

5.0 THE BUILT FORM



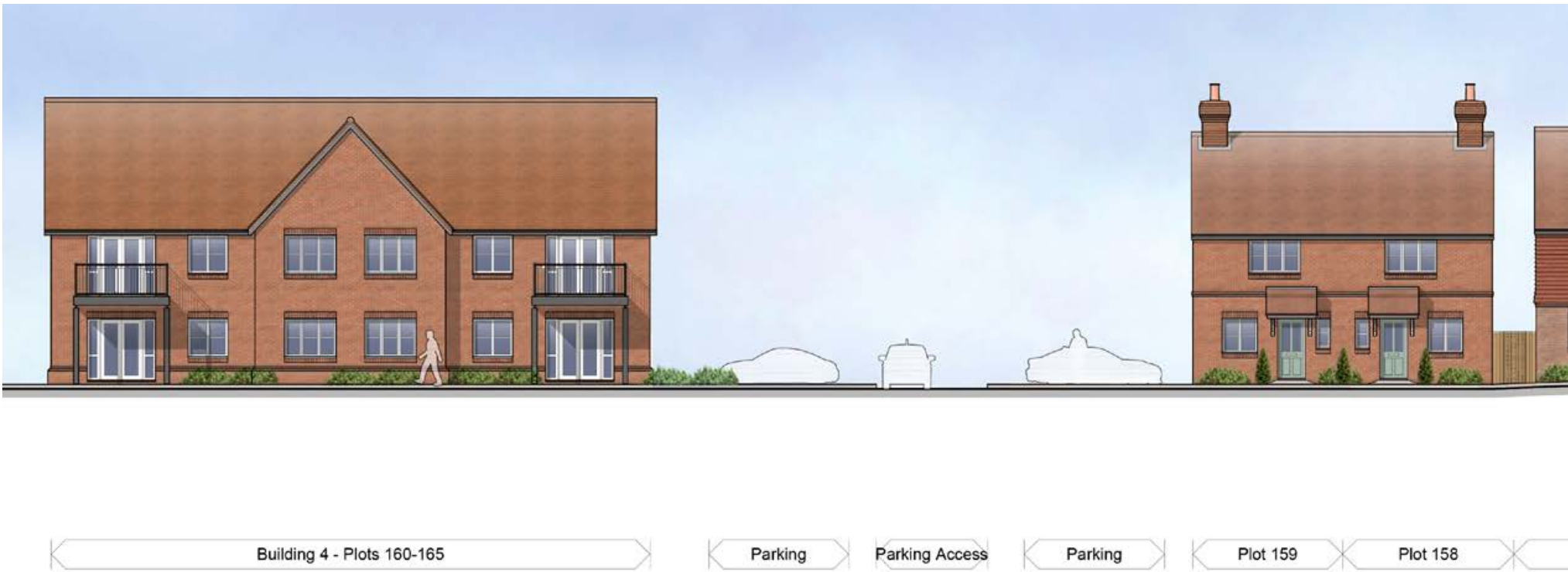
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5.9 Street Scene Principles: Parkland

Built form is generally more broken and predominantly in the form of either detached or semi-detached houses. Gaps between buildings are generally wider than in the Village and the arrangement of buildings is less formal. Buildings are generally 2 storeys in height. There is a greater variety in the way in which buildings are arranged within the streetscene. The palette of materials has been selected to avoid lighter colours in this part of the site which is visually sensitive to views from the South Downs National Park, particularly Highwood Hill.



Keyplan



Street scene E-E



Street scene G-G



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5.9 Street Scene Principles: Parkland



Street scene F-F



Keyplan



Street scene J-J

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5.10 Street Scene Principles: Woodland Edge

Within the Woodland Edge character area built form is predominantly detached with wider gaps between and set back garages as the lowest density frontage to green space. Buildings are predominantly 2 storeys in height with 1 and 1.5 storey buildings along the northern edge.

Dark coloured timber boarding is used together with reddy brown and more 'earthy' coloured bricks and roof tiles to ensure that the buildings blend into the landscape and avoid standing out in key views from the South Downs National Park.



Keyplan



Building 6 - Plots 262-265 Plot 266

Street scene H-H



Road Plot 251

Street scene H-H (continued)



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5.10 Street Scene Principles: Woodland Edge



Street scene K-K



Keyplan



Street scene L-L

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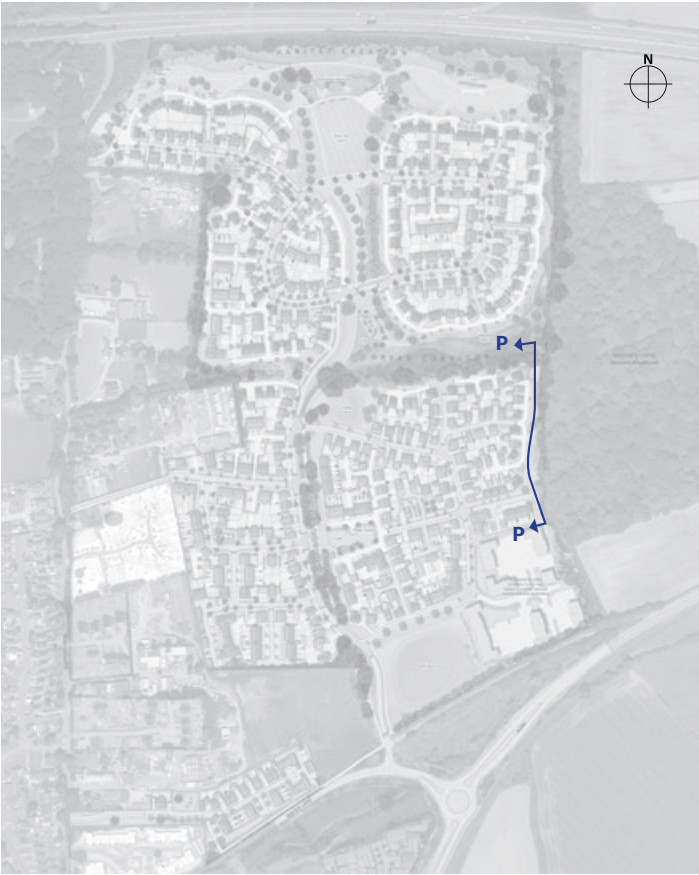


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5.10 Street Scene Principles: Woodland Edge



Street scene P-P



Keyplan

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Street scene P-P (continued)

2.0 SITE LAYOUT PRINCIPLES

5.11 Primary Frontages and Key Groupings

Primary Frontages

The primary frontages are set out in Section 5.10 of the Design Code and the development of the Reserved Matters application proposals have been informed by these and the street scenes and spatial sequences along the effected streets designed accordingly.

Key Groupings

A series of ‘Key Groups’ of buildings are identified in Section 5.10 and 5.11 of the Design Code. These include buildings which define enclosure to key spatial events as an important part of the placemaking principles for the development. The key features for each of the Key Groups are illustrated on the following pages. The locations of the key groups are shown below and on the plan (right).

Key Group Locations:

1

Gateway space at threshold into development

2

Node space around LAP in the western part of Village character area

3

Pocket green with LEAP and LAP in eastern part of Village character area

4

Gateway group on secondary street at interface with Commercial Park

5

Spatial node at bend in secondary street at interface between eastern part of Village and Woodland Edge character areas

6

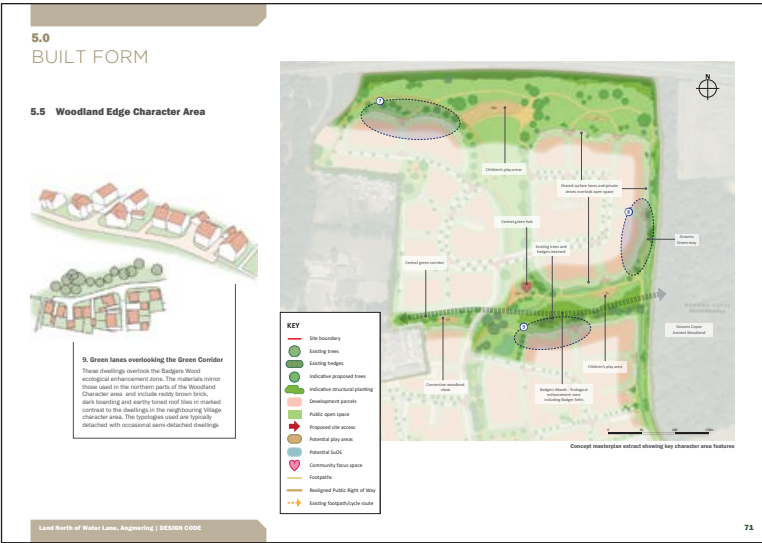
Pocket green around LAP at interface between Village and Parkland character areas

7

Group around north-west green and LAP in Parkland character area

8

Node spaces on secondary tree-lined avenue in eastern part of Parkland character area



Section 5.10 of the Design Code - Key Frontages and Key Groupings



Design Code key groups and frontages plan overlaid onto proposed site layout

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5.12 Key Groupings

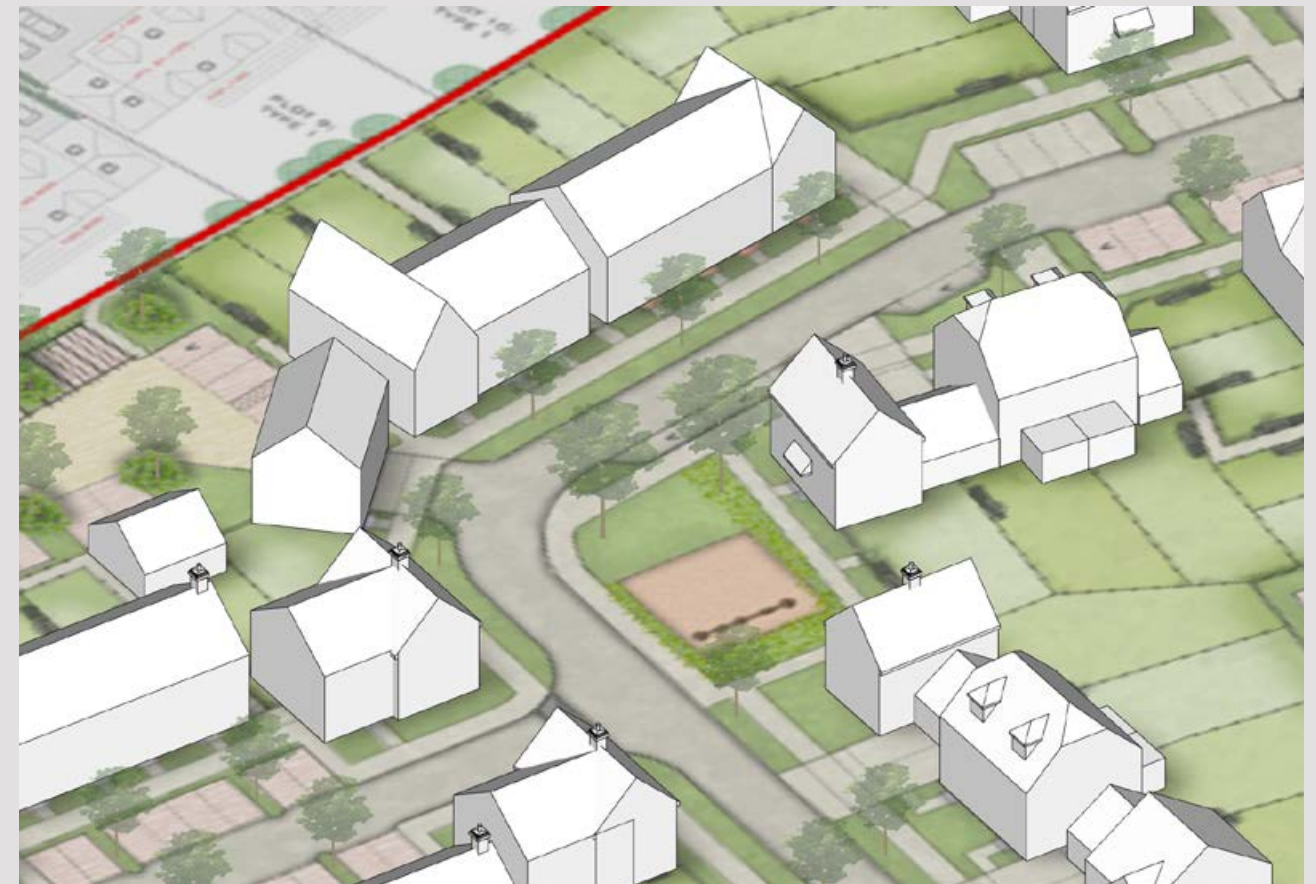
1 Gateway space at threshold into development

- Built form gives loose definition to extent of space
- Corner building at northeast corner of space forms focus when turning eastwards
- Buildings forming frontage to western edge of space set back behind green
- Building line on western edge designed to lead into southern edge of Avenue
- Hard surfacing designed to reinforce form of Gateway space
- Tree planting arranged to assist in defining space



2 Node space around LAP in the western part of Village character area

- Building form arranged around square to provide strong definition of space
- Terraced houses on southern and western edges
- Buildings close vistas when moving through space
- Detached houses and linking garden walls define northern and eastern edges
- LAP located in north eastern corner of space
- Frontage parking designed as integral part of space
- Tree planting and hard surfaces reinforce form of space



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5.12 Key Groupings

3 Pocket green with LEAP and LAP in eastern part of Village character area

- This space forms a physical, visual and social focus to the Village character area
- Buildings around northern, eastern and southern edges define the extent of the space
- Buildings designed to create gateways at north eastern and south eastern corners
- Corner turning buildings at ends of each frontage
- LEAP and LAP within central green
- Frontage parking designed into perimeter of space
- Tree planting along green corridor defines western edge of space
- Hard surfacing and tree planting to be designed to reinforce the space



4 Gateway group on secondary street at interface with Commercial Park

- Gateway grouping at interface between eastern edge of Village and Commercial Park
- Corner turning buildings define the space
- Apartment building on north east corner form focus to vista when travelling north
- Houses form secondary gateway into eastern edge of village



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5.12 Key Groupings

5 Spatial node at bend in secondary street at interface between Village and Woodland Edge

- Buildings to be designed to define spatial event on bend in secondary street
- Buildings designed to emphasise the calming event at junction of streets
- Corner turning gateway buildings lead into Woodland Edge
- Hard surfacing designed to emphasise this key grouping



6 Pocket green around LAP at interface between Village and Parkland character areas

- Buildings arranged to define space on east-west green link
- Corner turning buildings on Avenue frontage flank the space
- Terraced houses form enclosure to northern edge
- LAP as focus within central green
- Buildings with linking garden wall define southern edge



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5.12 Key Groupings

7 Group around LAP on tree-lined secondary avenue loop in Parkland character area

- Buildings define spatial event on Secondary Avenue loop
- Generally corner turning detached buildings with linking garden walls
- Buildings frame space
- Building line consistent around edges of space
- LAP in small green as focus to grouping
- Hard surfacing and tree planting designed to reinforce grouping



8 Node spaces on secondary tree-lined avenue in eastern part of Parkland character area

- Groups defining spaces on bends at eastern end of Secondary Avenue loop
- Generally detached corner turning buildings arranged around these spaces
- Buildings provide architectural focus to vistas when travelling through spaces
- Gables or gabled bays or similar feature on key focus buildings
- Hard surfacing and tree planting to assist in reinforcing spatial quality defined by building group



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5.13 Key Buildings

Section 5.13 of the Design Code sets out proposed locations for 'Key Accent Buildings'. These have been identified within the Resrved Matters layout opposite and have been designed to assist with the legibility of the scheme and to create architectural foci to key vistas. The architectural detailing and materiality of these key buildings have been designed to differentiate them from the more general street elevations around them. A contrasting roof form and colour and wall materials have generally been used to differentiate these key buildings.

The key buildings are generally located on corners at junctions of streets with active fenestration to both frontages.

KEY

★

Key accent buildings

└┐

Corner turning buildings

◀▶

Gateway buildings



Plot 426 - Village character area



Plot 244 - Parkland character area



Plot 285 - Woodland character area

Key building elevations



KEY

★

Key accent buildings

└┐

Corner turning buildings

◀▶

Gateway buildings

Design Code key buildings diagram



Design Code key buildings diagram overlaid onto proposed site layout

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5.14 Apartment Buildings

The apartment buildings across the site have adopted the key architectural features, building elements, detailing and materiality set out for the respective character areas in which they are located. The elevations on the following pages illustrate the approach adopted for a number of the apartment buildings.



Apartment building 9 - Plots 459-467



Apartment building 1 - Plots 13-17

Apartment building 2 - Plots 91-99

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Apartment building 7 - Plots 360-368



Apartment building 4 - Plots 160-165



Apartment building 6 - Plots 262-265

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5.15 Plot Components and Building Features

Sections 9.4 and 9.5 of the Design Code sets out the typology distribution, plot components and building features. Consideration as been given within the design of these Reserved Matters proposals to the distribution of building typologies relative to the respective character areas and the way in which the plot components and building features work in defining the transition from the public to private realm.

The plot components including the dwelling typology, front boundary, vehicle parking arrangement and set-back from street edge work together in defining the relationship of the building to the street. Additionally the plot frontage has four defining elements which comprise the detailing of the public to private threshold, the wall and associated fenestration and detailing, and the roof. These elements have been varied between the respective character areas to ensure they are clearly differentiated.

The Village

Buildings within the Village character area are generally set out with a regular building line parallel to the street and with only occasional set-backs or projections. Built form frontage is generally simple with porch and occasional bay projections. The set-back of buildings from the street edge is 2m and expressed as either a privacy margin or enclosed front garden with metal railings and or a dwarf brick wall as the front plot boundary.

Porch roofs are predominantly flat roofed canopies which helps to differentiate this area as more urban in character



Parkland

Buildings within the Parkland character area are generally set out on a more informal building line and with more varied set-backs of the building frontage from back edge of highway. Building form is more broken with a predominance of detached houses and only occasional semi-detached and short terraces of houses and only 2 small apartment buildings.

Plot frontages will generally be defined by a front garden boundary of railings and or low dwarf brick walls with front garden planting.



The Woodland Edge

Buildings within the Woodland Edge character area are generally 2 storeys in height with the exception of the northern edge where they are either single storey or 1.5 storeys in height and are almost entirely detached in form with larger gaps between buildings. They are generally set out on a more informal and gently curving building line. There is also a softer transition from public to private realm along green lane and private drive frontages with a greater set-back from the edge of shared surface lane to the building frontage. This comprises a soft verge at the edge of the lane and front gardens or frontage planting. Front garden boundaries will consist of either a low knee rail and timber posts or picket fencing.

The more extensive use of barn-hipped roofs, the different materials used for walls with black boarding and the use of pitched porch and bay roofs generally will all assist in giving this character area a different quality which reflects the sensitive interface with the landscape and open spaces. Occasional gable bays on some of the homes will help to articulate the frontage.



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5.16 Materials Distribution

Requirements for the materials to be used and the associated architectural detailing to be adopted for the new buildings is set out with Section 6.2 of the Design Code. The Reserved Matters application proposals have been designed in response to these to ensure general compliance.

KEY

Render

Terracotta multi stock facing brick

Reddy brown multi stock facing brick

Flint with brick dressing

Blue bonded pattern brickwork with brick dressing

Plain tile hanging

Dark boarding

Orangey brown plain tile

Reddy brown (earthy tone) plain tile

Grey Tile



Proposed materials distribution diagram