



4.4 Arundel Road

Character

Serving as the arrival point from the north, Arundel Road character area responds to the existing character of Arundel Road with regard to building form, roof form, materials and landscaping.

The frequent use of hips and barn hips in Arundel Road is continued through this character area to provide a transition of the existing community from the north into the site.

Occasional unifying central gables also relate to the style identified on existing Arundel Road. Extensive use of render reflects the predominant material identified in Arundel Road and further reinforces the distinctive character of this area.

This character area is critical to the integration with the existing community to the north, a new community building therefore utilises the existing bottle store to provide a sense of arrival and community hub at this location.



Design Objectives & Opportunities

1. Extending Arundel Road residential character
2. Existing landscape features incorporated into green spaces
3. Semi formal tree lined street and offset footpaths linking to the common
4. Formal frontage to address the common space - with properties close to the back of the footpath
5. Reduce parking impact on street to maintain views to common space
6. Retention of existing "Bottle Store" and integration with a new community building

Local Built Character References



Fontwell: Unified paired semi-detached dwellings with central gables



Hipped roof properties



Barn hipped roofs

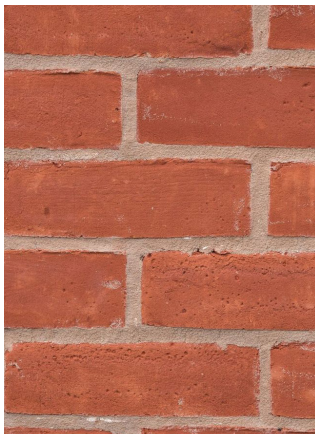


Fontwell: Feature gables, hipped roofs and render with brick details



Rendered building

Local Materials and Detail Character References



Pale red / orange brick
e.g Orange multi gut stock



Render



Grass verges with street trees
and footways



Hedge boundaries



Brick arch head



Brick cills



3 course brick



Dark timber car barn



Wood stain gable porch with posts



Architectural Components & Materials: Arundel Road

Extensive use of render along with hipped roofs and hipped dormers reinforces the distinct character of this area



Two and a Half Storey,
Semi-Detached Property
along Common Front



Link Detached Property along
Arundel Road



Apartment Block along
Arundel Road



Brown roof tiles



Red/orange multi
guilt stock brick



Cream render



Red roof tiles



Flat top canopy on
bracket



Brick arch soldier
in constrasting
brick



Plain casement
window



Render bellmouth
detail



3 course feature
brick band



Gable fronted
canopy on posts
(stained wood)



Setback hipped
dormer



GRP doors
(red/blue/green)



Hipped Gables and Dormers



Unifying Gables

Arundel Road

Primary Brick:

Red/orange multi guilt stock (100%)

Character Materials:

Render - cream (40-50%)

Roof Tile:

Brown tile (40-50%)

Red tile (60-50%)

Front door:

Red/Blue/Green (80-90%)

Grey (apartments) (10-20%)

Detailing:

3 course feature band

Arched brick heads

Render bellmouth

Brick gable vent

Brick cills

Window Style:

Plain casement

Entrances/Porches:

Flat top canopy (over Common only)

Gable fronted canopy on posts in
timber finish

Lean to canopy on brackets in
timber finish

Dormers:

Hip dormer

Features:

Central gables

Hipped gables

Design Code: Arundel Road

Land Use, Type, and Parking	• Residential and community use, including detached, semi-detached, terraced houses and apartments • This character area is the main approach to the site from Arundel and London Road to the north • The road form and character follows the same form as Arundel Road with straight footpaths set back behind a consistent width grass verge • On plot parking with private driveway access and the occasional small courtyard overlooked and sensitively integrated. Majority of properties to include garage, car port or covered spaces
Plot Frontage	• Continuous and consistent frontage to street • Prominent, more formal frontage, to address the Common with buildings set close to back of footpath • Small front gardens, hedge boundaries and green verge for tree planting
Landscaping	• Specimen street trees Acer platanoides 'drumondii' have been selected for their variegated leaf colour that will complement the red brick and cream render • A formal clipped hedge will define the boundary frontage to the street and provide a legible link into the existing community of Fontwell
Scale height/Density	• 2.5 to 3 storey addressing the common, single storey community building and 2 storey coming in from Arundel Road • More vertical emphasis to reinforce a formal character to the common edge • Occasional unified pairs of dwellings with central gables • Semi-informal character to street linking to Arundel Road with a mix of detached and semi-detached buildings
Roof Form	• Predominantly hipped roofs with occasional rendered unifying gables cross pairs of units • Hipped dormers to reinforce formal character overlooking the Common • A mix of gables, barn hips, and horizontal eaves to create a semi-formal character to the street
Doors and Windows	• Larger scale windows overlooking the Common, plain casement windows with brick arches and brick cills • Occasional render bellmouth detail • More domestic scale windows on the street linking to the suburban character of Arundel Road • Coloured doors to provide some variety, with stained timber porches on timber posts - flat top canopies on semi formal properties overlooking the common
Materials	• Red / orange brick and cream render to upper floor features to provide for semi formality to the street • Red / brown roof tiles, brick gable vents



4.5 The Greens

Character

The Greens is the heart of the site including the primary loop road and residential avenue that guides you into the east of the site and towards Wandleys Lane. A network of green spaces, spines and edges ensure that this character provides a continuous safe and attractive route through the site that is legible and clear for navigation. The Green spaces incorporate existing mature trees and hedges into pocket parks and landscaped corridors.

Buildings are distinctive with extensive use of pale weatherboarding and painted brickwork.

A more informal response to be achieved with wider windows and fenestration that provides a horizontal emphasis. This transitions into a semi formal response around the common edge & strays.



Design Objectives & Opportunities

- | | |
|---|---|
| 1. Generally informal character with variety of building forms and building lines with varied depths of landscaped frontage | 4. Tree lined residential avenue street with hedgerow boundaries |
| 2. Framed by retained mature hedgerows and trees | 5. Can be more positive semi formal frontage to common, strays, and internal courtyards |
| 3. Small informal green spaces and landscaped edges | 6. Opportunity for internal landscaped courtyard space |

Local Built Character References



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

Westhampnett: Prominent gable frontage to open space



Fontwell (Wandleys Lane): Gable frontage with painted brickwork

Oving: Street rhythm of gable frontages and feature details (hedges)



Westhampnett: Prominent paired gable frontages overlooking hedges



Porch variety with lean-to, gables and flat tops. Unifying across pairs

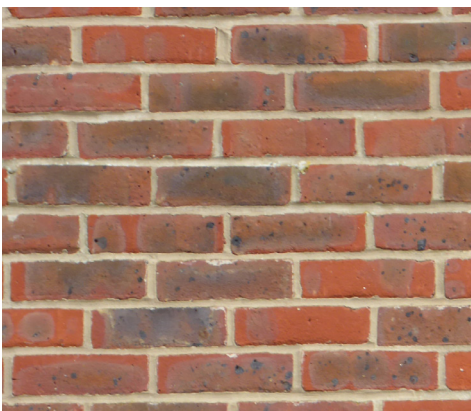


Variety of roof forms, including gables and hipped roofs

Local Materials and Detail Character References



Hedge rows



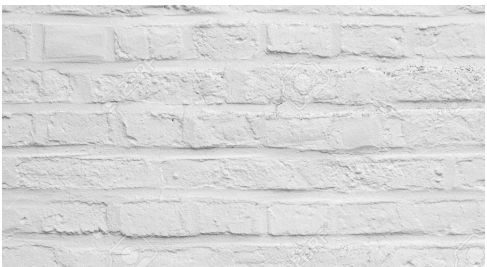
Brick with variety of colour tones - occasional purple
e.g. General - new red multi guilt stock
Occasional - maplehurst light multi stock



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



Orange and brown roof plain tiles



3 oane windows



Straight brick cill and heads



3 oane windows



Straight brick cill and heads

Architectural Components & Materials: The Greens

Variety of informal elevations to core streets, with a more regular rhythm addressing the Common and Stray



Semi Formal 2.5 Storey Residence on Common Edge



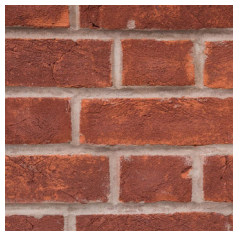
Typical Pale Boarded Residence with Horizontal Emphasis



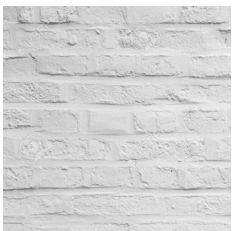
Half Boarded, Link Detached Residence with Informal Arrangement



Red roof tiles



Warm red brick



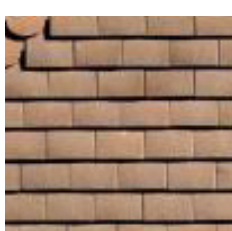
Painted facing brickwork



Pale weatherboard cladding



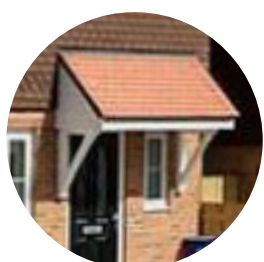
New red multi guilt stock brick



Brown roof tile



Flat top canopy on brackets



Lean to canopy on brackets



Low level contrasting brick band



GRP door (Red/Green/Blue)



Gable canopy on brackets

The Greens

Primary Brick:

New red multi guilt stock (80-90%)
Maplehurst light multi stock (10-20%)

Character Materials:

Boarding – cream (30-40%)
Painted brick -white (5-10%)

Roof Tile:

Brown tile (20-30%)
Red tile (70-80%)

Front door:

Red/Blue/Green (100%)

Detailing:

Straight brick heads
Low level brick band
Brick cills

Window Style:

Plain casement

Entrances/Porches:

Flat top canopy
Gable fronted canopy on brackets
Lean to canopy on brackets

Dormers:

Flat dormer

Features:

Flat top canopy