

Local Built Character References



Claremont Gardens: Splayed bay windows featuring red brick quoins, stone cills and heads



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



Claremont Gardens: Strong gable frontage to address main street with feature bay windows



Bersted: Larger dwellings set back to front tree lined street



Oving: Lower scale terrace cottages with feature chimneys



Local flint property



Wide fronted flint property

Local Materials and Detail Character References



Red quoins on brick - quoins to be red stock



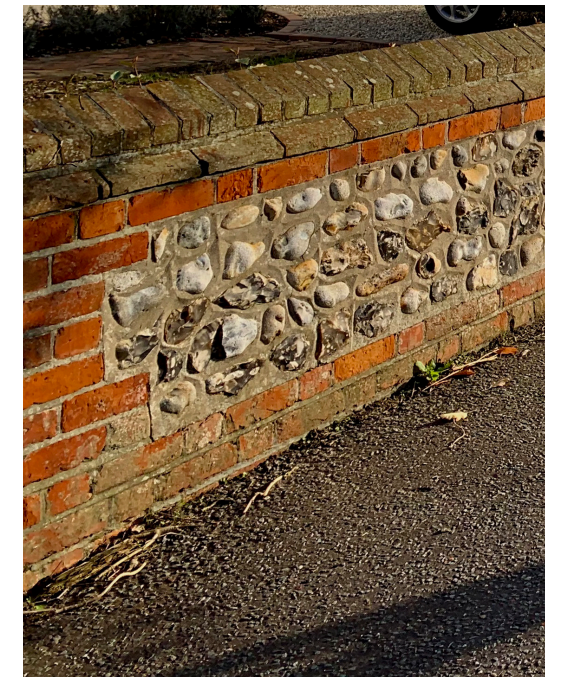
Occasional flint with red brick quoins



Grey roof tiles



Buff brick with red quoins and side hung windows



Flint walling



Buff brick & stone



Enclosed canopy with door in black or white



KJ

Architectural Components & Materials: The Avenue

Semi formal response to the existing Fontwell Avenue to create a strong frontage set back to mature trees

Materials and/or components to reflect the unique character within the existing Fontwell Avenue



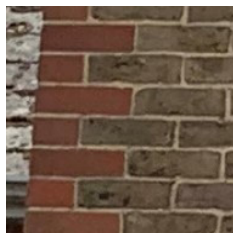
Full Bay Features



Flint Cottage



Wide Fronted Buff Brick Property



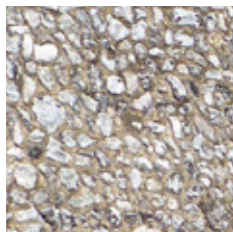
Buff brick with contrasting red brick quoins



Buff bricks



Red hanging tiles on full height splayed bay only, with tile hanging above



Flint walling



Grey tile



Black or white door with sidelights (single or double) on classic properties



Stone gable vent



Wood style country door (cottages only)



Stone cill/head



Box 'country style' window (cottages only)



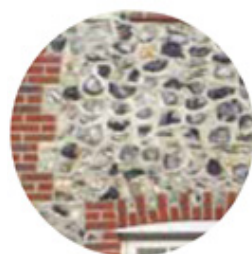
Grey tiled canopy



Splayed bay



Sliding sash style window



Brick quoins on flint



Brick clad chimney (cottages and flint properties only)

The Avenue

Primary Brick:
Hurstwood multi buff brick (100%)

Character Materials:
Flint with brick quoins (40-50%)

Roof Tile:
Grey tile (100%)

Front door:
Wood style
Black/white

Detailing:
Red stock brick quoins
Stone heads & cills
Stone gable vent

Window Style:
Sliding sash style
Casement – Crossbar

Entrances/Porches:
Gable fronted canopy on brackets
Lean to canopy on brackets
Enclosed canopy

Dormers:
Flat dormer

Features:
Feature chimneys (selected flint units)
Splayed bays
Full height splayed bay window with tile hanging above

Design Code: The Avenue

Land Use, Type, and Parking	• A character area reflecting the scale of large trees along Fontwell Avenue. Generally larger detached houses along the frontage of Fontwell Avenue, and semi detached cottages around the pond • Each house will generally have parking with private driveway access. Occasional small courtyard parking will be adopted for the cottages to remove cars from this frontage. Properties will generally have garages or car ports
Plot Frontage	• At the site frontage and arrival point from Fontwell Avenue the combination of tall mature trees, the existing avenue qualities of Fontwell Avenue, and the prominence of Fontwell Racecourse opposite create the context for a semi formal response with detached properties • There will be a semi formal building line and gaps between dwellings to Fontwell Avenue frontage • Small front gardens and setbacks, and a wall enclosed garden will address the formal edge lane • Continuous frontage to enclose and shape the edge of the feature landscaped pond with flint cottage style dwellings
Landscaping	• Spring display of white flowers to match the light accents on the buildings and harmonise with flint and lighter buff brick used in the building facades
Scale height/Density	• Around the landscaped pond, the properties will be 1.5 storey to create a distinctive approach to this area • A more regular rhythm of dwellings with vertical emphasis overlooking the Avenue frontage • There will be semi-formal elevation treatments to The Avenue frontage, these buildings will interlink with the architectural details, tying the area together in a cohesive manner
Roof Form	• Simple double pitched gable ends, occasional hipped roofs that articulate the building form, some steeper pitches • The cottages reinforce the rural character around the landscape, including lower eaves within 1.5 storeys
Doors and Windows	• Windows and doors should be vertically and horizontally aligned, placed with vertical emphasis to reinforce the semi formal context. Sash style windows will be adopted along The Avenue, and cross bar windows on the cottages and flint properties • The front doors will be prominent features, using stepped threshold with sidelights and enclosed canopies on the frontage, the cottages will be more country style and less prominent • Doors in either in black or white, with wood country style for the cottages and flint properties addressing the pond
Materials	• Buff brick with contrasting red quoins, stone heads and cills, combine with occasional flint and grey roof tiles to reflect the character of the existing properties on Fontwell Avenue



4.3 The Slopes

Character

Taking advantage of the topography, linked buildings put to use The Slopes, creating a tile hung Sussex style character area.

New residential streets which are less formal in character than the The Avenue. Residential streets step down The Slopes towards The Avenue, providing opportunity for attractive stepped terraces that provide variation in roof height and open up views to focal trees and Fontwell Racecourse.

The three main sloping streets and the strays at the back of this character area will all provide several safe routes for pedestrians and cyclists to travel east and north from Fontwell Avenue towards the parkland/common and further character areas.

Properties provide a mix of 2, 3 and 4 bed houses, and are predominantly 2 storey. Several properties include links that sit above on plot parking, these will be reduced to 1.5 storey and include dormer windows to emphasise the continuous stepping of roof heights.

The predominant materials across this character area include a light multi stock brick with red or brown tiles. Tile hanging is used throughout, on circa 60% of properties, to ensure a distinctive architectural character. Quality detailing on the tile hanging such as decorative club tiles and diamond details combine with scalloped lead and 3 course contrasting brick bands to ensure a high quality feel to this character area.

Existing tall pine trees to the south have been retained and create a green vista between two significant green spaces along the strays.



Design Objectives & Opportunities

1. Attractive pedestrian friendly routes rise up from Fontwell Avenue providing a safe ease of movement through the streets

2. Local green spaces provide a successful and attractive public realm with green routes (The Strays) linking them together for both residents and visitors to enjoy their movement through the site

3. Landscaped tree buffer or reduced height buildings enhance relationship with existing properties

Local Built Character References



White gable porches and brick detailing



Fontwell: Row of houses featuring hanging tiles with decorative elements



Linked fly over to frontage and access



Half tiled home



Fontwell: Half tiled property

Local Materials and Detail Character References



Decorative hanging tiles as features



Terracotta and darker roof tiles



Maplehurst light multi stock brick as the general brick for the area



Club tiles



3 course contrasting brick band



Side hung casement window with midbar



Tiled gable



Scalloped lead

Architectural Components & Materials: The Slopes

Informal response in core internal streets with semi-formal elevational treatments to the sloping streets and slopes



Semi Detached 2 Storey Property



Taller Properties within the Strays



Gabled 2 Storey Property with 1.5 Storey Link over Drive Through

The Slopes

Primary Brick:
Maplehurst light multi stock (100%)

Character Materials:
Tile hanging - red (55-65%)

Roof Tile:
Red tile (100%)

Front door:
Black/white (100%)

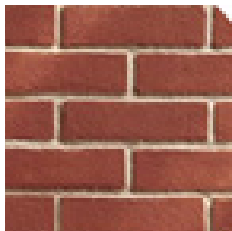
Detailing:
3 course feature band
Brick cills
Scalloped lead

Window Style:
Casement – crossbar

Entrances/Porches:
Flat top canopy
Gable fronted canopy on brackets
Lean to canopy on brackets

Dormers:
Flat dormer

Features:
Square bay windows
1.5 storey links over parking



Red detail brick



Maplehurst light multi stock brick



Red roof tiles



Red hanging tiles



White gable front with brackets



Flat top dormer



Tile hanging with diamond detail



Decorative club hanging tiles



Boxed eave with white barge board



Side hung casement cottage style windows



Straight brick cills



Straight brick head



Scalloped lead with tile hanging



3 Course contrasting brick band



Design Code: The Slopes

Land Use, Type, and Parking	• A residential character area responding to the slopes towards Fontwell Avenue, which combines a mix of detached, semi-detached, terraced houses and flats above garages • Parking with private driveway access incorporating garages and car ports or covered spaces to majority of properties, and the occasional small courtyard which will be overlooked but sensitively integrated
Plot Frontage	• Consistent and continuous frontage to define the west – east residential streets • These streets will slope downwards, leading the eye naturally to the mature trees on Fontwell Avenue
Landscaping	• Medium sized, fastigate cherry trees lining the linear streets help to create links between the existing retained landscape
Scale height/Density	• Across this area, the properties will be predominantly 2 storey with occasional 2.5 storey addressing the Strays • Linked buildings which take advantage of the sloped topography
Roof Form	• A variation in roof heights with 1.5 storey links to lead the eye • Mix of roof line including gable frontages
Doors and Windows	• Side hung casement cottage style windows • The front doors should be prominent features, either in black or white
Materials	• Predominant materials across The Slopes character area is tile hanging (circa 60% of plots including tile hanging), creating a Sussex style character area