

SOUTHERN QUARTER

5.17 The southern quarter area is characterised by a combination of the southern boundary and features associated with areas such as South Mundham. Flint is the focal material of this area, supported by red brick of differing tones. The Osborne Way development to the south of the site has a notable use of flint, and integrating flint in this area of the layout will assist in creating a visual connection between the two developments.

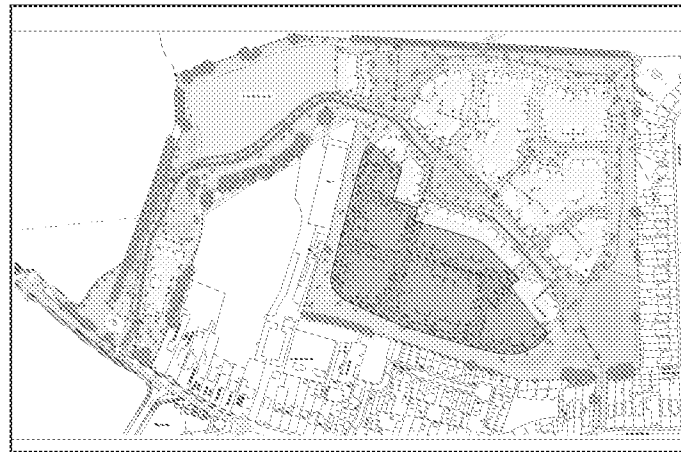


FIGURE 5.6: SOUTHERN QUARTER CHARACTER AREA

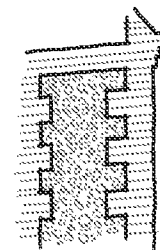
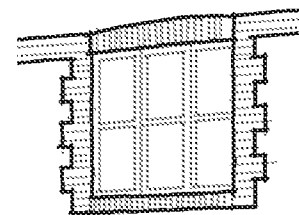
EXAMPLE IMAGES



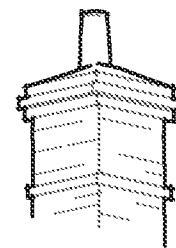
FEATURES OF EXISTING DEVELOPMENTS



BRICK QUOIN DETAILS AROUND THE WINDOWS AND EDGE OF BUILDINGS



GRP CHIMNEY TO PUNCTUATE THE ROOFSCAPE



5.18 The above images show examples of the flint housing and detailing that is located in the wider vernacular, with brick as the supporting material, something that also occurs within the adjacent Osborne Way development to the immediate south of the layout.

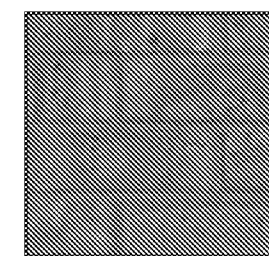
LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	RELATIVELY INFORMAL BUILDING FRONTAGE TO RESPOND TO THE EDGE OF SETTLEMENT CHARACTER.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH DETACHED UNITS TO THE GREEN EDGES.
BUILDING HEIGHTS	ALL BUILDINGS ARE TO BE 2 STOREY.
FRONT BOUNDARY TREATMENT	BOUNDARIES IN THIS AREA SHOULD UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING ADJACENT TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOW ORDER ROADS.

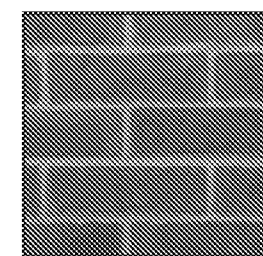
ARCHITECTURAL DETAILING AND MATERIALS

ROOFS	BROWN ROOF TILES, WITH MOTTLED EFFECT. GREY TO BE USED WHERE FLINT DRESSING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH A DARKER FEATURE BRICK. FLINT WILL BE USED AS A FEATURE MATERIAL.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS WITH A VARIETY OF PORCH FORMS.

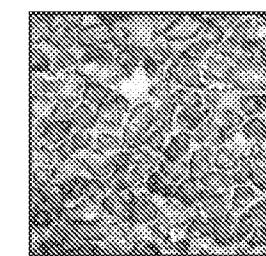
MATERIALS



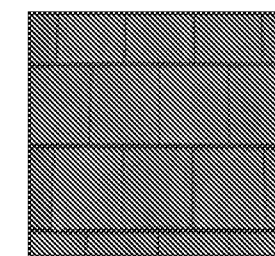
BASE BRICK:
RED TONAL



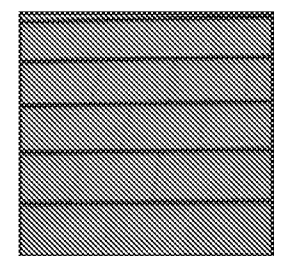
FEATURE BRICK:
DARK RED



FLINT



BROWN TILES



GREY TILES

QUOIN DETAILING TO FRONT EDGES OF BUILDINGS, AROUND WINDOWS AND DOORS.

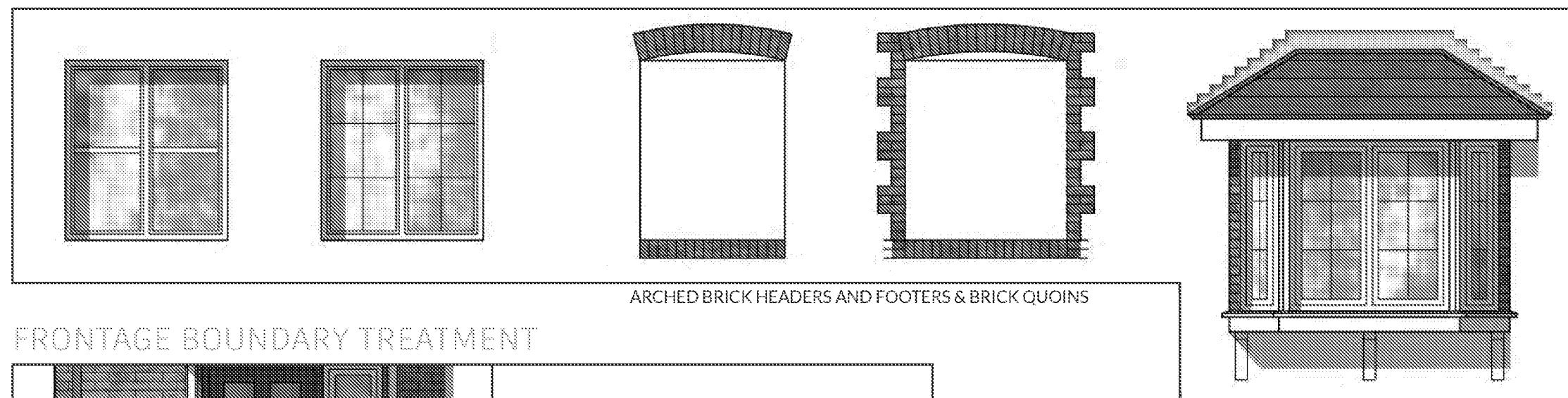
GRP CHIMNEYS ADDED TO CREATE A MORE RURAL TONE THROUGHOUT THIS AREA

HEDGEROW CREATES AN ALTERNATIVE SOFT BOUNDARY TO THE STREET, AS WELL AS ENHANCING THE GREEN INFRASTRUCTURE THROUGH THE SITE.

FIGURE 5.7: INDICATIVE STREET SCENES

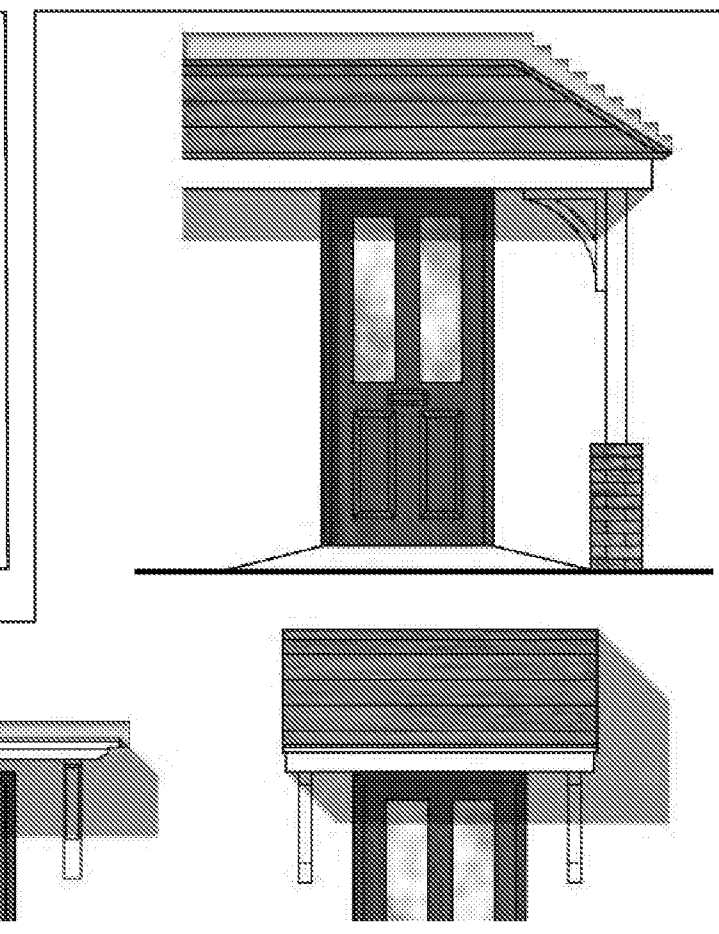
FLINT IS A DOMINANT FEATURE MATERIAL IN THIS AREA, HIGHLIGHTING A RURAL FRONTAGE ONTO GREEN OPEN SPACE.

WINDOW STYLES, DETAILS AND BAYS



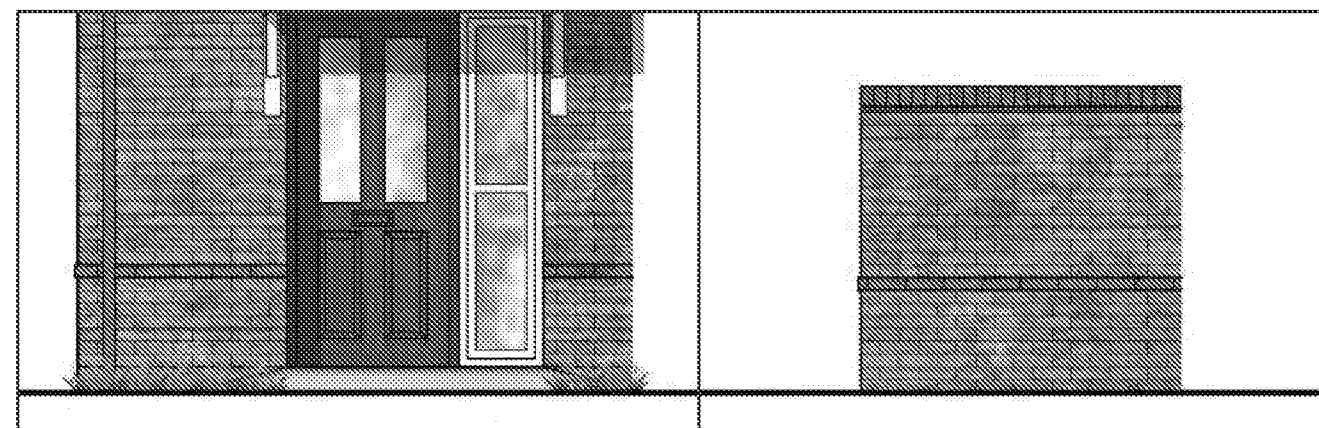
ARCHED BRICK HEADERS AND FOOTERS & BRICK QUOINS

DOOR AND PORCH DETAILS



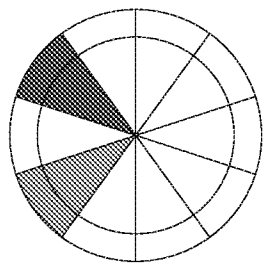
VARIETY OF PORCH FORMS

FRONTAGE BOUNDARY TREATMENT



GRASS FRONTAGES

1.8M BRICK SCREEN WALLS



6. MAINTENANCE AND LIFE SPAN.

SUSTAINABILITY

6.1 This section addresses the sustainable design thinking behind the proposed development.

6.2 The Government states that "Good design is a key aspect of sustainable development" (NPPF, 2019) and through the preparation of this detailed application, sustainability principles have continued to be a focus of consideration.

6.3 A consideration of all our projects is the sourcing of local materials and resources. We also look for sustainable solutions and promote the use of SUDs, ecological features and sustainably sourced materials.

6.4 The following principles will be adopted in the detailed design of the layout, the landscaping, the houses and scout hut in order to contribute towards a sustainable form of development and will be assessed against the Building for Healthier Life as set out on Page 9:

LAYOUT

- Good solar orientation of properties in order to optimise solar gain.
- Maximum retention of existing trees and hedgerow, as well as extensive vegetation and planting throughout the site;
- Multi-purpose open space that incorporates the proposed attenuation to provide a functional role within the drainage strategy as well as enhancing biodiversity, recreation provision and visual landscape character of the development.
- Provision of resident cycle storage, an accessible network or pedestrian footpaths and cycleways, together with visitor cycle parking within public open spaces, to encourage use of alternative modes of transport.
- Provision of electric car charging points to all on-plot residential parking, where possible.

BUILDING DESIGN

- National Space Standard Housing will be provided in line with current policy requirements.
- Fabric-First approach using low-carbon construction technologies in order to meet current sustainability requirements through Building Regulations.
- Use of low-impact materials, which are non-toxic, sustainably produced or recycled which require little energy to process, where possible.
- Well positioned glazing providing good internal light levels and connection to private external space.

- Thick insulation within the walls, floor and roof, high specification glazing, and effective airtightness and ventilation strategies, to minimise heat loss and use of energy for heating.
- Longer-lasting and better-functioning products which will need to be replaced less frequently, including low energy internal lighting and energy labelled white goods throughout (minimum standard of A+ fridge/freezers, A rated washing machines and dishwashers and A rated tumble dryers), where applicable.
- Low water use sanitary appliances to reduce the amount of water consumed by the development.

LANDSCAPE STRATEGY

- Use of street furniture and play equipment made from sustainable materials from managed sources, where possible.
- Consideration of the carbon footprint of materials will be taken into consideration, wherever possible, when specifying hard materials.
- Use of plant species that are native and of local provenance;
- The use of plastic will be avoided wherever possible and only biodegradable tree guards will be used.
- Ecological enhancements are proposed within the landscape design with a range of open space typologies and planting proposed to support and enhance the on-site ecology.

PUBLIC, PRIVATE AND SEMI PRIVATE DESIGNATIONS

6.5 Clear designation between public and private spaces will be created and demarcated in various ways.

PUBLIC

6.6 Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas will be overlooked by surrounding development and should be maintained by a management company or other management process to be agreed with the Local Authority.

SEMI-PRIVATE

6.7 Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas will be accessible to residents and demarcated with a change of material and with a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.

PRIVATE

6.8 Private spaces will be defined by the use of landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and /or planting. Back-to-back development will add to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate or car port..

OVERLOOKING

6.9 As with all new proposed development, set back and separation distances will be generally adhered to with 2.1m back to back distances and 1.4m side on distances.

COMMUNITY SAFETY

6.10 The design and layout for the development parcels will need to create safe and well overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

ACCESS AND MOVEMENT

6.11 Site access points will be overlooked and fronted by development. Pedestrian and vehicular movement will be generally separated across the site to ensure safety. This can be achieved through the use of designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are to be proposed low speed movement is promoted and should be designed into the street.

STRUCTURE

6.12 The design and layout of development should provide permeable and legible forms, in accordance with the principles established within this Design Code, offering users multiple ways through the site that are safe and overlooked.

SURVEILLANCE

6.13 All open spaces, parking areas and streets will be overlooked by development with activity promoted onto the streets and spaces. Where walls face onto the street, adjacent development or surrounding development will need to provide natural surveillance to these areas.

LIGHTING

6.14 Lighting should be considered in terms of road adoption standards and ecological requirements through the Reserved Matters process. Consideration of lighting columns will also need to be considered with regard to proposed tree planting to achieve the landscape principles.

OWNERSHIP

6.15 Clear demarcation of boundaries across the site will need to be established and will be defined by a combination of built form and landscape treatment.

PHYSICAL PROTECTION

6.16 Defensible measures to private property should derive from the overall proposed block structure and placement of building form. Further protection will need to be provided through physical measures that include walls, fenced areas, landscape treatment, gates and doors.

ACTIVITY

6.17 Activity on the site is to occur within the open space and public areas that will be overlooked by surrounding development. All principal access points into housing is from front doors that should address the streets and open spaces.

MAINTENANCE AND MANAGEMENT

6.18 The open space to be delivered is an integral component of the development character and will need to be maintained to a high standard.

6.19 The site's open spaces and landscape can be delivered through a management company or alternative means to be discussed with the LPA.

7.CONCLUSION

CONCLUSION

7.1 Overall the Design Code provides a robust sequence of principles founded on a genuine landscape led approach to create a desirable, attractive and legible development. The Design Code builds upon the consented outline principles and will guide the future Reserved Matters Application(s) for the site.

7.2 The consultation process of the previous Design Codes and Reserved Matters Application have been filtered into this document ensuring a different approach to the design process, which still comply with the principles of the Outline planning permission.

7.3 The principles of the Design Code will help deliver a high quality and distinctive development that responds to the setting of its context and provides high levels of connectivity both within the immediate and wider context, creating desire lines of movement.

Taylor
Wimpey

