

05

Character Areas

hgp



Character Areas

The site is split into four 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: Countryside Cottages
- CA4: 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 positions of wayfinding buildings. These buildings enhance the scheme by forming framed gateways, end of vista views, and corner turning elements. This improves the permeability and legibility of the site.

LEGEND

- Arrival
- The Avenue
- Countryside Cottages
- The Lanes
- Wayfinding Building within associated Character Area



CA 1 - Arrival

As you make your way over the new roundabout and onto Church Lane, a series of rural Georgian houses can be seen through the gaps in the trees. Moving on and turning the corner into the site, two Georgian farmhouse gateway buildings frame the entrance and welcome you into the site.



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: The Well House, Climping Street
Detached House



Local Precedent: Horsemere Green Lane
Semi-Detached Houses that read as a terrace



Gateway Building Precedent: Georgian inspired 3 storey farmhouse



Setting Precedent: Countryside buildings with a large landscaped setting

CA 1 - Arrival

ARCHITECTURAL SUMMARY

- Mix of grey and brown roof tiles
- Mix of half-hipped roofs to mimic local barn conversions and front-back pitched roofs
- Chimneys present
- Grey brick banding used to reference The Well House
- White Georgian bar windows
- Proportion of windows to match local buildings
- Use of English bond and stretcher bond to add variety
- Georgian inspired porches and white front doors
- Buildings to be two storey, with two-and-a-half storey gateway building to the entrance of the site

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 provide key gateway buildings at the entrance to the 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



Block B - Terrace
Orange English Bond brick with grey banding to match The Well House



Block C - Terrace
English bond and half-hipped roof to match local buildings



House Type C
English bond to match local buildings



Block F - Semi-Detached
English bond to match local buildings

CA 1 - Arrival

SUGGESTED DETAILS

1. Chimney
2. Half-hipped roofs
3. Contrast quoining to corners
4. Georgian-bar windows
5. Contrast band in grey brick
6. Arched brick headers
7. Georgian-style porch
8. White cills
9. White front door



Suggested Bay Elevation

CA1: Arrival - Materials Palette

The materials for the Arrival Character Area should be sympathetic to the local vernacular and adjacent Character Areas. Brown roof tiles are to be used on the houses that abut the Countryside Cottages Character Area, and grey roof tiles are to be used on the gateway buildings and other houses. This use of two colours is a reference to the varied roof colours in Climping.

Brick should be used in both English bond and stretcher bond to add variety to the Character Area, and the colour of the brick should match the local rural Georgian buildings. Headers should be either in an alternate/contrast brick or in a matching brick as both are used in the local area. Other brick detailing (such as quoining or brick bands) should also take this approach, although some brick bands should be grey.

Cills for this area should be white, in keeping with the local rural Georgian buildings.

Chimneys are to be used across this area, and should be in matching brick to the main building.



Brown roof tiles
Colour to match houses on Horsemere Green Lane



Grey roof tiles
Colour to match houses on Horsemere Green Lane



Chimneys in matching brick



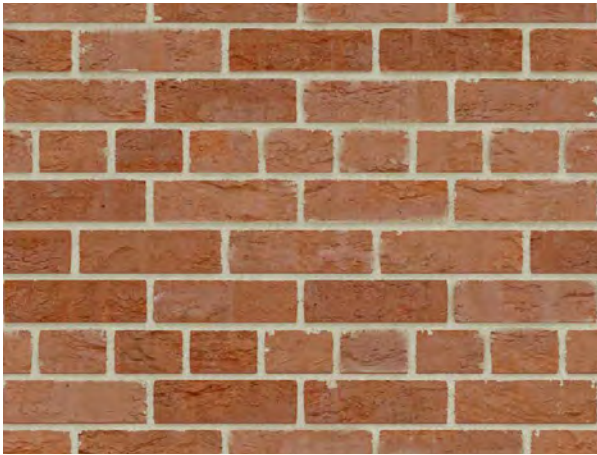
Arched headers in alternate brick



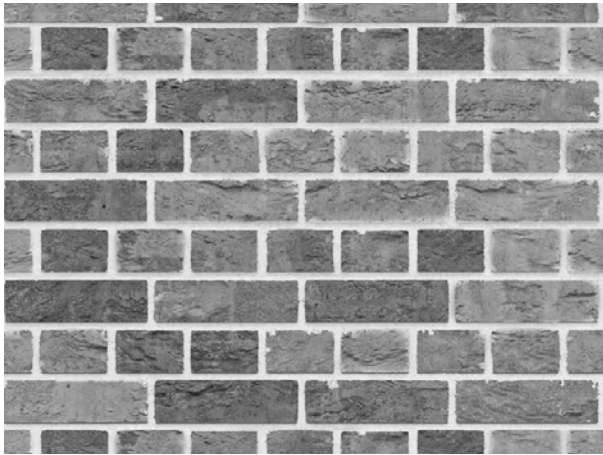
Arched headers in matching brick



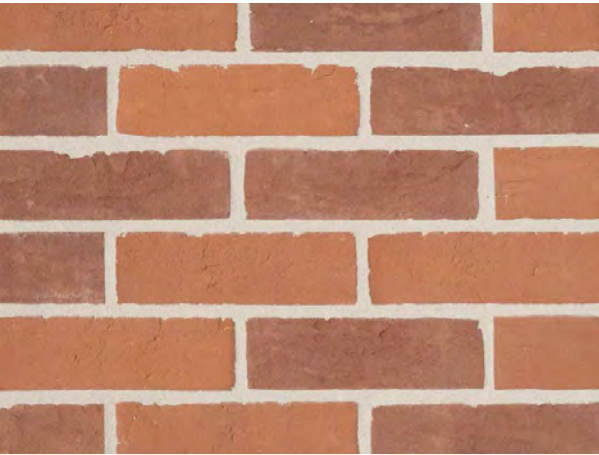
Reconstituted stone cills in white



English bond in pale orange/red

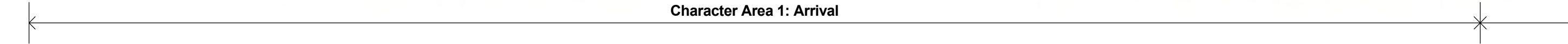


English bond in grey

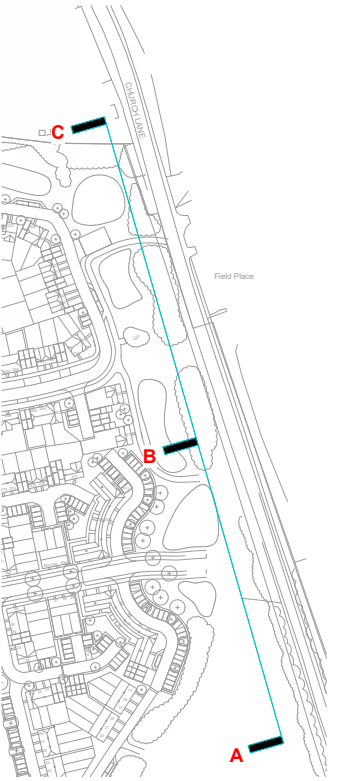


Stretcher bond in orange/red multi

Street Scenes



Street Scene A-C



CA 2 - The Avenue

Grand houses frame the main tree-lined avenue through the site. The precession starts just past the key gateway 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.
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



House Type C - Detached House
Orange brick with grey banding to match The Well House, Climping Street



Block C - Terrace
Orange brick with grey banding to match The Well House, Climping Street



House Type F - Detached House
Pale orange/brown brick to match Church Farm Cottages, Horsemere Green Lane



Wayfinding Building HT F - Detached House
Flint blocks to match houses on Climping Street/Horsemere Green Lane

CA 2 - The Avenue

SUGGESTED DETAILS

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



Suggested Bay Elevation

CA2: The Avenue - Materials Palette

The materials for The Avenue Character Area are inspired by local rural Georgian buildings, particularly those found on Climping Street.

Brick should be used in two main tones to match the colours of the brick on Climping Street. Roof tiles should be grey across this area.

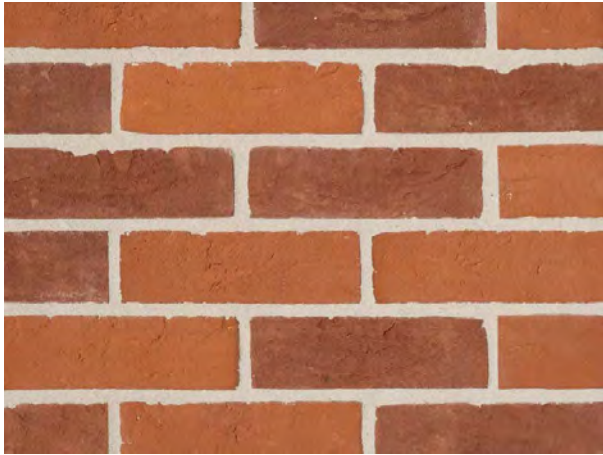
Cills and headers should be brick, matched either to the main brick or any quoining.

Wayfinding buildings should have flint blocks to all or part of the front elevation.

Any Georgian surrounds to doors should be white. UPVC is suggested to ensure longevity of both the colour and form of the surround.



Grey roof tiles
Colour to match houses on Climping Street



Stretcher bond in orange/red brick
To be used for brick details



Stretcher bond in grey
To be used for brick bands



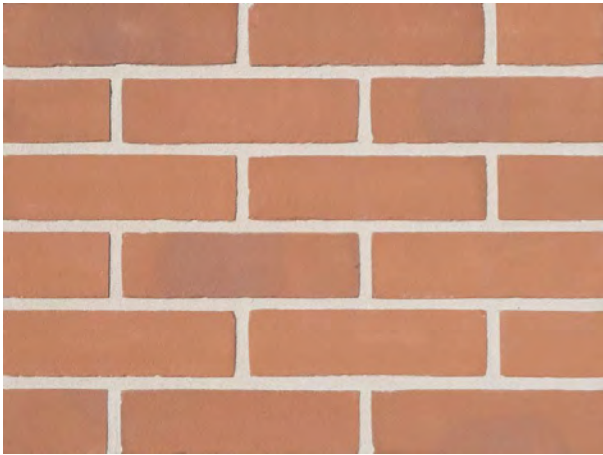
Arched headers in matching brick



Soldier course cills in matching brick



Door surrounds in white uPVC



Stretcher bond in orange
Colour to match houses on Climping Street

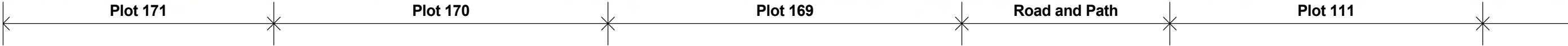


Stretcher bond in pale brick
Colour to match houses on Climping Street



Flint blocks
To match houses on Climping Street

CA2: The Avenue - Street Scene J-L



Street Scene J-L



CA 3 - 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.
Buildings not in the Character Area are shown in black and white.

CA 3 - 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 and The Barn on Horsemere Green Lane.



Local Precedent: The Laurels, Horsemere Green Lane



Local Precedent: Church Farm Barn, Horsemere Green Lane



Local Precedent: The Barn, Horsemere Green Lane



Local Precedent: Langmeads Close, Climping Street

CA 3 - Countryside Cottages

ARCHITECTURAL SUMMARY

- Brown roof tiles
- Mix of half-hipped roofs and front-back pitches to match local precedents
- Occasional use of red stretcher brick (to match The Barn)
- Buff English bond brick to match The Laurels
- Contrast orange quoining to corners
- White country-bar windows
- Orange or red soldier course lintels
- Orange or red sloped brick cills
- Hipped porch canopies to front doors, occasional built-out porches to match local precedent

SETTING

This character area overlooks a landscape buffer at the edges, and contains quiet rural streets. Front gardens are framed by low hedges 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 hedges to boundaries of front gardens



House Type C - Detached House
Buff English bond brick to match The Laurels, Horsemere Green Lane



House Type G - Detached House
Buff English bond brick to match The Laurels, Horsemere Green Lane



Block F - Semi-Detached House
Buff English bond brick to match The Laurels, Horsemere Green Lane



House Type B - Detached House
Red multi brick to match The Barn, Horsemere Green Lane

CA 3 - Countryside Cottages

SUGGESTED DETAILS

1. Chimneys
2. Brown roof tiles
3. White country bar windows
4. Orange sloping soldier brick cills
5. Buff English bond brick (colour to match The Laurels)
6. Orange brick headers
7. Orange brick quoining to corners
8. Built-out porch (style to match Langmeads Close)
9. Colourful country-style front door



Suggested Bay Elevation

CA3: Countryside Cottages - Materials Palette

The materials for the Countryside Cottages Character Area are inspired by local cottages on Horsemere Green Lane and Langmeads Close.

A mixture of English bond and stretcher bond should be used in colours that match the brick used on The Barn (stretcher bond) and The Laurels (English bond) on Horsemere Green Lane. The area should therefore be mainly buff/brown brick with occasional houses in red multi. Roof tiles should be brown across this area.

Wayfinding buildings should have flint blocks to the front elevation, referencing Church Farm Barn on Horsemere Green Lane.

Cills and headers should be orange/red brick to match those found on Horsemere Green Lane.

Chimneys are to be used across this area, and should be in either contrast brick or matching brick to the main building.

Doors to be in a variety of colours to match the range on Horsemere Green Lane.



Brown roof tiles and hanging tile
Colour to match houses on Horsemere Green Lane



Chimneys in orange/red brick



Chimneys in buff/brown brick



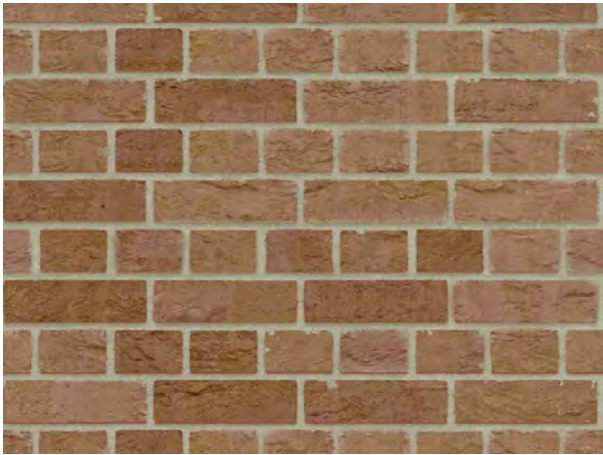
Brick cill in contrast brick
Colour to match details on Horsemere Green Lane



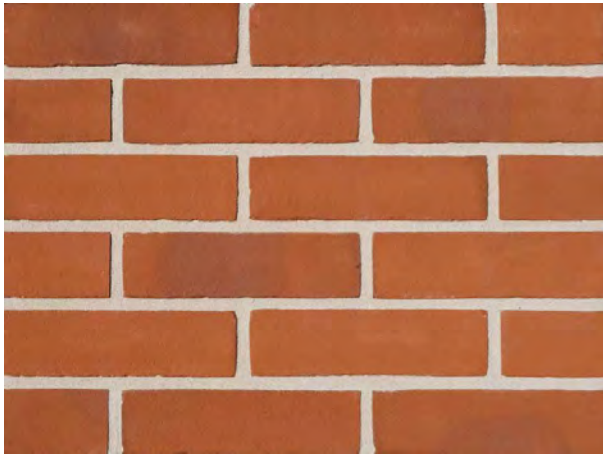
Brick soldier header in contrast brick
Colour to match details on Horsemere Green Lane



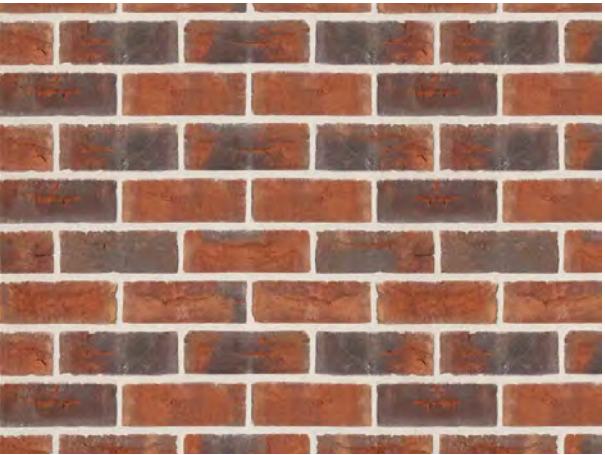
Flint blocks
To match Church Farm Barn, Horsemere Green Lane



English bond in buff/brown brick
Colour to match The Laurels, Horsemere Green Lane

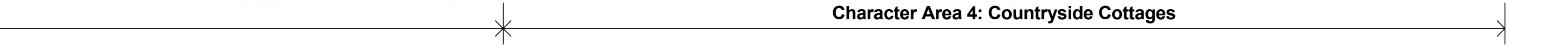


Contrast details to be in orange brick
Colour to match The Laurels, Horsemere Green Lane

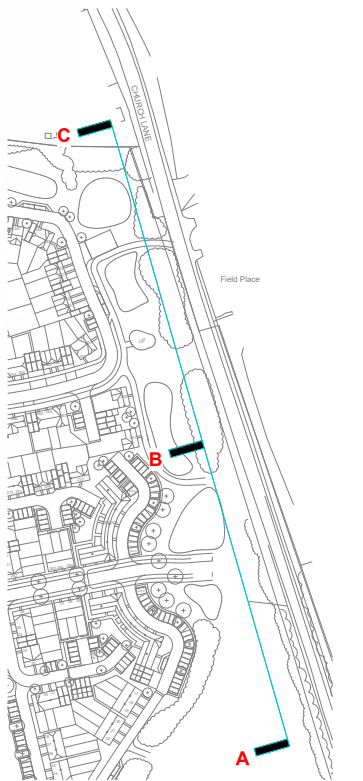


Stretcher bond in red multi
To match The Barn, Horsemere Green Lane

CA3: Countryside Cottages - Street Scene A-C



Street Scene A-C



CA 4 - 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.
Buildings not in the Character Area are shown in black and white.

CA 4 - 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: May Close



Local Precedent: Crophorne Drive



Local Precedent: The Millers Road, Burndell



Local Precedent: Foundry Lane, Burndell

CA 4 - 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
- Occasional painted brick on wayfinding buildings
- White country-bar windows in a mix of orientations
- Red soldier course brick cills and lintels
- Monopitch porches to front elevations



Block A - Corner Turning Semi-Detached House
Buff brick with contrast orange brick plinth and feature tile hanging



Block C - Terrace
Buff brick with contrast orange brick plinth to match local houses



Block F - Semi-Detached House
Buff brick with contrast orange brick plinth to match local houses

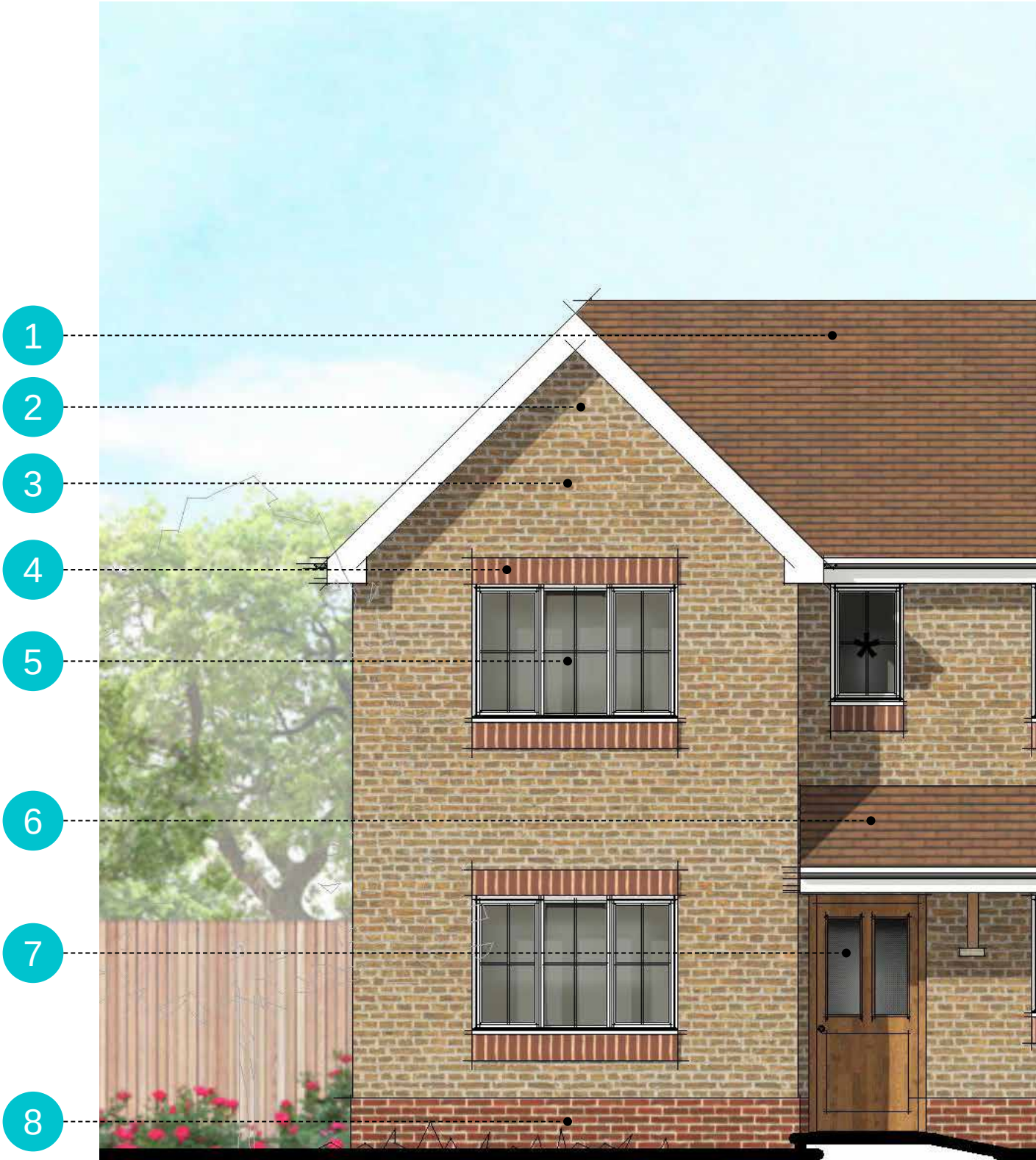


Wayfinding Building HT F - Detached House
Contrast brick plinth to ground floor and white painted brick to first floor

CA 4 - The Lanes

SUGGESTED DETAILS

1. Brown roof tiles
2. Feature gables to enliven street scene
3. Buff brick to match local buildings
4. Soldier course cills and lintels
5. White country-bar windows
6. Monopitch tiled porch
7. Front door with two large glazing panels
8. Contrast coloured brick plinth



Suggested Bay Elevation

CA4: The Lanes - Materials Palette

The Lanes Character Area has a stripped back, simple material palette that allows the focus to be on the form rather than the detailing. The colours utilised in this area should reference the adjacent developments.

Buff brick is to be used for the main brick in this Character Area, and buildings are to have an orange brick plinth. Brown roof tiles are to be used across the Character Area.

Wayfinding buildings should have white painted brick to the front elevation.

Cills and headers should be in contrast brick.

Porches are to be monopitch with brown tiles.



Brown roof tiles and tile hanging
Colour to be sympathetic to local houses



Brick soldier header and cills in contrast brick
Colour to be sympathetic to local houses



White country-bar windows



Stretcher bond in buff brick
Colour to be sympathetic to local houses



Orange brick plinth
Colour to be sympathetic to local houses



White painted brick
Shade to match render in local area

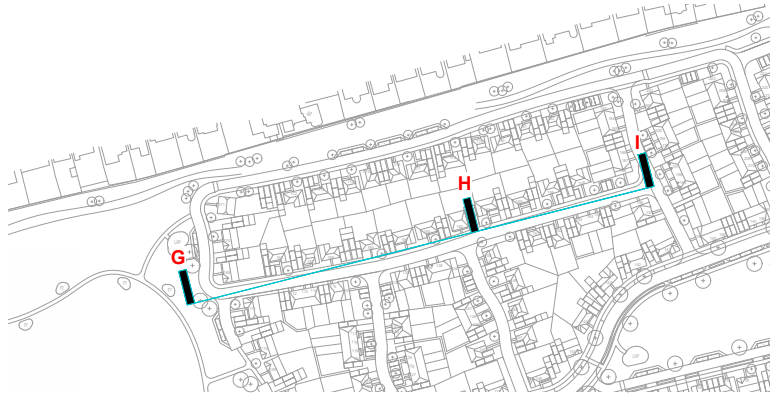
CA4: The Lanes - Street Scene (G-I)



ot 167 Plot 166 Plot 165 (Wayfinding Building) Plot 164 Plot 163 Plot 162 (Wayfinding Building)



Character Area 3: Park View Character Area 5: The Lanes



Wayfinding Buildings

Strategically positioned in key locations across the site, wayfinding buildings 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

Wayfinding Buildings

PRECEDENTS

As previously mentioned, flint is 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 select buildings will mark where you are in the new development.



Local Precedent



Local Precedent



Local Precedent



Local Precedent

Wayfinding Buildings

ARCHITECTURAL SUMMARY

Wayfinding buildings have a variety of different elevational treatments depending on the character area within which they are featured.

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.



Wayfinding Building Community Building A1 (CA1)



Wayfinding Building HT F (CA2)- Detached House
Flint blocks to match houses on Climping Street/Horsemere Green Lane



Wayfinding Building HT C (CA3)- Detached House
Flint blocks to match houses on Climping Street/Horsemere Green Lane



Wayfinding Building HT F (CA4)- Detached House
Contrast brick plinth to ground floor and white painted brick to first floor

Wayfinding 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.

Some flint blocks are pointed in after construction, giving a more natural look and blurring the lines between blocks.



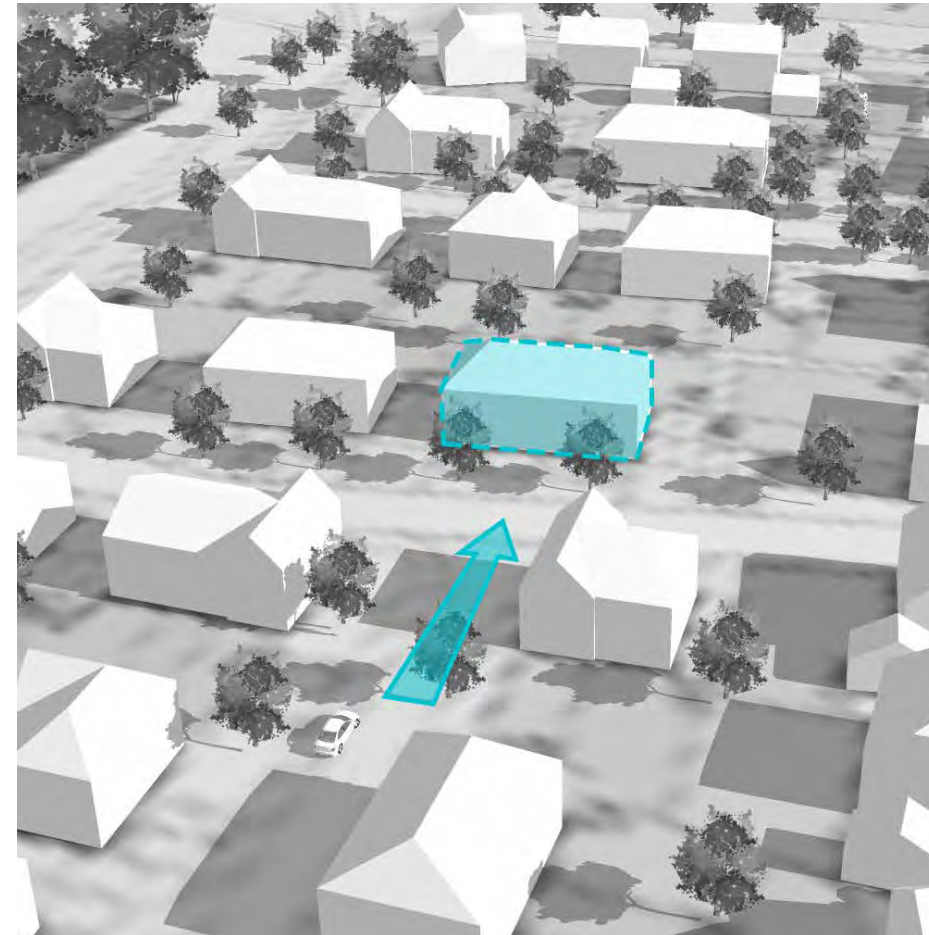
All Brick & Stone Ltd's case study project - Mayfield House.
Mayfield House Photography by All Brick & Stone Ltd.



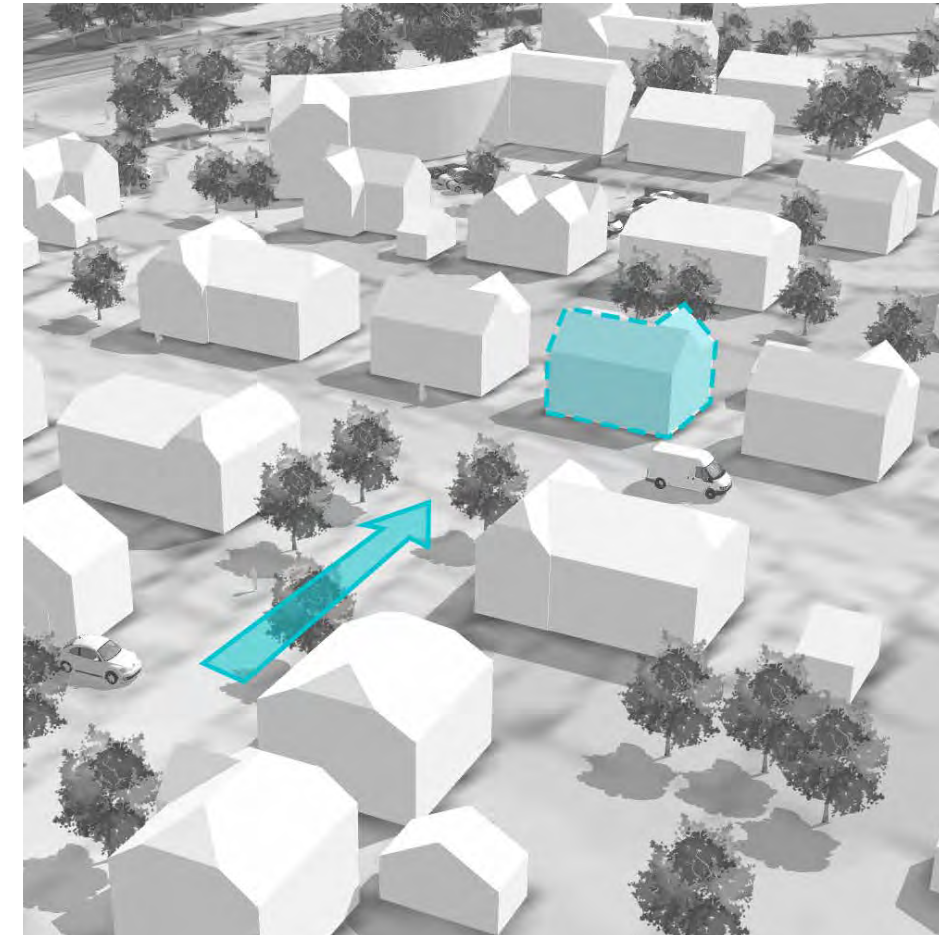
A closer look at the flint elevations on Mayfield House.
Mayfield House Photography by All Brick & Stone Ltd.

Wayfinding Buildings

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



End-of-vista building example



End-of vista building example



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