Land at Fontwell, West Sussex

Design Code

January 2020

NEW masterplanning

dandara

ARUN DISTRICT COUNCIL WA/48/19/RES

1 Design Opportunities

2 Framework Masterplan

1. A commercial gateway building and green space creates a welcoming sense of arrival.
2. A tree lined avenue and strong built edge frames views to the existing Oak Trees opening up to the common.
3. A focal triangular green leads into the village core with 2-2.5 storey enclosure.
4. East - West residential streets accentuate the slopes across the site opening up views to mature trees on Fontwell Avenue.
5. Mix of housing with some feature gables reflecting the scale of trees along Fontwell Avenue.
6. Terraced cottages with reduced eave height and feature gables front pedestrian environment around the attenuation pond.
7. Green lane that opens up views with green verges linking to groups of tall Pine Trees.
8. Village lane character with a mix of housing of up to 2.5 storeys overlooking the retained hedge and open space.
9. Proposed large area of 'Common' open space at the heart of the community. Defined by existing and new landscape hedges and trees around the edge with a more open grassland centre offering a flexibility of amenity uses.
10. Proposed allotments and play facilities located for easy public access.
11. Tree lined pedestrian route and connects Arundel Road to the new 'common' parkland.
12. Potential for the paddocks use to be accessed via Wandley's Lane. Barns/stables character grouped around the existing Oak Trees.
13. Barn courtyard development with pedestrian frontage onto the 'common' announces a change in character towards the rural nature of Wandley's Lane.
14. Proposed green corridor opens up views and links between the 'common' parkland and rural character of Wandley's Lane

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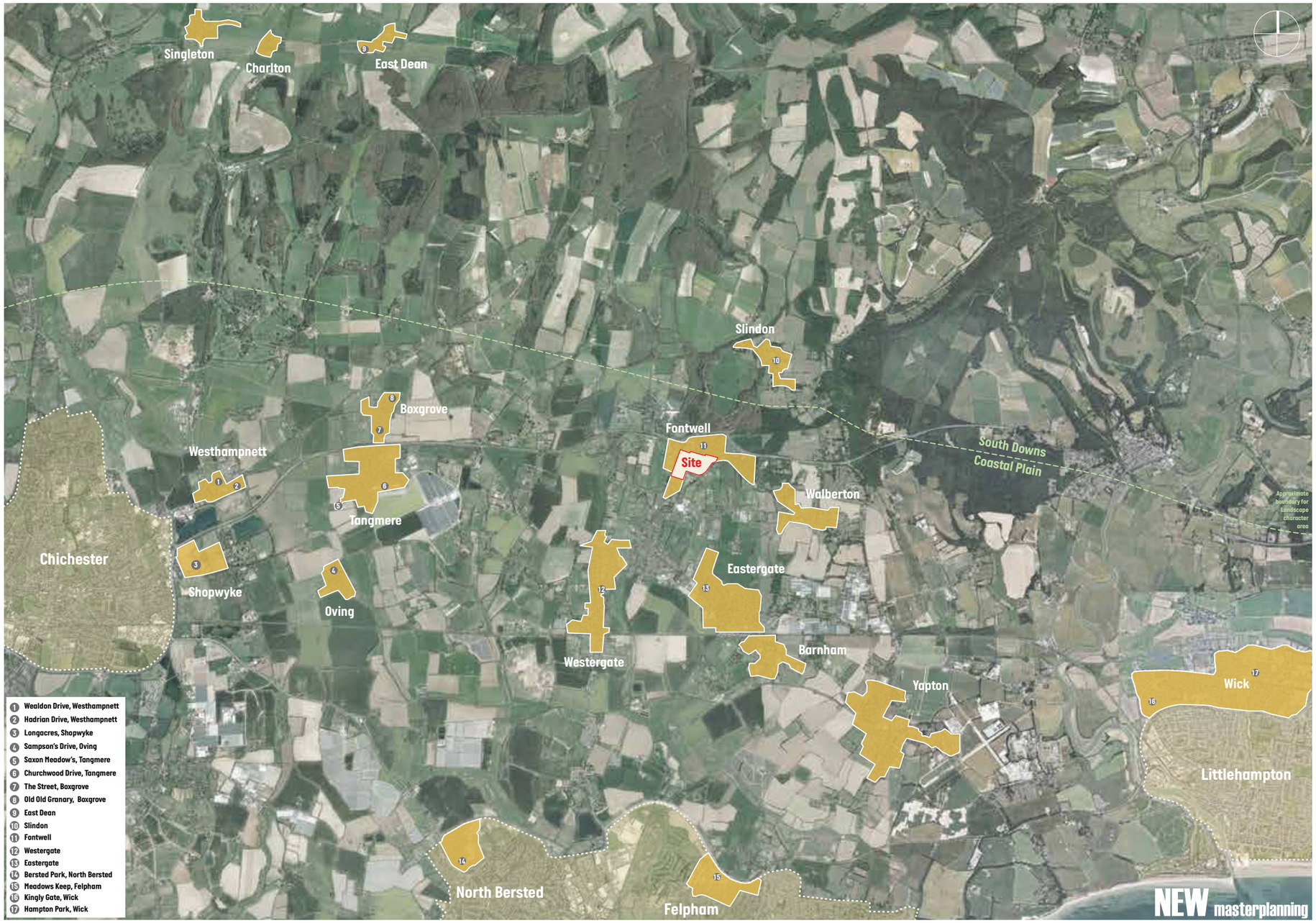
3 Character Areas

A local context review was undertaken to highlight potential built character references for each of the proposed framework masterplan character areas.

The site lies within the Coastal Plains Landscape Character Area, with a transitional relationship with the adjoining Sussex Downs Landscape Character Area to the north.

The settlements explored, within both Landscape Character Areas, are highlighted on the summary plan opposite with relevant built character reference images shown on the following pages.



Framework character areas

The framework masterplan is defined by five broad character areas which respond positively to the distinct qualities and features of the site.

1. Gateway arrival
A welcoming gateway defined by a prominent local shop, a grander scale of buildings framing a landscaped avenue, mature trees, green space and improved pedestrian connections.

2. Slopes to Fontwell Avenue
New residential streets which are less formal in character than the Gateway Avenue. Streets that step down the slopes towards Fontwell Avenue, opening up views of focal trees and Fontwell Racecourse.

3. Arundel & London Road
New dwellings that tie in with the existing suburban character of Arundel Road

4. Village
A village character centrally located on the plateau of land framed by hedges and trees. Dwelling frontage to the common parkland space and tree lined avenue.

5. Rural edge
Enclosed 'rural courtyards' which respond through scale and form to the existing farm house and barns on Wandley's Lane.

Gateway Arrival

A new access connection to Fontwell Avenue and main approach into the development. A community focus, with mixed use / retail use.

Character Summary

Buildings	
Land use	Retail, residential and community
Type (predominant)	A strong sense of arrival will be created through prominent frontages to the main street and arrival green space, with views terminating on the retained Oak tree.
Height	1.5 - 3 storeys (allowing for commercial ground floor use on gateway building)
Plot frontage	Variety of small front gardens, hedges and privacy strips Grassed verge and footway edge to carriageway Sequence street tree planting to form an 'avenue', with low hedge planting to base of trees
Parking	Rear courtyard and some defined bay on-street parking.
Architectural Character	Distinctive architectural treatment for prominent corners at site gateways to Fontwell Avenue to announce commercial buildings. Strong gable frontages to the street.

Local built character references

Bersted Park: A landscaped avenue street leading in with sequenced tree planting. A variation in building height, roof forms and facade treatment adds interest to the street scene.

Westhampnett: Prominent gable frontages addressing tree lined street with small front garden spaces

Local materials character references

Warm red bricks
e.g Warnham Red Stock

Plain style roof tiles and vertical hanging tiles

Pale weatherboard cladding

Boundary hedging

Fontwell Avenue

Residential frontages to Fontwell Avenue, east-west access streets with key views to feature trees along Fontwell Avenue and the Racecourse.

Character Summary

Buildings	
Land use	Residential
Type (predominant)	Larger detached / semi detached 'villas' fronting Fontwell Avenue Detached / semi detached dwellings gently stepping up the south facing residential streets Group of cottages overlooking landscaped pond
Height	1.5 - 3 storeys. Lower scale cottages address the pond
Plot frontage	Front gardens space to 'villas' along Fontwell Avenue frontage Variety of small front gardens, walls, hedges and privacy strips on the slope streets
Parking	Predominantly on plot parking with some small rear courtyards. Visitor spaces on street
Architectural Character	More formal villas fronting Fontwell Avenue. Grouping of cottages around pond with dropped eaves to 1.5 storey and feature chimneys in views into the site across the pond

Local built character references

Westhampnett: Prominent paired gable frontages address street

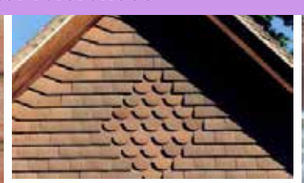
Bersted: Larger villa dwellings set back to front tree lined street

Oving: Group of lower scale terrace cottages with feature chimneys

Eastergate: Shared private drive parallel to a main through route, set behind existing trees

Local materials character references

Warm, pale red bricks
e.g general brick- Maplehurst Light Multi Stock. Quoins in Red Stock.



Terracotta and darker roof tiles and decorative hanging tile

Occasional flint with red brick quoins and grey roof tiles

Low rise flint and brick headed boundary wall

Arundel / London Road

Extending the established suburban residential character from Arundel and London Road.

Community uses and connections through to the common parkland space.

Character Summary	
Buildings	
Land use	Residential
Type (predominant)	A mix of detached, semi-detached, apartment properties. Opportunity for focal apartment building overlooking the common.
Height	2 - 3 storeys
Plot frontage	Variety of small front gardens, hedges and privacy strips.
Parking	Predominantly on-plot parking with some small rear courtyards. Visitor spaces on-street.
Architectural Character	Predominant suburban identity, characterised by houses set back from the road with front gardens, with gaps between the buildings. Opportunity for semi-detached 'pairs' with unifying features such as central gables

Local built character references

Fontwell: Suburban residential character with dwellings set back with private driveways and street greenery from front gardens

Boxgrove: Feature new build semi-detached houses that respond to the local vernacular of form and materials to a high quality.

Fontwell: Semi-detached houses set back behind hedge lined private gardens.

Local materials character references

Pale red / orange brick
e.g Orange Multi Gilt Stock

Occasional render

Grass verges with street trees and footways

Hedge boundaries

Village

A 'village' character centrally located on the plateau of land framed by hedges and trees. Dwelling frontages to the tree lined 'residential avenue' and streets that lead to the 'common'.

Dwelling frontages to the 'common' parkland with feature detached dwellings, semi-detached and terraces with gables look over the existing hedgerow into the parkland.

Character Summary

Buildings	
Land use	Residential
Type (predominant)	A variety of detached, semi-detached, terrace and apartment properties.
Height	2 to 3 storeys. Interest and variety in roofscape with varying eaves height and gables and dormers.
Plot frontage	Variety of small front gardens, hedges and privacy strips.
Parking	Predominantly on-plot parking with some small rear courtyards. Visitor spaces on-street.
Architectural Character	'Cottage' style appearance – occasional wide frontages - 'coach houses' with archways to street Subtle floor to floor height changes to bring slight steps in eaves line. Stepping in building line to bring informality Opportunity for taller dwellings and prominent gables to overlook common space.

Local built character references

Westhampnett (above) and Eastergate (above right): Wide frontage dwellings addressing the street, with views aligned to a retained feature tree

Westhampnett: Prominent gable frontage to open space

Oving: Cottage style dwellings with feature elements (flint gable, chimney and picket fence boundary)

Oving: Street rhythm of gable frontages set behind hedgerow boundaries

Local materials character references

Brick with variety of colour tones - occasional purple
e.g. General - New Red Multi Gilt Stock
Occasional - Maplehurst Light Multi Stock

Cream and white colour painted brick and Sail-cloth coloured boarding

Orange and brown roof plain tiles with occasional use of grey coloured roof tiles

Hedge and picket fence boundaries

Rural Edge - Houses

A 'rural' character focused around the existing lane, field patterns, hedges, mature trees and existing stables and barns

Character Summary	
Buildings	
Land use	Residential
Type (predominant)	'Cottage' style dwellings – occasional wide frontages.
Height	1 to 2 storeys
Plot frontage	Hedge or wall boundaries. 'Sussex cleft chestnut' fencing to paddocks and green space. Shared surface internal courtyards with specimen tree planting
Parking	Parking predominantly within shared courtyard
Architectural Character	Simple architectural forms Enclosed 'rural courtyards' with modern terrace barn typology Varying building lines Communal space and private gardens

Local built character references

Oving: Cottage style dwellings with varying building lines and shared gravel driveways

Oving: A series of terrace cottages framing shared courtyard space

Westhampnett: Feature dwellings defined by local flint and brick detailing address the site entrance and main route through the village. Linked 'car barn' creates a rural character.

Local materials character references

A variety of colour tones - with a Warm Red Brick and some flint
e.g. Maplehurst Light Multi Stock

Black weatherboard cladding with brick plinth

Red and grey plain roof tiles

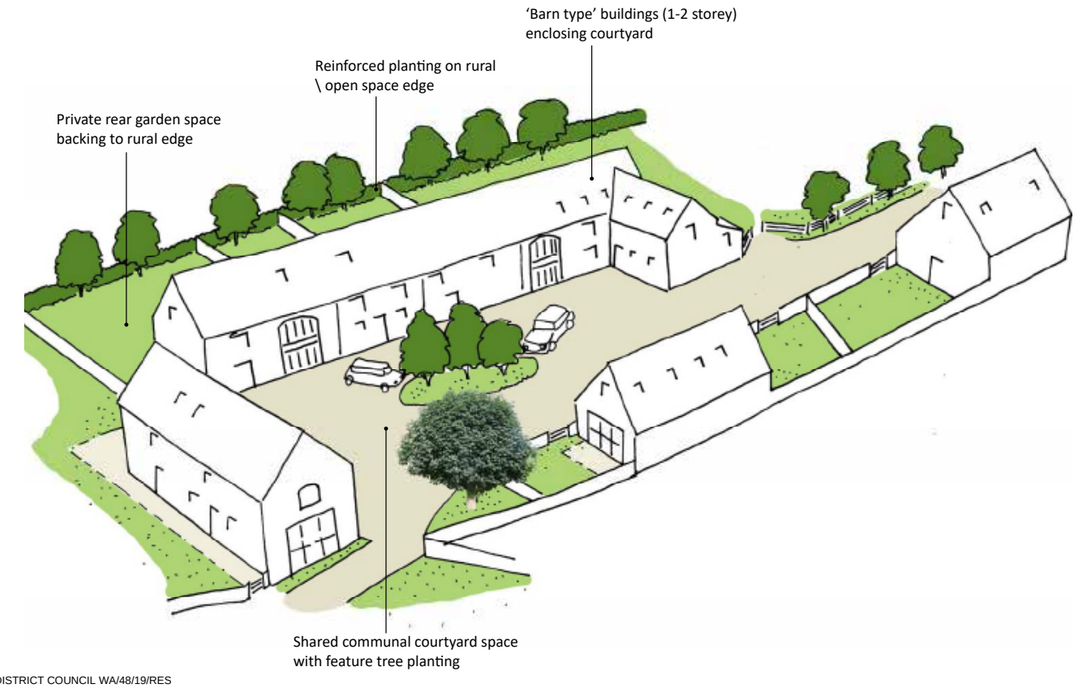
Sussex cleft fencing

Hedge boundaries and gravel surfaces

Rural Edge - Barns

A 'rural' character focused around the existing lane, field patterns, hedges, mature trees and existing stables and barns

Local built character 'barn / courtyard' references



Local character 'barn' references

East Dean: Subdivided barn cottages with flint and brick detailing, overlooking an enclosed courtyard garden

Tangmere: Barn style drive-through to the inner courtyard, with archway and feature clock

Boxgrove and East Dean: Hedges and Sussex fencing forming rural character boundaries

Tangmere: Access driveway to courtyard enclosed by open side elevation to barn

Tangmere: Private courtyard garden spaces enclosed from the public realm by low flint and brick headed walls.

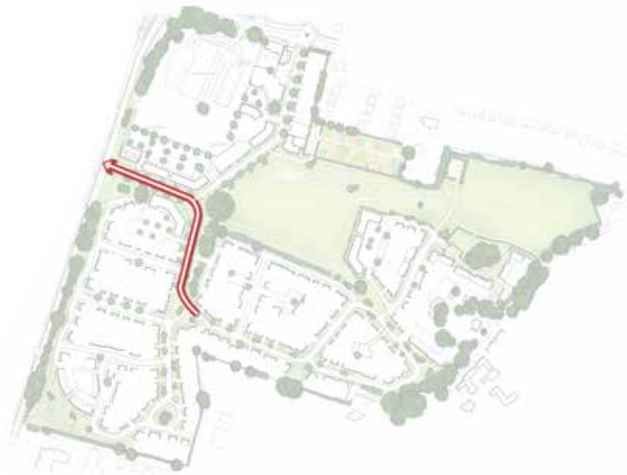
4 Street Structure

The movement framework presents a connected network of routes, focal and arrival spaces. Five types of residential streets, with a hierarchy defined by key design principles for the design speed, street width, pavement width, parking arrangement, building setbacks, plot boundaries, materials and tree planting.

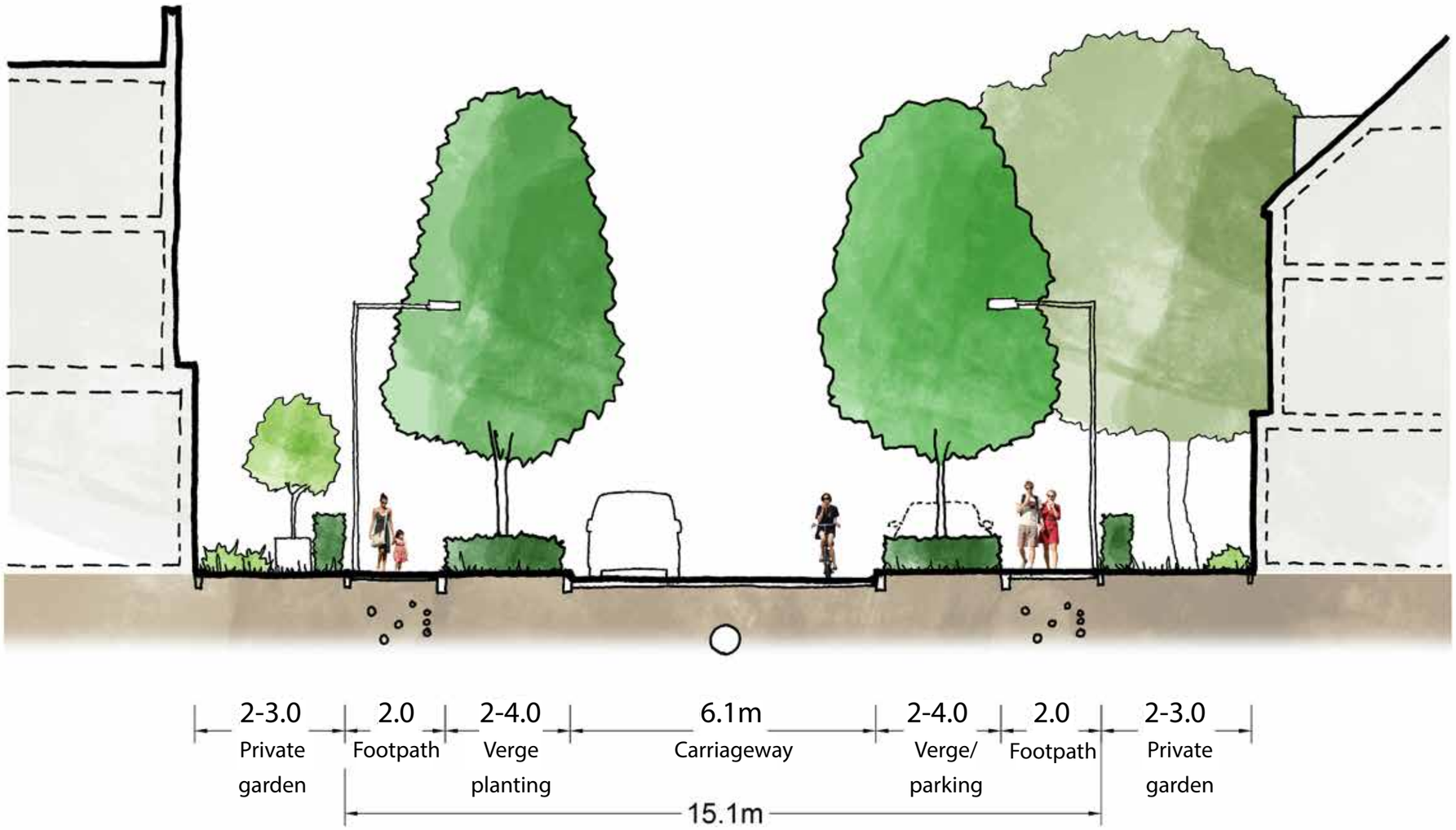
The character principles for these routes are highlighted in the typical section arrangements..

- Avenue Gateway
- Focal Green
- Arrival Avenue
- Residential Avenue
- Residential Street
- Stray Street
- Edge Lanes
- Courtyard

Arrival Avenue



- Main access street and connection to Fontwell Avenue
- Formal tree lined street
- 6.1m width carriageway
- Consistent width grass verge and footway to each side
- 2.5 - 3 storey building frontage enclosing street
- Landscape / hedge planting defines plot frontage
- Some defined on-street parking bays

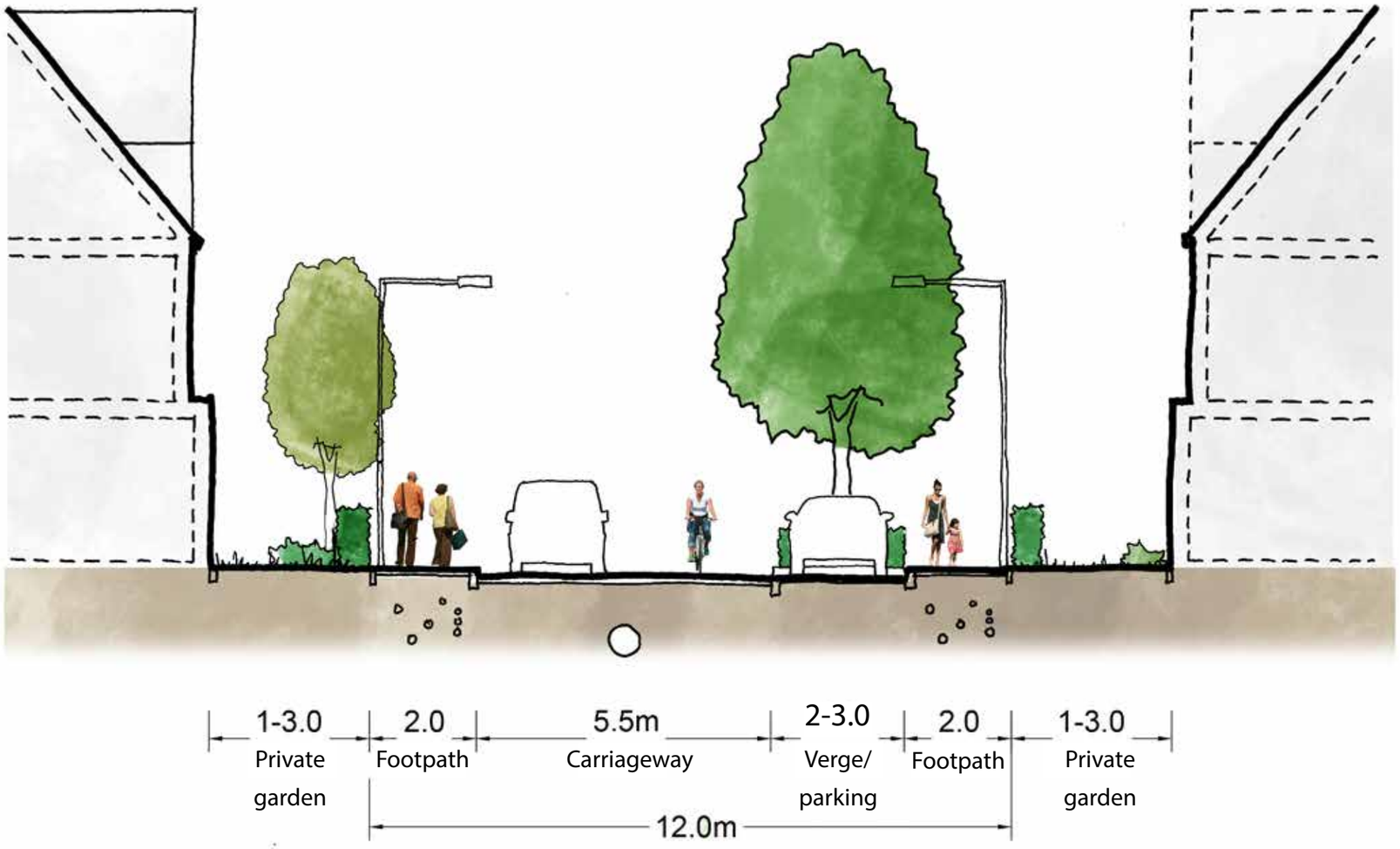


Carriageway surface materials references

Permeable block paving:
Lighter pink/buff colour tones
Junction table and parking areas in gre

Residential Avenue

- Secondary residential streets leading from the Arrival Avenue
- Tree lined (typically to one side of street but can alternate side)
- 5.5m width carriageway
- Grass verge (typically to one side of street)
- Footway to each side
- Small private plot frontage defined by hedges
- Defined on-street parking bays

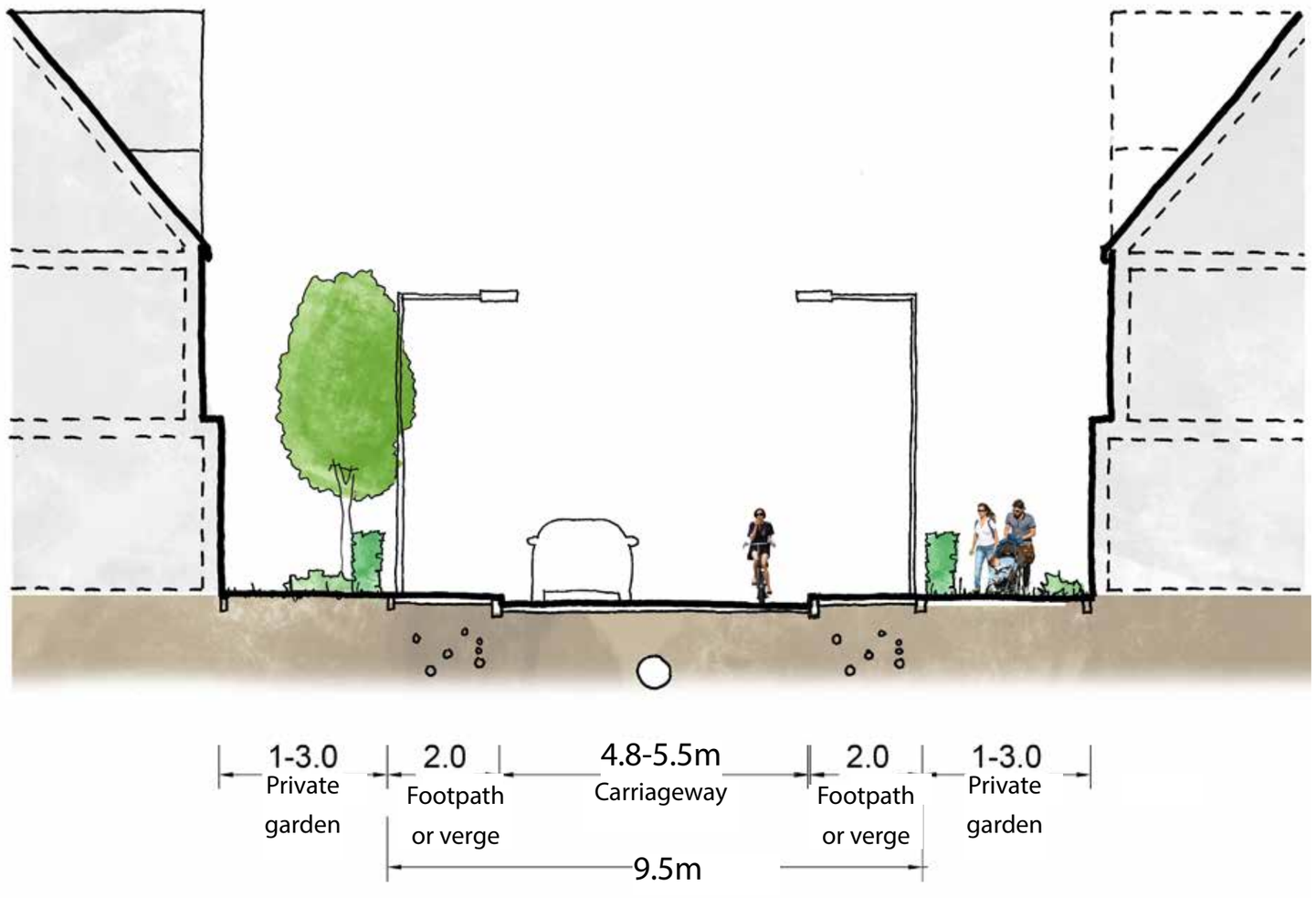


Carriageway surface materials references

Permeable block paving:
Pink/red colour tones

Residential Street

- Tertiary residential streets
- Occasional tree planting or verge edge
- 4.8-5.5m width carriageways
- Verge & footway to each side
- Variable private plot frontage with a mix of hedges to define plot boundaries
- Occasional on-street parking bays

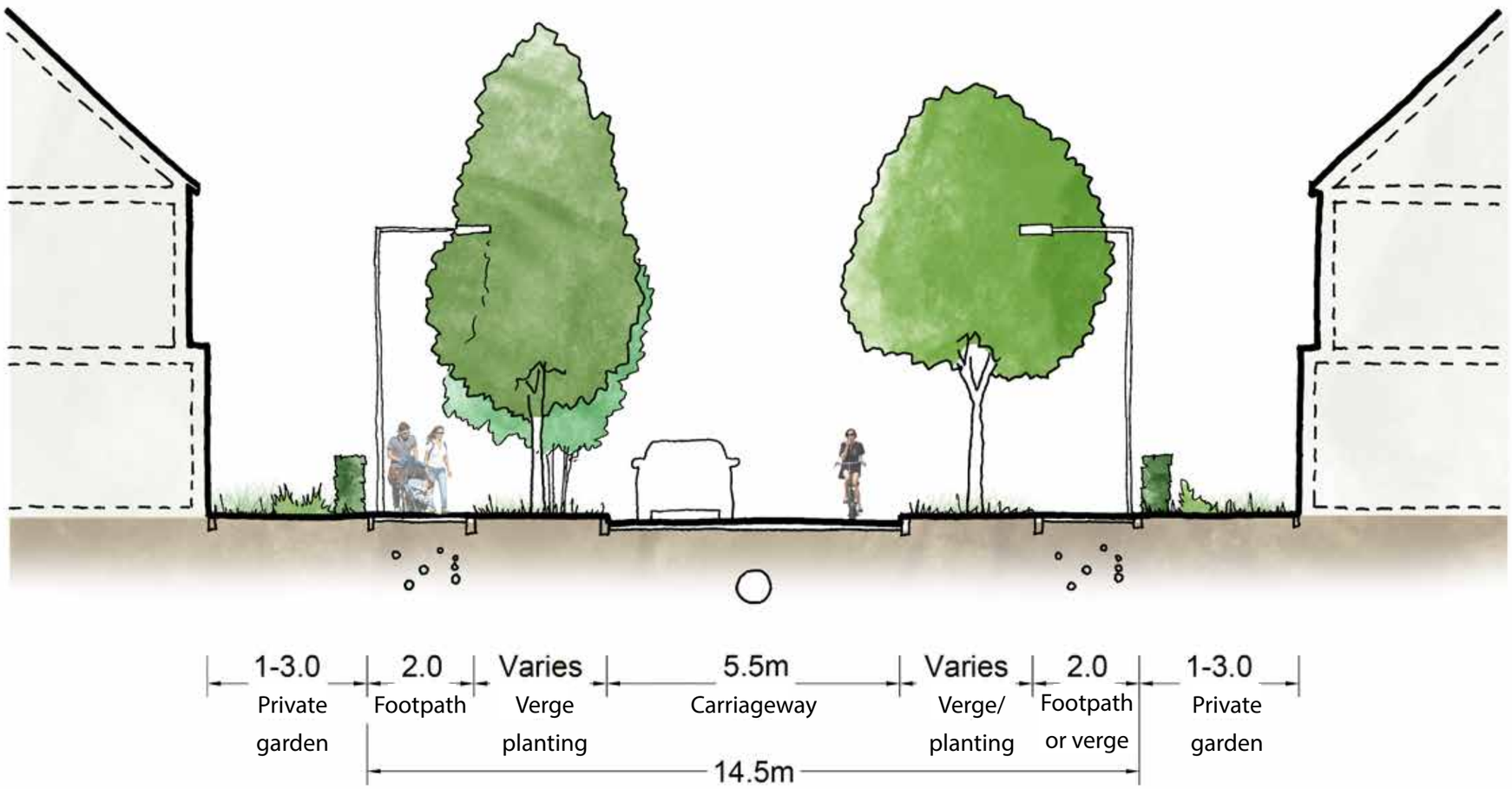


Carriageway surface materials references

Permeable block paving:
Pink/red colour tones

Stray Street

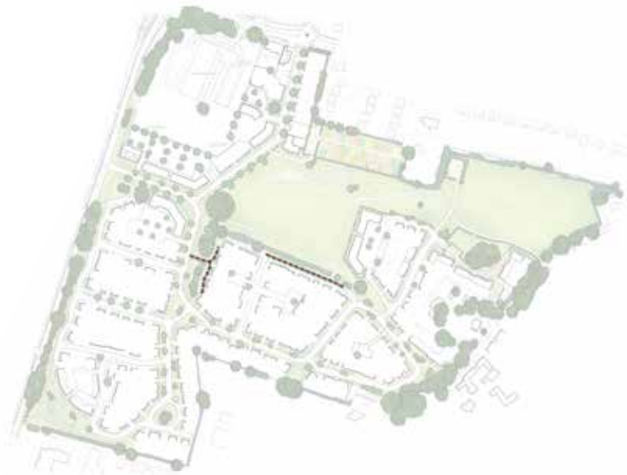
- Green corridor providing visual and physical transition between the central common and rural edges
- Varying width green space and informal tree planting clusters (to either side)
- 5.5m width carriageway
- Verge or footway to each side
- Variable private plot frontage defined by hedges
- Private plot parking



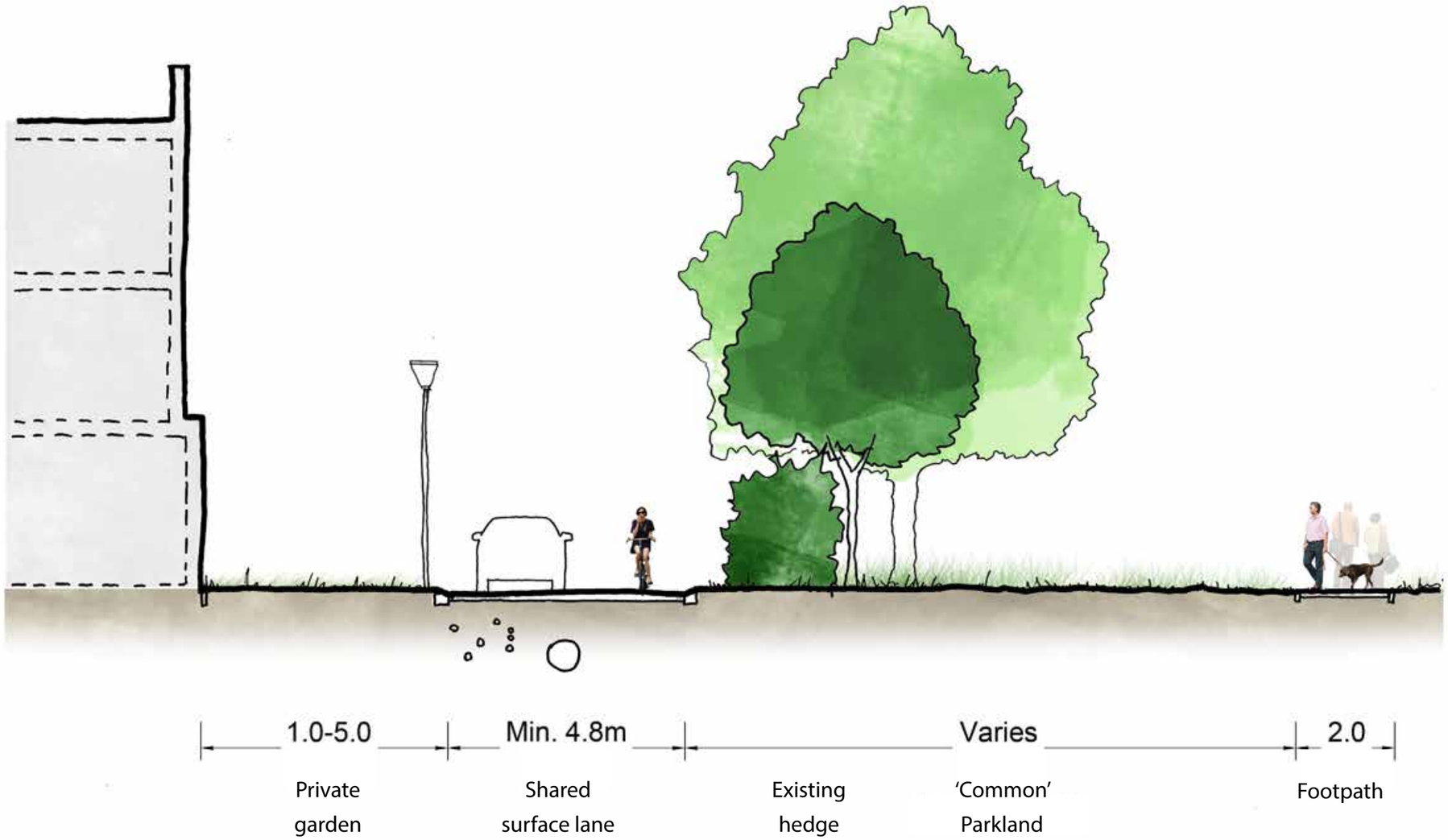
Carriageway surface materials references

Permeable block paving:
Light pink and buff colour tones
Driveways/courtyards and allocated parking grey tones

Edge Lanes - Common



- Single sided access routes overlooking landscape edges or open space
- 4.8m width carriageway / shared surface drive
- Occasional footway or grass verge edge
- Private plot parking



Carriageway surface materials references

Permeable block paving:
Light grey colour tones
Sett edges to green space. Grey for footpaths/courtyards & allocated parking spaces

Edge Lanes - Barns

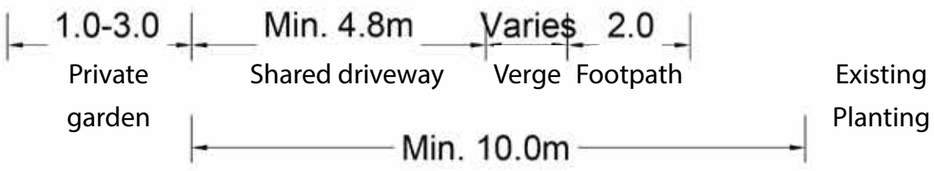
- Single sided access routes overlooking landscape edges or open space
- 4.8m width carriageway / shared surface drive
- Rural 'Sussex' fencing frames green space
- Occasional footway or grass verge edge
- Private plot parking

Carriageway surface materials references

Permeable block paving or gravel:
Light grey colour tones for footpaths/courtyards & allocated parking spaces
Sett edges to green space

Edge Lanes - Fontwell Ave

- Single sided access routes overlooking existing mature trees
- along Fontwell Avenue
- 'Sussex fencing and low shrub planting edging
- 4.8m width carriageway / shared surface drive
- Stone/flint walls along plot boundary
- Occasional footway or grass verge edge
- Private plot parking



Carriageway surface materials references

Permeable block paving:
Pink/red colour tones