ownerships. Where side or rear boundaries to the public realm cannot be avoided in the layout, high fences, walls and landscape treatment that actively impede access must be used.
Physical Protection	The perimeter block layout of the Master Plan achieves a base line level of security. To further the physical protection, during the detailed design and construction, buildings will be fitted with crime prevention measures to Secured by Design standards. Crime prevention measures that compromise the quality of the local environment and appearance of the dwellings such as grilles across windows and barbed wire will not be acceptable.
Activity	Public spaces will be designed for a range of community functions thereby encouraging frequent use and therefore surveillance. All building entrances will be accessible and visible from the street, thereby encouraging movement between the buildings and the street and bringing additional activity.
Management and Maintenance	A good quality public realm will be provided, stimulating human activity and influencing the behaviour of users. Maintenance of the public realm will retain the attractiveness of the street, increases safety and use and promotes respect towards the environment.

5.11 Refuse and Recycling

The storage and collection of household refuse and recycling will be carefully considered throughout the design of the development. As such, the following codes must be adopted:

- The design of recycling and waste storage facilities as part of the block design needs to be flexible to accommodate changing priorities, technologies and the extent of the recycling programme in Arun District Council.
- Design and location of facilities must be appropriate and successfully integrated into the development. In all cases, bins should not be positioned where they will be visible from a public highway. Instead, discreet, sensitively designed storage areas/units should be located where they will have minimal impact in terms of noise, odour and visual intrusion. However, as refuse and recycling collection takes place at the kerbside of adopted highways, storage facilities must be sited and designed to enable residents to conveniently, safely and easily access collection points.
- All bins to be manufactured to EN 840 Standard.
- For all individual properties (eg houses) there will be an area of hard standing designed for refuse and recycling storage facilities as follows: 1 x 240 litre wheeled bin, or black sacks to be collected weekly.
- For apartments, 1100 litre Eurobins will be supplied with metal bodies and flat plastic lids. Green lidded Eurobins to be supplied with a lockable lid and a paper flat opening. Set within either a brick or timber structure depending on location.
- Individual householders will be responsible for moving the wheelie bins and boxes to a designed collection point on the collection day and return them to the front / rear garden. The designated collection point must be either part of the adopted highway or immediately adjacent to the adopted highway. Communal bin stores and collection points are not acceptable for groups of houses.









5.12 Non Residential Development

This Reserved matters application also provides for up to 500 sq.ms of retail and community space as part of the proposals.

Community Space / 'The Old Smithy'



Retail Unit

Location Plan

Retail Unit

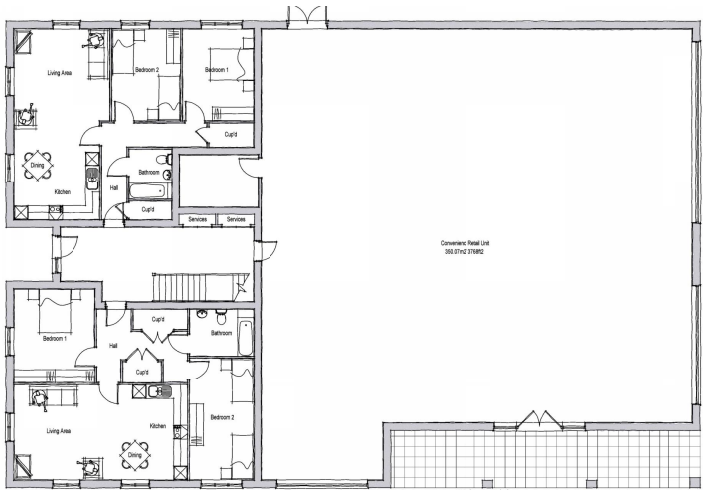
A 350 sq.ms use Class A1/A2/A3 retail unit is proposed within the ground floor of a block of apartments, immediately adjacent to the site access from Fontwell Avenue.

The location of the building serves as a gateway symbolising the entrance to the development and a transition from the residential development to the adjacent employment area to the north.

The unit has been designed as a single unit to accommodate the most likely use, that of a convenience store. The unit can also be readily sub- divided should this be required following marketing.

The unit is provided with 11 dedicated parking spaces, separated from the residential element. The unit is also provided with a conveniently positioned loading bay within the site access road.

The building is of a contemporary design and proposes brick, tile and blue boarding.



Ground Floor Plans

5.12 Non Residential Development



Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Community Space / 'The Old Smithy'

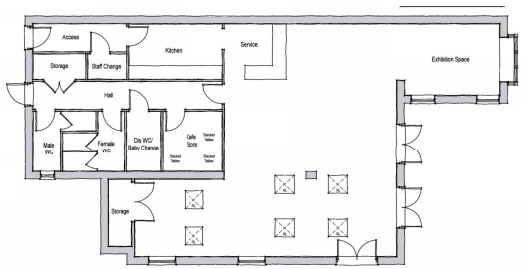
The proposed community building, use Class D1/D2 is positioned to the north of the site, adjacent to Arundel Road providing easy accessibility for existing and new residents of Fontwell.

This 150 sq.ms single storey building incorporates the conversion of the 13 sq.ms of "The Old Smithy" which is one of a few relics of the past history of Fontwell recorded in 1677 and is covered under Policy GEN22 Buildings or Structures of Character.

The building accommodates a large flexible space, kitchen, storage and wc facilities to support a variety of community related activities.

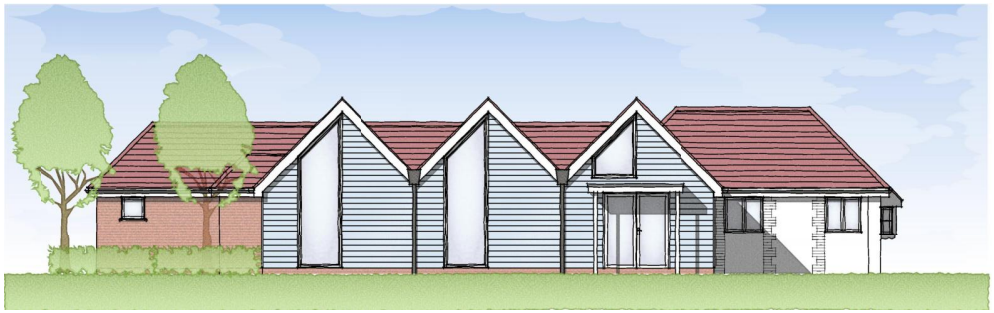
The building has 12 dedicated parking spaces, 2 of which are disabled.

The building is of a contemporary design to compliment "The Old Smithy" structure and proposes the use of brick, tile and blue boarding.

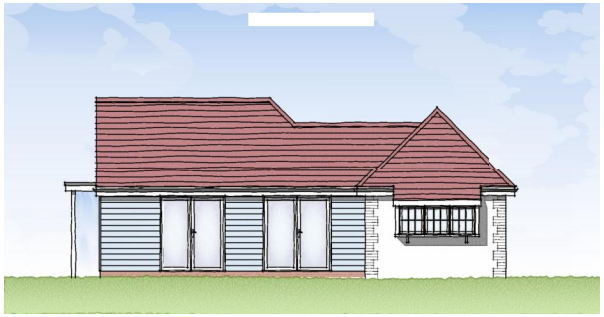


Ground floor plans

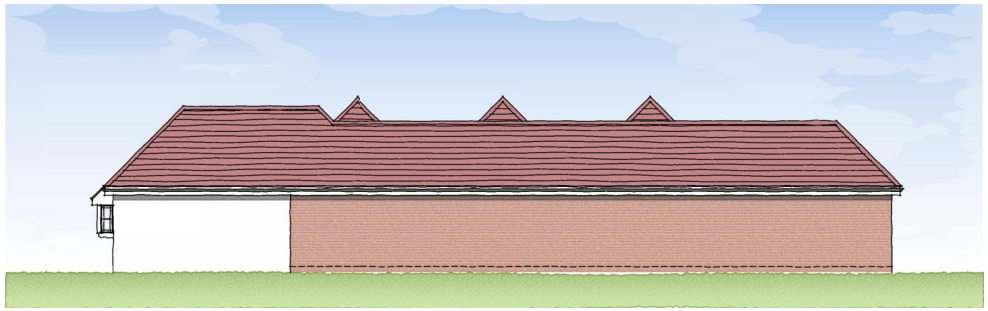
5.12 Non Residential Development



Front elevation



Side elevation



Rear elevation



Side elevation

Section 6

Conclusions



6.1 Conclusions

Conclusions

Overall, this Reserved Matters application provides an important opportunity to provide an appropriately designed housing scheme contributing towards the local housing need.

The application details a sustainable development proposal which provides 400 residential dwellings including a 30% affordable provision and 500 sq.ms non residential floor space, together with a wide range of public open spaces, supporting landscaping improvements and SuDS infrastructure.

The design process resulting in this application has been rigorous and carefully considered to create a high- quality design solution that respects the character of the surrounding area and the specific constraints of the site.

The detailed design follows on from the outline Consent and has been discussed with Planning Officers, along with the public and Statutory Consultees prior to submission. As a result, a scheme has been created that respects the surrounding land uses including the housing within the village setting, creating an aesthetically pleasing and thoughtfully designed residential development within a well landscaped and pedestrian- orientated setting.

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