

# Land at the former Chandlers Accident Repair Centre, High Street, Angmering

## OUR APPROACH TO DESIGN

We design our schemes to express an individual character of their own to meet the needs of our residents and reflect the surrounding area. We understand the importance of local architecture in Angmering and are looking to mark this site with a building of quality that reflects its position in the area. The proposals include:

- A high-quality Retirement Living development featuring approximately 33 one-and two-bedroom apartments for private sale, part-rent part-buy and rental options
- A new retail unit, which sits below part of the proposed residential accommodation above, which reflects the wider village vernacular
- Tailored shared facilities within the building, including a communal lounge with a kitchenette and a hotel-style guest suite
- One building of two storeys in height, that respects neighbouring properties and the surrounding area
- An 'H'-shaped building that maximises all areas of the site with accommodation along the perimeter, ensuring habitable rooms and kitchens benefit from natural daylight, whilst also being set back to address the existing building line and neighbouring properties
- A varied palette of traditional materials to ensure the proposals respond and reflect the local area
- Traditional features such as pitched roofs, a varied roof line, as well as stone coursing around the windows and along the top of the building, to complement the nearby Conservation Area
- Parking for 38 cars, that include 24 for the Residential element, as well as 12 spaces for the proposed retail unit and 2 as replacement parking for 'Eachways.'

- Space for internal cycle and mobility scooter storage with charging points, reflecting the site's sustainable location
- Attractive landscaped outdoor spaces, including a communal garden area to the rear and side of the building, as well as the retention and enhancement of the majority of trees on-site to create a pleasant residential environment

The plans have been sensitively designed to respect the residential buildings surrounding the site, in form, design and height. A high-quality palette is proposed, to positively add to the Water Lane streetscape whilst respecting the scale and character of local buildings. We have carefully considered our design, to breathe life to this brownfield site, and our proposals present an exciting opportunity to bring forward high-quality, low maintenance homes, exclusively for those over 60.

## LOCAL NEED

It is important that communities address the current and future needs of their residents. Arun Local Plan, adopted in January 2020, confirms that "Arun has one of the UK's highest populations of elderly people, with 27% residents aged 65 and over compared to 17% nationally. Both national and local forecasts indicate that the largest growth in the future will be in people aged 85 and over." The Local Plan affirms that "there is a need to plan for the consequences of an ageing population, for example by providing for supported and extra care housing." This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.



North elevation – Water Lane



West elevation – High Street



White Render Red Brick Flint Walling  
Grey Roof Tile Red Clay Roof Tile

Proposed materials