

MASTERPLAN

7.6 MASTERPLAN

The masterplan has been informed by a clear understanding of the site constraints and the parameters with the final scheme taking on board the design team's input in relation to highways, drainage, and landscape design. The vision has led the design process with the masterplan emerging from the process as a clear intention of a considered concept which works with all the spatial layers. The laying that is illustrated in the preceding pages sets out the components in the site planning and demonstrates the importance of designing schemes from a landscape led approach with an emphasis on the site and the surrounding ecology and biodiversity along.



8.0

SITE LAYOUT

8.1 SITE LAYOUT

The submitted site layout will deliver 250 dwellings with a tenure split of 56 affordable rented, 19 shared ownership (75 affordable in total) and 175 private houses in the following mix.

UNIT SIZE	RENTED	SHARED	PRIVATE	TOTALS	PERCENTAGE
1 Bed	19	0	8	27	11%
2 Bed	20	12	56	88	35%
3 Bed	12	6	77	95	38%
4 Bed	5	1	34	40	16%
Totals	56	19	175	250	100%

The site layout has been developed taking on board the site constraints, the work completed at outline and the approved design code. The dwelling typologies, heights and orientations have been plotted to ensure that the character areas are legible, and the detail addresses the settings and routes through the site. Care has been taken to ensure that the frontages and public realm tie the built form to the wider landscape character and the amenity public open space works with dwellings in the context of location and distancing.

Acknowledging the landscape features within, adjacent and in the environs of the site has been a lead in the approach. The outline permission set the foundations for a landscaped design and this has been embraced in the proposals. The detail of the proposed landscape and drainage proposals are fully coordinated with the architectural package which should be read in conjunction with the drawings.



8.0

SITE LAYOUT

8.2 BUILDING TYPOLOGIES

Care has been taken for plotting the housing types across the site in order to strike a balance between formality in the street scene and ensuring the variations creates interest in the built environment. This has been created not only by scale but also by house type and building type. The building typologies are set out on the adjacent plan.



8.0

SITE LAYOUT

8.3 MIX

The mix across the site is indicated on the adjacent plan and set out below in the table.

UNIT SIZE	RENTED	SHARED	PRIVATE	TOTALS	PERCENTAGE
1 Bed	27			27	11%
2 Bed	22	21	45	88	35%
3 Bed	15	28	52	95	38%
4 Bed	12		28	40	16%
Totals	76	49	125	250	



KEY

1 bedroom

2 bedroom

3 bedroom

4 bedroom

8.0

SITE LAYOUT

8.4 TENURES

The tenures across the site are indicated on the adjacent plan and in the table below.

	ART	SHARED	PRIVATE
Totals	56	19	125
Total Affordable = 75 dwellings			



SITE LAYOUT

Across the site the maximum building height is two storeys. We have also allowed for certain plots to have reduced eaves height, feature gablets and gables and in some plots plotted bungalows and all planned to reflect the character area and settings.

KEY

- 1 storey
- 2 storey
- 2 storey lower eaves

The aerial photograph shows a residential development with a color-coded key for building heights. The key indicates three types of buildings: 1 storey (lightest shade), 2 storey (medium shade), and 2 storey lower eaves (darkest shade). The development is situated in a rural area, with a large field to the left and a road to the right. The buildings are arranged in a grid-like pattern, with some larger buildings and smaller ones interspersed. The 2 storey lower eaves buildings are primarily located along the main road and in the center of the development. The 2 storey buildings are scattered throughout, and the 1 storey buildings are mostly in the peripheral areas. The overall layout suggests a planned residential estate with varying building heights and a mix of housing types.

8.0

SITE LAYOUT

8.6 ACCESSIBILITY

Across the development we have designed 76 (30%) of the dwellings to meet the M4(2) part of the approved document part M, these are indicated on the adjacent layout.



KEY

 M4(2) Compliant

8.0

SITE LAYOUT

8.7 PARKING

Consistent with the design code we have provided car parking across the site in various solutions. This has been provided in accordance with the West Sussex Parking Calculator and as Arun District Councils requirements.

We are providing spaces as the following; garages are not counted.

All properties have secure cycle storage with the houses in sheds and the flats in communal stores.

1 Bed	2 spaces
2 Bed	2 spaces
3 Bed	2 spaces
4 Bed	3 spaces

Allocated on plot	288 spaces
Allocated off plot	228 spaces
Allocated with garage	15 spaces <i>(not counted)</i>
Allocated with carport	24 spaces
Visitors	50 spaces
Total	605 spaces



8.0

SITE LAYOUT

8.8 VEHICLE CHARGING

All houses that have on plot car parking (in a garage, carport or on a drive) will have a vehicle charging point. All flats that have rear parking courts will have a charging point between two cars.

We are providing 168 plots with charging points which equates to 67%. The locations are indicated on the adjacent plan.



9.0

ARCHITECTURE

9.1 CHARACTER AREAS

We have developed the scheme taking on board the parameters of the character areas as set out in the design code. The code gave detail on the typologies, public realm, fenestration detail and materiality. Throughout the site planning we have considered these parameters alongside the site constraints, landscape character and the plot settings. The adjacent plan summarises the three-character areas that were identified on our site with the following pages demonstrating how the headings in the design code document have translated into the submitted scheme.

The elements we provide detail on is.

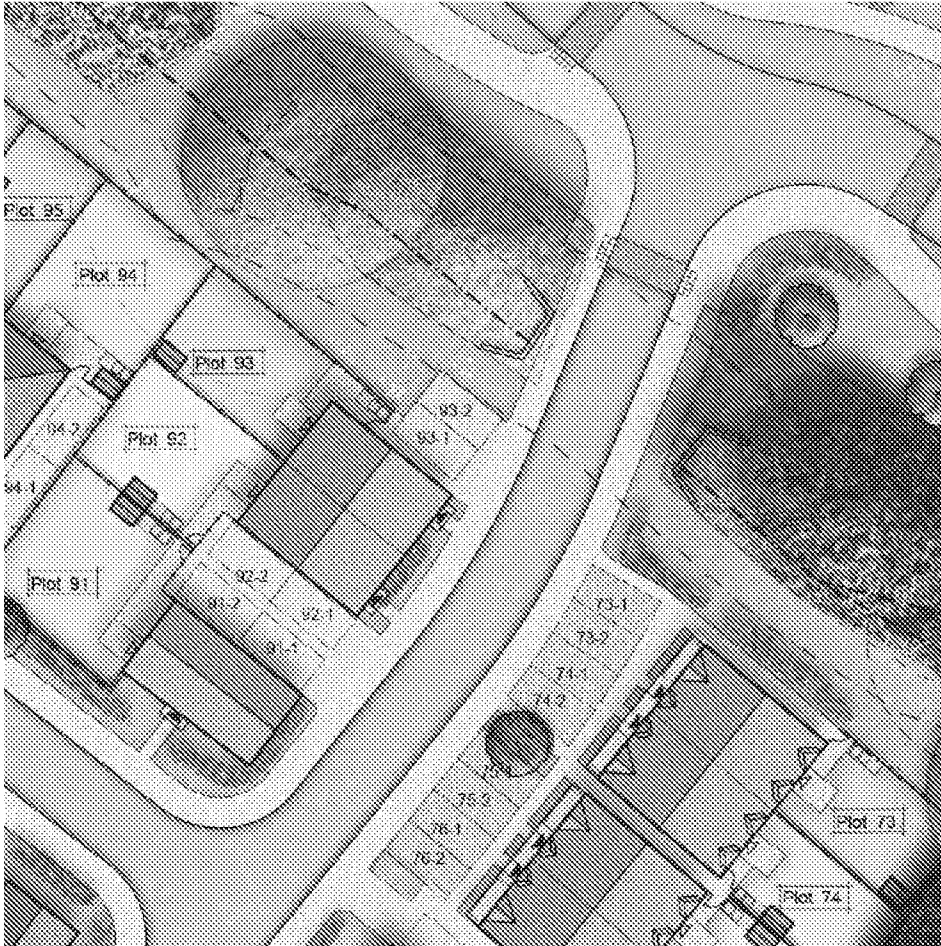
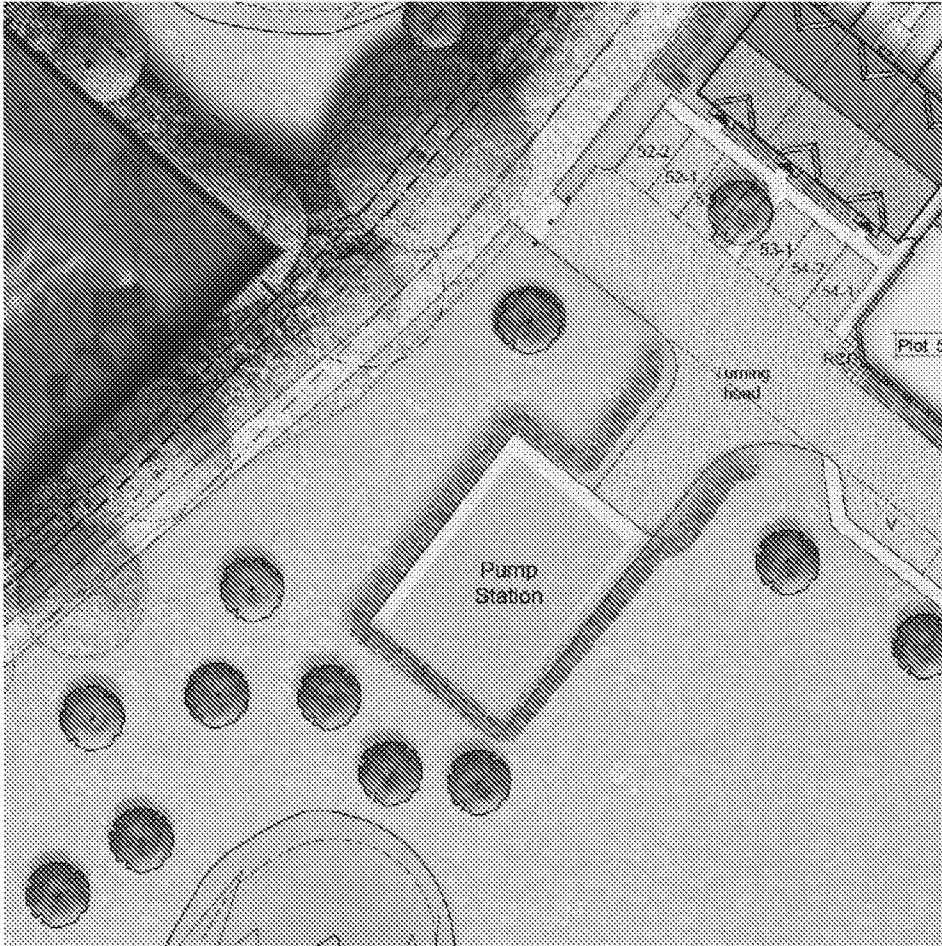
- Roads, pavements, and parking
- Public realm
- Landscape detail
- Fenestration detail
- Materials



9.0

ARCHITECTURE

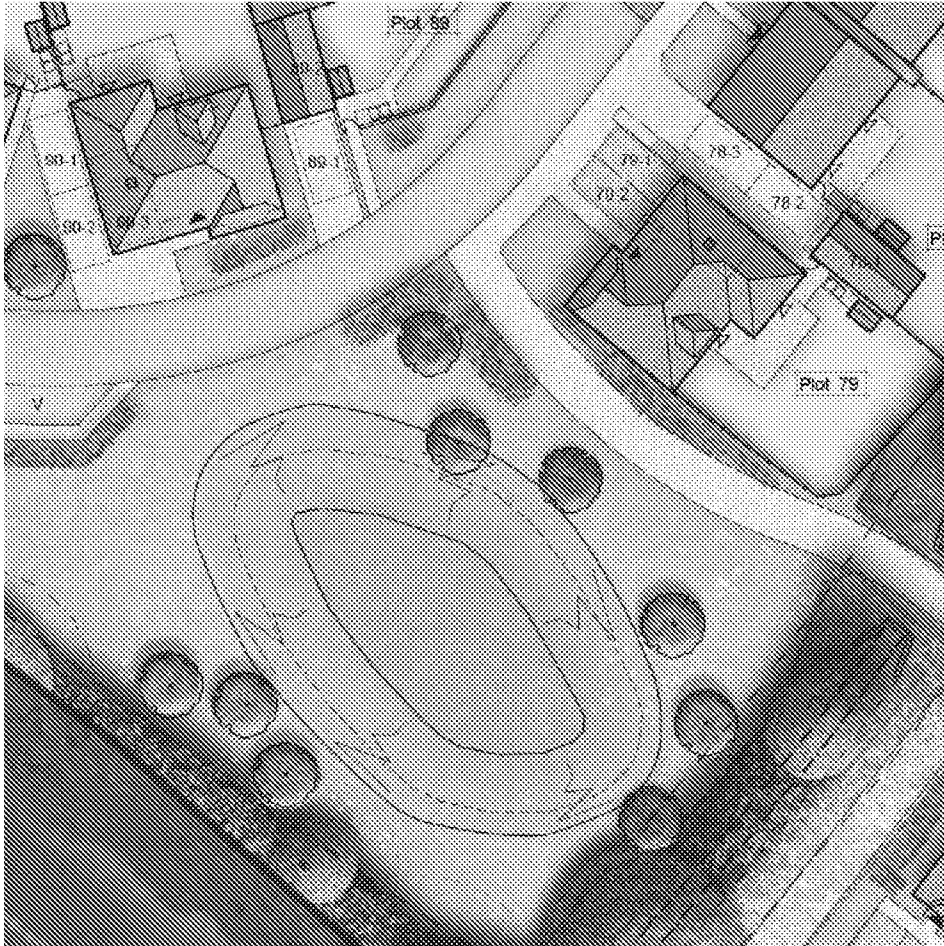
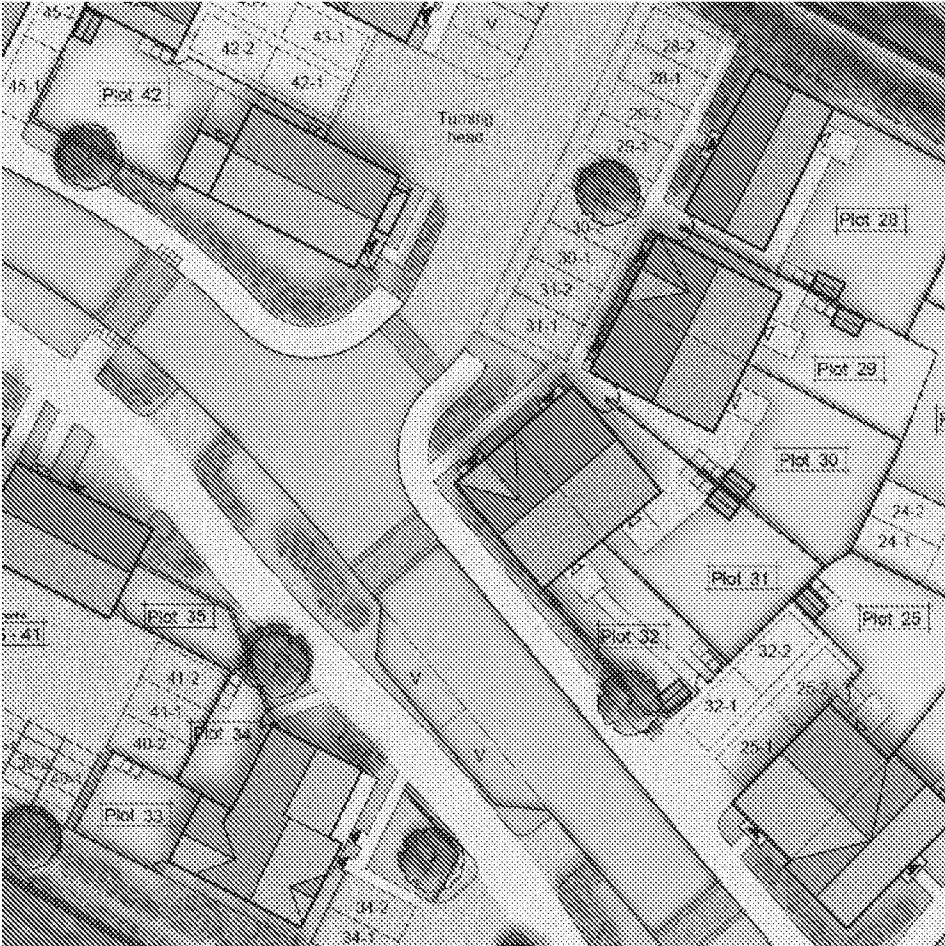
9.2 BILSHAM STREET CHARACTER AREA -
ROADS, PAVEMENTS AND PARKING



9.0

ARCHITECTURE

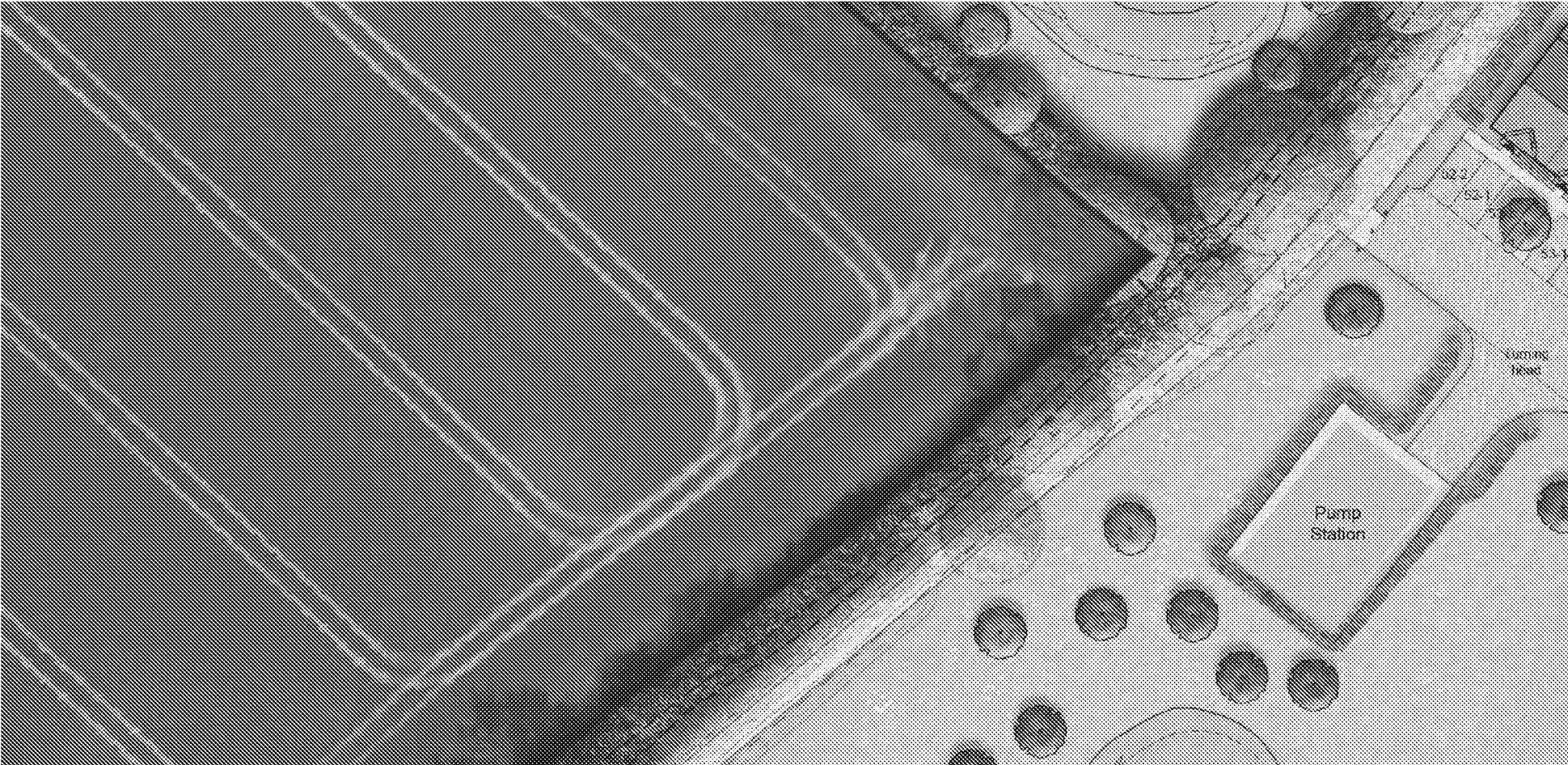
9.3 BILSHAM STREET CHARACTER AREA - PUBLIC REALM



9.0

ARCHITECTURE

9.4 BILSHAM STREET CHARACTER AREA -
LANDSCAPE DETAIL



9.0

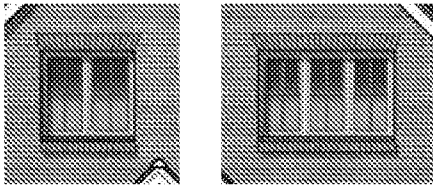
ARCHITECTURE

9.5 BILSHAM STREET CHARACTER AREA - FENESTRATION DETAIL

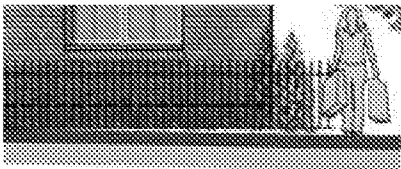


Front door type A - Lean to porch

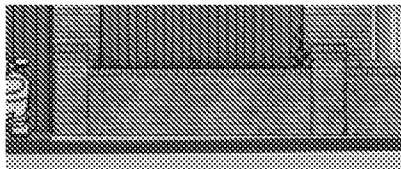
Front door type B - Opening porch



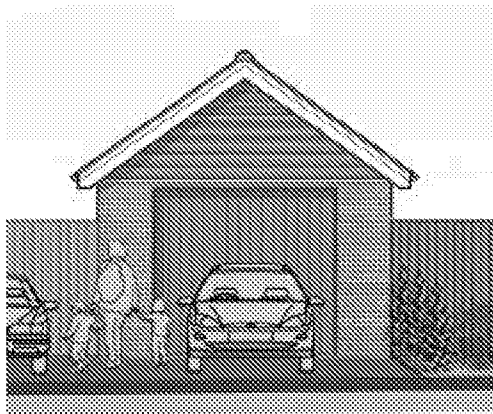
Window styles



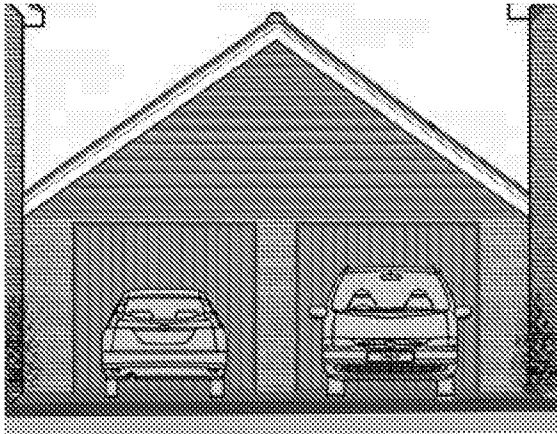
Ball top railings



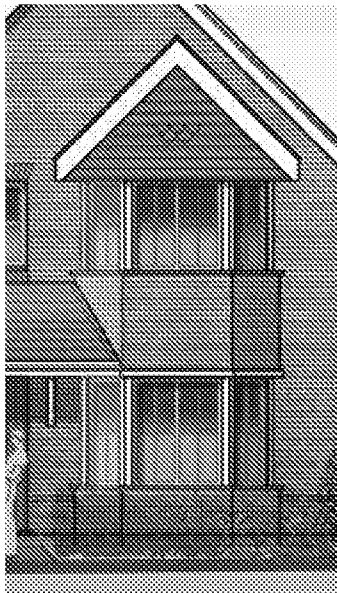
Brick front wall



Garage types



Canted bay window examples



Tile hanging



Dropped eaves with gablets