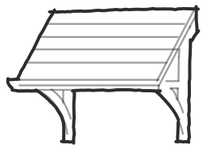
PRINCIPAL ROUTE

5.11 The principal route character is characterised by a notable tree lined route that is supported by a 3m cycle way connecting the entrance of the site with the proposed cycle link/ emergency access to the south eastern corner of the site. The route connects all the major landscape features of the development and will be the prominent road type within the development, supported by taller buildings and punctuated by key spaces to give variety and interest.

FIGURE 5.2: PRINCIPAL ROUTE CHARACTER AREA

LOCAL REFERENCES

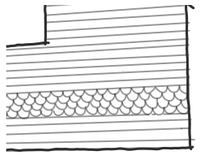
FEATURES OF EXISTING DEVELOPMENTS



CASEMENT WINDOWS WITH BARS AND DETAILING

5.12 The above images show examples of recent developments where: (Top left) Simple brick building forms with subtle brick details are evident and appropriate for this site. (Top right) Porch variation on recently built homes (Bottom right) Eternit cladding is to be used as a feature material and could be used on focal buildings within this development. (Bottom left) Gable forms punctuate the street scene and provide interest.

DECORATIVE TILE PATTERN TO CREATE A TEXTURED FRONTAGE



LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	THE FRONTAGE TYPES WILL FOLLOW THE CHARACTERISTICS OF THE CORE VILLAGE OF PAGHAM WITH A SEMI-ORGANIC FORM PUNCTUATED BY OPEN SPACE.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH APARTMENT BUILDINGS AND DETACHED UNITS TO FOCAL SPACES AND CORNERS. SHORT TERRACED FORMS MAYBE APPROPRIATE WHERE ENCLOSURE IS REQUIRED.
BUILDING HEIGHTS	HEIGHTS WILL VARY BETWEEN 2 TO 3 STOREY TO ACCENTUATE ITS STATUS AS THE PRINCIPAL STREET.
FRONT BOUNDARY TREATMENT	PREDOMINANTLY LOW HEDGEROWS, WITH BLACK ESTATE RAILINGS TO FOCAL SQUARES.
PARKING	COURTYARD PARKING AND ON-PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THE BUILDING LINE, WHERE POSSIBLE.

ARCHITECTURAL DETAILING AND MATERIALS

ROOFS	GREY ROOF TILES, WITH MOTTLED EFFECT. RED TO BE USED WHERE TILE HANGING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH FEATURE BRICK WITHIN QUOINS. WHITE ETERNIT CLADDING USED ON CORNER AND FOCAL BUILDINGS. TILE HANGING IS ALSO USED AS A FEATURE WITHIN THIS CHARACTER AREA TO CREATE NOTABLE CHANGES WITHIN THE STREET SCENE.
WINDOWS / OPENINGS	WHITE uPVC WINDOWS, WITH SPLAYED HEADERS AND STONE FOOTERS. CANOPY PORCH FORMS.

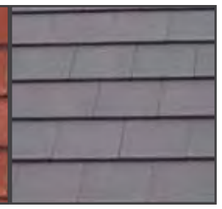
MATERIALS

BASE BRICK: RED TONAL

TILE HANGING

LIGHT ETERNIT CLADDING

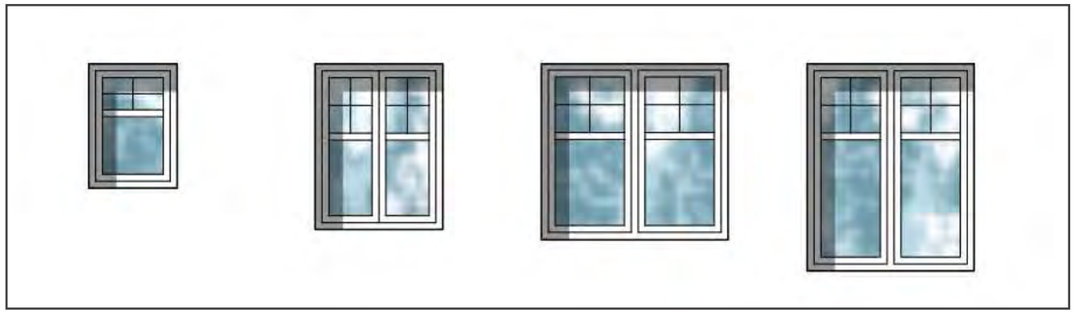
RED TILES



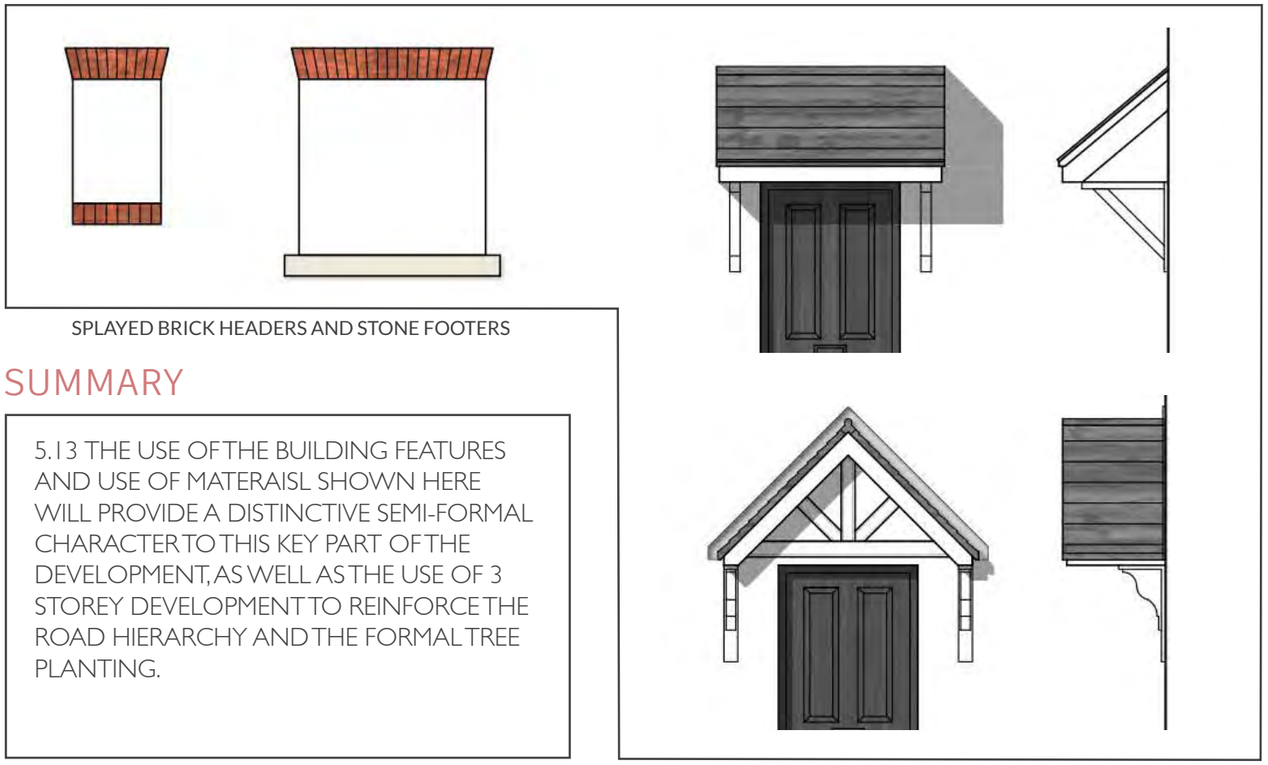
GREY TILES

FIGURE 5.3: INDICATIVE STREET SCENES

WINDOW STYLES



WINDOW, DOOR AND PORCH DETAILS



SPLAYED BRICK HEADERS AND STONE FOOTERS

CANOPY PORCHES TO BE USED IN THIS AREA

FRONTAGE BOUNDARY TREATMENT

1.8M BRICK SCREEN WALLS

BLACK RAILINGS WITH HEDGEROW

SUMMARY

5.13 THE USE OF THE BUILDING FEATURES AND USE OF MATERAISL SHOWN HERE WILL PROVIDE A DISTINCTIVE SEMI-FORMAL CHARACTER TO THIS KEY PART OF THE DEVELOPMENT, AS WELL AS THE USE OF 3 STOREY DEVELOPMENT TO REINFORCE THE ROAD HIERARCHY AND THE FORMAL TREE PLANTING.

ARUN DISTRICT COUNCIL PMB/21/RES