



Character and Identity **05**

5.1 Architectural language

Local vernacular

Good architecture should be fit for purpose, durable, well-built, take into account its context and surroundings and be pleasing to the mind and the eye. Successful architecture is not a question of style – and this Design & Access Statement for the development at Fontwell Avenue does not envision a restrictive architectural approach.

The important matter is that buildings should take account of their location in the overall setting of the place and the adjacent context in their architecture. Buildings must positively address the routes and spaces adjacent to them in a manner which reflects the hierarchy of those routes and spaces. Corners in the layout should be strongly addressed, buildings and their ancillary elements such as garaging and boundary walls should be clearly defined. Buildings and boundary treatments should be designed in an integrated way and not left to chance.

Such detailing may be a different interpretation of the standard details mentioned above or it may be in the use of other especially well-crafted features such as entrance door surrounds, corner windows, bay windows, oriel windows, a sculptural chimney or a special connection to a boundary wall or gateway which responds to an adjacent view, a sunny aspect or the presence of passers-by etc. Such features can enrich not just the experience of the homeowner but when well-integrated will benefit the wider streetscape and some examples of this are illustrated opposite.

Shown opposite are some key local buildings which give a strong flavour of the building materials proposed including red stock brick, painted brick and red roof tiles along with features familiar to a West Sussex location including barn hipped roofs.



Painted brick cottage on Nyton Road



Former Granary outside St George's Church - Eastergate



Manor Farm - Eastergate



Northfields House - Eastergate

Images depicting the Architectural character of Fontwell

5.2 Architectural response

Location

The proposed development responds to the local context both with regards to its internal layout and with how it addresses external view points.

Dwellings are located to provide an active frontage to Fontwell Avenue but are arranged in an informal way to create a semi-rural character but also to address a key view point up Wandley Lane and to ensure the houses are viewed across a landscaped green space. A clear visual gap is created in the built form allowing views through the development to the Western boundary over a village green space which forms the heart of the development. Within the site houses are located to address certain view points or to turn corners with architectural features such as bay windows allowing units to 'turn corners' and address both aspects of the road layout. The western edge retains an informal character through the organic form off the road and the relationship between the units and the road whilst also providing access to the more intimate mews courts within the centre of the development parcels.



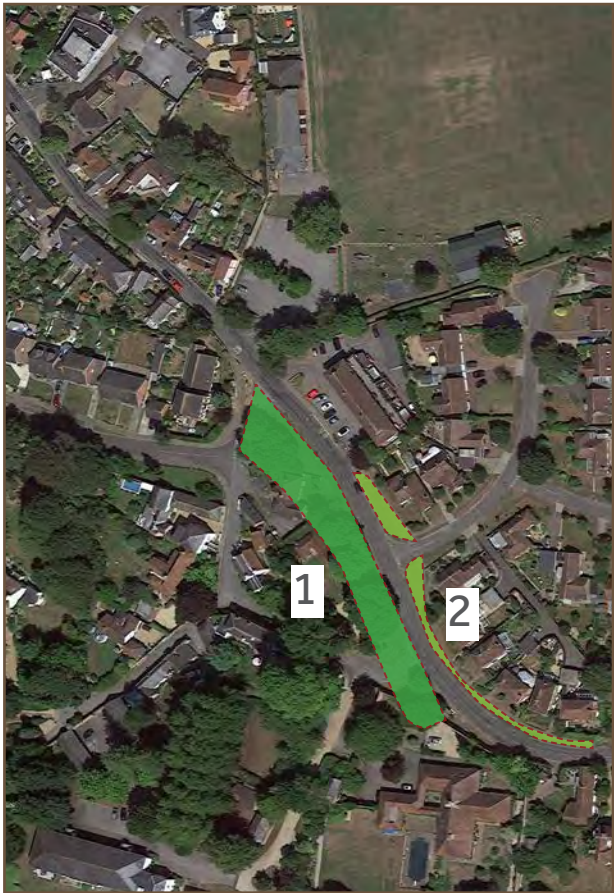
Proposed Landscape Site Layout Plan in context

5.3 Detail architectural studies

Fontwell Avenue

The Fontwell Avenue boundary picks up on the centre of Walberton, pulling development back from the edge and creating a green space over which the houses are viewed. The primary access point also allows views through to the Western boundary to the mature trees in similar fashion to the views towards the mature trees on the western side of the road in Walberton.

This has the effect of creating a much softer edge to Fontwell Avenue retaining a green character along this edge. To the south of the Eastern boundary the houses peel back from the edge creating a small green space and allowing two of the plots to twist so that they front onto Wandley Lane helping to terminate this key view into the site.



Walberton Village Green



1. Illustrative Plan showing entrance gateway to the site showing set-back behind green space and reinforcing the village character of local precedents.



2. Illustrative Plan showing Green space created by pulling back housing like Wallberton Village



Illustrative hand drawn vignette showing green space addressing Wandley Lane and Fontwell Avenue

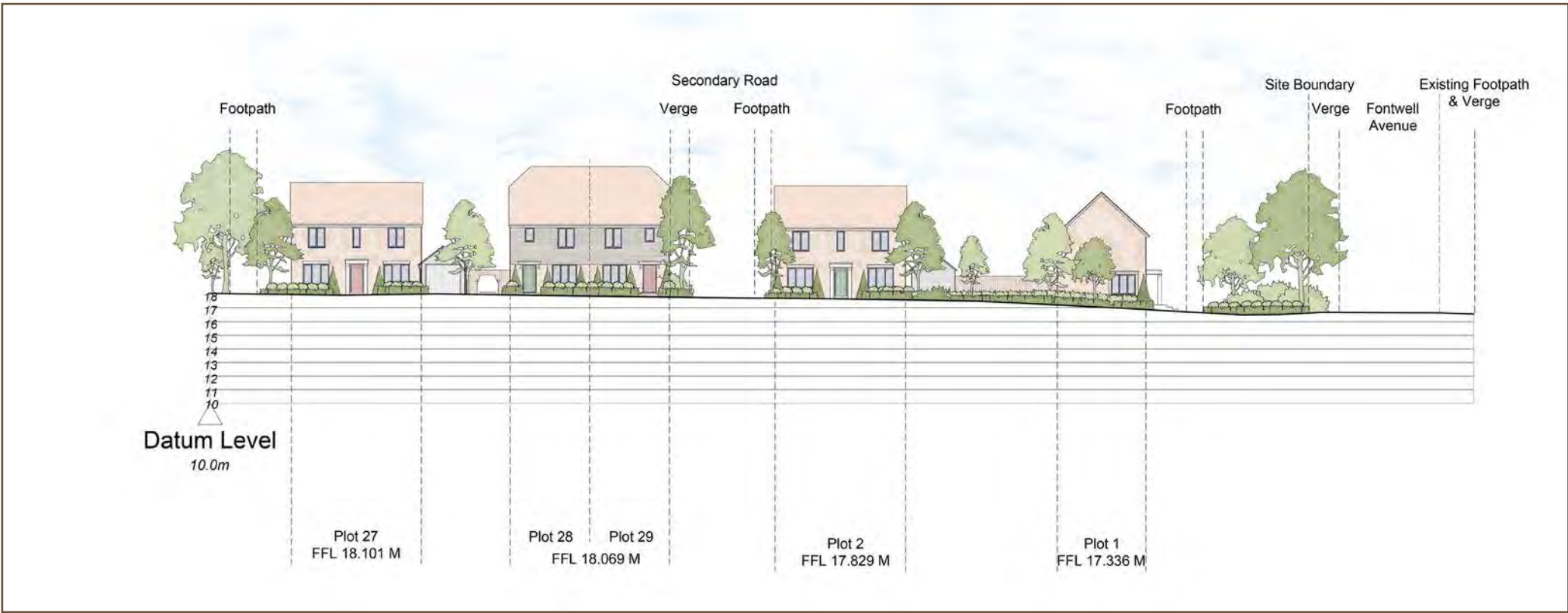
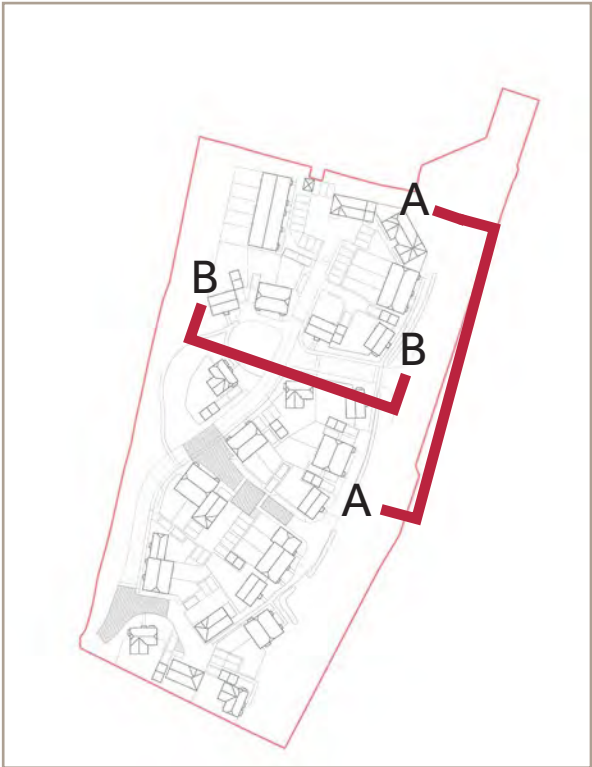
5.3 Detail architectural studies

Entering from Fontwell Avenue

At the entrance two symmetrical and identical houses sit either side of the road signalling the main access into the development. They are twisted on their plot to create a softer less rigid approach into the scheme from Fontwell Avenue. Boundary walls will follow the edge of plots 1 and 3 leading into the site and further reinforcing the view point across the central village green space to the mature vegetation on the Western boundary.



Street Section A - A / Elevation showing the entrance to the site off Fontwell Avenue (with hedge line along Fontwell Avenue removed for clarity)



Street Section B - B / Elevation showing houses surrounding the Green open space at the centre of the development.

5.3 Detail architectural studies

Green spaces

Within the development, there are small pockets of green space leading from the main entrance which not only provides a setting for the housing that forms the backdrop, but also allow visual ‘breathing space’ in the scheme so that it doesn’t feel as if you are in the middle of a suburban residential scheme.

The key green space is the central ‘village green’ space which allows views through the site but also acts as a focal point within the scheme similar to Earham.

Green spaces are covered in more detail within Section 6.



Illustrative Plan showing second key central village green space.

Earham Village Green



Illustrative hand drawn vignette showing housing fronting onto the central green space of the site

5.3 Detail architectural studies

Mews Courts

The mews courts provide intimate settings for clusters of houses often overlooked by Flat Over Garage house types to ensure passive surveillance of these spaces and create a safe and secure character. These shared surface areas create informal, intimate spaces reinforcing the village feel within the proposed scheme and create a clear sense of identity and place as each is different depending on its location off of the main route and the way light enters each space.

The mews courts add variation in character areas within the scheme and when entered it will be clear that the shared surface nature and proximity of houses to roads that this is a more sedate area, where kids can play on the street safely without fast-moving traffic passing.



Illustrative plan showing the internal mews court accessed off the principal road creating a different character within the development

5.4 Materials Palette

The materials used throughout the scheme are based on existing walling and roofing types found within the surrounding context in order to help the scheme to blend into the context.

Primarily, red stock brick combined with plain clay tiles will be used for the majority of the external finishes, with painted brick used on key buildings to aid wayfinding. Some reconstituted slate roofing and weatherboarding is also proposed in keeping with a West Sussex rural locale.

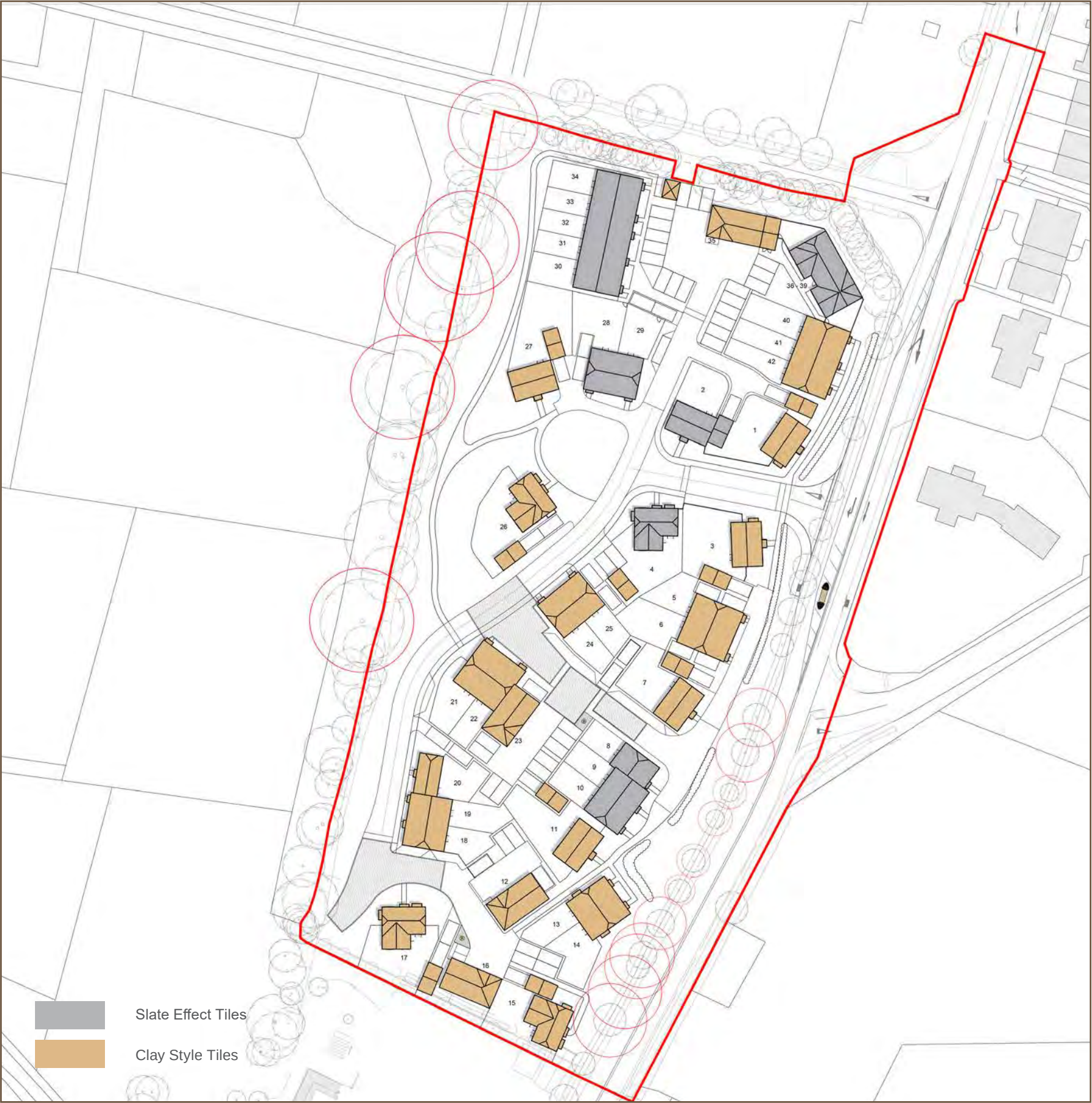
5.5 Roof material diagram

The strategy for the roof materials is to have a mix of materials that reflect the materials used locally. The predominant roof covering will be red tile.

Along Fontwell Avenue the majority are red tile with the apartment building to the North-east in slate, addressing the corner, and one of the runs of terraces opposite Wandley Lane also in slate (signalling an internal tertiary street).

Around the green space is a further cluster of slate roofed houses helping aid wayfinding and setting this space slightly visually apart from the other houses.

Within the northern mews court the longest terrace is also in slate which mimics the roofs of the long stable block roofs within Fontwell Park.



Roof Materials Diagram- NOT TO SCALE



Red stock brick



Light painted brickwork



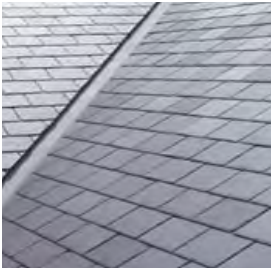
Weatherboarding



Painted window frames



Plain clay tiles



Reconstituted slate tiles

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Landscape Design **06**

6.1 Introduction

Introduction

The creation of a carefully considered and high-quality landscape proposal has been integral to the planning and layout of the site within the wider setting of Fontwell. The proposals will provide the opportunity for the enhancement of both the ecological diversity and landscape which will allow public access into the site.

Master planners Clague have worked closely with the Landscape Architects at fabrik and Paul Basham Associates, authors of the Road and Drainage solutions for the proposals that are included in the supporting documentation as part of this application.

LVAIS Summary

fabrik carried out an LVAIS for the site in November 2019. The following conclusions can be taken from this LVAIS in regards to the Site.

The Site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. There are a range of heritage assets (Listed Buildings, Sites of Special Scientific Interest, Scheduled Ancient Monuments) in the wider study area. But there is no physical or visual relationship with these heritage assets from within the Site. There are no ecological designations within the immediate local landscape.

The Site is visually well contained in the landscape and the Site on its own does not perform a significant role in providing the landscape setting to the settlement of Fontwell.



Figure 6.1 Site Location Plan (Fabrik, 2020)

6.2 Landscape Principles

Design Concept

The design concept for a new residential development at Fontwell Avenue, Eastergate seeks to regenerate an edge of settlement site, through the creation of an exemplar housing scheme, focused on creating a high quality place with community integration.

The retention of the strong site boundary vegetative framework is key to enabling the integration and assimilation of the development. The scheme seeks to develop and reinforce these site boundaries, linking them where possible, to the wider landscape and internally through the site.

Precedent Images

The proposed landscape character areas will help to create unique, differing destinations within the site.

These spaces will be distinguished by their soft vegetative form and hard materiality. The play strategy will have a strong focus on natural play with a dominant village green space at the heart of the site.

These precedent images help to express the overall landscape character of the site and help to give an idea of spatial relationships within the site.



Wildflower Meadows



Central Village Green Space



Neighbourhood Quarter / Green Interface Character Example



Natural Play Spaces



Wildflower Meadow Planting Dominating Roadside Planting

6.3 Landscape Masterplan

Landscape Masterplan Principles

The masterplan comprises of the following areas:

1. **Woodland Edge** - This unique woodland edge habitat will create a publicly accessible adventure playground trail with a strong focus on natural play. Colourful woodland edge glades will guide users through the landscape, each providing differing natural play opportunities. Increased levels of wildflower planting will help to increase biodiversity levels within this area.
2. **Green Streets Scene**- Street tree planting throughout the scheme with a focus on robust, low maintenance shrub under-planting.
3. **Village Green** - This proposed central space will provide a strong green heart for the site. The central village green will provide an open expansive space for community events and areas for informal play.
4. **Green Interface** - This natural corridor will create a strong green interface to the surrounding off site vehicular infrastructure. A mixture of native and non-native plant mixes will provide seasonal interest and support a diverse range of animal species. A dominant native hedgerow with additional native tree planting will provide a strong green barrier to the edge of Fontwell Avenue.



Figure 6.2 Illustrative Landscape Masterplan (Fabrik, 2020)

6.4 Landscape Character Areas Overview

Landscape Character Areas

The landscape character areas within the site comprises of the following areas:

- 1. Neighbourhood Quarter
- 2. Village Green Gateway
- 3. Green Interface
- 4. Woodland Edge

Legend

	Neighbourhood Quarter
	Village Green Gateway
	Green Interface
	Woodland Edge



Figure 6.3 Landscape Character Areas (Fabrik, 2020)

6.5 Neighbourhood Quarter Character Area

Neighbourhood Quarter

The ‘Neighbourhood Quarter’ character area will provide a structured and sophisticated planting palette for the residential aspect of the site.

The planting palette will contain a strong mixture of shrubs, both native and non-native. The addition of high impact perennials will add seasonal colour and help to diversify the planting scheme.

Mature street tree planting will create green corridors through this character area, helping to increase biodiversity levels. The planting species selected will also contain a variety of evergreen shrubs helping to produce a low maintenance landscape.



Neighbourhood Quarter Tree Lined Residential Street



Neighbourhood Quarter Street Character Example



Indicative Section A-A



Neighbourhood Quarter Planting Character



The Neighbourhood Quarter Street & Planting Character

6.6 Village Green Gateway Character Area

Village Green Gateway

The 'Village Green Gateway' character area within the site will provide strong biodiverse and ecological enhancements to the central green space and entrance.

This proposed character area will create a strong green entrance for the site, which will lead to a key central green community space. Regimented, uniformed tree planting will guide users towards the village green. The inclusion of natural play will create a creative, natural adventure trail which will guide users from the central village green to the nearby woodland edge character area.

Ecological enhancements will include native shrub, amenity grass, herbaceous and wildflower mixes. These enhancements will help to boost and maintain habitat growth and biodiversity levels.



Village Green Ecological Corridors



Village Green Uniformed Tree Planting



Indicative Section B-B



Tree Lined Park Edges Along the Road Interface



Village Green Social Spaces for Residents

6.7 Green Interface Character Area

Green Interface

The 'Green Interface' character area within the site will provide biodiverse and ecological enhancements to the north, eastern and north eastern site boundary.

This wild, naturalistic corridor will create a strong green interface to the surrounding off site vehicular infrastructure. A mixture of native and non-native plant mixes will provide bursts of seasonally changing colour supporting a diverse range of animal species. A dominant native hedgerow with additional native trees will provide a strong green barrier to the edge of Fontwell Avenue. Colorful planting mixes will dominate the eastern edge of the development and provide seasonally colour variations.

Ecological enhancements will include a mixture of native and non-native tree and shrub planting. A colourful wildflower and bulb mix that will provide a seasonally changing colour. Maintenance aspects of this character area will be low with a strong focus on low maintenance and self seeding vegetation species.



Native Tree & Hedgerow Green Interface Boundary



Green Interface Native Planting Mixes



Indicative Section C-C



Formal Tree Planting



Biodiverse Wildflower Verges

6.8 Woodland Edge Character Area

Woodland Edge

The 'Woodland Edge' character area within the site will provide biodiverse and ecological enhancements to the western site boundary.

This unique woodland edge habitat will create a publicly accessible adventure playground trail with a strong focus on natural play. Colourful woodland edge glades will guide users through the landscape, each providing unique play opportunities.

Ecological enhancements will include native shrub planting and a colourful woodland understory matrix planting scheme. Ornate tree trunks and tree stumps will offer opportunities for informal play. Scattered log piles, bug/insect hotels and bat boxes within trees will boost and maintain habitat growth and biodiversity levels.



Woodland Edge Areas of Wildflower with Mown Paths



Woodland Edge Areas of Natural Play



Indicative Section D-D



Woodland Edge Areas of Native & Ornamental Planting



Woodland Edge Areas of Natural Play and Exploration

6.9 Play Strategy

Play Strategy

The play strategy for Fontwell has a strong focus on natural play. A unique woodland edge habitat will be created providing unique play opportunities for all age ranges.

Collectively the play experiences across the woodland edge play space will provide a range of stimulating and challenging play opportunities and will include some of the following: balancing, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and play with natural materials.

A central 'Village Green' space will also be created which will allow for sizable scale play activities.

Legend

 Areas of Natural Play
1488 m²



Figure 6.4 Landscape Play Strategy (Fabrik, 2020)

6.9 Play Strategy

Play Strategy Precedents

- 1. Natural Play Image Woodland Edge Workshops
- 2. Woodland Edge Natural Play Structures
- 3. Village Green Gateway Children Playing Ball Games
- 4. Woodland Edge Bug Hotels
- 5. Natural Play Woodland Edge Den Building
- 6. Village Green Gateway Children Playing



6.10 Soft Landscape Strategy

Soft Landscape Strategy

The soft landscape strategy will be separated into 4 planting groups which will create functional and logical typologies to provide seasonal colour, new habitats, defensive barriers and ornamental interest. These groups are:

1. Neighbourhood Quarter Species - This group will contain a combination of structural shrubs, ornamental grasses and colourful perennials. The shrubs will create structured seasonal interest whilst the ornamental grasses and perennials will provide sensory experiences with contrasting architectural form and colour to soften and subdivide the planting groups. The combined species will also help to soften the residential architecture in turn, creating a smart and sophisticated planting palette.

2. Village Green Gateway Species - This group will contain a mixture of native wildflower and native ornamental shrub and tree species. The central 'Village Green' will be transformed with a high impactful, native wildflower and bulb mixes, providing seasonally changing colour variations. The central 'Gateway' avenue will be planted with regimented street trees helping to guide residents and visitors through the Site.

3. Woodland Edge Species - This group will be strongly influenced by the concept of natural play. Woodland tree species will be accompanied by a unique ornamental woodland understory. This understory planting will contain a mixture of bold architectural forms with soft, bright flora which in turn, will help to guide users through this playful, woodland edge landscape. High impact native wildflower and bulb mixes will also be planted, providing seasonally changing colour variations.

4. Green Interface Species - This group will contain a mixture of native tree and shrub species. Colourful bulb and seed mixes will dominate this landscape helping to maintain and enhance the ecological corridors along the subsequent road corridors. Appropriate species will be selected to add colour and texture to provide year round interest.

Legend

- | | | | |
|---|--------------------------|---|--------------------|
|  | 1. Neighbourhood Quarter |  | 3. Woodland Edge |
|  | 2. Village Green Gateway |  | 4. Green Interface |



Figure 6.5 Soft Landscape Strategy (Fabrik, 2020)

6.10 Soft Landscape Strategy

Key Soft Landscape Species

1. Neighbourhood Quarter Example Species - *Calamagrostis x acutiflora* 'Karl Foerster', *Echinacea Purpurea* 'White Swan', *Perovskia a.* 'Blue Spire', *Euonymus fortunei* 'Silver Queen', *Hebe* 'Red Edge'

2. Village Green Gateway Example Species - *Narcissus* 'Tête-à-tête', *leucanthemum vulgare*, *Crocus* 'Ruby Giant', *Tulipa* 'Queen of Night'

3. Green Interface Example Species - *Cornus sanguinea*, *Viburnum opulus* 'Compactus', *Carex* 'Ice Dance', *Ligustrum vulgare*

4. Woodland Edge Example Species - *Crataegus monogyna*, *Dryopteris felix-mas*, *Acanthus mollis*, *Brunnera macrophylla* 'Jack Frost'



6.11 Tree Strategy

Tree Strategy

The tree strategy throughout the site can be defined into 4 varying categories that will form a coherent mix of native and non-native species:

- 1. Street Trees** - Compact, neat and tidy, pyramidal species such as, *Carpinus betulus* 'Frans Fontaine' provide structured street form, whilst the *Pyrus calleryana* 'Chanticleer' contrast with their dazzling display of spring flowers.
- 2. Feature Trees** - Native trees such as *Platanus x hispanica* and *Quercus robur* will provide structural form. In contrast the *Liquidambar styraciflua* trees contrast with their irregular spreading branches and strong autumnal colours.
- 4. Green Interface Trees** - This grouping of native and non-native trees will contain a mixture of standard, feathered and multi-stem species. Species such as *Carpinus betulus* and *Acer campestre* will provide regimented, structural form. In contrast species like *Betula nigra* will add textual bark interest as well as seasonal colour.
- 4. Woodland Edge Trees** - This mix will combine native woodland tree species. Tree form will vary with both standard and multi-stem species. Species such as *Corylus avellana* and *Betula pendula* will provide dominant structure and strong autumn colour. Species such as *Aesculus hippocastanum* will provide summer flower colour and autumn fruit interest.

Legend

	Existing Trees to be Retained		
	Street Trees		Woodland Edge Trees
	Feature Trees		Green Interface Trees



Figure 6.6 Tree Strategy (Fabrik, 2020)

6.11 Tree Strategy

Key Tree Species

- 1. Street Trees - *Carpinus betulus* 'Frans Fontaine'
- 2. Street Trees - *Pyrus calleryana* 'Chanticleer'
- 3. Feature Trees - *Liquidambar styraciflua*
- 4. Feature Trees - *Platanus x hispanica*
- 5. Woodland Edge Trees - *Aesculus hippocastanum*
- 6. Woodland Edge Trees - *Corylus avellana*
- 7. Green Interface Trees - *Betula nigra*
- 8. Green Interface Trees - *Acer campestre* 'Elsrijk'



6.12 Hard Landscape Strategy

Hard Landscape Strategy

The hard landscape strategy is governed by a series of differing typologies:

1. Neighbourhood Quarter - A mix of different block paving design to create a pedestrian oriented scheme. Permeable Block paving will be incorporated into the scheme where required.

2. Spine Road - The pedestrian footways and associated vehicular roads will be composed of tarmac.

3. Property Entrance Thresholds - The ground floor property entrances will consist of concrete slab paving.

4. Parking - Tarmac will make up the majority of the parking bays along the major spine road. Block paving and permeable block paving where required will be used within designated areas of the 'Neighbourhood Quarter' to distinguish private parking.

5. Pedestrian Connection - The major pedestrian thoroughfares will consist of resin bound gravel.

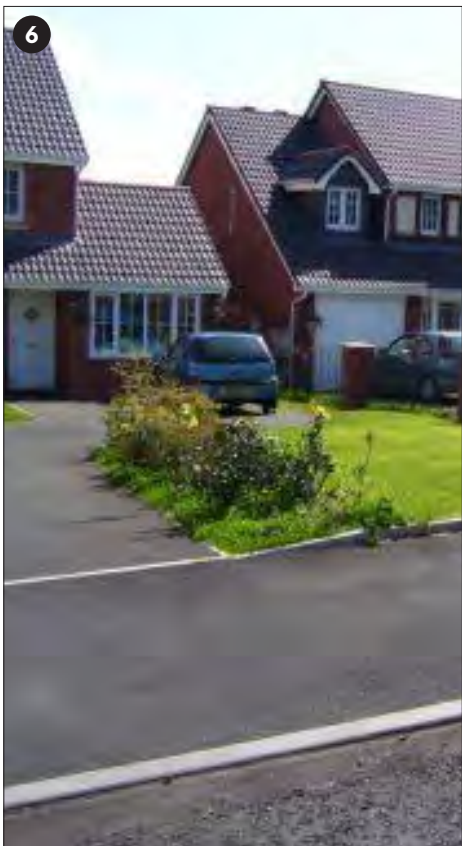
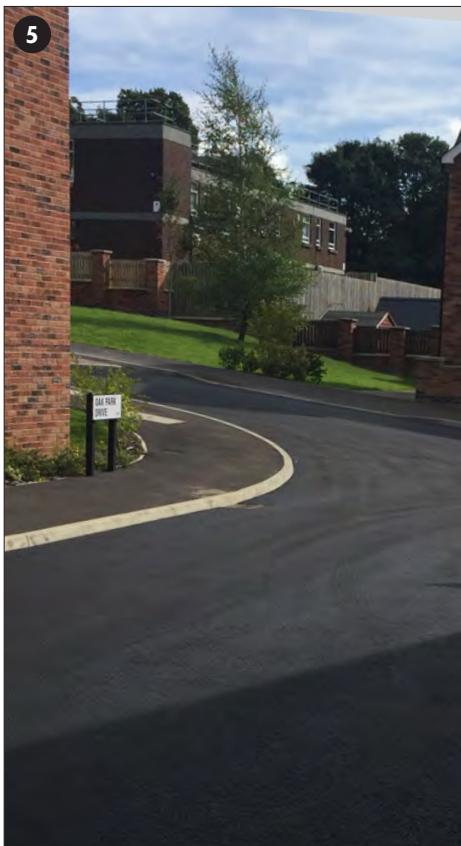
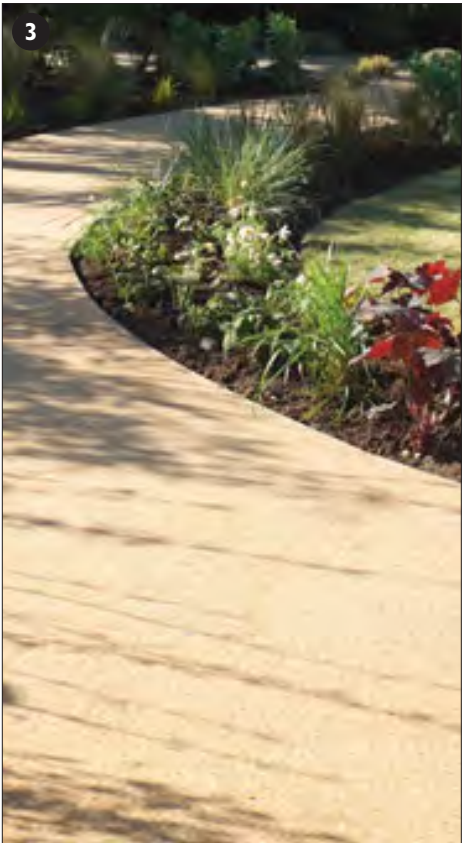


Figure 6.7 Hard Landscape Strategy (Fabrik, 2020)

6.12 Hard Landscape Strategy

Hard Landscape Precedents

- 1. Precedent Image Block Paving within a Residential Scheme
- 2. Precedent Image Block Paving
- 3. Precedent Image Resin Bound Gravel Pedestrian Paths with Planting
- 4. Precedent Image Resin Bound Gravel Pedestrian Paths with amenity grass
- 5. Precedent Image Tarmac Roadway and Footpaths Residential
- 6. Precedent Image Tarmac Roadway and Footpaths
- 7. Precedent Image Concrete Slab Paving
- 8. Precedent Image Concrete Slab Paving with Associated Planting



6.13 Boundary Treatment Strategy

Boundary Treatment Strategy

The boundaries to the properties on the site will be secured by a series of timber and brick structures.

Brick walls are to be located where property plots face onto the external public realm. This will help to provide extra privacy and security for residents. Timber fencing will provide separation between each plots internally. The timber fencing should be treated to help reduce future rot and limit future long term maintenance requirements.

Following the Road Traffic Noise Assessment carried out by Hepworth Acoustics in April 2020 (Report Reference Number - P20-188-R01v1) a recommended wall height is required for the brick walls adjoining the properties fronting onto the A29 Fontwell Avenue. The assessment has highlighted that these brick walls should range between 1.8m to 2.3m. For the detailed wall height location plan refer to the Hepworth Acoustic Road Traffic Noise Assessment (April 2020).

Legend

-  Timber Fence
-  Brick Wall



Figure 6.8 Boundary Treatments Strategy (Fabrik, 2020)

6.13 Boundary Treatment Strategy

Boundary Treatment Strategy Precedents

- 1. Precedent Image Timber Fencing with Shrub Planting
- 2. Precedent Image Timber Fencing with Shrub Planting
- 3. Precedent Image Timber Fencing with Amenity Grass
- 4. Precedent Image Timber Fencing with Matrix Planting
- 5. Precedent Image Brick Wall & with Concrete Copping
- 6. Precedent Image Brick Wall with Timber Panelling
- 7. Precedent Image Brick Wall & Brick Pier
- 8. Precedent Image Brick Wall with Timber Trellis



6.14 Lighting Strategy

Lighting Strategy

The lighting strategy is formulated around the provision of a range of tough and proven illumination products providing a safe light levels across the site whilst leaving some latitude for feature lighting.

The streets will be provided with 6m column lights adjacent to all the primary movement routes which drop to 4m columns in parking courts and pedestrian only routes. Key trees identified in the diagram will be uplit to accentuate important locations in the site for example pedestrian gateways, pocket squares and feature trees.

All of the above is to be clarified through a detailed lighting design.

Legend

- Pole Mounted Light 6m
- Pole Mounted Light 4m
- Bollard Mounted Light
- Tree Uplighter



Figure 6.9 Lighting Strategy (Fabrik, 2020)

6.14 Lighting Strategy

Lighting Strategy Precedents

- 1. Precedent Image Pole Mounted Lighting
- 2. Precedent Image Pole Mounted Lighting
- 3. Precedent Image Bollard Mounted Lighting
- 4. Precedent Image Bollard Mounted Lighting
- 5. Precedent Image Contemporary Bollard Mounted Lighting
- 6. Precedent Image Artisan Bollard Mounted Lighting
- 7. Precedent Image Tree Uplighters for Multi-Stem Trees
- 8. Precedent Image Tree Uplighter



6.15 Landscape Maintenance

Landscape Maintenance Strategy

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance.

At the Masterplan stage it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed landscape maintenance specifications and a landscape management plan will be submitted and they will encompass the following:

Review Procedure

Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

General Operations

The following principles will need to be established: Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance & Management operatives and members of the general public will need to be explained in a method statement.

The Landscape Maintenance Contractor shall give 3 working days notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.

The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to root zone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise The Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to an approved tip, grass cuttings to an approved tip, tree roots and stumps to

an approved tip, shrub and tree prunings to an approved tip and litter and non-biodegradable arisings to an approved tip. Extraneous rubbish not arising from the contract work will be collect and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

Existing Established Trees

Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission will be required to carry out any tree surgery works to the trees that are subject to a tree preservation order. This permission is to be obtained from the Local Authority Tree Officer prior to any works being carried out. Replacement planting, if requested by the Local Authority, is to be with species of local provenance.

Semi-mature, Advanced Nursery Stock and Standard Trees The planting, establishment, pruning and ongoing maintenance of these trees will need to be clearly specified. Prune to remove dead, dying, diseased branches. The Maintenance Contractor is to advise Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. Remove suckers from base. Check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure tree is upright. Firm up trees which have suffered frost heave or are affected by strong winds. Ensure that sufficient water is applied to maintain healthy growth. Dependant on location, apply N.P.K. slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis.

Ornamental Shrub Planting

The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

Keep all beds weed free by hand weeding and/or use of approved herbicides. Fork over beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a 15 : 15 : 15 N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendations.

Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc. Prune to maintain shape appropriate to the species with additional shaping or height maintenance as specified in the tables. Apply sufficient water to maintain healthy growth. Maintain beds rubbish and litter free.

Amenity Grass Areas

The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified. Generally maintain turf in a manor appropriate to the intended use to a height of 30mm. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Prevent waterlogging and compaction. Repair damage due to trampling, abrasion or scalping during mowing. Within ornamental turf and lawns maintain reasonably free from moss, thatch, weed, frost heave, worm and mole casts with edges neat and well defined. Litter and fallen leaves remove regularly to maintain a neat appearance. Before mowing The Landscape Maintenance Contractor is to remove litter, rubbish and debris. Following mowing the Landscape Maintenance Contractor is to leave a neat and even finish, without surface rutting, compaction or damage to grass. Neatly trim around obstructions and sweep clear and remove arisings from adjoining hard areas. Do not use mowing machinery closer than 100mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.





Conclusion **07**

7.1 Conclusion

The proposal for land West of Fontwell Avenue comply with the strategies and objectives which underpinned the exhaustive design process.

The approach taken to the design of the proposed development has been based on the concept of place-making. The creation of a distinctive landscape led development with an identifiable sense of place, based on the context of the sites and the precedence studies of local villages.

The scheme creates an informal Semi- rural layout on the Western edge of Fontwell Avenue creating a new entrance space linked visually to the central green space and mature tree planting on the Western boundary beyond. Small incidental green spaces along Fontwell Avenue reinforce this character whilst the linear green space along the Western boundary provides a different woodland landscape character and opportunities for biodiversity enhancement.

The scheme proposes a new layout of 42 units including 30% affordable 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.
- A green space forms the heart of the scheme with housing fronting onto it and informal play within it.
- Viewpoints down Wandleys Lane are addressed by the position and orientation of the buildings.
- Native planting to the Eastern boundary (where the existing has to be remove for visibility splays) of the site will be reinforced to create a natural visual buffer along Fontwell Avenue.
- The building lines on the site do not follow the geometry of the roads creating an informal semi - rural character.
- Affordable homes are in a mixture of forms (apartments and houses) and are designed to be tenure blind.
- The Western edge of the site is maintained as a linear green space.
- The architectural approach is in keeping with West Sussex vernacular to create a sense of place based on the surrounding context in Fontwell and Eastergate.

In conclusion, the scheme helps to provide much needed housing in a sustainable location and is designed sensitively to create a true sense of place.



Illustrative hand drawn vignette showing the village character of the proposed development

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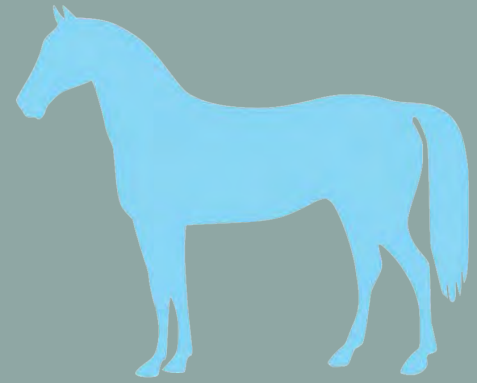
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