



5 Key Materials & Components



Link detached property
Render with Orange Multi Stock
Arundel Road



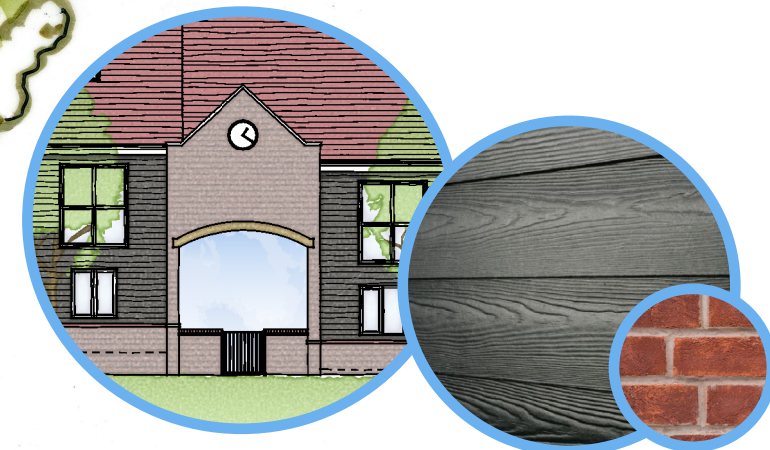
Apartments
Pale Weatherboarding and
Warm Red Brick
Gateway Arrival



Buff Brick Residence
Buff Brick and Warm Red Brick detailing
The Avenue



Gabled 2 storey property with
1.5 storey link over drive
Tile Hanging with Multistock Brick
The Slopes



Barn Style Archway
Dark weatherboarding with Warm Red Brick
Rural Edge



Pale boarded residence
Painted Brick or boarding with Orange Multi Stock
The Green

Key materials and components

	Character Area					
	Gateway Arrival	The Avenue	The Slopes	Arundel Road	The Greens	Rural Edge
Primary Brick						
Buff		100%				
New Red Multi Guilt Stock					80-90%	
Red/Orange Multi Guilt Stock	100% Residential			100%		
Maplehurst Light Multi Stock			100%		10-20%	100%
Warnham Red Stock	Retail Only					
Character Materials						
Boarding - Black						35-45%
Flint with Brick Quions	Retail Only	40-50%				10-20%
Boarding - White	70-80%					
Boarding - Cream					30-40%	
Painted Brick - White					5-10%	
Tile Hanging - Red			55-65%			
Render - Cream				40-50%		
Roof Tile						
Brown Tile				40-50%	20-30%	
Grey Tile		100%				30-40%
Red Tile	100%		100%	60-50%	70-80%	60-70%
Front Door						
Red/Blue/Green				80-90%	100%	
Wood Style						90-95%
Black/White			100%			
Grey (Apartments Only)	100%			10-20%		5-10%
Detailing						
Red Stock Brick Quoins						
3 Course Feature Band						Flint Only
Straight Brick Heads						
Arched Brick Heads						
Render Bellmouth						
Brick Gable Vent						
Brick Dentil Course						
Low Level Brick Band						

	Character Area					
	Gateway Arrival	The Avenue	The Slopes	Arundel Road	The Greens	Rural Edge
Detailing Continued						
Stone Heads & Cills						
Stone Gable Vent						
Brick Cills						
Scallops Lead						
Window Style						
Plain Casement						
Casement - Horizontal Midbar						
Sliding Sash Style						
Casement - Crossbar	Retail Only					
Entrances/Porches						
Flat Top Canopy				Common Only		
Gable Fronted Canopy on Brackets						
Gable Fronted Canopy on Posts						
Lean to Canopy on White Brackets						
Lean to Canopy on Stained Brackets						
Stained Timber Posts						
Enclosed Canopy						
Dormers						
Gablets	Retail Only					
Hip Dormer						
Flat Dormer						
Eaves						
Rafter Feet						
Features						
Feature Chimneys on Flint Properties						
Splayed Bay Windows						
Full Height Splayed Bay Windows with Tile Hanging Above						
Decorative Barge Board						
King Truss Gable Detail						
Timber Lintel						
Sprocket Roof (Retail Only)						
Barn Style Archway						
Full Height Glazed Feature Wall						

4.1 Gateway Arrival

Character

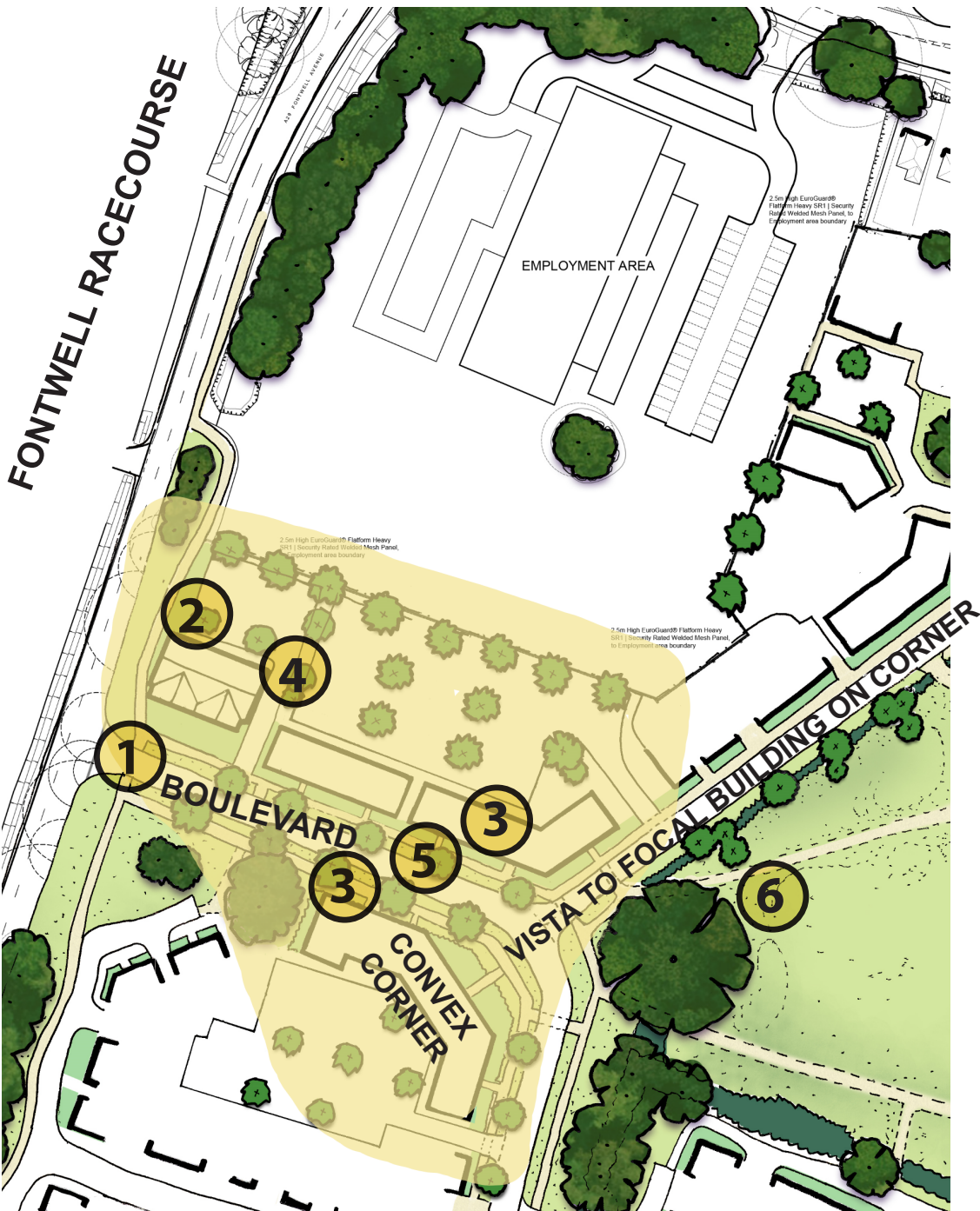
The Gateway to the site has a focus for higher residential density and is shaped with open landscape and buildings that provide a strong frontage. Views up the slope will lead to a large mature oak tree with the public common space beyond.

A gateway corner building with scale and proportions typical of its proposed retail use will accentuate the architectural response to this key character area.

The prominent corner will include a feature tower and materials for this gateway building will be high quality.

The boulevard is a wide street, lined with trees, creating a safe route that also ensures a sense of welcome for everyone including cyclists and pedestrians.

A convex corner building will be a key elevation at the end of a vista from the Common edge, landscaping will enhance this key feature.



Design Objectives & Opportunities

1. Main access connection and tree lined arrival
2. Semi formal frontages with interpretations of local architecture
3. Prominent grand scale buildings defining the boulevard and creating a strong edge to the common space
4. Community focus, with retail use
5. A wide boulevard containing extensive landscaping that's more formal in character
6. Vista up the boulevard to existing Oak tree

Local Built Character References



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



Bersted Park: Prominent grander scale buildings defining a tree lined street

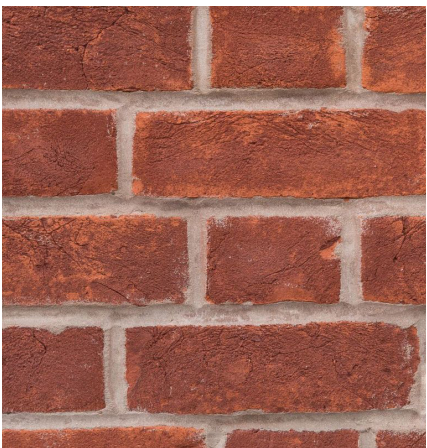


Westhampnett: Prominent gable frontages addressing tree lined street with small landscaped frontages



Westhampnett: Brick fronted properties with clad homes inbetween to break up the building form

Local Materials and Detail Character References



Warm red bricks
e.g Warnham Red Stock



Pale weatherboard cladding



Projecting gable: Vertical emphasis



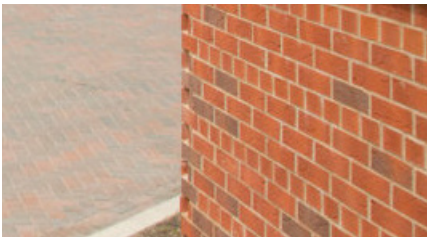
Gablet



Flat top dormer



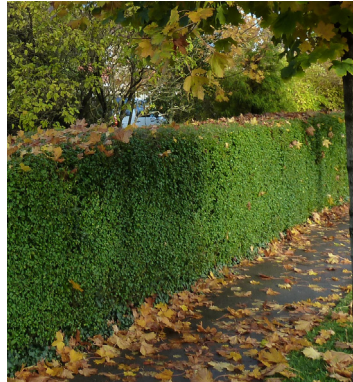
Plain style roof tiles and
vertical hanging tiles



Orange red brick



Full height glass windows on flint with brick quoins



Boundary hedging



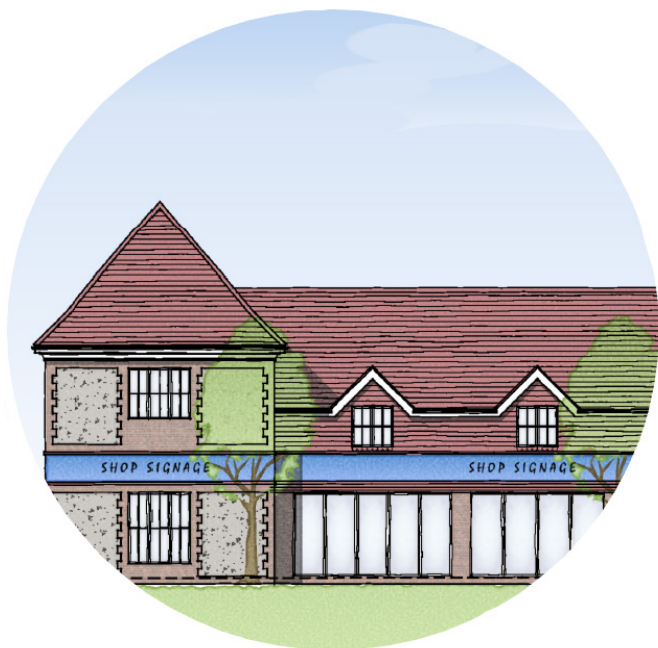
King truss gable detail



Architectural Components & Materials: Gateway Arrival

Semi formal elevations with interpretations of local architecture

Materials and/or components within the Gateway Arrival area generally present a more formal approach



Retail
Shop Front



Concrete red roof
tiles



Warnham red
stock brick



Flint with brick
quoins



Gablet



Sprocket roof



Full height glass

Gateway Arrival

Primary Brick:
Red/orange multi guilt stock (100%)

Character Materials:
Boarding, white (70-80%)

Roof Tile:
Red tile (100%)

Front door:
Grey (apartments) (100%)

Detailing:
Straight brick heads
Brick dentil course

Window Style:
Casement - horizontal midbar
Casement - crossbar

Entrances/Porches:
Lean to canopy on brackets

Dormers:
Gablets (retail only)
Flat dormer

Features:
Gablets
Decorative barge board
King truss gable detail
Sprocket roof
Flint corner feature on retail
to address Fontwell Avenue



Residential
Apartments



Pale weatherboard
cladding



Red roof tiles



Flat top dormer with-
in reduced eaves
and crossbar



Boxed eave with
hipped roof



King truss with
decorative barge
board



Window with
midbar



Half glazed door
with sidelight



Lean to canopy
on brackets

Design Code: Gateway Arrival

Land Use, Type, and Parking

- Residential, apartment buildings and commercial / shop unit
- Traditional approach to buildings with high quality detailing and materials to reflect their prominence within the site
- Landscape / tree planting within larger parking courtyards
- Courtyard parking to the rear must not be visible from the Street, but with legible entrance
- Occasional on street visitor parking in defined bays

Plot Frontage

- Continuous and prominent building frontage, turning convex corners to address the common
- Consistent set back to allow for grassed verge between footpath and carriageway
- Variety of privacy strips and hedges adjacent to carriageway which prevent parking and encourage visitors to utilise off street visitor parking

Landscaping

- Formal boulevard using large specimen street trees with a formal habit and clear stem of at least 2m
- The trees selected will provide a striking autumnal display to signify the entrance to the development
- Ornamental planting along the boulevard will be low shrub with a formal and clipped evergreen appearance

Building Form and Rhythm

- Predominantly 3 storeys. A lower storey commercial gateway building that includes a tower feature to provide a distinctive focal point
- Buildings to step up the slope from the main entrance to the site and provide variation in roof line
- A strong regular rhythm with repeated vertical emphasis and strong projecting gables to break the frontage massing
- Unified and cohesive rhythm mirrored along the boulevard

Roof Form

- Simple pitched gable ends that articulate the form of the building
- Gables project forwards to add interest and break up the mass
- Ridge must run broadly parallel to the line of the street

Doors and Windows

- Vertical emphasis with symmetry should be expressed through the window positioning
- Taller windows at ground floor and reduced height windows on top floor emphasise vertical placement
- Front doors will be traditional to respect the local character area

Materials

- Consistent and simple material palette, combining orange red brick with pale boarding at upper floors with strong brick base
- Plain red roof tile
- Red brick quoins on corner retail building to reflect prominent location on existing Fontwell Avenue



4.2 The Avenue

Character

The Avenue Character Area is defined by the existing mature trees and the character of existing properties along Fontwell Avenue.

Architectural styles reflect properties to the south of the site along Fontwell Avenue, including the original building at Claremont Gardens.

Building forms are generally two storey detached properties, and predominantly wide fronted with a semi-formal form along the single sided lane. Garages and car ports along with side gardens will create gaps between the properties.

Properties around the landscaped pond to the south are semi-detached and reduced in scale to 1.5 storey to create a communal environment at this focal point which welcomes both cyclists and pedestrians into the site from the south.

There is a greater proportion of larger 4 bedroom properties within this character area to reflect the scale of the large existing trees along Fontwell Avenue and recognising the prominence of these houses along the frontage to the site.

High quality materials and detailing are used throughout. The prevalent materials are buff stock bricks with stone cills and heads, and a red brick used for quoins and detailing. Several Flint properties also incorporate red brick quoins and chimneys.



Design Objectives & Opportunities

1. Positive frontage to Fontwell Avenue with set back to retained mature trees. A more formal architectural response along Fontwell Avenue frontage and green spaces
2. The landscaped pond creates an opportunity for a welcome entrance to the site from Fontwell Avenue to the south, taking into account the experience of all users and directing pedestrians into the site
3. Detached properties along The Avenue are predominantly wide fronted. Using the change in level to increase the height of elevations at the front creates dominance and opportunity for prominent entrances