

A/11/23/PL

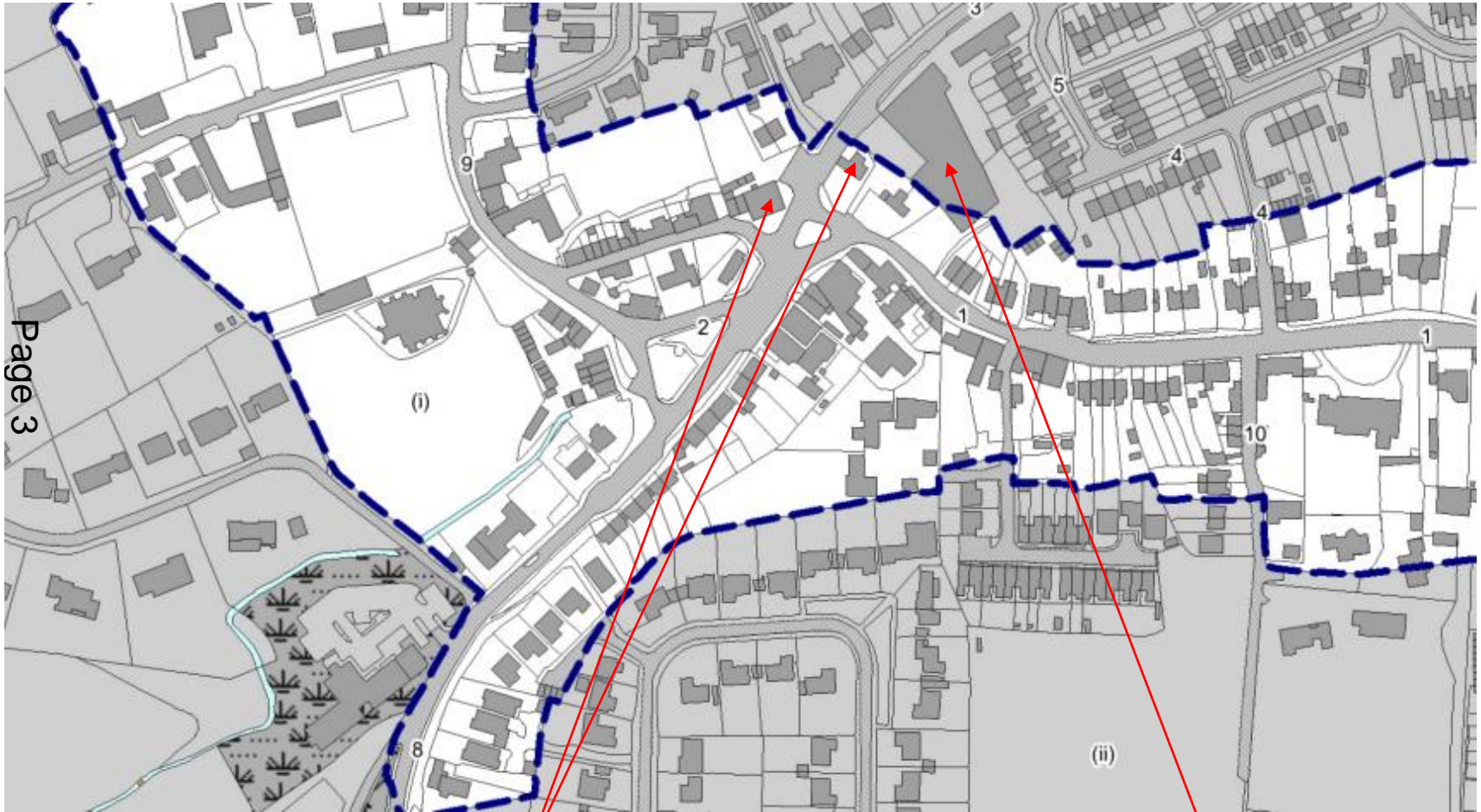
BMW House, Chandlers Garage Ltd
Water Lane, Angmering

Demolition of all buildings and structures and erection of retirement apartments with onsite car parking including 2 No spaces for 'Eachways' and associated highways works including footway widening.

This is a resubmission following A/110/21/PL.



Angmering Conservation Area

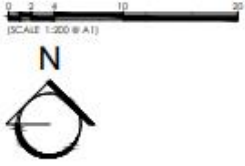


Page 3

Listed Buildings

Application Site

| A/110/21/PL (Appeal Dismissed) | A/11/23/PL (Current Planning Application) |
|--|--|
| 33 retirement apartments for independent living together with retail store, parking, servicing, etc. | 35 retirement apartments (independent living) with communal facilities & parking |
| Retail store fronting Water Lane | Apartments fronting Water Lane |
| 38 parking spaces | 34 parking spaces |
| Built form on High Street elevation close to Eastways (Grade II listed building) | Built form moved away from Eastways with two dedicated parking spaces provided |
| Residential units set close to High Street | Residential units set further back from High Street |
| No affordable housing units – but £231,247 AH contribution in lieu of on-site provision – only equating to around 1 AH unit (PINS) | No affordable housing units and no AH contribution in lieu of lack of on-site |
| Design not supported by Conservation Officer | Design has evolved in response to input from Conservation Officer (reduction in scale) |

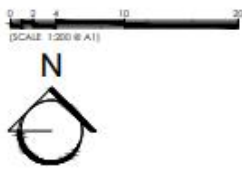


Page 5



Previously Proposed Site Layout (A/110/21/PL)







1 North Elevation (Water Level)
1:100



2 West Elevation (High Street)
1:100



3 Courtyard Elevation - 1
1:100



Page 7

4 East Elevation
1:100



5 Courtyard Elevation - 2
1:100



6 South Elevation
1:100





① Elevation North
1:100

Page 8



② Elevation West
1:100



Proposed Elevations (North and West)



Eachways
(Grade 2 listed)

1 Elevation Water Lane Street
1:100

Page 9



Eachways
(Grade 2 listed)

2 Elevation High Street
1:100

Angmering
Villas



Proposed Street Scene (Water Lane and High Street)



② Elevation East
1:100



② Elevation South
1:100



1 Courtyard Elevation
1:100

1 Section 1
1:250

Line of Elevation Crank

Line of Elevation Crank

Line of Elevation Crank

24 Water Lane

Water Lane St.

Eachways

Proposed Site

Angmering Villas

Woodford Villas

4-6 High Street

2 Section B-B
1:250

Line of Elevation Crank

Line of Elevation Crank

Line of Elevation Crank

41-51 Cumberland Road

Cumberland Crescent

17 Cumberland Crescent

Proposed Site

Eachways

High St.

APC

The Square

Proposed Street Scenes





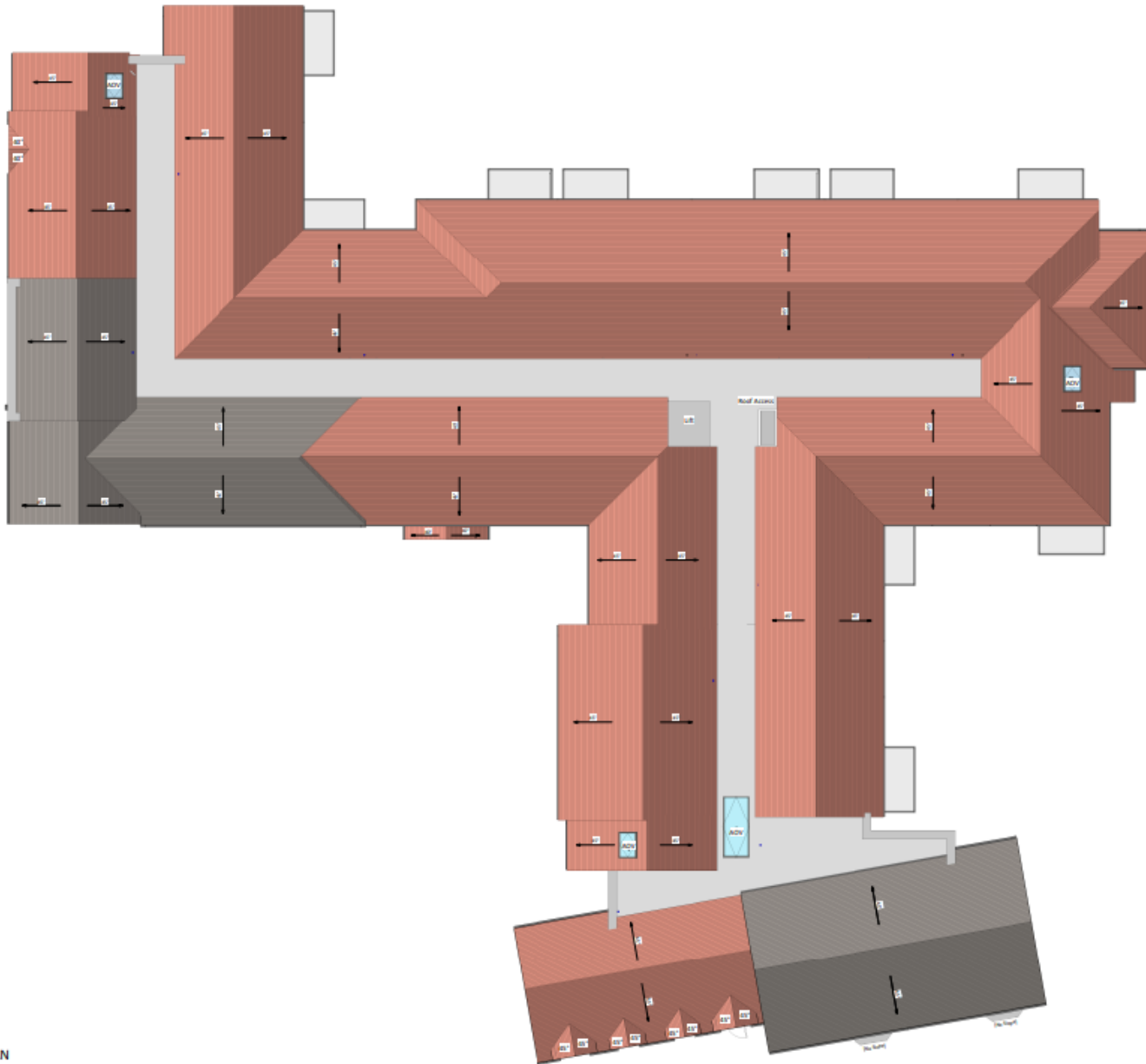
GROUND FLOOR PLAN





FIRST FLOOR PLAN





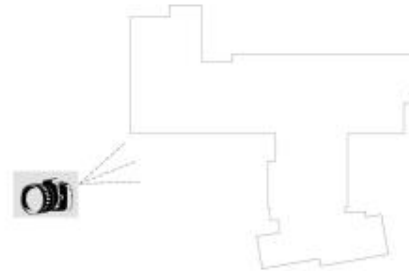
ROOF PLAN

Proposed Roof Plan





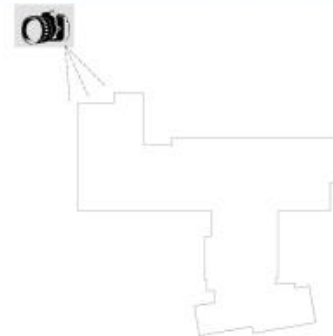
Existing View





Water lane approach to Angmering Square
Not to scale

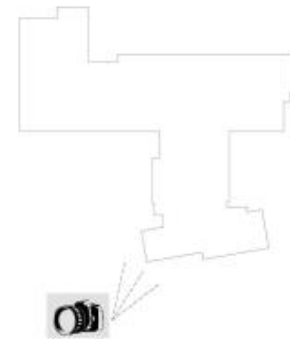
Existing View





Proposed View from Angering Square
Not to scale

Existing View





1 Elevation North Substation (Front)
1:20



2 Elevation South Substation (Rear)
1:20



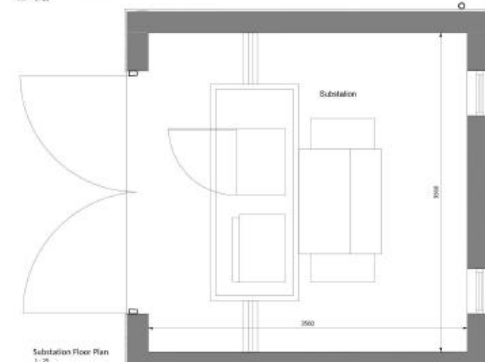
3 Elevation East Substation
1:20



4 Elevation West Substation
1:20



- Materials Legend**
1. Brickwork - Wienerberger Orange Multi Gilt
 2. Flint blocks
 3. Render - White through colour
 4. Roof Tiles - Wienerberger Korum 303-Old Heather
 5. Roof Slate - Wienerberger Rivinus Antique Slate
 6. Windows - White UPVC
 7. Window Splayed Panels - White
 8. Cast Stone Sill & String Course - Portland
 9. Brickwork Sill & String Course - Waresley Red
 10. Balconies - Brick
 11. Facce & soffits - Black UPVC
 12. Rainwater Goods - Black UPVC
 13. Land Raising
 14. Privacy screen frosted glassed glass
 15. Painted black render



ARUN DISTRICT COUNCIL
 Planning Department
 100 High Street
 Basingstoke, Hampshire
 RG24 0AA
 Tel: 01256 332333
 Fax: 01256 332334
 Email: planning@arun.gov.uk



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Quote from Inspector's decision letter in respect of previous appeal (paragraph 13)

“There is no dispute that the site, in its current condition, lacks any positive contribution to the ACA (Angmering Conservation Area) or to the setting of Eachways, a Grade II Listed building which lies immediately adjacent to the site. The parties agreed that the removal of the derelict buildings would be beneficial. It was also acknowledged by both parties that the site is in a sensitive location being in a ‘landmark’ location in the village.”



Eachways
(Grade 2 listed)

1 Elevation Water Lane Street
1:100

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Eachways
(Grade 2 listed)

Angmering
Villas

2 Elevation High Street
1:100

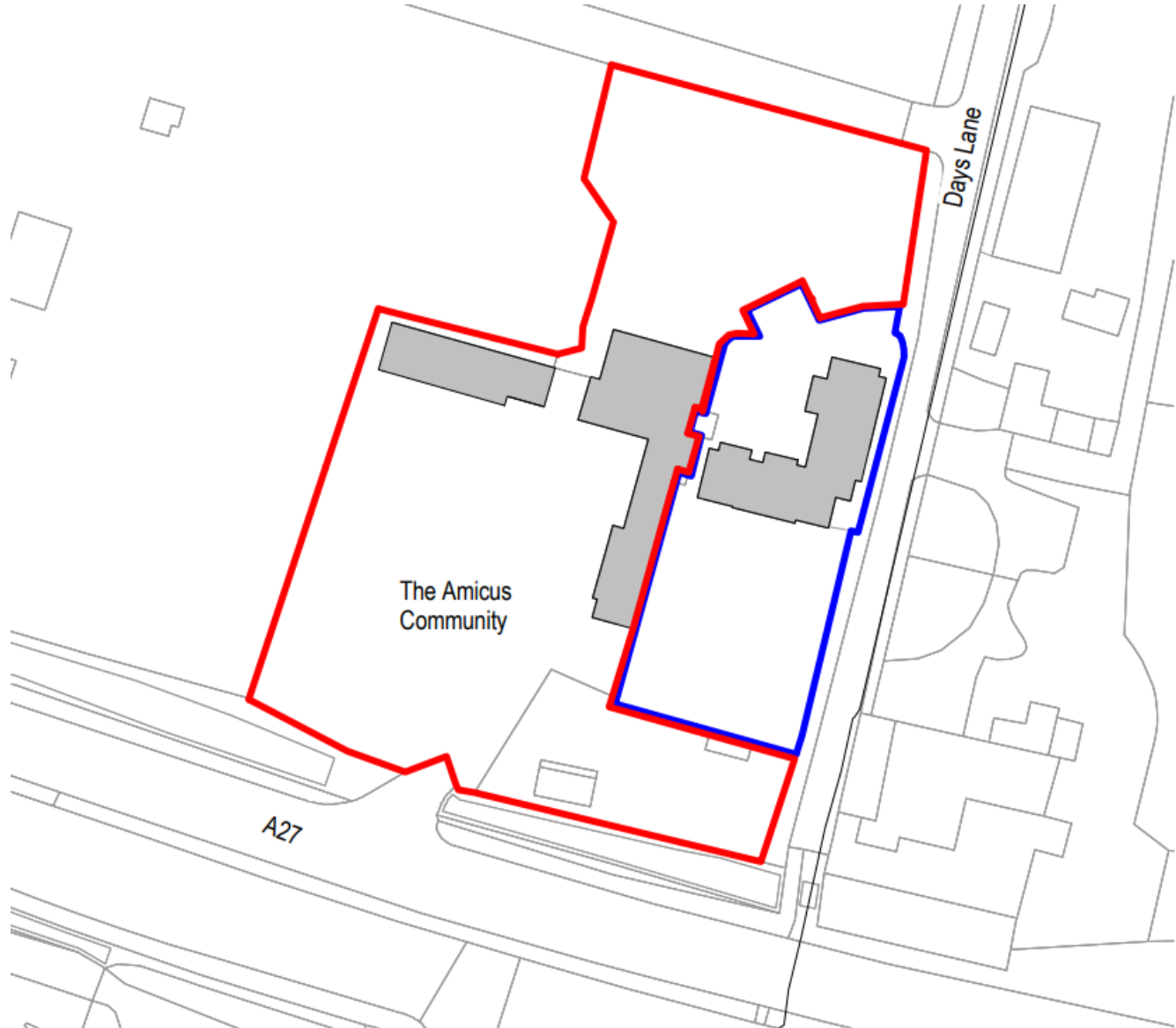


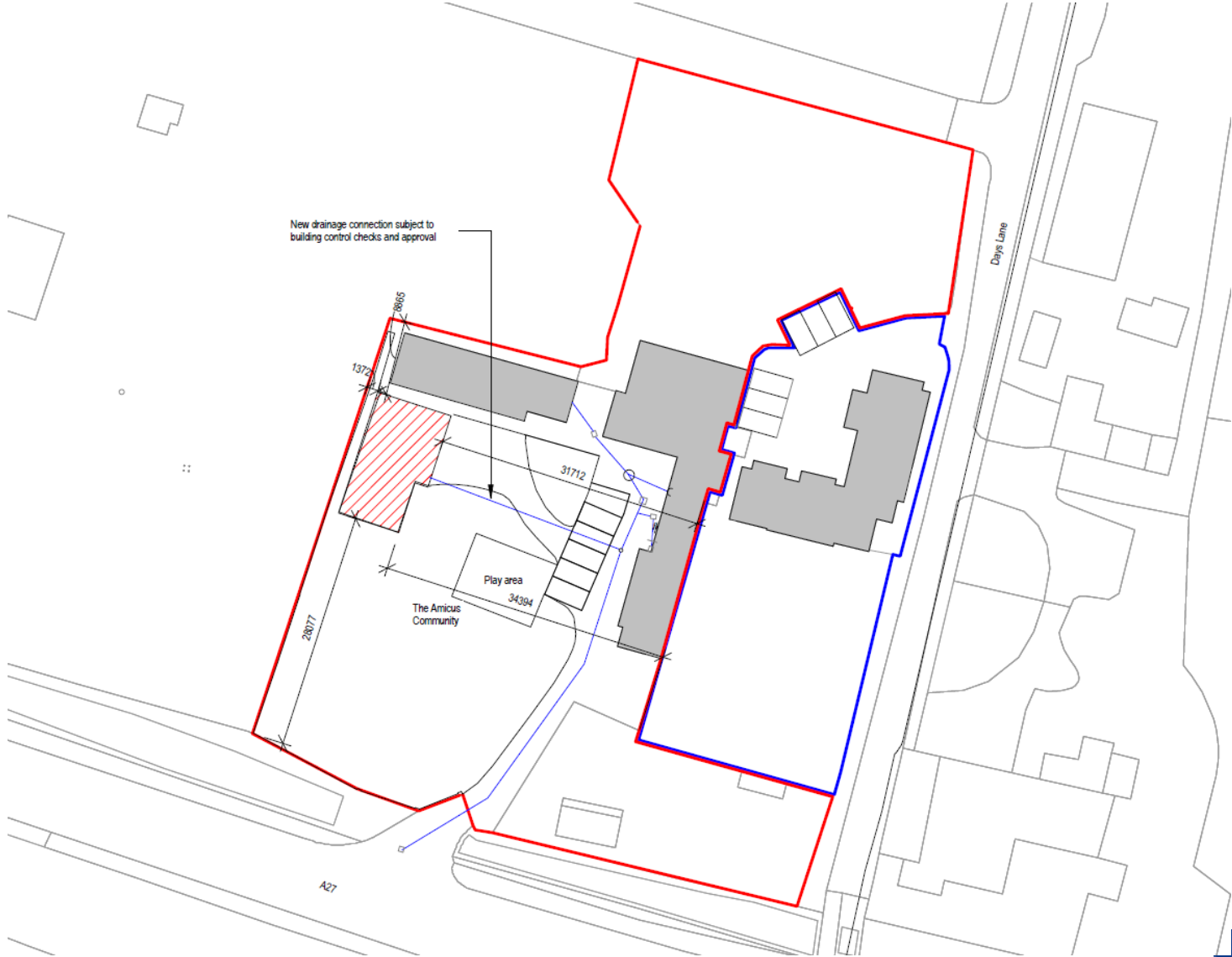
Proposed Street Scene (Water Lane and High Street)

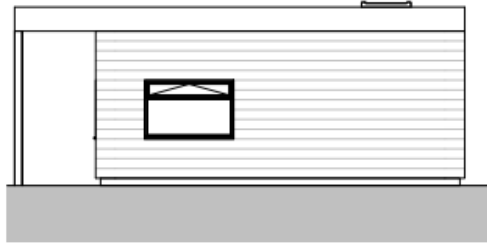
AL/106/23/PL

The Coach House, Arundel Road, Fontwell, Arundel, West
Sussex, BN18 0SX.

Detached single storey teaching building clad in timber.

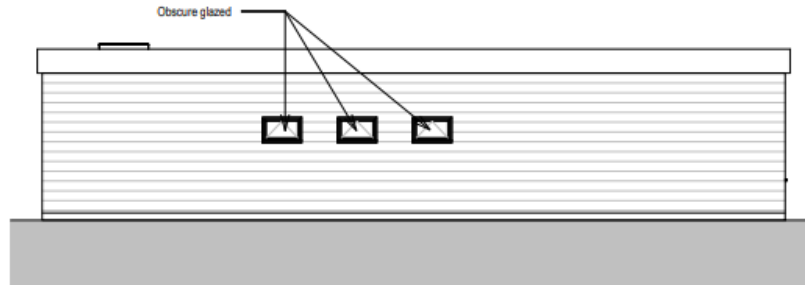






Proposed North Elevation

1:100



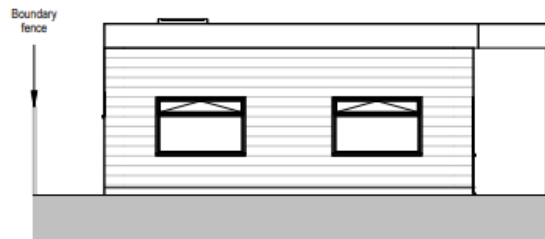
Proposed West Elevation

1:100



Proposed East Elevation

1:100



Proposed South Elevation

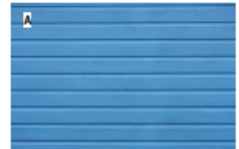
1:100

any, high standards and robust regional energy development through consultation.

Dimensions are to be checked on site by contractor & sub contractors prior to commencement of work, any discrepancies are to be highlighted immediately to the architects.

KEY

- A - Blue timber cladding to match existing adjacent building
- B - Anthracite windows
- C - Obscure Glass



Cladding to match existing, adjacent single storey teaching building

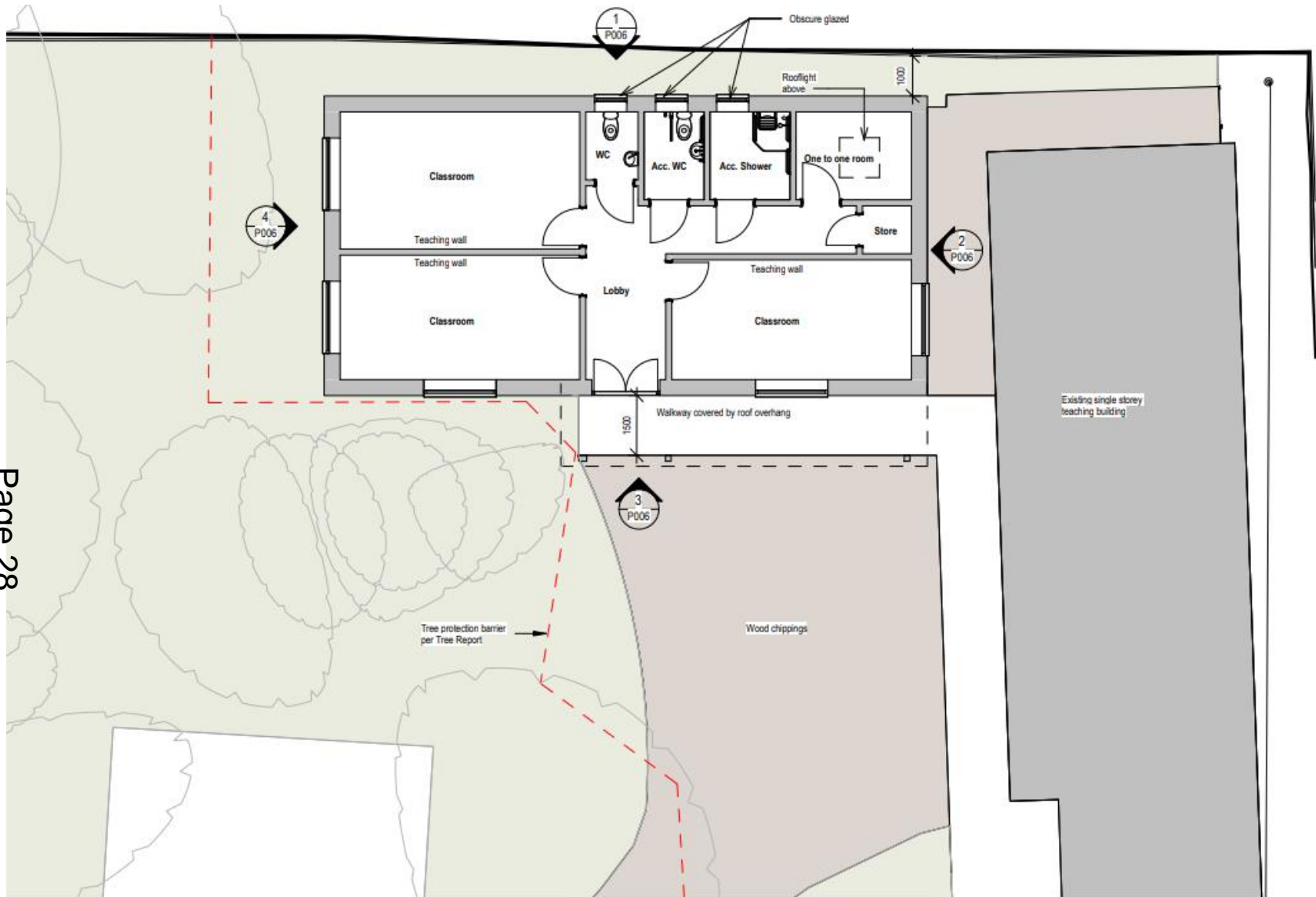
Scale 1 to 100

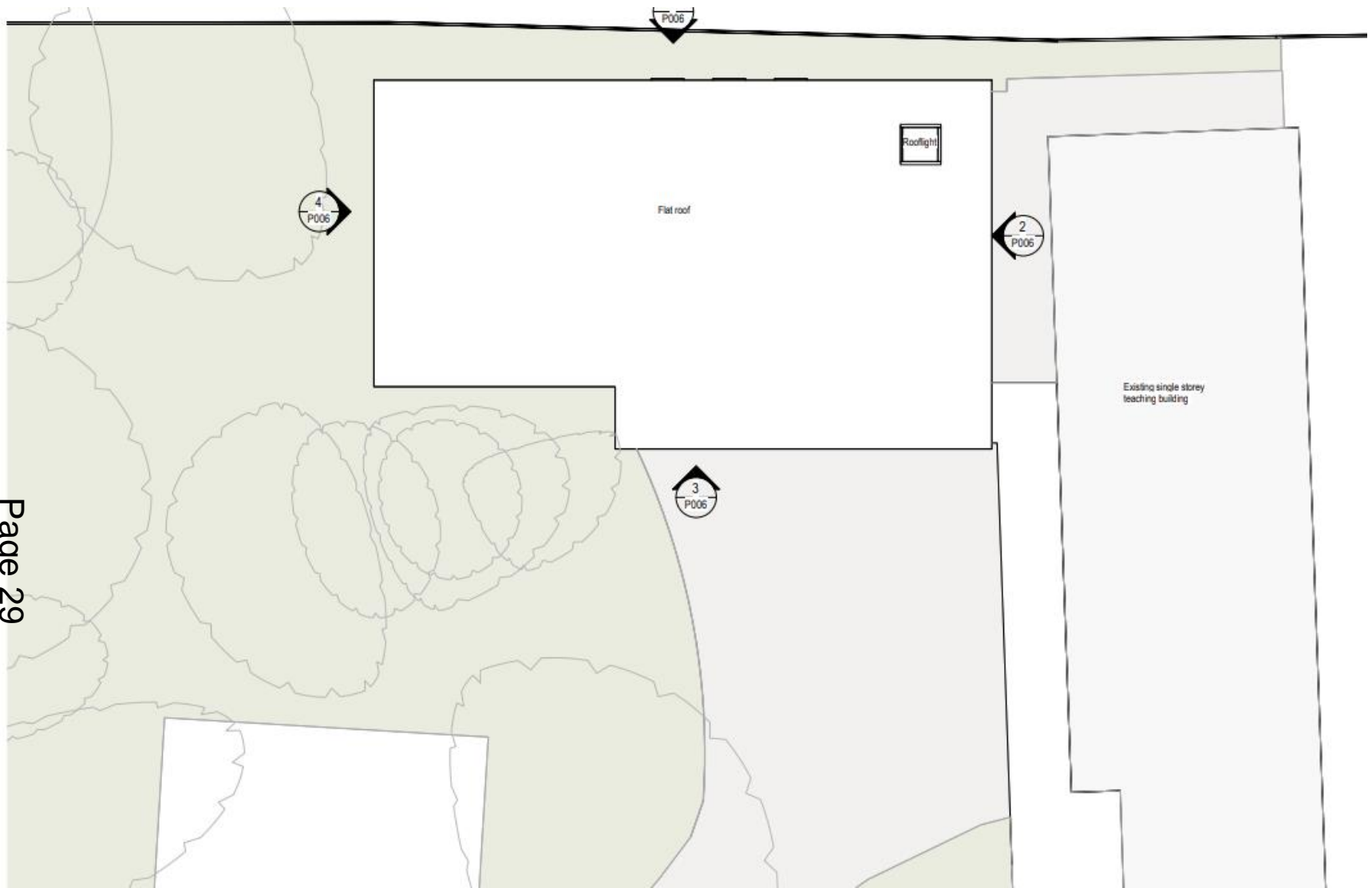


Scale: As indicated @ A3

Project No. Project Name:

423 Amicus Community







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Photos of site

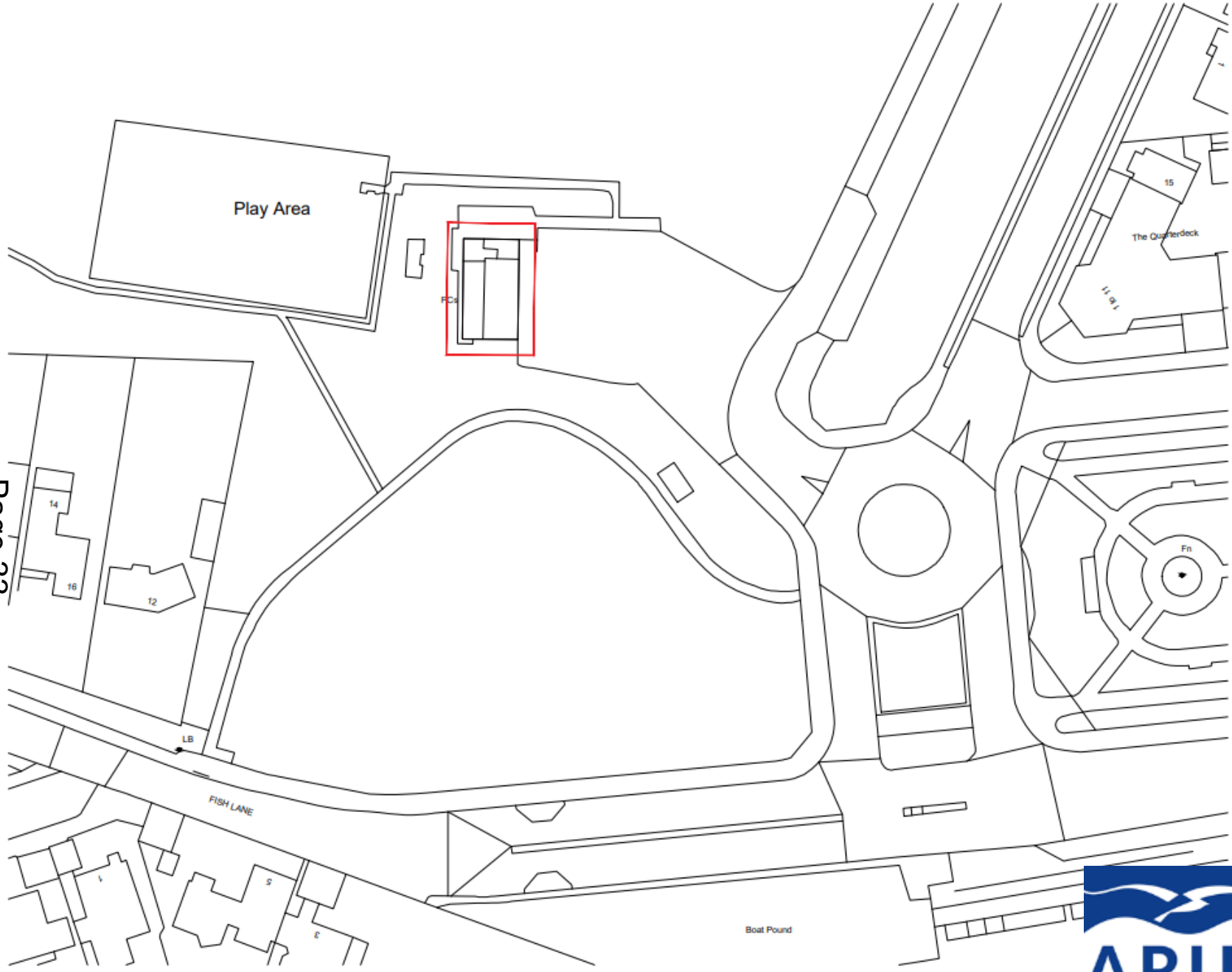
AW/177/23/PL

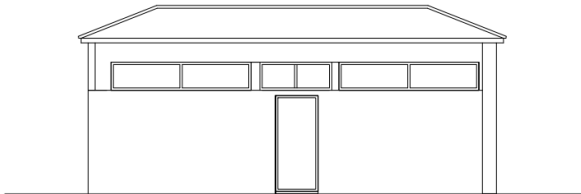
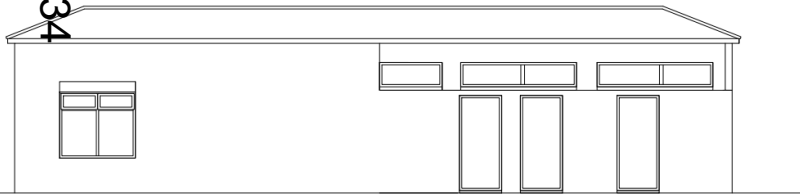
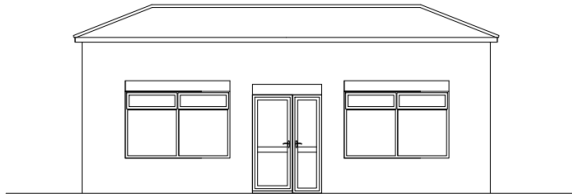
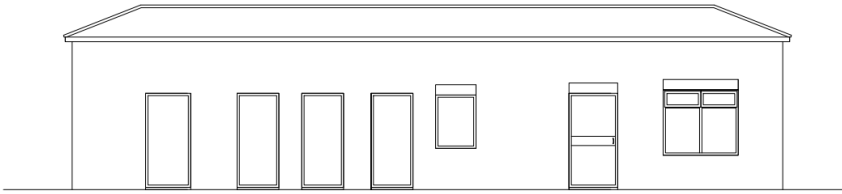
West Park Cafe, Silverston Avenue, Aldwick

Removal of public toilets and change of use to cafe only (Sui generis to Class E/A3), refurbishment of existing cafe including alterations to existing layout and conversion of existing flat roof to useable terrace, and installation of verandah.

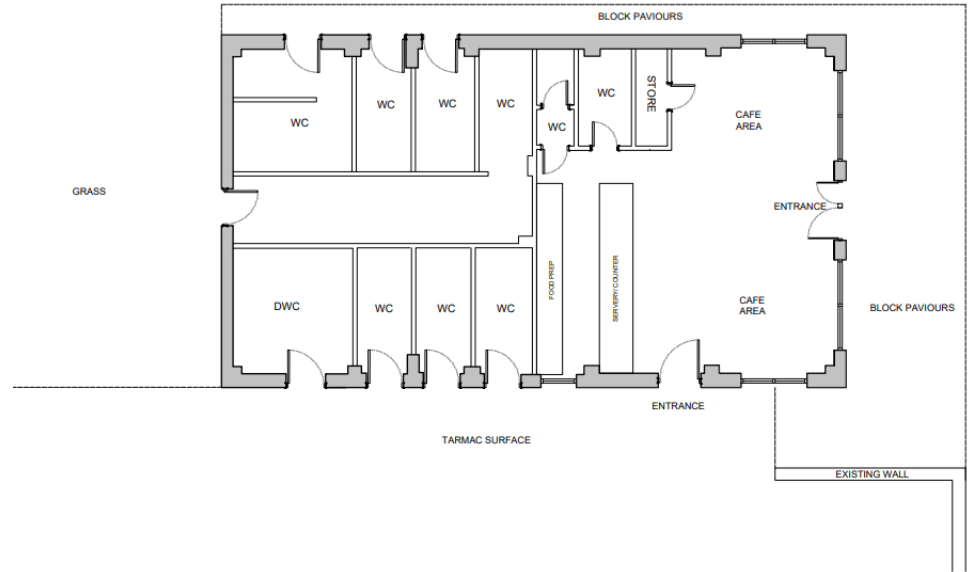
This application is in CIL Zone 4 (Zero Rated) as other development.

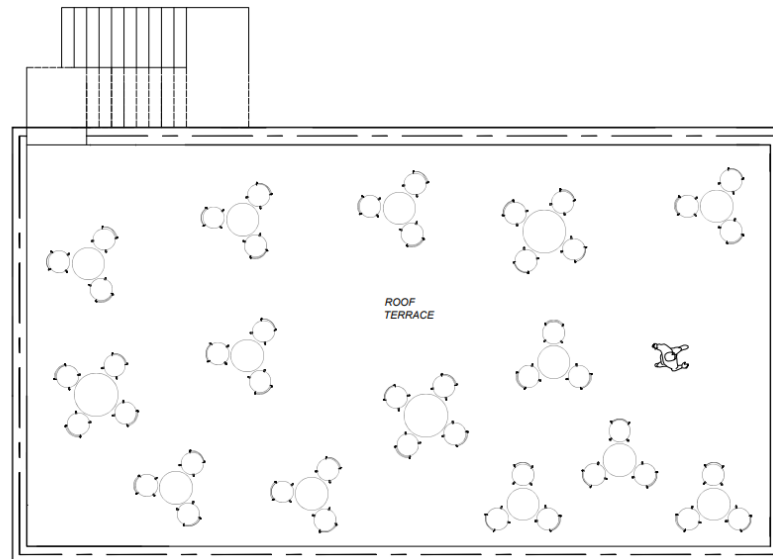
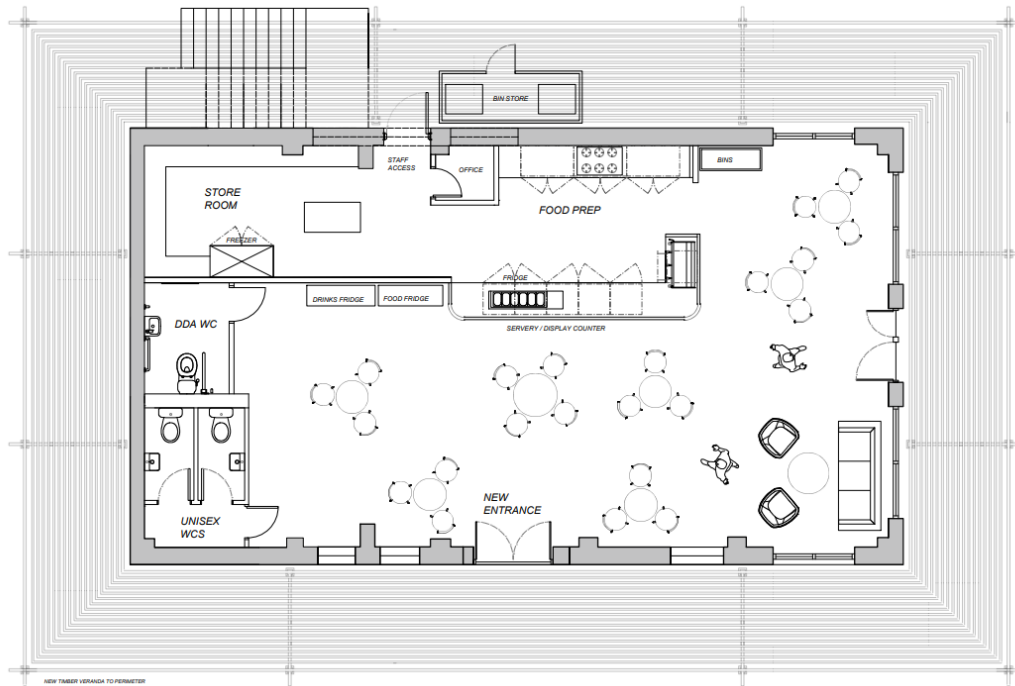


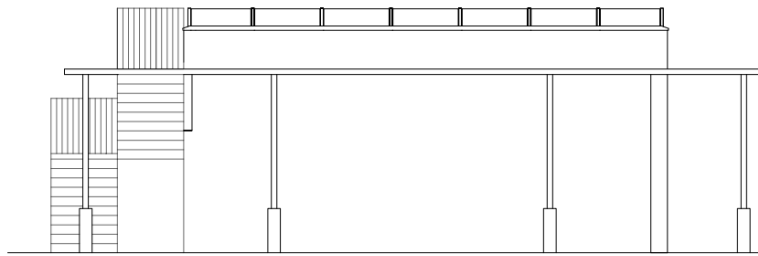
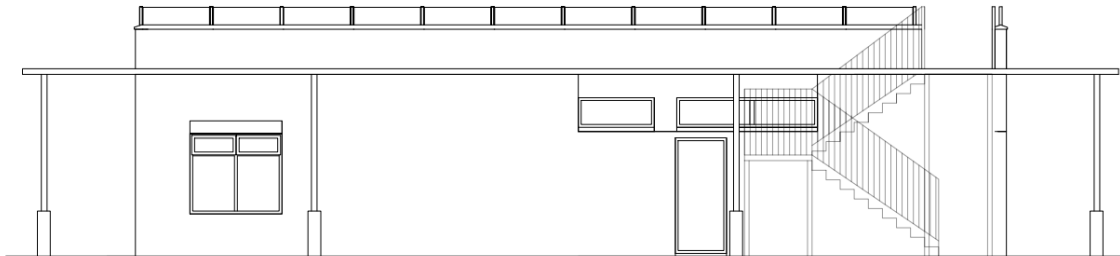
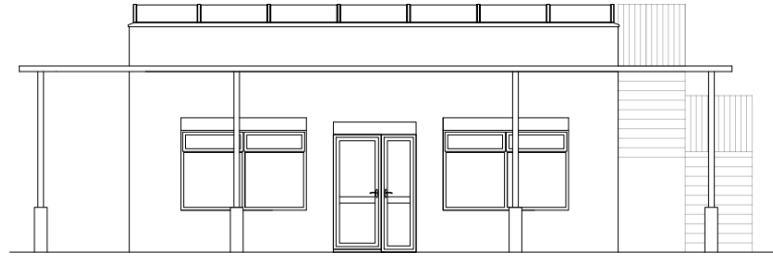
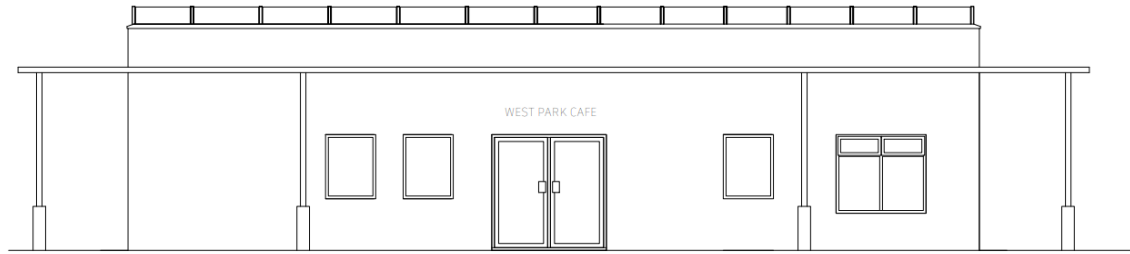




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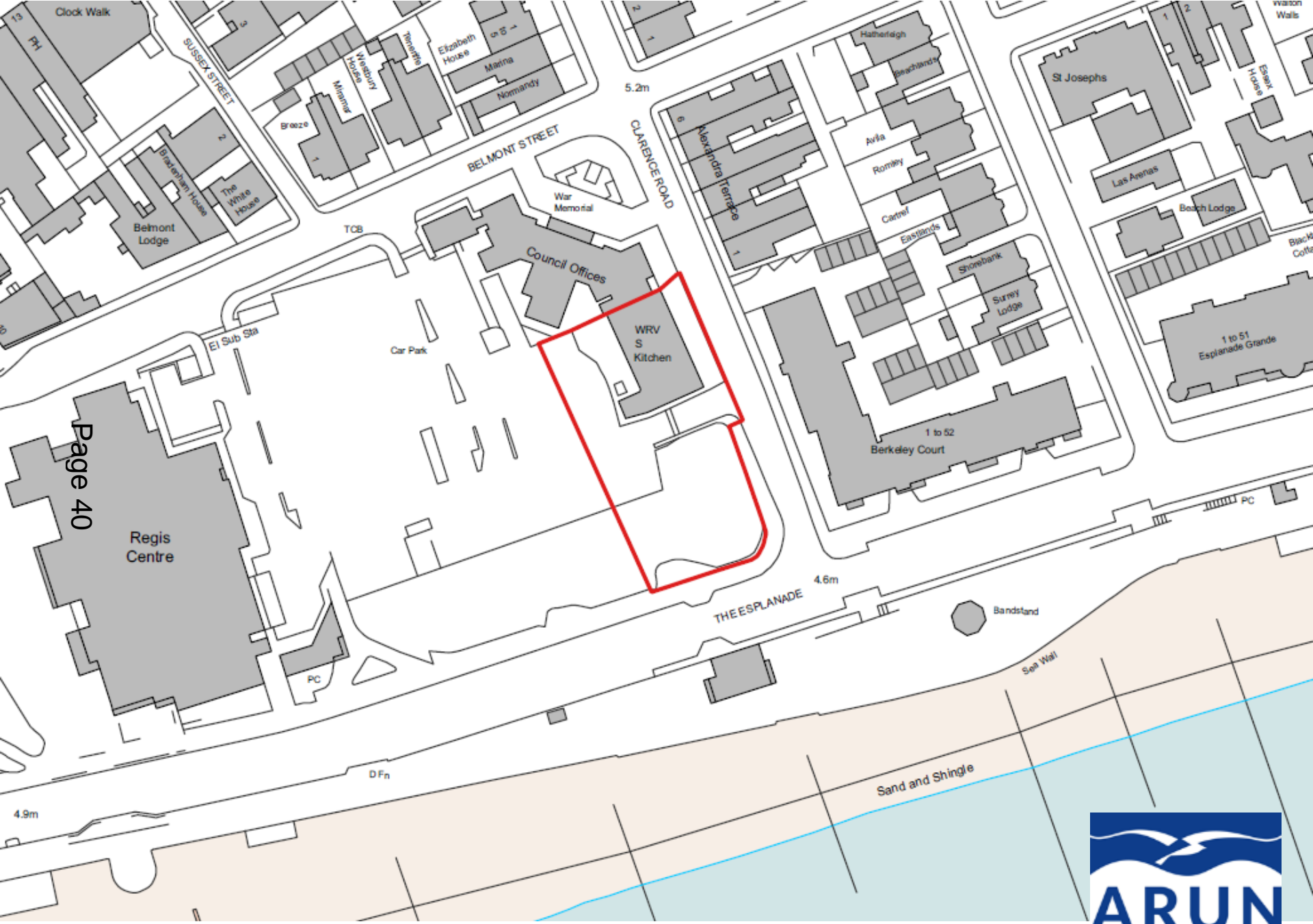




BR/83/23/PL

Regis Centre Car Park/Old Fire Station, Belmont Street/Clarence Road

Demolition of former fire station, and construction of a 5-storey, 116-bedroom hotel with ancillary restaurant and all associated works. This application affects the setting of a Listed Building and is in CIL Zone 3 (zero rated) as other development.



CLARENCE ROAD

Bollards to walkway

THE ESPLANADE 4.6m

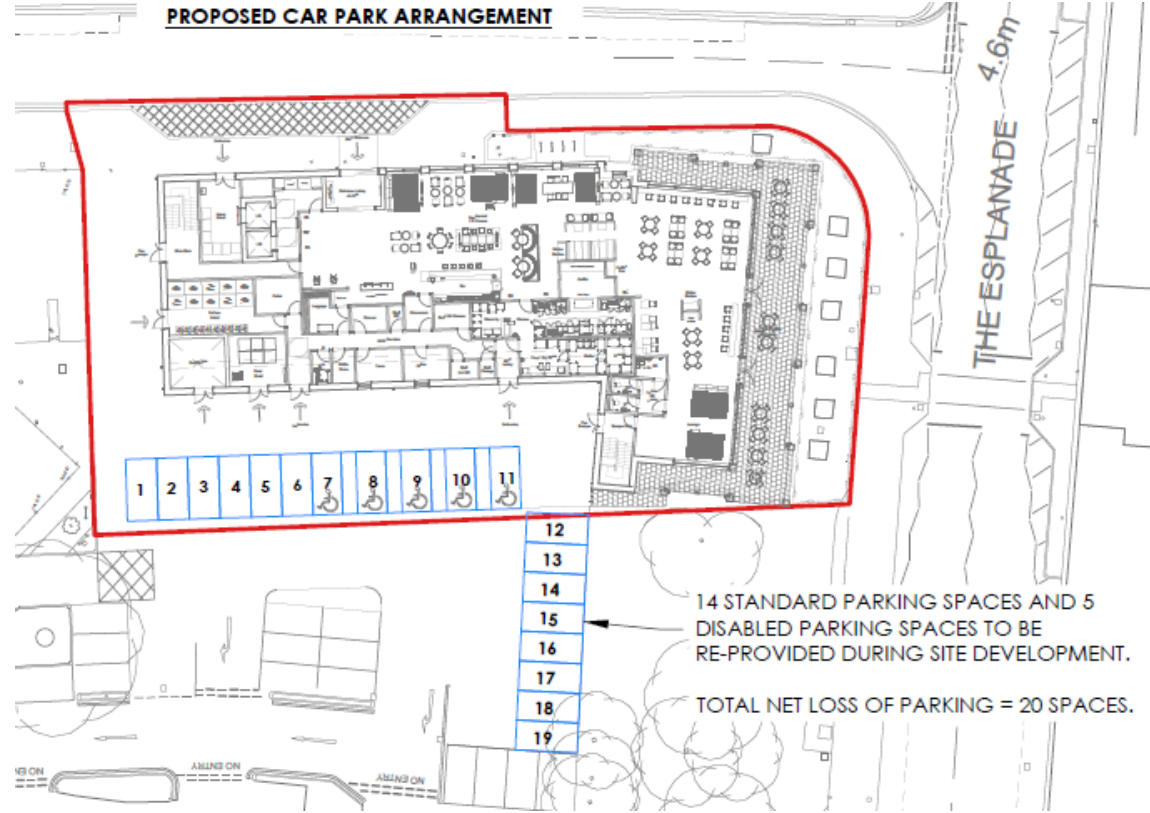
BELMONT STREET

Page 41



Changes to Car Park Arrangements

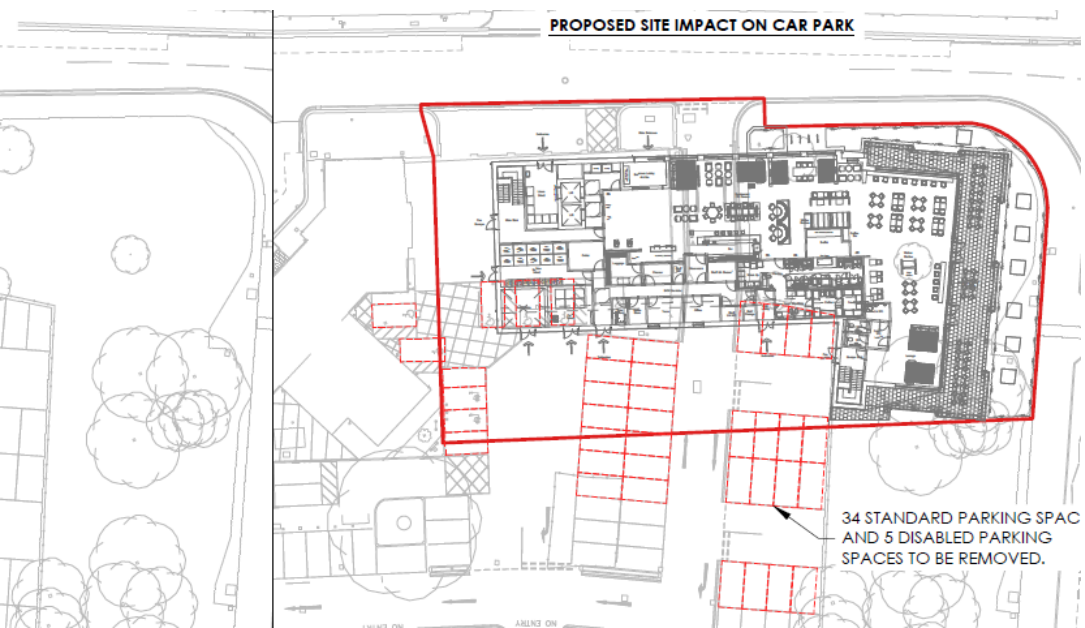
PROPOSED CAR PARK ARRANGEMENT



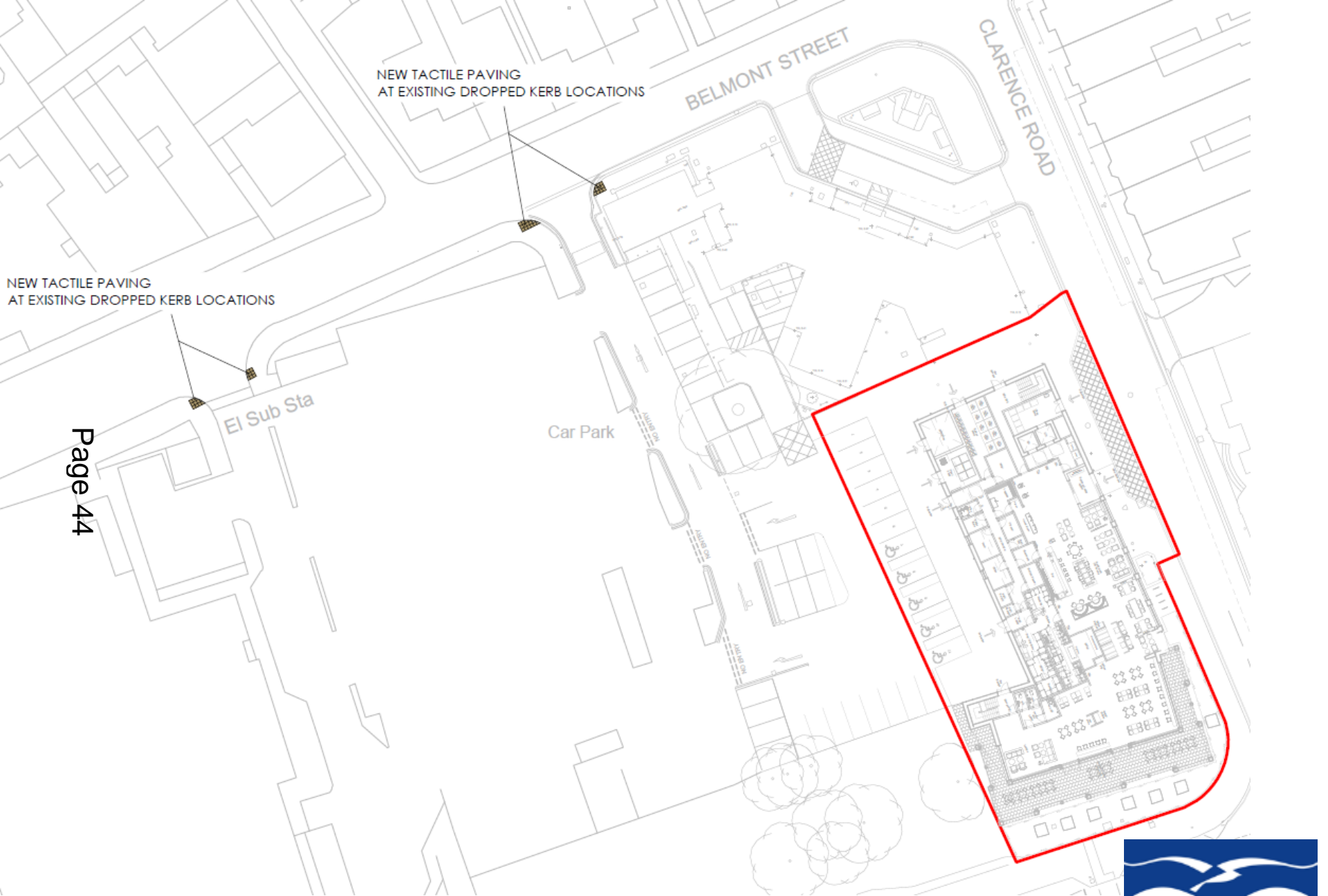
14 STANDARD PARKING SPACES AND 5 DISABLED PARKING SPACES TO BE RE-PROVIDED DURING SITE DEVELOPMENT.

TOTAL NET LOSS OF PARKING = 20 SPACES.

PROPOSED SITE IMPACT ON CAR PARK



34 STANDARD PARKING SPACES AND 5 DISABLED PARKING SPACES TO BE REMOVED.





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Previous Appeal Allowed Scheme



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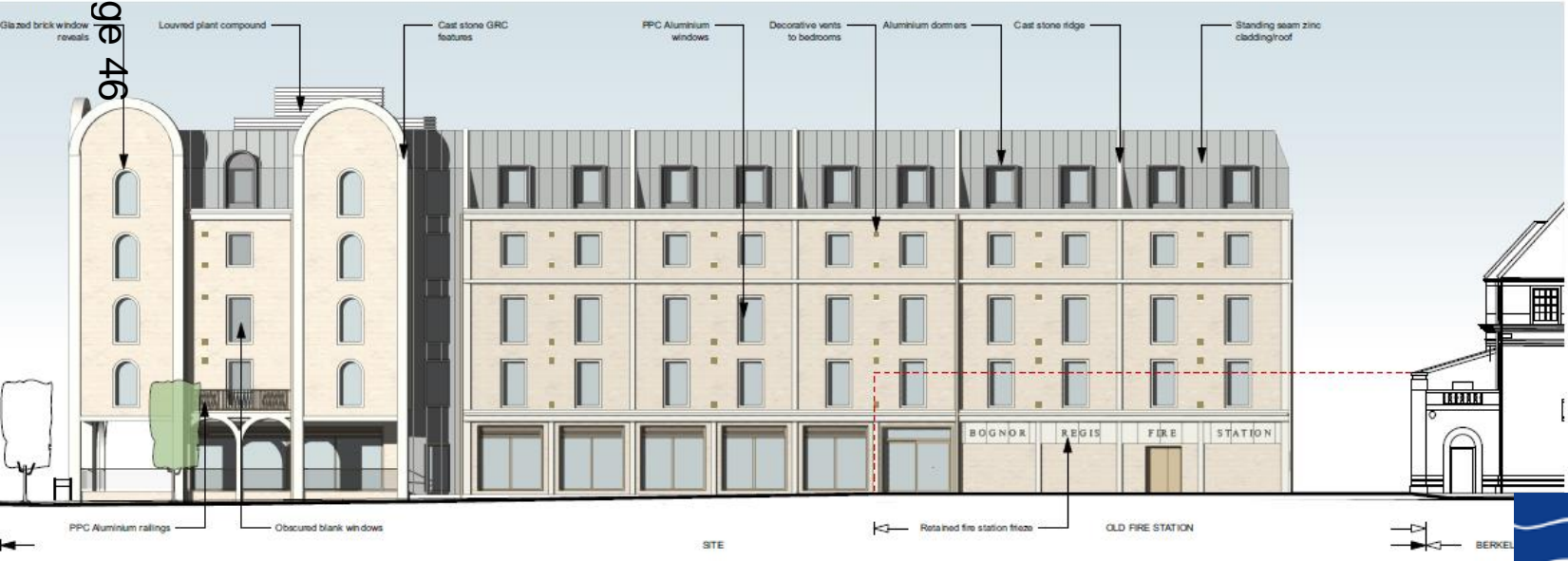


Proposed Materials:

- Walls:**
- Brick: White sandfaced
White glazed
- Mortar: White mortar
- Features: Cast stone/GGRC
Portland stone
- Zinc: Grey standing seam
- Windows:**
- Bedrooms: PPC Aluminium
Bronze metallic
- Restaurant: PPC Aluminium
Bronze metallic
- Reveals: Glazed brick
- Roof:**
- Flat Roof: Samafit grey
Green roof finish
- Pitched: Grey standing seam zinc
- Rainwater goods:**
- Gutter: Concealed
- Downpipes: PPC Aluminium
Bronze metallic

1 South Elevation
Scale: 1:200

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East Elevation

| | | | |
|-----|----------|--|----|
| B | 11/07/23 | Amendments to feature corners in accordance with planner comments. | RW |
| A | 30/03/23 | Landscaping added. | RW |
| Rev | Date | Description | By |

AXIOM ARCHITECTS
 Barn A, Addlewood Business Centre, Croyd @ George, Dorking, Surrey, GU24 0NF
 Tel: 01392 369426 www.axiomarchitects.co.uk

Client:
WHITBREAD PLC

Project:
BOGNOR REGIS PREMIER INN
REGIS CENTRE
CLARENCE ROAD, PO21 1LB



Proposed South & East Elevations

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1 North Elevation
Scale: 1:200

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Proposed Materials:

Walls:

- Brick: White sandfaced
White glazed

Mortar: White mortar

Features: Cast stone/GGRC
Portland stone

Zinc: Grey standing seam

Windows:

- Bedrooms: PPC Aluminium
Bronze metallic
- Restaurant: PPC Aluminium
Bronze metallic

Reveals: Glazed brick

Roof:

- Flat Roof: Sarnafil grey
Green roof finish
- Pitched: Grey standing seam zinc

Rainwater goods:

- Gutter: Concealed
- Downpipes: PPC Aluminium
Bronze metallic



West Elevation

| | | | |
|-----|----------|--|----|
| B | 11/07/23 | Amendments to feature covers in accordance with planner comments | RW |
| A | 30/03/23 | Landscape added | RW |
| Rev | Date | Description | By |

AXIOM ARCHITECTS
Barn A Addisport Business Centre, Cycle St George, Exeter, EX3 0NR
Tel: 01392 395026 www.axiomarchitects.co.uk

Client: **WHITBREAD PLC**
Project: **BOGNOR REGIS PREMIER INN
REGIS CENTRE
CLARENCE ROAD, PO21 1LB**
Drawing:

Checked: RW
Revision:

Proposed North & West Elevations

Gable wall to be insulated and finished with retained bricks from the fire station

Delivery bay

Cycle parking

application purposes or without permission. It is reproduced by the Plans (Material Open to Public Consultation) Order 1997 note. Scaling from this note and view are ensuring correct site map

Page 48



New planting

External terrace area within colonnade

| Rev | Date | Descr |
|-----|----------|---------|
| C | 10/07/23 | Parting |
| B | 04/04/23 | Red In |
| A | 27/03/23 | Red In |



Ben A. Adappa of Bunk
Tel: 01392 368426
Client
WHITBREAD P
Project
**BOGNOR REG
REGUL CENTRE**

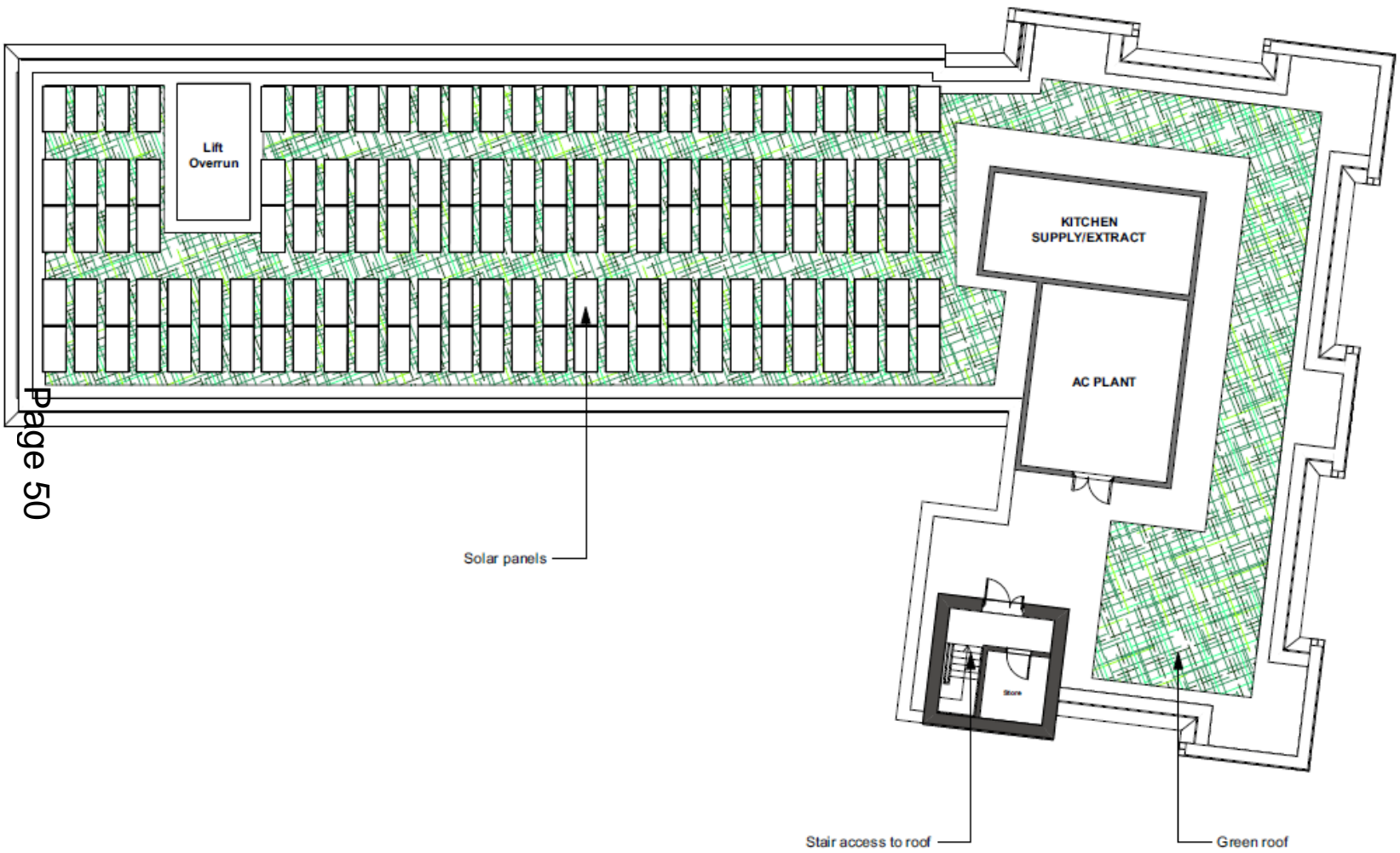


Proposed Ground Floor Plan



Proposed First Floor Plan (2nd, 3rd, 4th Floors are virtually the same)





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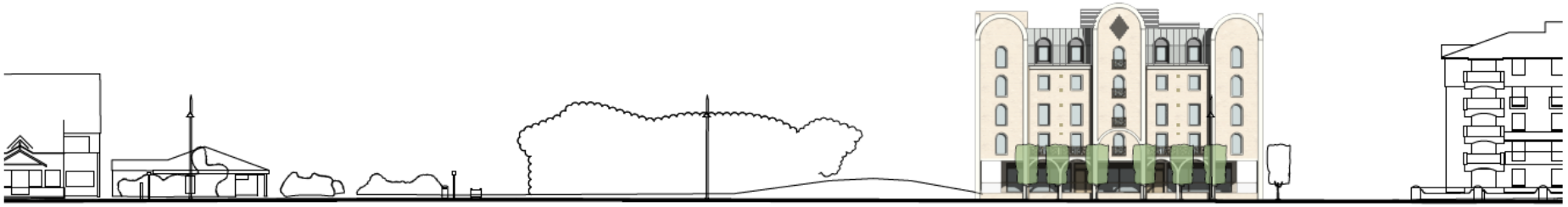
Solar panels

Stair access to roof

Green roof

Roof Plan





1 The Esplanade
Scale: 1:500

Page 51



2 Clarence Road
Scale: 1:500



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LU/220/23/PL

The Manse, 2 Arundel Road, Littlehampton

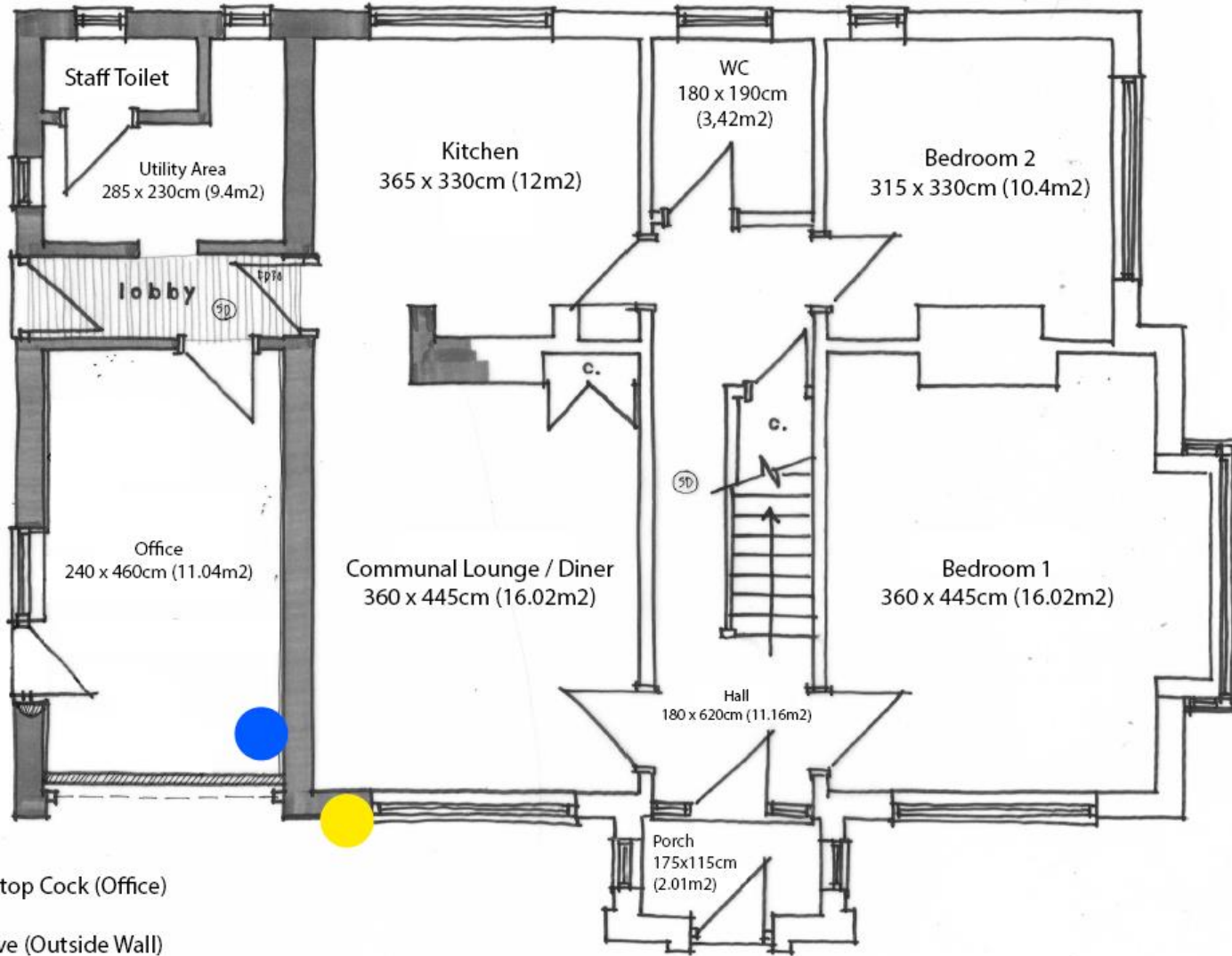
Lounge conversion to increase bed spaces from 6 to 7 bed
HMO.

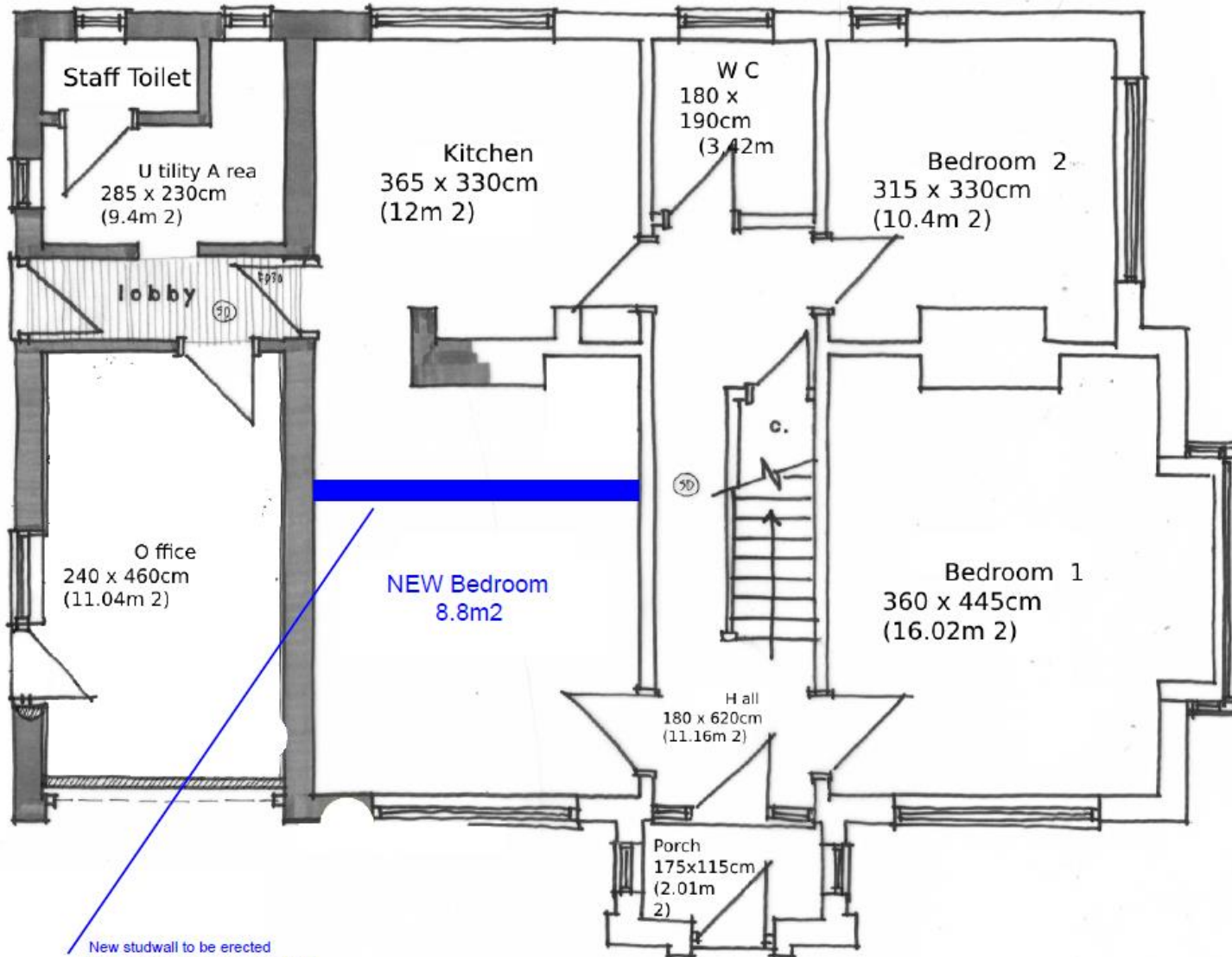




Ariel View of Site







New studwall to be erected
Fire / Acoustic construction board
on timberframe and insulated
(subject to Building Control App)



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Front Elevation



**View from the St Martins
Carpark (North)**

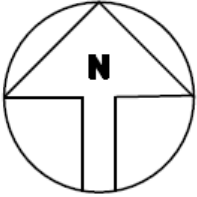


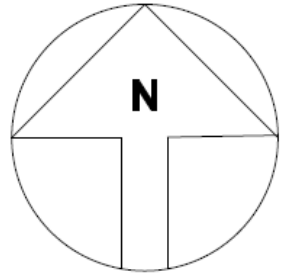
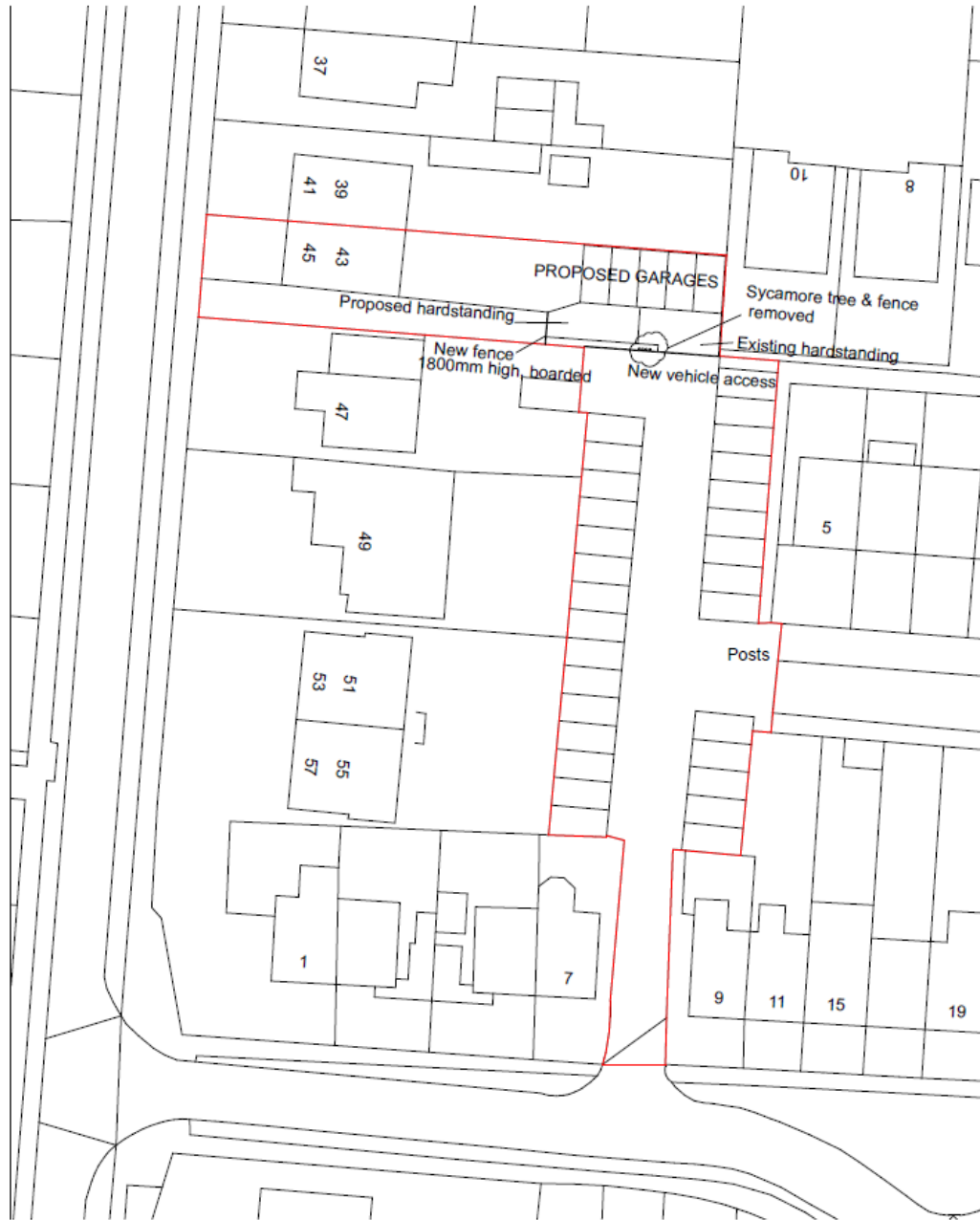
View from the South

R/163/23/PL

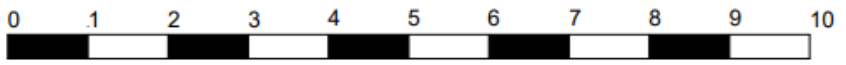
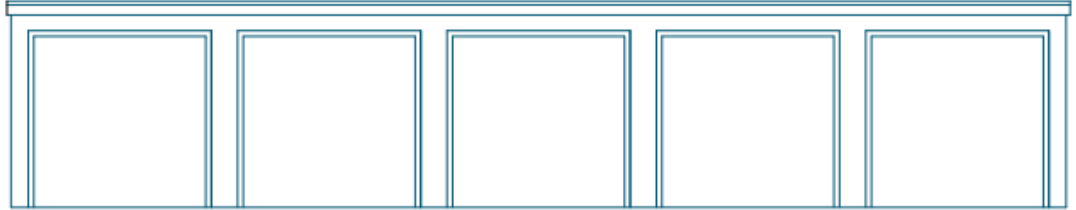
43 Old Manor Road, Rustington, West Sussex, BN16 3QS.

Erection of block of 5 garages.





SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

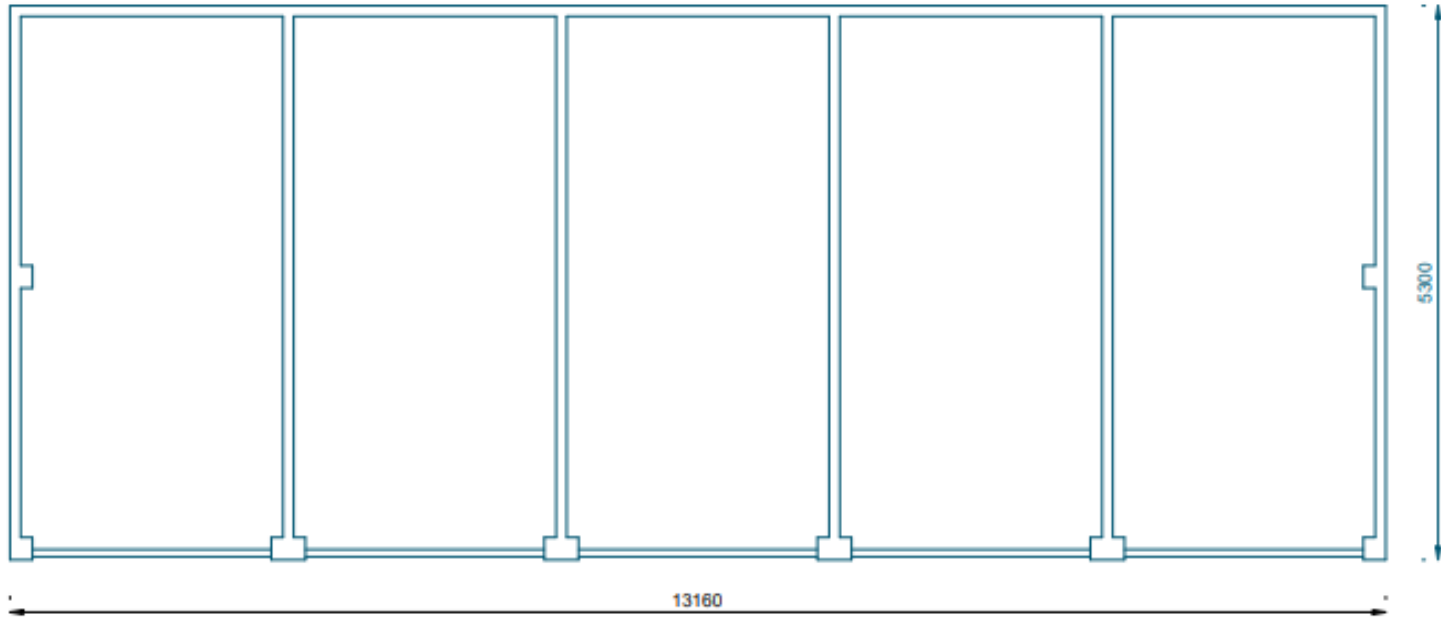


WEST ELEVATION



GARAGES FLOOR PLAN

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Photos front driveway to property from Old Manor Road



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Photos of existing garage compound



Photos of existing garage compound

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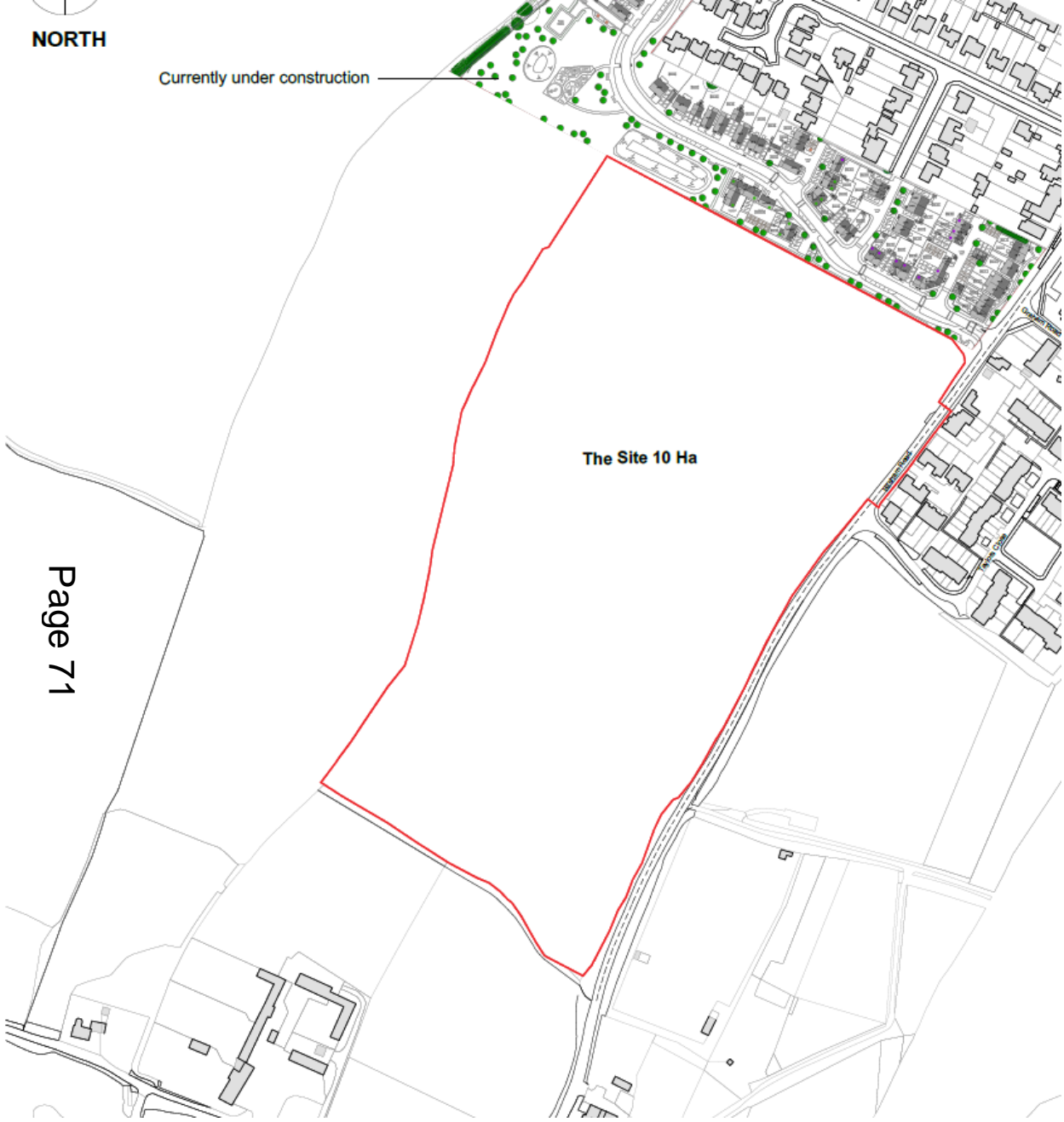
Y/52/23/PL

Land West of Bilsham Road, Yapton

Full Planning Application for the erection of 170 residential dwellings; with access and parking, the provision of open space, play space and ecology areas with associated vehicular and pedestrian access, attenuation ponds and landscaping and associated works. This application is a Departure from the Development plan and affects a Public Right of Way.

NORTH

Currently under construction



Page 71

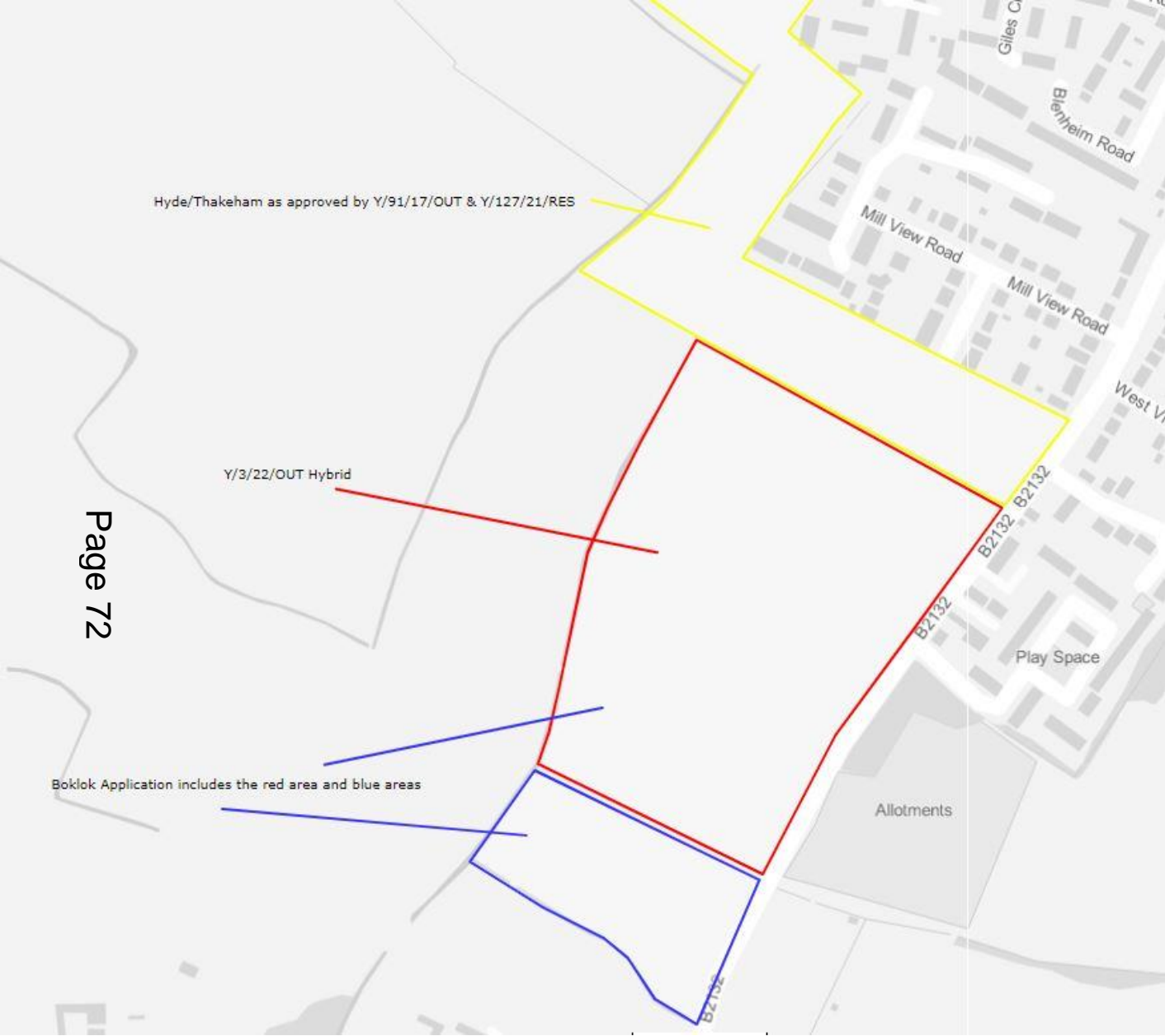
Site Location Plan



Hyde/Thakeham as approved by Y/91/17/OUT & Y/127/21/RES

Y/3/22/OUT Hybrid

Boklok Application includes the red area and blue areas

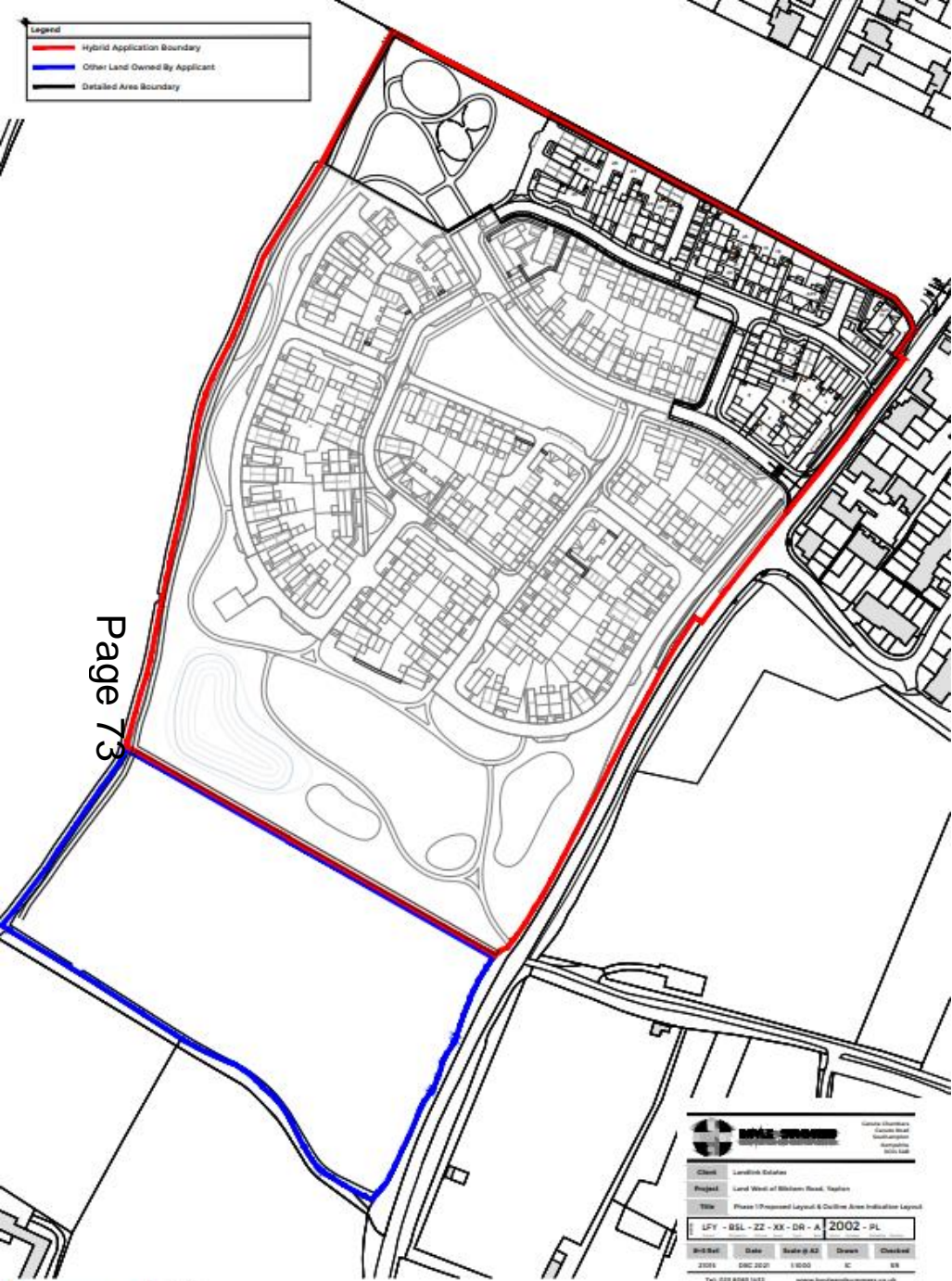


Plan showing outlines of the current and former sites plus the strategic site adjacent



Legend

- Hybrid Application Boundary
- Other Land Owned By Applicant
- Detailed Area Boundary



Page 73

Plan approved by Y/3/22/OUT showing Full area for 30 dwellings and Outline area for up to 110 more

HYGHE CONSULTANTS
 LANDSCAPE ARCHITECTS

Client: Landlink Estates
 Project: Land West of Wilton Road, Tipton
 Title: Phase 1 Proposed Layout & Outline Area Indicative Layout

LFY - DSL - Z2 - XX - DR - A 2002 - PL

| Rev | Date | Scale @ A2 | Drawn | Checked |
|------|----------|------------|-------|---------|
| 2001 | 09/02/20 | 1:500 | IC | VB |

Tel: 021 8988 1612 www.hygheconsultants.co.uk




This plan is for the purpose of planning, and not a construction document. It is not intended to be used for construction. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.



Proposed Site Plan



Building Heights

| Key | |
|---|----------|
|  | 1-Storey |
|  | 2-Storey |
|  | 3-Storey |



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PCD 04/08/23 Disabled Parking signs
PCD 19/05/23 Planning Issues



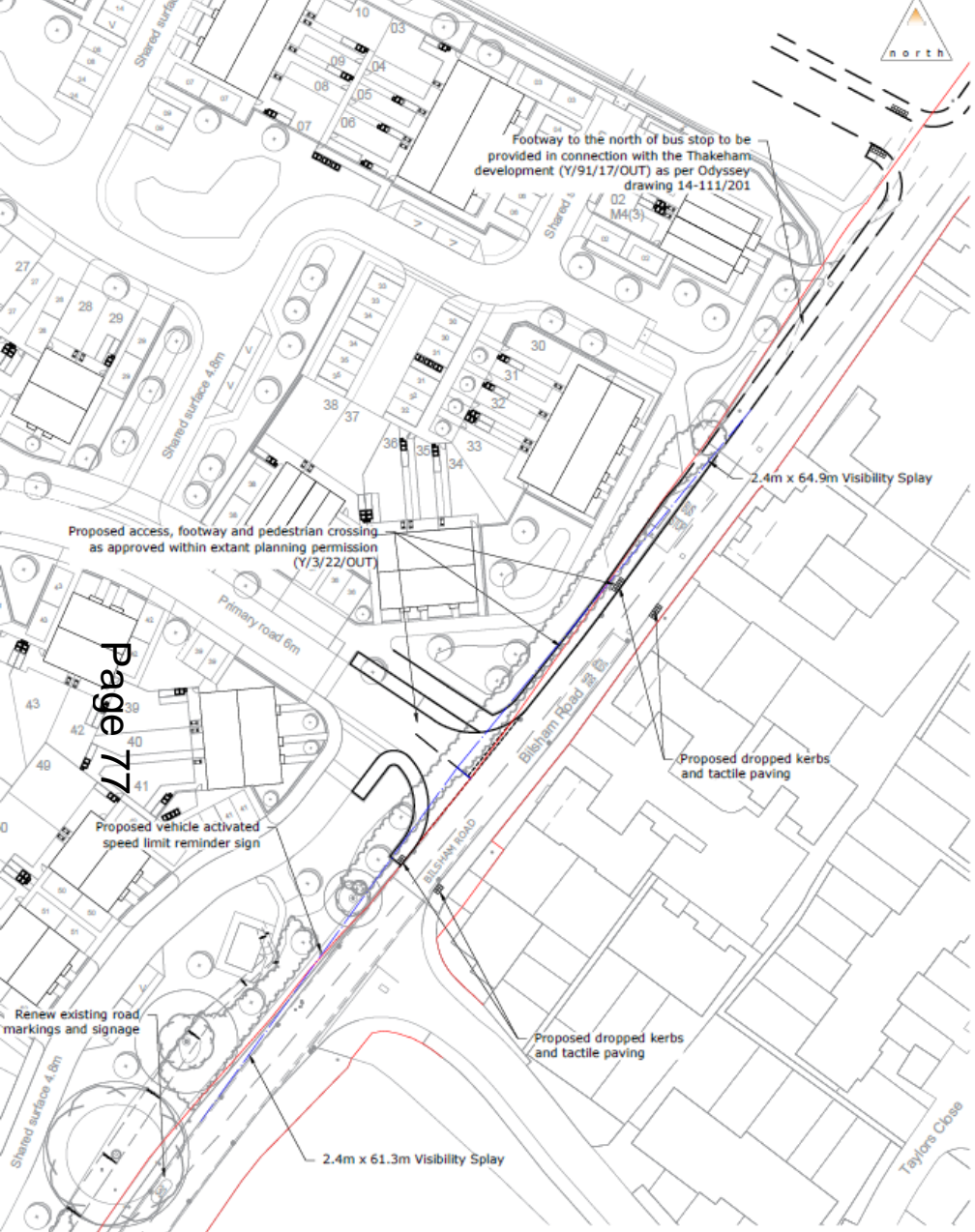
Tenure



| Key | | Housing Mix | |
|--|------------------|--|---------------------|
| ● | First Homes | ■ | 2-Bed M4(3) 8 units |
| ● | Rent | ■ | 2-Bed 62 units |
| ● | Shared Ownership | ■ | 3-Bed 69 units |
| ---- | Site Boundary | ■ | 3-Bed 15 units |
| | | ■ | 4-Bed 16 units |
| | | TOTAL | 170 units |

| Total tenure SoA | | | | |
|-------------------------------------|-------------------------|-----------|------------------|------------|
| ● | 2B Rent | 19 | 2B OMS | 38 |
| ● | 3B Rent | 15 | 3B OMS | 52 |
| ● | 2B First Homes | 13 | 3B + Study OMS | 15 |
| ● | 3B Shared Ownership | 2 | 4B OMS | 14 |
| ● | 4B Shared Ownership | 2 | | |
| | TOTAL AFFORDABLE | 51 | TOTAL OMS | 119 |



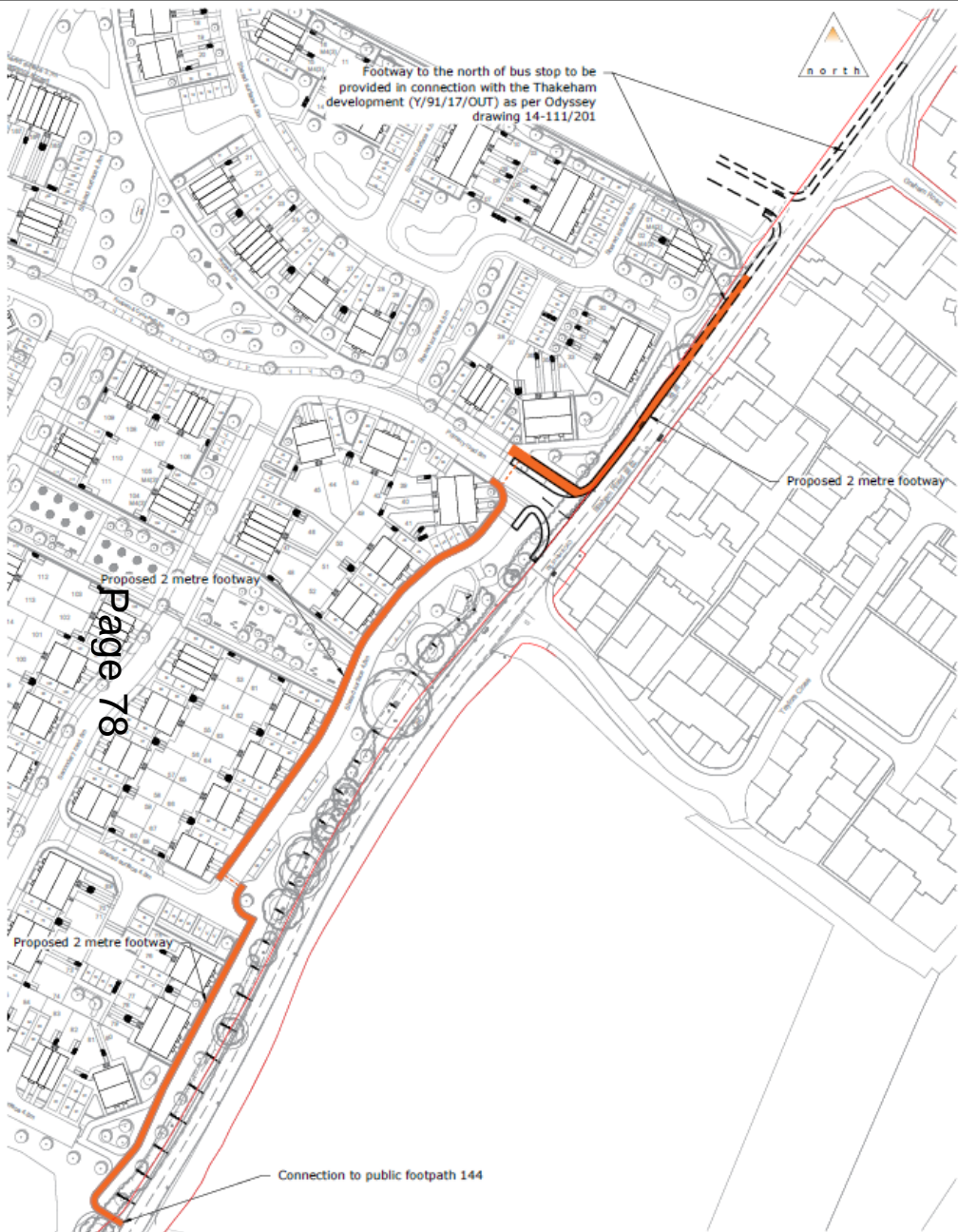


Proposed Access Arrangements

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| | | |
|---|--|--------------------------------|
|  <p>84 North Street Hullford Barnley Leeds LS21 4NR T: 01483 531 300 F: 020 8065 5208 www.motion.co.uk</p> | <p>Project: Land West of Bilsham Road</p> | |
| | <p>Title: Proposed Access Arrangements</p> | |
| <p>Scale: 1:500 (A3)</p> | | <p>Drawing: 2209016-04</p> |
| <p>Notes:</p> | | <p>Revised: D</p> |





Proposed Pedestrian Links

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Key:

| | |
|------------------|--|
| Highway Boundary | |
| Pedestrian Route | |

84 North Street
Basingstoke
Hants RG24 0AU
T: 01489 531 300

Golden Cross House
8 Churchway Street
Liphook
WIMBORNE
T: 01203 8066 5208

| | |
|---|------------|
| Project: Land West of Bilsham Road, Yapton | |
| Title: Proposed Pedestrian Link | |
| Scale: 1:1000 (A3) | |
| Notes: | Revisions: |
| Drawing: | |





Street Scene 1
1 : 200



Key Plan
1 : 5000



Street Scene 1 Continued
1 : 200



Street Scene 2
1 : 200

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Street Scene 3
1 : 200



Street Scene 3 Continued
1 : 200

Site Title: Land West of Bisham Road, Yapton (7234) SU
 Drawing No: Street Scenes Sheet 1
 Scale: 1:200 @ A0 / 1:400 @ A2





Street Scene 4
1 : 200



Street Scene 5
1 : 200



Street Scene 5 Continued
1 : 200



Key Plan
1 : 5000

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Street Scene 6
1 : 200



Street Scene 7
1 : 200

as the Land West of Blisnam Road, Yapton (723)





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View 1 - Site entrance

| | | | | | | | | | | | |
|---|---|--|-----------------------|--|---|---------------------------|-------------------|-----------------------|-------------------------|--------------------------|------------------------------|
| Client Name BoKloK | Drawing Title 3D Visual - Site Entrance | Client TD | Designer MG | Date 12.05.2023 | Project 75 Great Suffolk Street | Scale 1:500 | Level 0 | Drawn by MG | Checked by MG | Approved by MG | Project Manager MG |
| Site Title Land West of Bilsham Road, Yapton (7234) | Scale N/A | Drawing No. BRY-ECE-XX-XX-VS-A-X | | Location 75 Great Suffolk Street, London | | Status APPROVAL | | | | | |



Front Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation 01
1 : 100



Section AA
1 : 100



Section BB
1 : 100



Side Elevation 02
1 : 100

Three storey dwelling design



Front Elevation
1 : 100



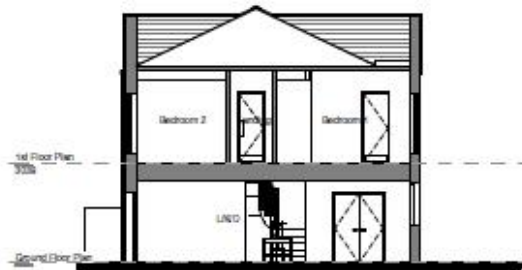
Rear Elevation
1 : 100



Side Elevation 01
1 : 100



Section AA
1 : 100



Section BB
1 : 100



Side Elevation 02
1 : 100

Example of two storey detached dwelling design



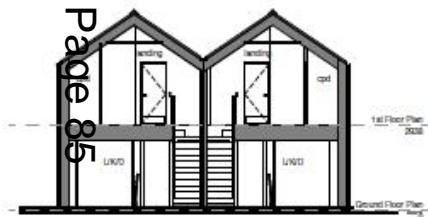
Front Elevation
1 : 100



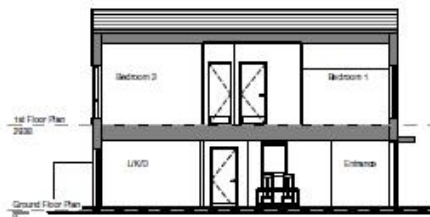
Rear Elevation
1 : 100



Side Elevation 01
1 : 100



Section AA
1 : 100



Section BB
1 : 100



Side Elevation 02
1 : 100

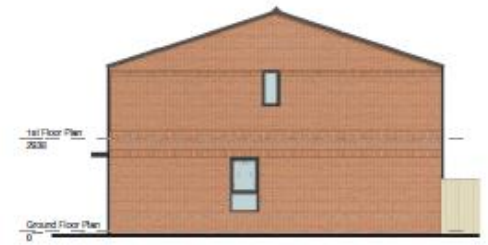
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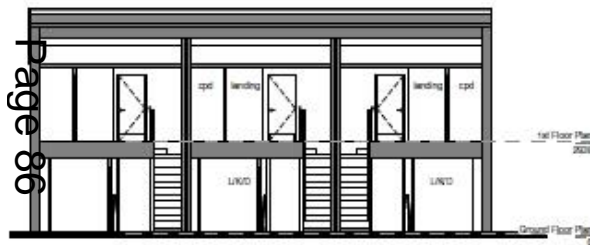
Front Elevation
1 : 100



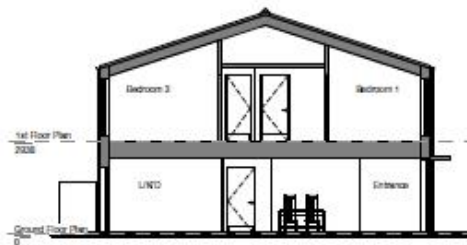
Rear Elevation
1 : 100



Side Elevation 01
1 : 100



Section AA
1 : 100



Section BB
1 : 100



Side Elevation 02
1 : 100

Example of two storey terraced dwelling design



