

reside.

LAND WEST OF FONTWELL
AVENUE, WEST SUSSEX

DESIGN STATEMENT

November 2021

RESIDE DEVELOPMENTS

Reside Developments, part of the Reside Group, is a multi-disciplined, privately owned and funded company with the clear objective to be recognised for both the precision and innovation behind its property designs.

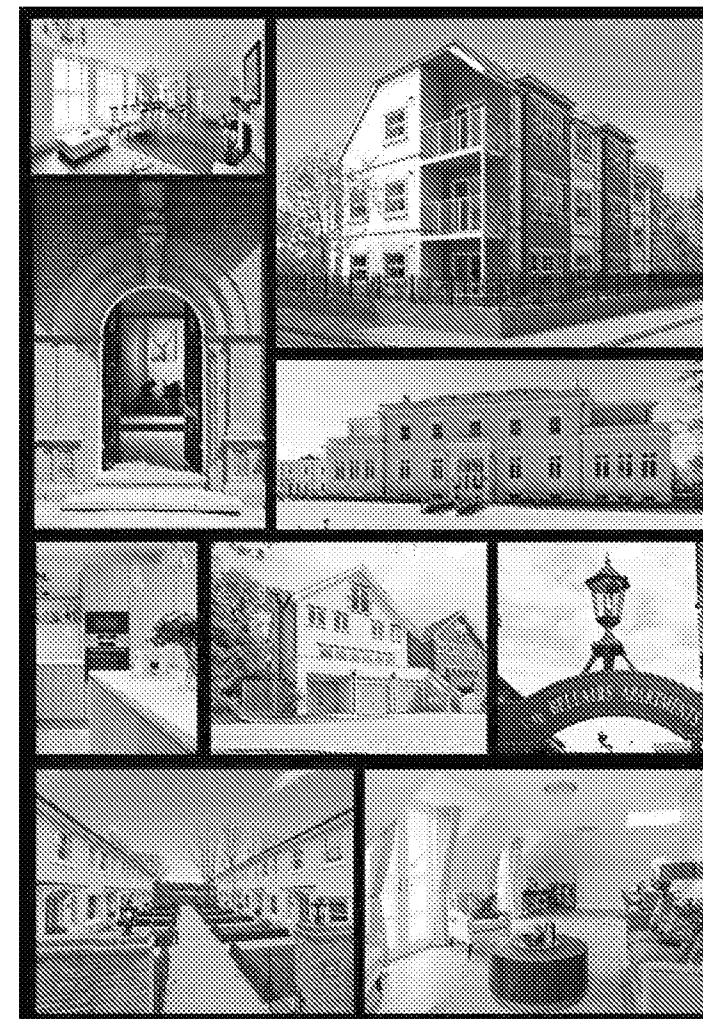
Established in 2004 the company has to-date built a number of award winning developments, in addition to acquiring land and gaining planning on many sites throughout the south-east. The business also currently controls in excess of 30 strategic sites, which are being brought through the planning system. Widely recognised for its high standards and the quality of its developments, Reside is proud to have won the following awards:

- The Evening Standard New Homes Award
- The Godalming Trust Civic Design Award
- The Mayor's Award at The Surrey Property Awards
- The Guildford Design Award

The Reside team has a diverse range of professional experience which it uses constructively to harness relationships with: private landowners, banks, investors, consultants, agents, architects and a multitude of other professional partners. Founder Directors, Richard West and Brett Hamblin, bring years of land buying, development and construction experience to the business and have been joined by other Directors and key personnel to ensure their exacting standards are upheld across the core disciplines of the business. The lively personalities thrive on challenges, are motivated by personal ambition and are driven by success.

The Reside Group also incorporates Reside Construction, which further enhances the company's ability to provide a full suite of professional services: from land acquisition, through to planning, design and construction - the Reside brand is a beacon of excellence.

'Our mission is to think creatively, to deliver solutions and provide superb properties in sustainable locations that demonstrate energy efficiency and innovation on all levels'.



Reference	: Reside Developments 29562D Reports and Minutes Design Statement	Rev C
Prepared by	: Lydia Duursma	
Checked by	: Christopher Sherlock-Scougall	
Issued	: November 2021	

Application Site

Site Location

The site is located on the Southern edge of Fontwell, on land previously used for equestrian grazing. The site benefits from access through the neighbouring site directly onto Fontwell Avenue A29.

Barnham railway station lies approximately 1.5 miles to the South of the site along Barnham Road (B2233) which has a direct junction with Fontwell Avenue and provides connections to Gatwick Airport and southern rail services.

The area is generally characterised by mixed-used development along Fontwell Avenue with hotels, commercial and storage units alongside residential properties.



Site location plan



Site location in context – NOT TO SCALE

Built fabric & land use

The site lies circa 500m to the south of the village centre of Fontwell at the Northern edge of the settlement of Eastergate. The village centre is at the convergence of Fontwell Avenue and Barnham Road and within a paved walking distance of the town centre where the commercial and social amenities of the village are concentrated.

Barnham, Eastergate and Westergate Strategic Allocation Status:

A site-wide illustrative masterplan has been prepared for the village of Fontwell, which shows how around 4,000 new homes could be accommodated within the settlement.

Fontwell Strategic Allocation Status:

An outline application was submitted for 400 homes by Fontwell Estates and was allowed at appeal in July 2017. In May 2019 a reserved matters application was received although is yet to be determined.



Proposed site



Proposed site in context with the nearby settlements of Barnham and Eastergate overlaid with the framework master plan

Summary of proposal

Description of Development

Full planning application for the erection of up to 8 No. Dwellings with access, parking, landscaping, demolition of existing structures on site and associated works. The site is 0.38Ha.

Residential mix

- Up to 8 residential dwellings,
- A site-wide density of 21PDH
- Private houses with rear gardens
- The homes will be 2 storeys in height.

Access

The development will be accessible via the neighbouring site, approved application BN/50/20/PL.

Appearance and Materials

The proposed scheme will use a simplified palette of materials to create a unified character to the development.

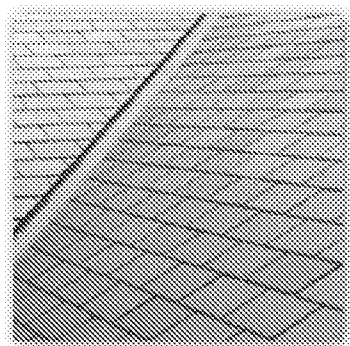
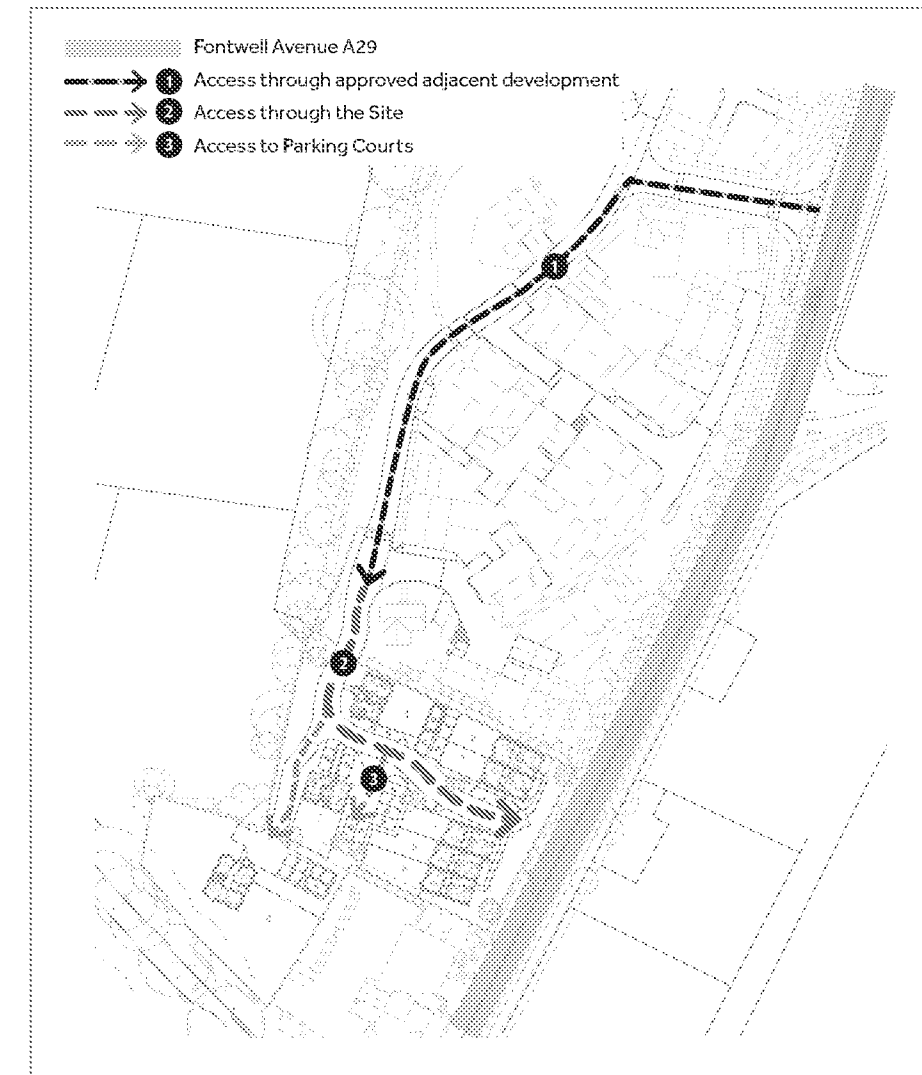
The main material will be brick, mostly traditional stock red brick, and white weatherboard. Certain buildings will be painted brick with complementary toned window frames. The building form is traditional with high quality simple brick detailing picked up in plinths, coursing details and banding adjacent to windows and front doors.

Detailing is pared back at eaves and windows frames have traditional profiles. Roof materials will be red/brown tiles and grey reconstituted slate.

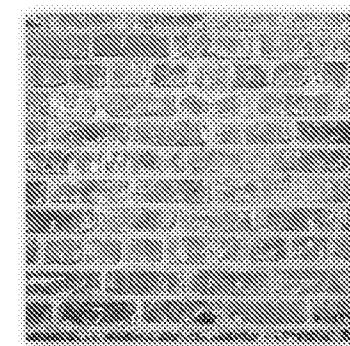
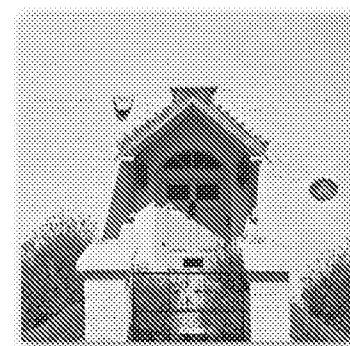
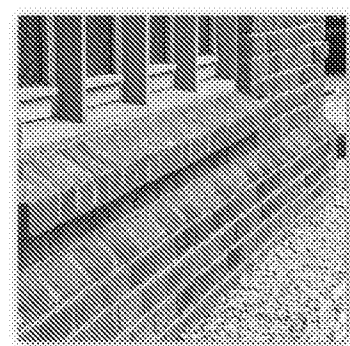
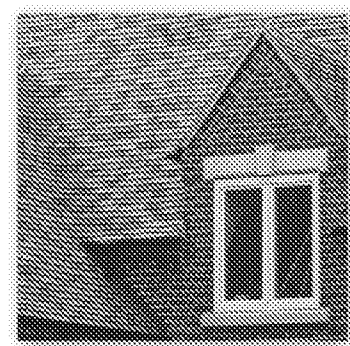
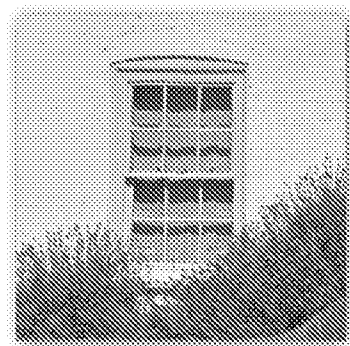
Reside Developments Ltd are committed to creating a sensitive, sustainable development which has a true sense of place unique to the site.

Parking

Parking will be in accordance with the Arun District Council car parking standards.



Materials Palette



Architectural response

The proposed development responds to the local context both internally with its organic layout, and externally through the careful positioning of dwellings to line up with prominent view points.

Dwellings are located along Fontwell Avenue in an informal manner to create a semi-rural character.

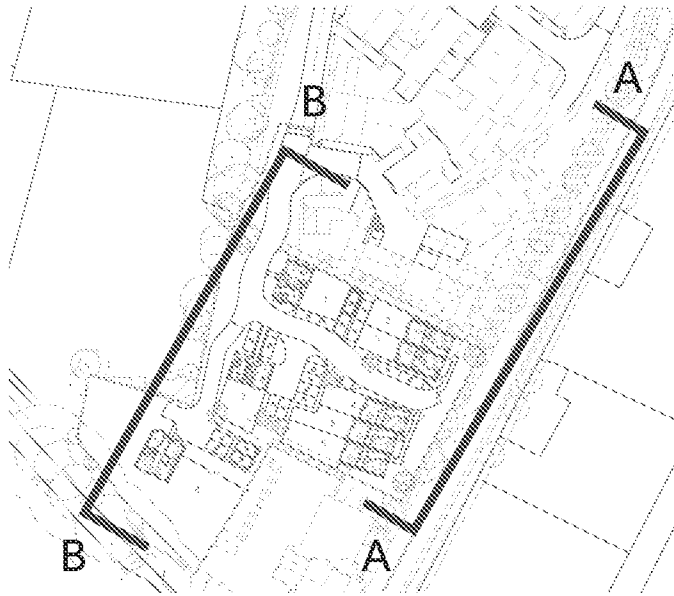
A clear visual gap is created between units fronting onto the Eastern boundary.

Houses are carefully placed around certain view points to turn corners with architectural features such as bay windows which address aspects of the road layout.



Site Layout Plan

Architectural approach to Fontwell Avenue



The site will be accessed through the neighbouring site, along the new proposed road, which links onto Fontwell Avenue.

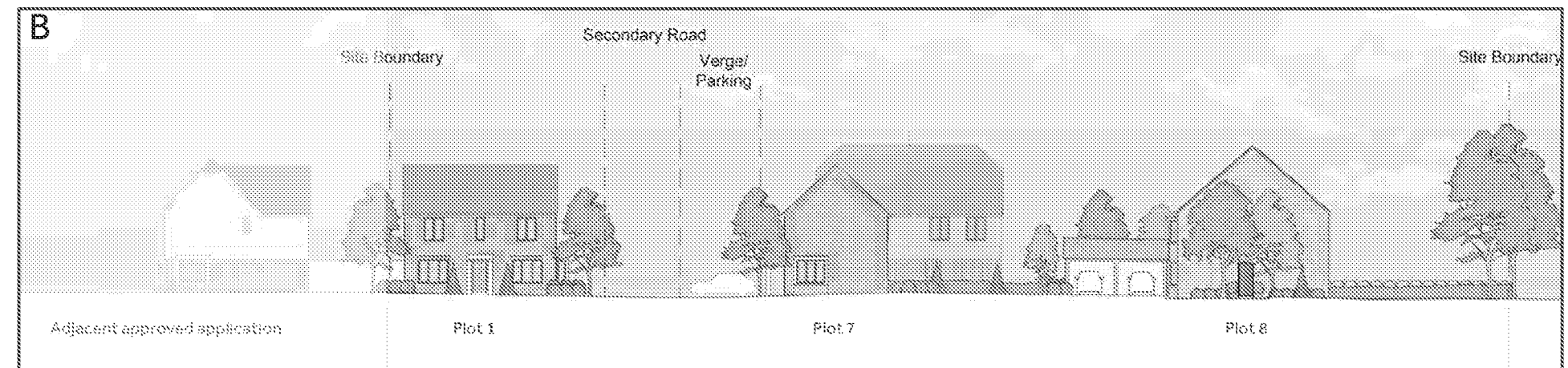
As illustrated in section A-A, homes on the eastern boundary will address Fontwell Avenue and be set back to create a continuous building line with other properties along the street. Retained/enhanced trees and hedgerows along this boundary will soften the frontages, and parking areas will be concealed further back within the development. A visual gap between properties to the western boundary will add visual interest and strengthen the site's connection to Fontwell Avenue, providing a key view which ensures there is a break in the built form.



Illustrative Street Section A - A / Elevation showing the entrance to the site off Fontwell Avenue with neighbouring approved application BN/50/20/PL to the right



Houses pulled back from existing trees & layout designed to maximise green edges

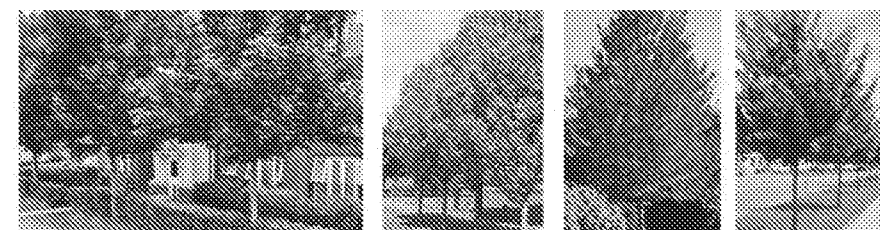


Illustrative Street Section B - B / Elevation showing houses to the north west of the site adjacent to the approved application.

Landscape principles

STREET CHARACTER

- A structured and simple unifying planting palette is proposed across the residential street scene. The planting palette will contain a mixture of shrubs, both native and non-native, together with evergreen shrubs to produce a low maintenance landscape. The addition of high impact perennials will add seasonal colour and help to diversify the planting scheme.

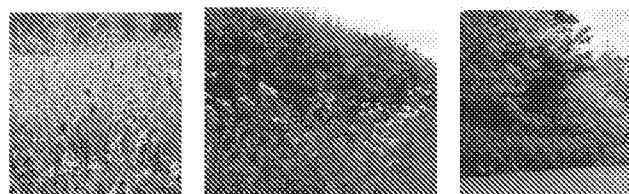


STREET TREES

- Street tree planting will provide accents to the streetscene and boundaries. A range of tree species will provide structure, verticality and seasonal interest to the edge the street scene. Species, size and form will be selected based on the specific location and to complement shrub planting.

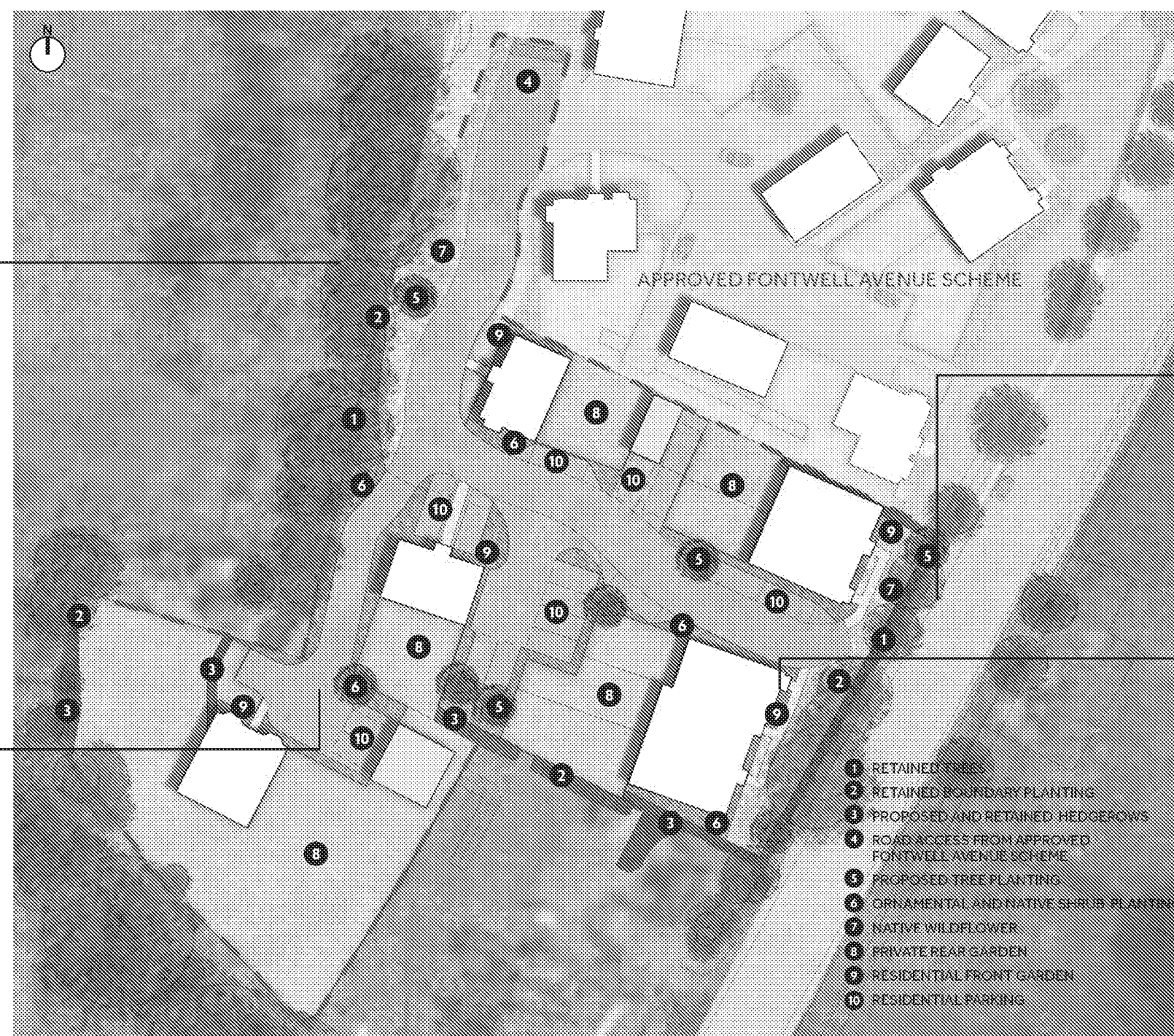
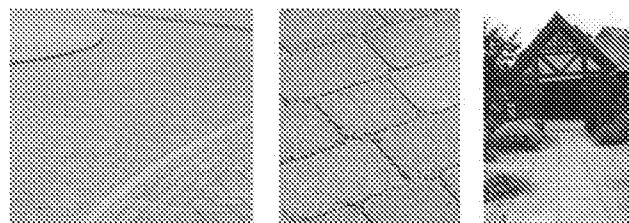
WESTERN BOUNDARY

- The boundary will primarily comprise the existing vegetation, supplemented with a mixture of native tree, shrub species and wherever possible native wildflower planting.
- Colourful bulb and high impact native wildflower seed mixes will provide a transitional edge to the proposed development, maintaining and enhancing the ecological corridors. Appropriate species will be selected to add seasonally changing colour and texture to provide year round interest.



HARD MATERIALS

- A selection of complementary tones will be used to differentiate roads, parking courts, drives and pathways. Changes in materials will encourage traffic calming.



Illustrative Landscape Masterplan (Produced by Fabrik, Nov 2021)

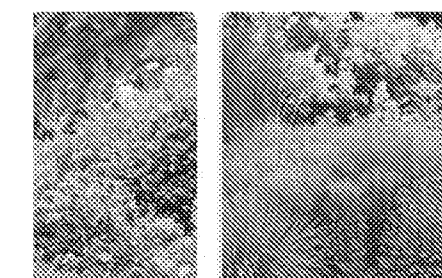
EASTERN BOUNDARY

- The existing eastern vegetated boundary is to wherever possible be retained and interplanted with new native tree and shrub planting to bolster this existing edge. A wildflower margin is proposed to provide a transition to the residential edge providing habitat opportunities.



RESIDENTIAL FRONT GARDENS

- Planting to provide year-round interest while defining the road edge. A mix of ornamental shrubs, grasses and perennials will provide a soft frontage. Smaller specimens will give verticality and textural interest.

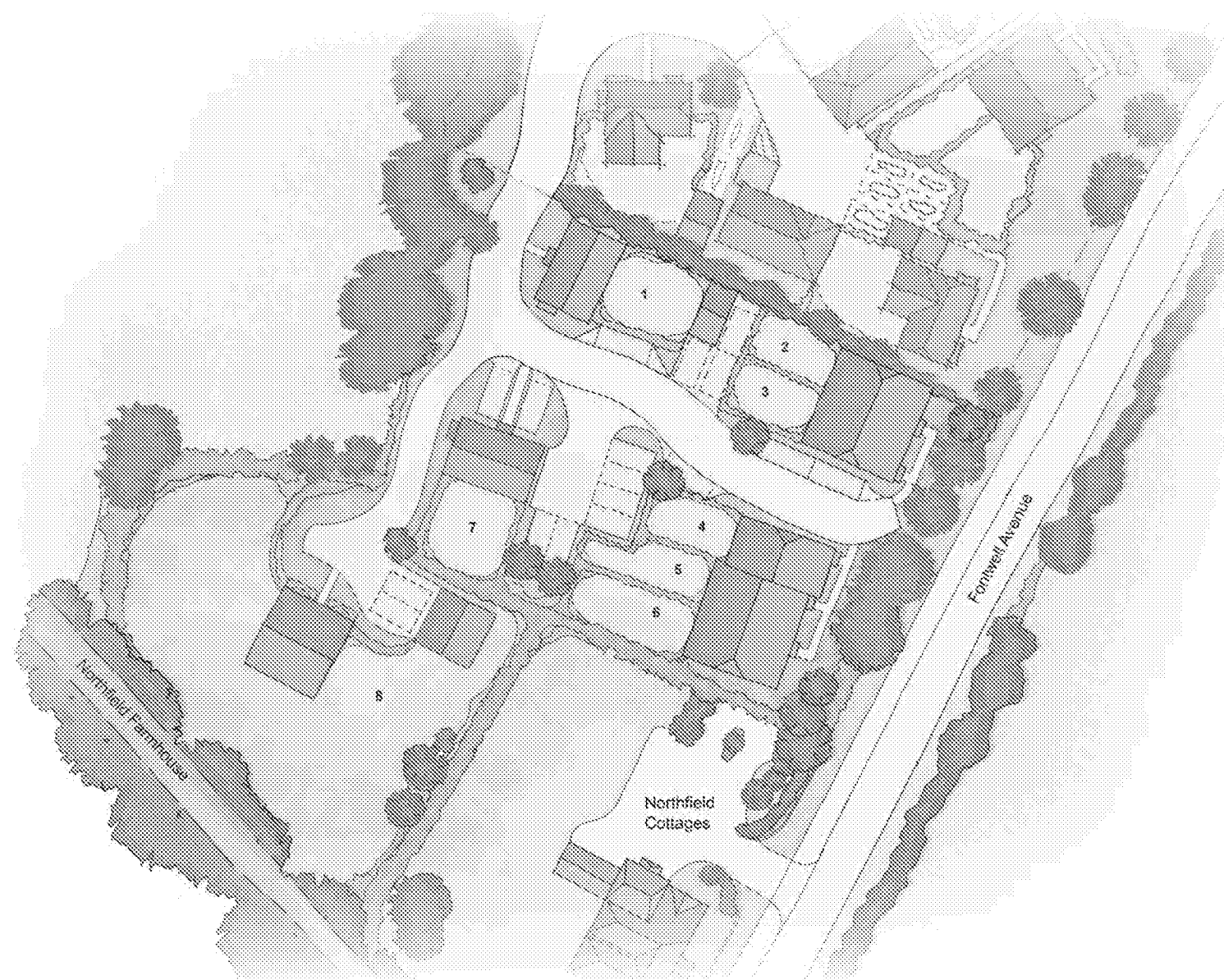


Conclusion

The scheme proposes an efficient layout of up to 8 new homes and has the following key design principles at it's heart:

- The proposal for the scheme is landscape led, with key views to the Western boundary maintained and housing pulled back from the Eastern boundary
 - The proposal builds on the character of the recently approved site to the north, following a similar pattern of development.
 - The building lines on the site do not follow the geometry of the roads creating an informal semi - rural character.
- The edges of the site are maintained as a green space. Development is kept away from existing trees & the water main running through the west of the site, with an easement area provided either side.
- The architectural approach is in keeping with West Sussex vernacular to create a sense of place based on the surrounding context in Fortwell and Eastergate.

In conclusion, the scheme will help to provide much needed housing in a sustainable location using an efficient layout, and is designed sensitively to create a true sense of place.



Report Presented by:

Clague Architects

62 Burgate

Canterbury, Kent

CT1 BH

CLAGUE ARCHITECTS

Reside Developments Ltd
The Dutch House
132 - 134 High Street
Dorking
Surrey
RH4 1BG