

05

hgp

Character Areas



Character Areas

The site is split into five character areas (CAs) that reflect the change in architecture, street hierarchy, and landscaping between each area. These are identified on the adjacent diagram as:

- CA1: Arrival
- CA2: The Avenue
- CA3: Park View
- CA4: Countryside Cottages
- CA5: The Lanes

The introduction of distinct Character Areas helps to distinguish unique areas and reinforce the village character of Climping. The use of sympathetic materials and application of existing details found within Climping will allow the development to successfully integrate into the existing village.

Additionally, highlighted in white, are the position of nine key buildings. These buildings enhance the scheme by forming framing gateways, end of vista views, and corner turning elements. This improves the permeability of the site and introduces way-finding elements.

LEGEND

- Arrival
- The Avenue
- Park View
- Countryside Cottages
- The Lanes
- Key Building within associated Character Area



CA 1 - Arrival

As you make your way over the new roundabout and onto Church Lane, a series of barn conversions can be seen through the gaps in the trees. Moving on and turning the corner into the site, the local shop and village nursery mark this key corner amidst a natural landscape.

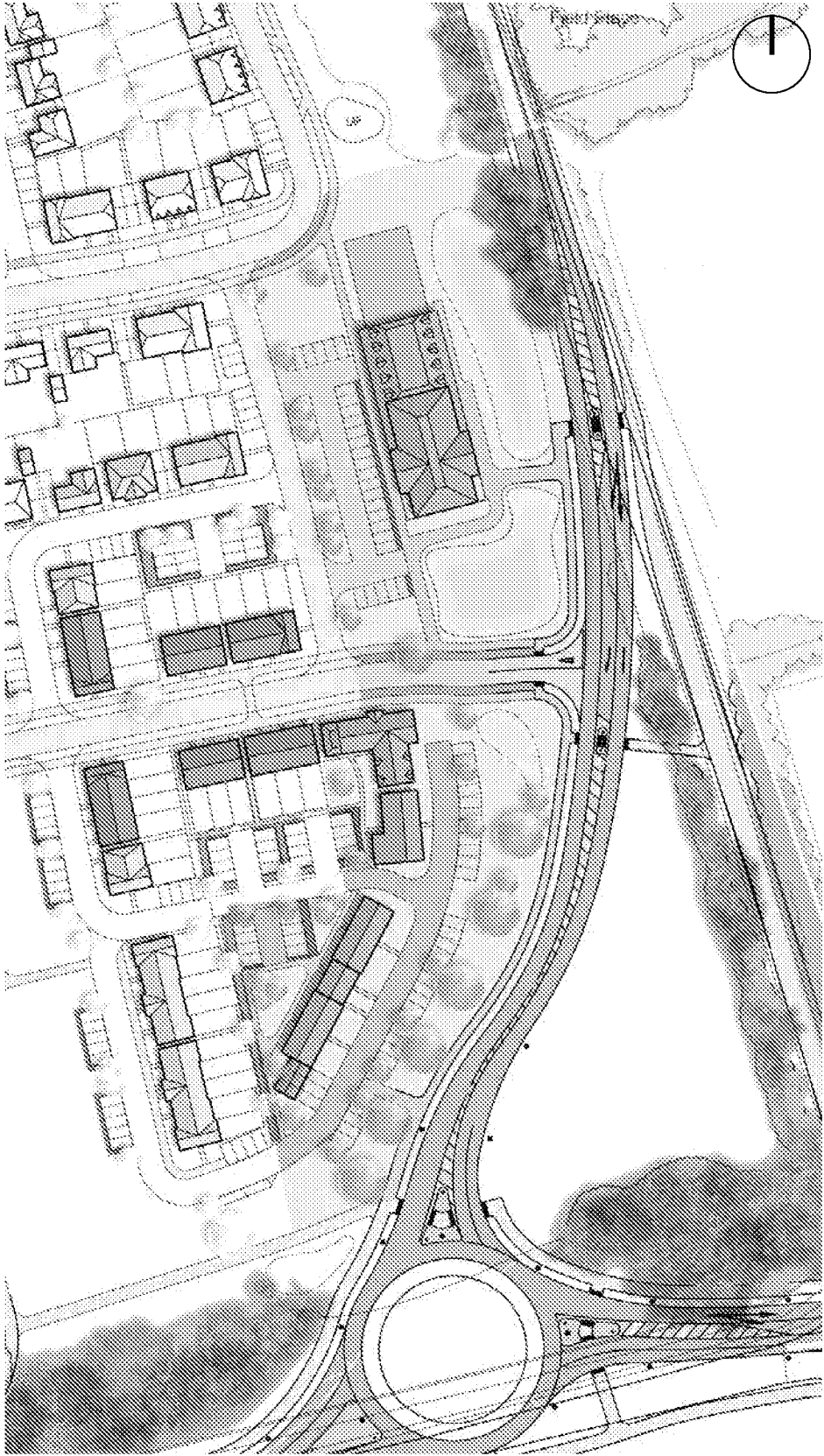


Diagram of the Arrival Character Area.
Buildings not in the Character Area are shown in black and white.

CA 1 - Arrival

PRECEDENTS

The Arrival character has been driven by the traditional buildings in Climping, and inspired by local barn conversions. These buildings are the first to be seen as you enter the site, and therefore need to clearly demonstrate and enhance Climping's local village character, as well as being feature buildings that mark the new development.



Local Precedent



Local Precedent



Precedent: Using grey brick to mimic flint



Setting Precedent: Countryside buildings with a large landscaped setting

CA 1 - Arrival

ARCHITECTURAL SUMMARY

- Brown roof tiles
- Half-hipped roofs to mimic local barn conversions
- Dormers used frequently to reduce height and reference local barn conversions
- Grey brick to mimic flint in local area
- Occasional use of timber-style cladding to enhance farmyard aesthetic
- Use of red brick detailing to provide interest to the facade
- White country-bar windows
- Colourful front doors to enliven the street scene
- Buildings to be one-and-a-half to two storeys in height

SETTING

This character area is situated alongside a large green landscape buffer at the entrance of the site. Parking is hidden from view by plenty of trees and large shrubs.

KEY SETTING FEATURES:

- Flats and community building at entrance to site
- Landscape buffer to contain plenty of trees and shrubs as well as drainage basins
- Parking court and carport parking
- Low planting to boundaries of communal spaces

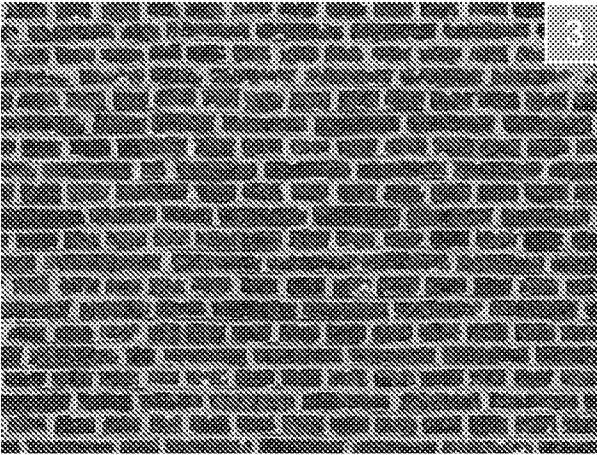


Suggested Bay Elevation

CA 1 - Arrival

SUGGESTED DETAILS

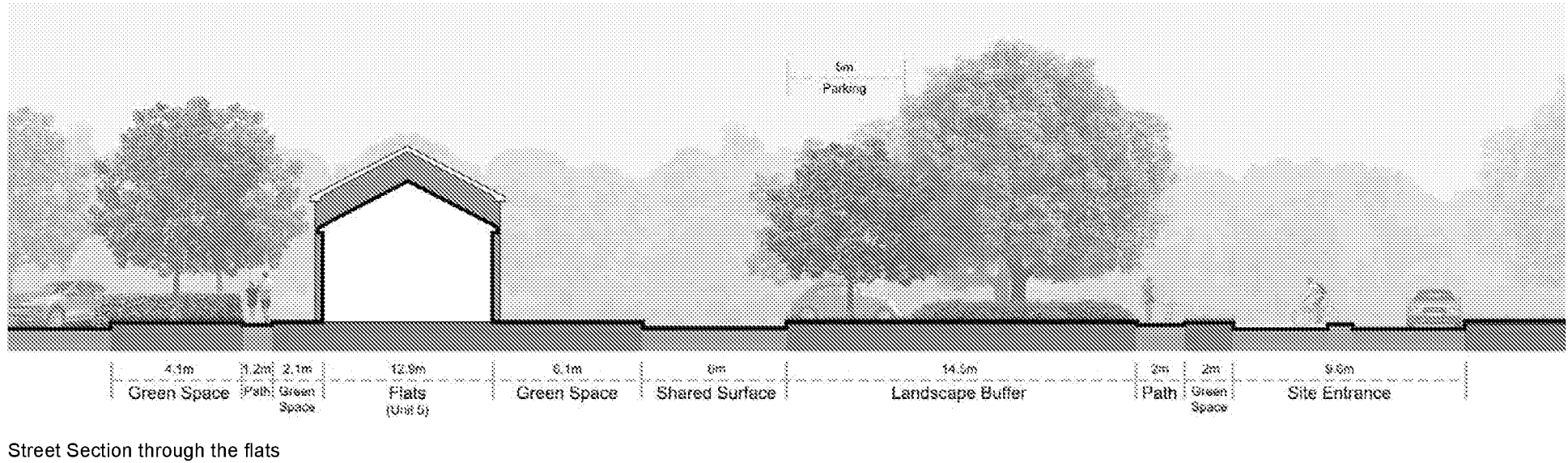
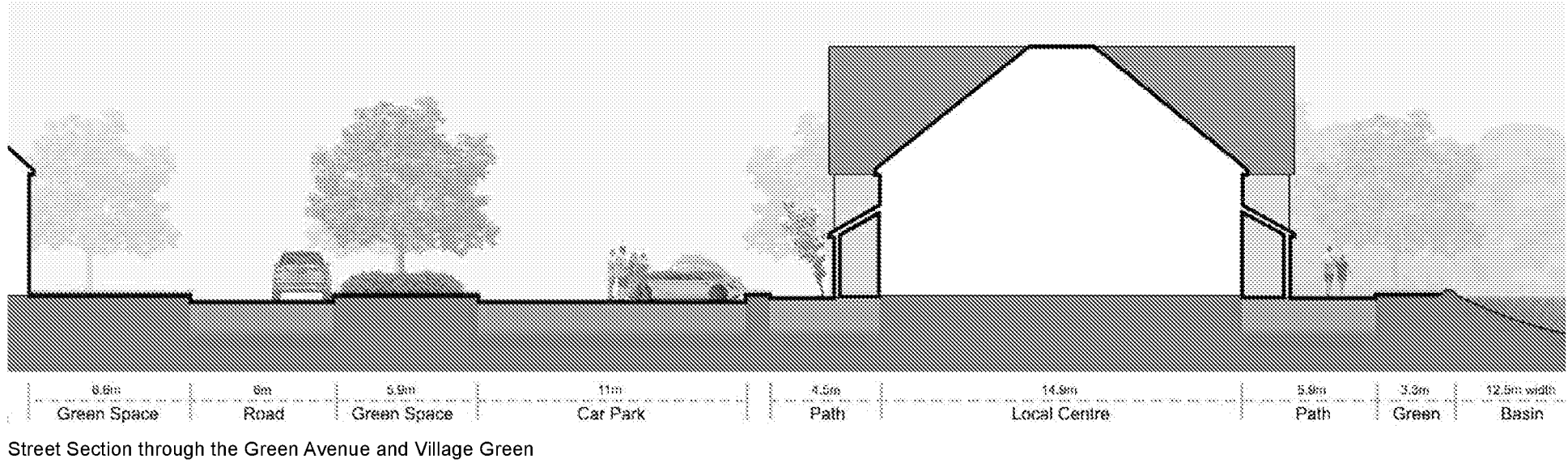
1. Brown roof tiles
2. Half-hipped roofs
3. Grey brick
4. Red feature brick band
5. Red brick quoining to corners
6. Occasional use of timber-style cladding
7. Hipped porch
8. Tiled Cills
9. White Country-bar windows



CA 1 - Arrival

STREET SECTIONS

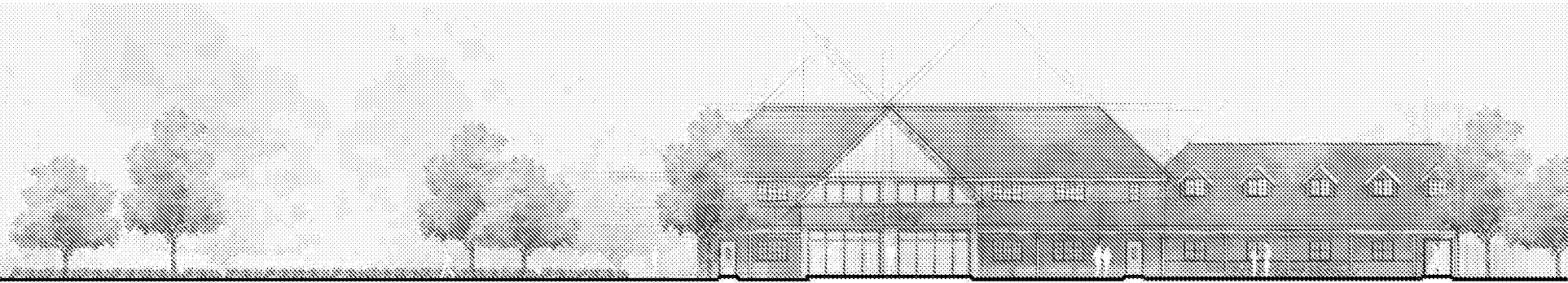
The adjacent illustrative street sections are examples of how the street layouts might work with the different road types.
For more information on key buildings see pages 82-87.



CA 1 - Arrival

STREET SCENES

The adjacent illustrative street scenes demonstrate the character of The Lanes and how the house types interact with the key buildings in this character area.
For more information on key buildings see pages 82-87.



CA 2 - The Avenue

Grand houses frame the main tree-lined avenue through the site. The precession starts just past the key arrival buildings at the east entrance to the site, leads you past a verdant central park, and finishes with a breathtaking view of the large open space to the west.



Diagram of The Avenue Character Area. Key buildings in the Character Area are demarcated by orange roofscapes. Buildings not in the Character Area are shown in black and white.

CA 2 - The Avenue

PRECEDENTS

The Avenue has been inspired by local Georgian-style buildings such as The Well House on Climping Street. The architecture is bright and welcoming, referencing the rich local history.



Local Precedent: The Well House, Climping Street



Local Precedent



Local Precedent



Setting Precedent: Tree-Lined Avenue

CA 2 - The Avenue

ARCHITECTURAL SUMMARY

- Grey roof tiles
- Front-back roof pitch with gable ends to reference local precedents
- Feature gables to enliven street scene
- Orange brick with grey feature band to reference The Well House
- Darker orange-brown brick quoining to corners
- White portrait Georgian-bar windows
- Darker orange Skewback (flat gauged) brick lintels
- Darker orange brick soldier course cills
- Mix of Georgian-inspired and integrated front porches
-

SETTING

This character area follows the tree-lined green avenue from the entrance of the site down to the large western open space. Front gardens are framed by low planting only to emphasise the green and open nature of the avenue.

KEY SETTING FEATURES:

- Houses along main green avenue
- Green avenue to be tree-lined and planted with grasses and wildflowers, and feature natural drainage to one side
- Houses overlooking green space where possible
- Garage and driveway parking
- Low planting to boundaries of front gardens

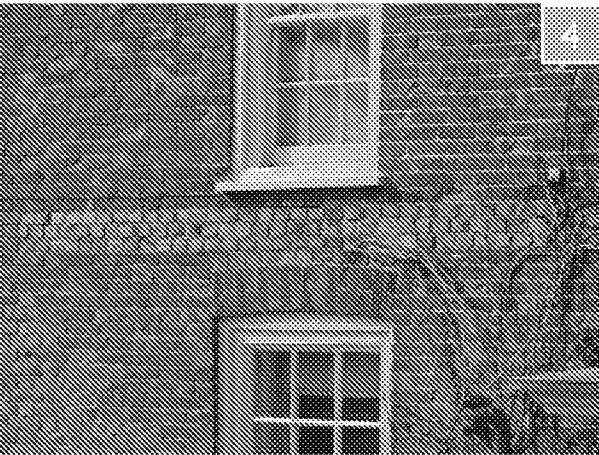
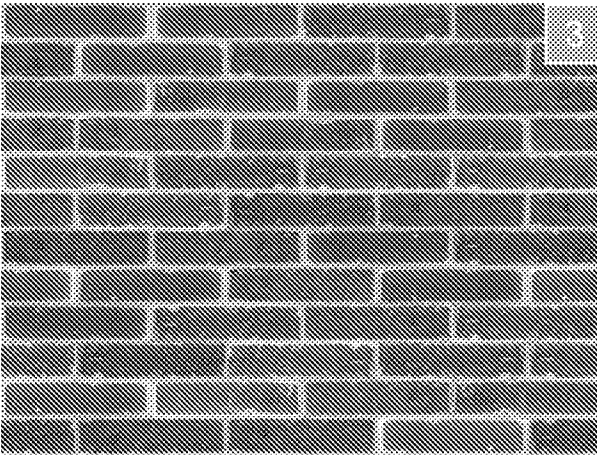
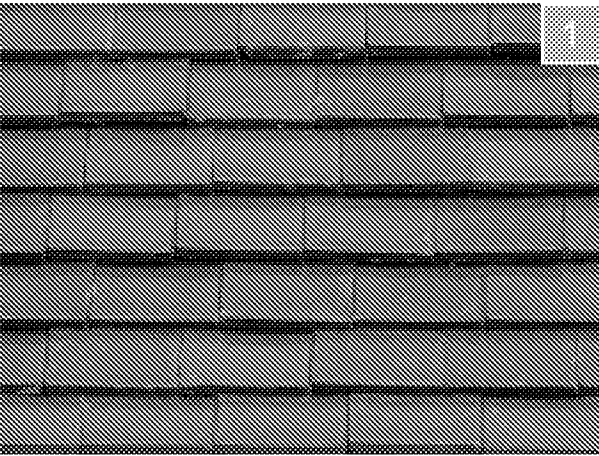


Suggested Bay Elevation

CA 2 - The Avenue

SUGGESTED DETAILS

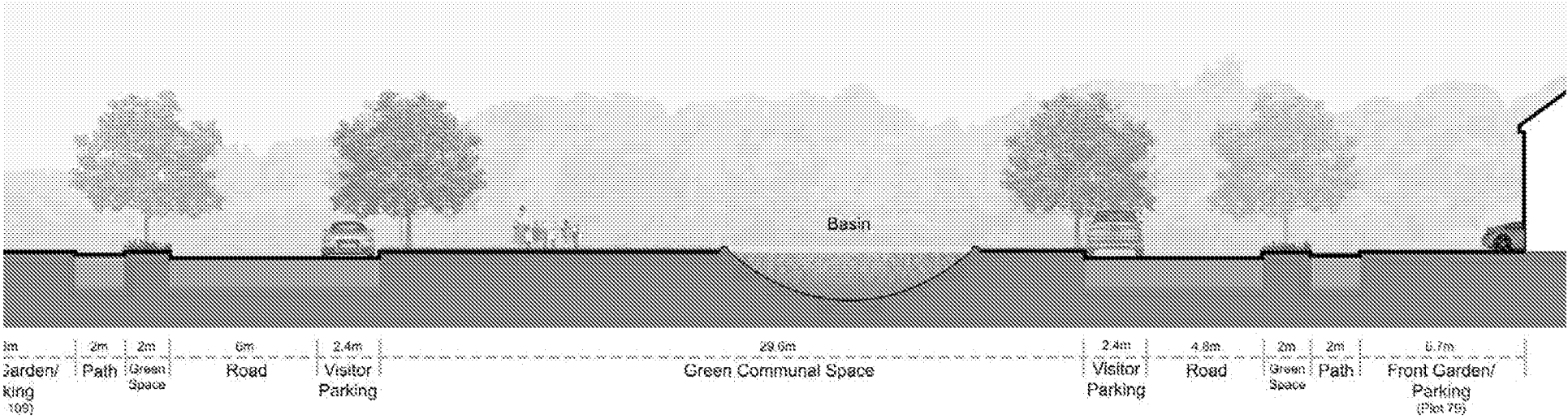
1. Grey roof tiles
2. Feature gables to enliven street scene
3. Orange brick
4. Grey feature brick band
5. Darker orange-brown brick quoining to corners
6. White portrait Georgian-bar windows
7. Georgian-inspired porch
8. Georgian-inspired front door
9. Integrated porch



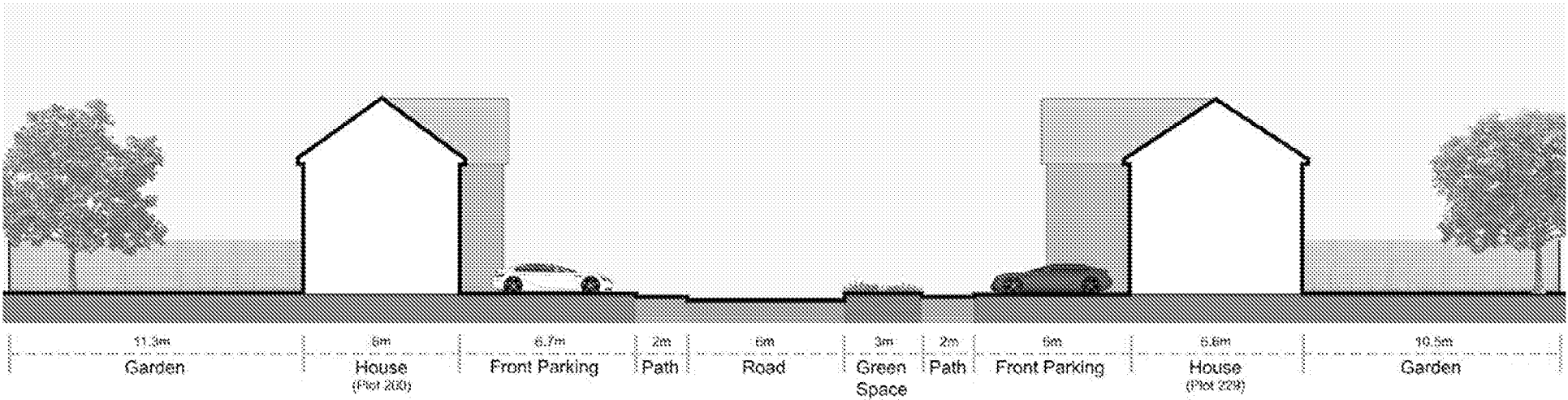
CA 2 - The Avenue

STREET SECTIONS

The adjacent illustrative street sections are examples of how the street layouts might work with the different road types. For more information on key buildings see pages 82-87.



Street Section through the Green Avenue and Village Green



Street Section through the end of the Green Avenue

CA 2 - The Avenue

STREET SCENES

The adjacent illustrative street scenes demonstrate the character of The Lanes and how the house types interact with the key buildings in this character area. For more information on key buildings see pages 82-87.



CA3 - Park View

A wide open space is never far away from a house in Park View. Tile hung cottages and feature gables are abundant along quiet roads that prioritise cyclists and pedestrians.



Diagram of the Park View Character Area. Key buildings in the Character Area are demarcated by orange roofscapes. Buildings not in the Character Area are shown in black and white.

CA 3 - Park View

PRECEDENTS

The architecture for Park View takes cues from the newer development immediately adjacent to the site.



Local Precedent



Local Precedent



Local Precedent



Setting Precedent: Houses fronting village green

CA3 - Park View

ARCHITECTURAL SUMMARY

- Red roof tiles
- Front-back roof pitch with gable ends and feature gables to reference local precedents
- Red brick
- Red tile hanging with round tile hanging details
- White cottage-style windows
- Gable porches with white brackets
- Red soldier course detail to cills and lintels

SETTING

This character area surrounds the site so that its houses always face open space and/or a green buffer. Front gardens are framed by low hedges.

KEY SETTING FEATURES:

- Houses face open space and/or landscape buffer
- Shared surfaces prevalent to keep vehicular speeds low and prioritise pedestrians and cyclists
- Garage and driveway parking with some small parking courts
- Low hedges to boundaries of front gardens

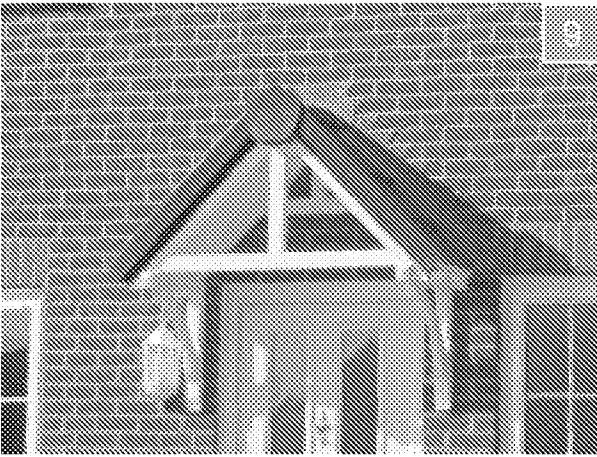
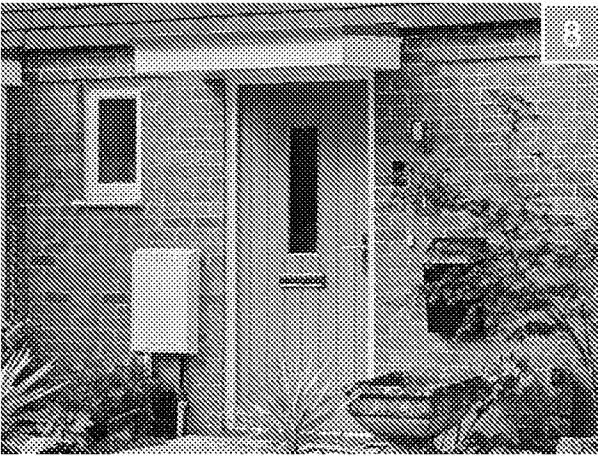
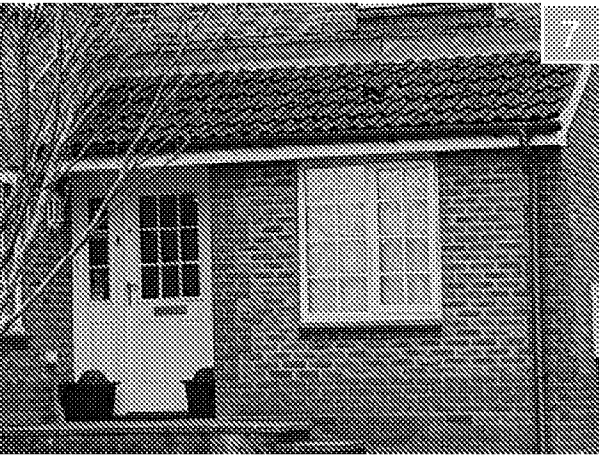
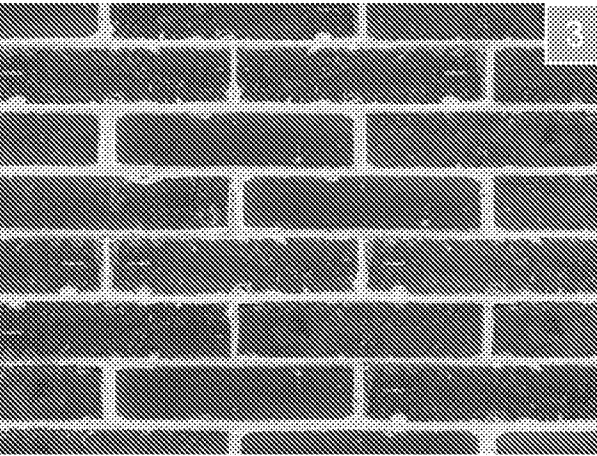
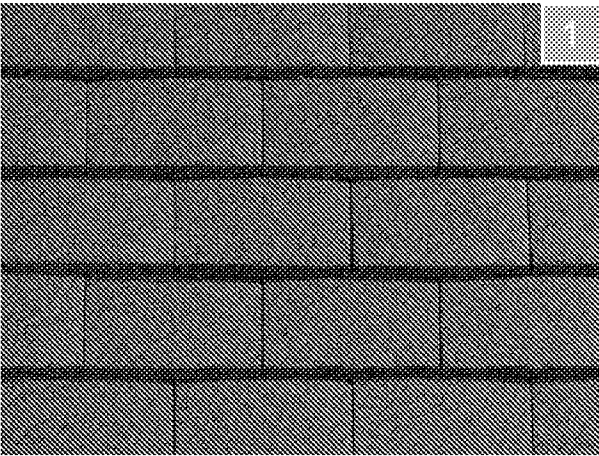


Suggested Bay Elevation

CA 3 - Park View

SUGGESTED DETAILS

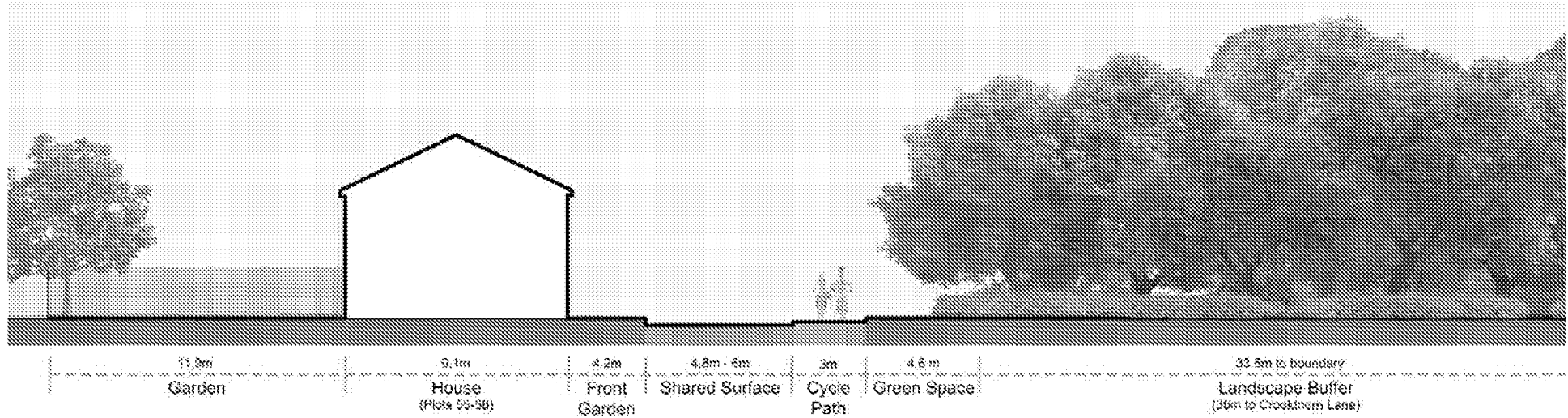
1. Red roof tiles
2. Feature gables to enliven street scene
3. Red brick
4. Round tile hanging detail
5. Red tile hanging
6. White cottage-style windows with swept inserts
7. Integrated porch
8. Front door with central glazing panel
9. Gabled porch with brackets



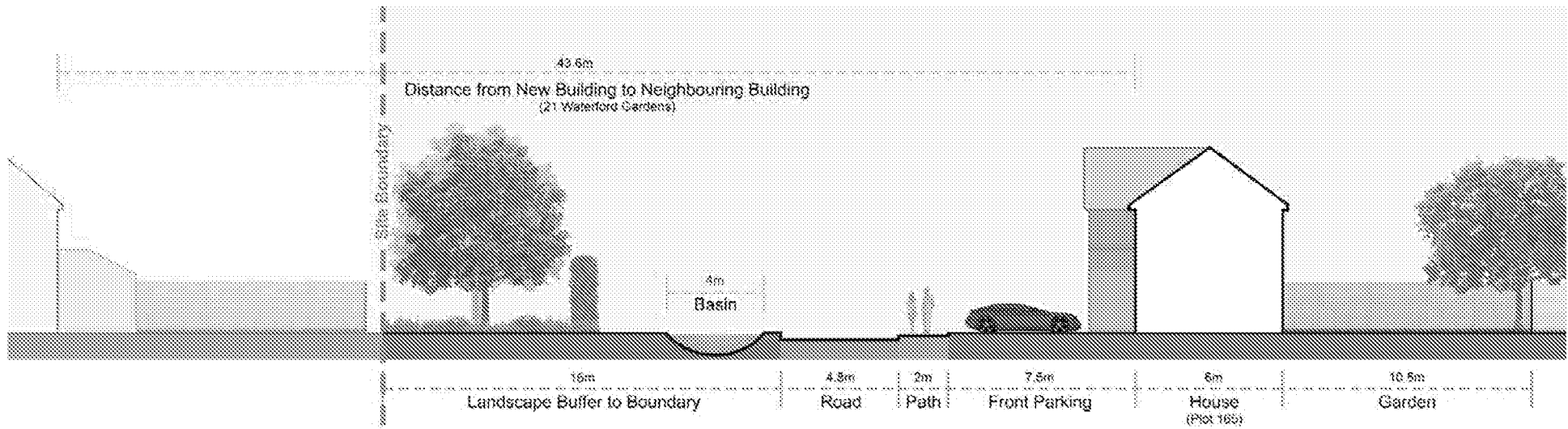
CA3 - Park View

STREET SECTIONS

The adjacent illustrative street sections are examples of how the street layouts might work with the different road types.



Shared Surface Street Section



Road with Paths Street Section

CA 3 - Park View

STREET SCENES

The adjacent illustrative street scenes demonstrate the character of The Lanes and how the house types interact with the key buildings in this character area.

For more information on key buildings see pages 82-87.



CA 4 - Countryside Cottages

Nestled in the north of the site, a series of quaint cottages overlook a landscape buffer. The quiet roads allow visitors and residents alike to appreciate the sounds of nature and experience a friendly community feeling.



Diagram of the Countryside Cottages Character Area. Key buildings are demarcated by orange roofscapes. Buildings not in the Character Area are shown in black and white.

CA 4 - Countryside Cottages

PRECEDENTS

The Countryside Cottages character area is inspired by English cottage architecture. The houses are cheerful Colours and materials have been drawn from local precedents such as The Laurels on Horsemere Green Lane.



Local Precedent



Local Precedent



Local Precedent



Local Precedent

CA 4 - Countryside Cottages

ARCHITECTURAL SUMMARY

- Brown roof tiles
- Half-hipped roofs to match local precedents
- Occasional feature gables to enliven street scene
- Darker buff brick
- Darker red brick quoining to corners
- White country-bar windows
- Darker red brick soldier course to lintels
- Darker red sloped brick cills
- Hipped porch canopies to front doors

SETTING

This character area overlooks a landscape buffer at the edges, and contains a quiet rural street. Front gardens are framed by low fences to encourage community interaction while retaining a countryside feel.

KEY SETTING FEATURES:

- Houses overlooking green space where possible
- Shared surfaces used to promote low speeds and a rural-lane aesthetic
- Garage and driveway parking
- Low fences to boundaries of front gardens

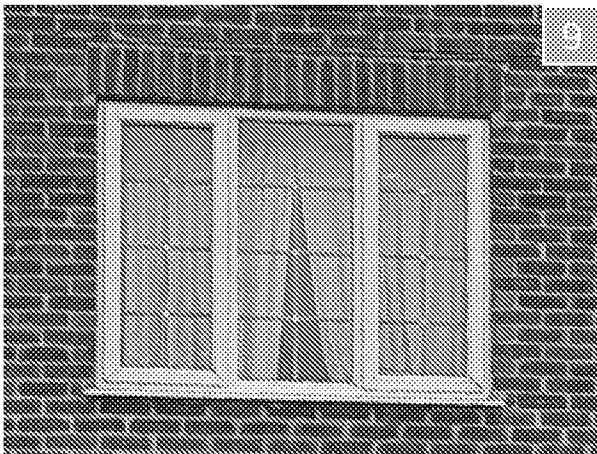
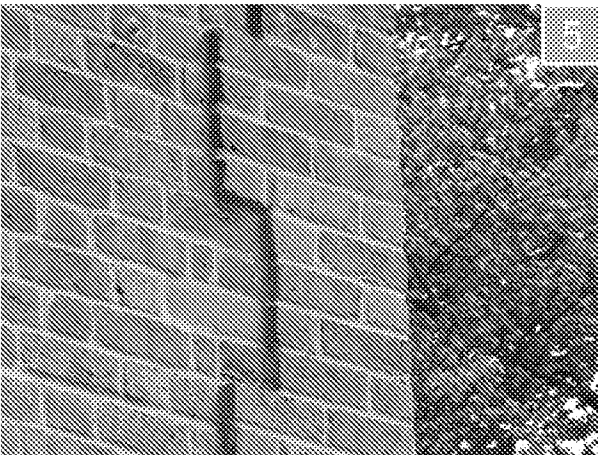
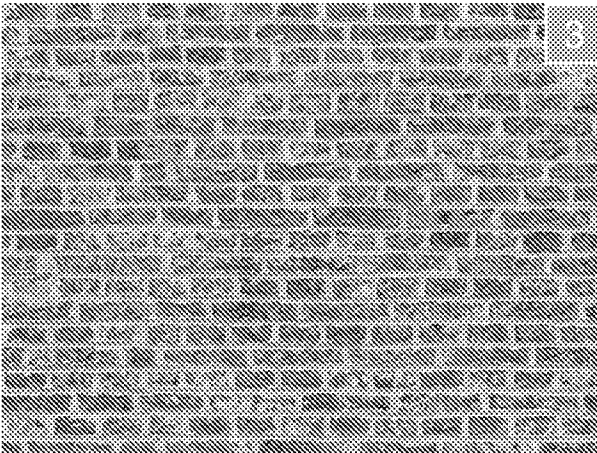


Suggested Bay Elevation

CA 4 - Countryside Cottages

SUGGESTED DETAILS

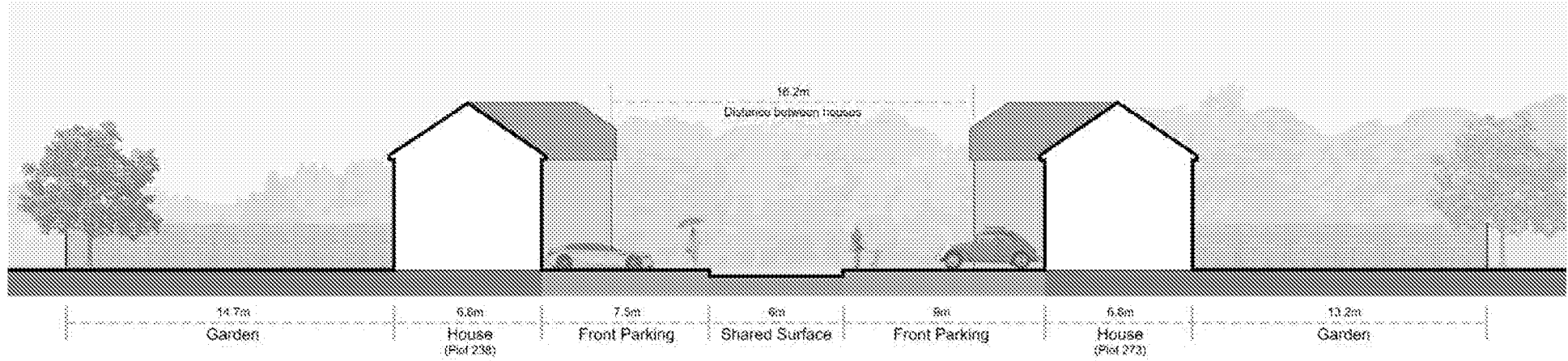
1. Brown roof tiles
2. Feature gables to enliven street scene
3. Darker buff brick
4. Sloping soldier brick cills
5. Darker red brick quoining to corners
6. White country bar windows
7. Integrated porch
8. Country-style front door
9. Soldier course brick lintels



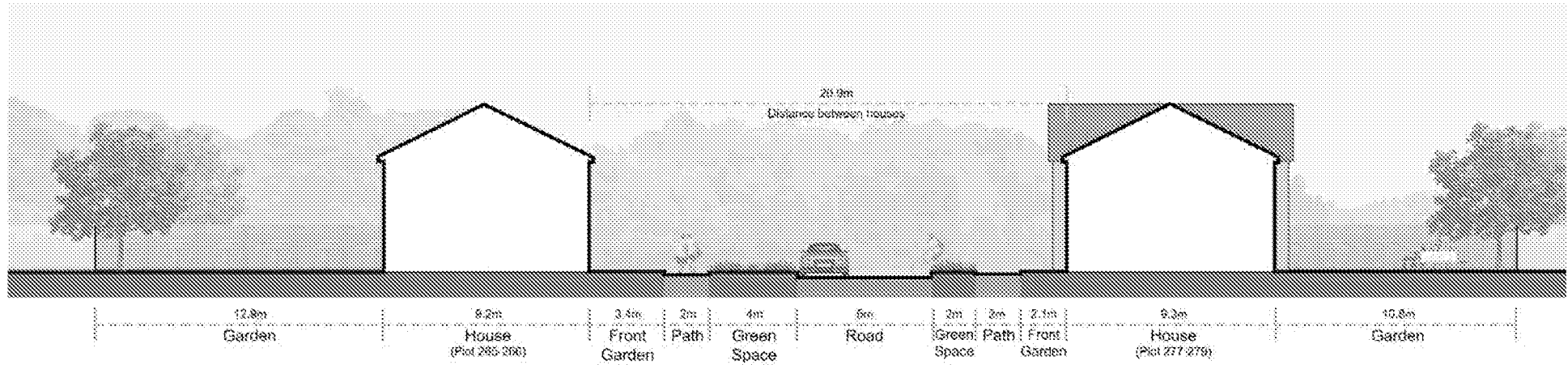
CA 4 - Countryside Cottages

STREET SECTIONS

The adjacent illustrative street sections are examples of how the street layouts might work with the different road types.



Shared Surface Street Section



Road with Paths Street Section

CA 4 - Countryside Cottages

STREET SCENES

The adjacent illustrative street scenes demonstrate the character of the Countryside Cottages area and how the house types interact with the key buildings in this character area.

For more information on key buildings see pages 82-87.



CA 5 - The Lanes

Away from the main avenue lie the tranquil country lanes. With clean and tidy architecture, any passer-by focuses on the people and the activity they create.



Diagram of The Lanes Character Area. Key buildings in the Character Area are demarcated by orange roofscapes. Buildings not in the Character Area are shown in black and white.

CA 5 - The Lanes

PRECEDENTS

The character for The Lanes focuses on clean, simple architecture with minimal details. The colours utilised in this area reference the adjacent development in Climping, while the massing of the buildings has been inspired by a range of terraces found within the wider local area.



Local Precedent



Local Precedent



Local Precedent



Local Precedent

CA 5 - The Lanes

ARCHITECTURAL SUMMARY

- Brown roof tiles
- Hipped roof form
- Feature gables to enliven street scene
- Buff brick with orange-red brick plinth to reference neighbouring development
- Occasional brown tile hanging to break up the street scene
- White country-bar windows in a mix of orientations
- Red soldier course brick cills and lintels
- Monopitch porches to front elevations

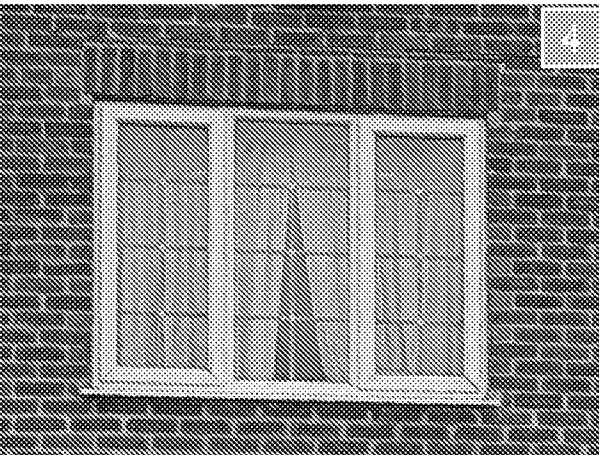
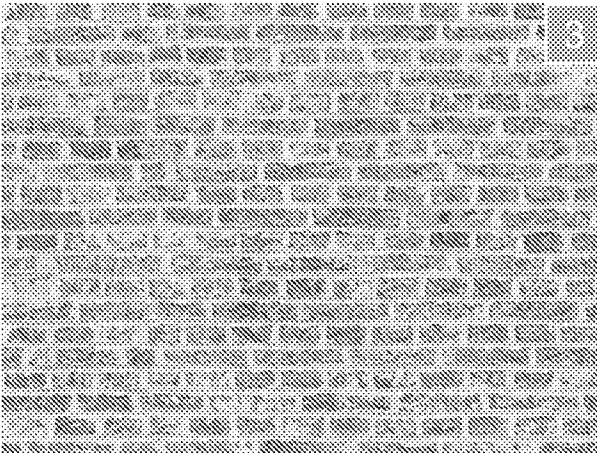


Suggested Bay Elevation

CA 5 - The Lanes

SUGGESTED DETAILS

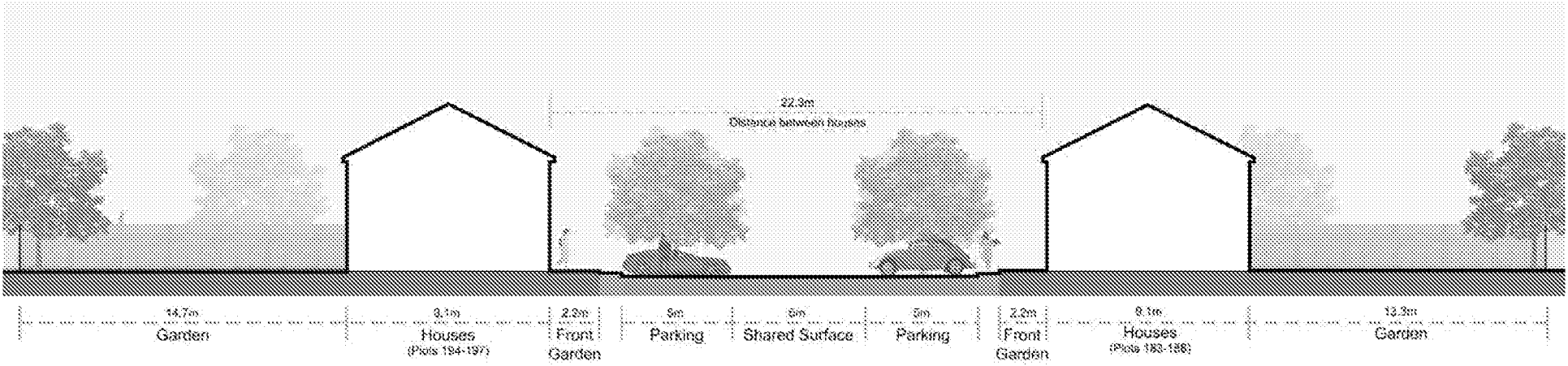
1. Brown roof tiles
2. Brown tile hanging to feature elements
3. Brighter buff brick
4. Soldier course cills and lintels
5. Occasional use of small gable features over windows
6. Monopitch tiled porch
7. Contrast coloured brick plinth
8. Front door with two large glazing panels
9. White country-bar windows



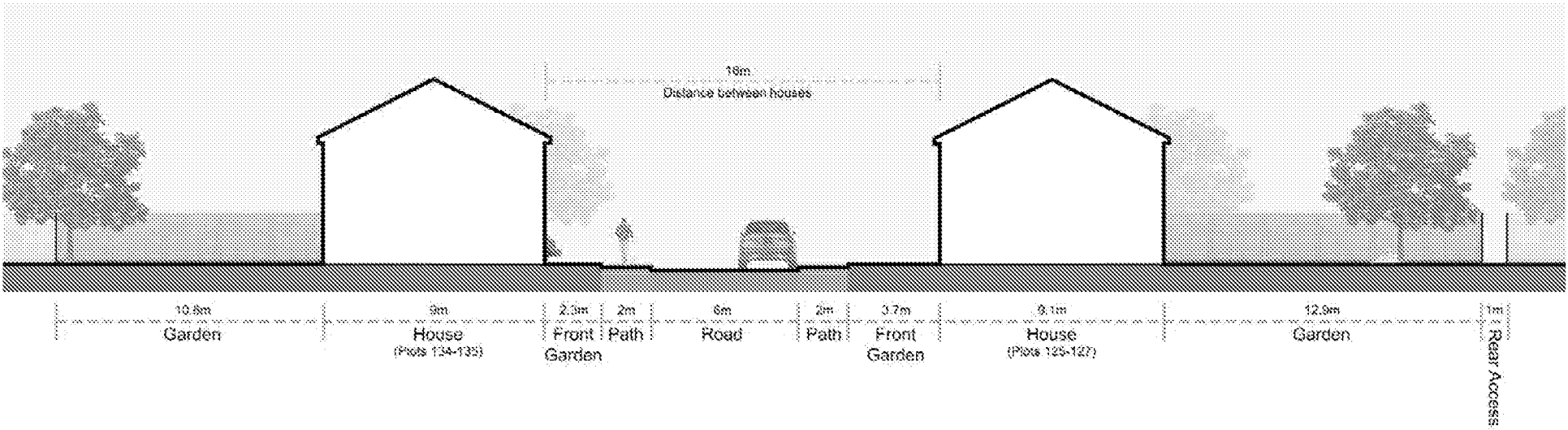
CA 5 - The Lanes

STREET SECTIONS

The adjacent illustrative street sections are examples of how the street layouts might work with the different road types.



Shared Surface Street Section



Road with Paths Street Section

CA 5 - The Lanes

STREET SCENES

The adjacent illustrative street scenes demonstrate the character of The Lanes and how the house types interact with the key buildings in this character area.

For more information on key buildings see pages 82-87.



Key Buildings

Strategically positioned in key locations across the site, a key building will help you locate yourself and find your way. These buildings mark important views and transitions between character areas, ensuring that the development is legible.



Key Buildings Location Diagram

Key Buildings

PRECEDENTS

As previously mentioned, flint is definitely a local material present in a significant number of the older buildings in the area. Just as these older buildings mark where you are in Climping, the use of flint in key buildings will mark where you are in the new development.



Local Precedent



Local Precedent



Local Precedent



Local Precedent

Key Buildings

ARCHITECTURAL SUMMARY

All key buildings have flint blocks to the front elevation. This references the traditional flint architecture of Climping.

In order to function as way-finding buildings, all other elements (such as door style, window proportions, roof colour, etc.) will match the character area in which each building sits.



Key Building in Character Area 2: The Avenue



Key Building in Character Area 3: Park View



Key Building in Character Area 4: Countryside Cottages



Key Building in Character Area 5: The Lanes

Key Buildings

USE OF FLINT

Modern flint elevations are constructed using flint blocks. These are prefabricated blocks (such as those made by All Brick & Stone Ltd) that can be easily and quickly constructed on site with minimal waste.



All Brick & Stone Ltd's case study project - Mayfield House.
Mayfield House Photography by All Brick & Stone Ltd.



A closer look at the flint elevations on Mayfield House.
Mayfield House Photography by All Brick & Stone Ltd.

Key Buildings

WAY-FINDING

Key buildings are placed strategically throughout the site. These buildings enhance key views, and often function as end-of-vista buildings.



Key end-of-vista building in the transition between Character Area 2 and Character Area 3.



Key end-of vista building in Character Area 5.



Land at Climping

Closing Design Summary

The Design Code is has been produced to ensure a high-quality development that successfully integrates into Climping

The outline permission is for a: *"... the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 sqm (net), a building for A1 use having a floor area of up to 530 sqm (net), together with open space and ancillary works, including car parking and drainage arrangements, with appearance, landscaping, layout and scale wholly reserved for subsequent approval; the access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/004 and 4724/005 are access proposals to be determined at this stage of the application; for the avoidance of doubt all other detail within the site is to be determined as a reserved matter at a later stage."*

This Design Code has separated the site into defined character areas. The design guidelines have been created with a distinctive aesthetic for each area, which come together to form a cohesive design across the site. This approach mimics natural growth and the positioning of key buildings creates a good way-finding experience set within landscaped streets and parks.

Overall the development should offer an attractive place to live and provide high-quality public spaces for the whole community to enjoy.



Thank you

