



Design Code: The Greens

Land Use, Type, and Parking

- Residential character area incorporating several pockets of green spaces, an informal road and footpath structure which incorporates gentle winding routes with varied width of verges to create opportunity for grouping of trees within the landscape
- 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 space

Plot Frontage

- Consistent and continuous frontage to define the Common space
- Small front gardens defined by a mix of hedgerows and picket fences and space for occasional street trees

Landscaping

- A variety of flowering street trees located informally in verges and front gardens that responds to the informal layout of the surrounding buildings *Malus sylvestris/* and *Sorbus aucuparia*.
- Low ground cover planting with a variety of large ornamental specimen shrubs in an informal layout provide seasonal interest and structure to the street frontage

Scale height/Density

- Predominantly 2 storey with 2.5 storey focus overlooking the common, landscaped courtyard and key approach routes
- Generally informal with a mix of wide frontage and narrow gabled dwellings to the Strays
- A more regular rhythm of paired taller dwellings with vertical emphasis overlooking the common

Roof Form

- Variety of roofscape with varying eaves heights, some gables and occasional pairing of gables
- Variety of roofscape including mix of gables and dormers to the 2.5 storey dwellings addressing the common

Doors and Windows

- Plain casement windows, wider windows provide horizontal emphasis generally. Expect to see some vertical emphasis on semi formal areas around the common edge and courtyards
- Coloured doors to provide some variety

Materials

- Variety to reinforce informal character with different colour tone bricks, with pale weather boarding, and occasional painted brick
- Mix of brown and red tiles, on gabled and hipped roofs



4.6 Rural Edge

Character

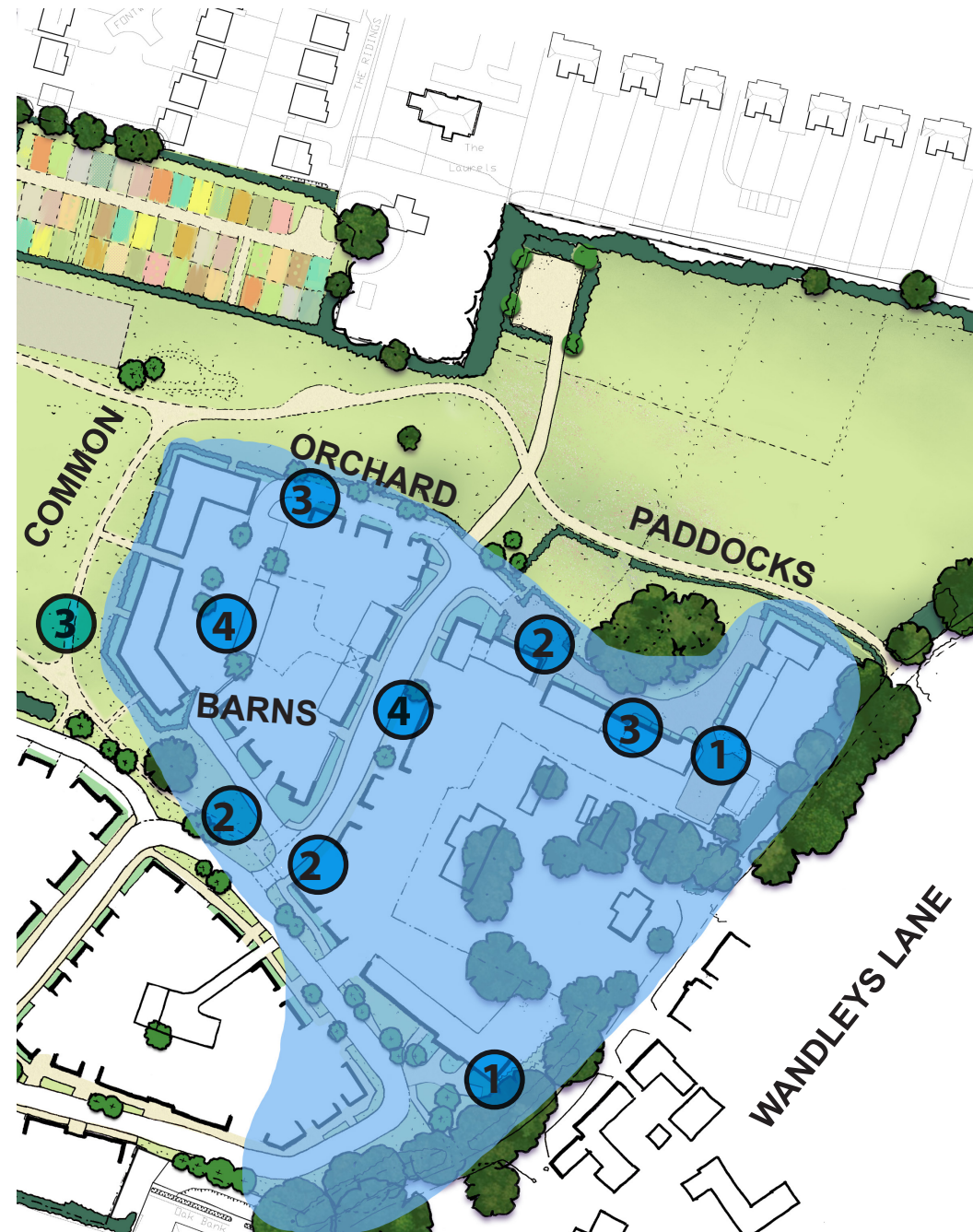
The Rural Edge responds to the scale and form of the existing farmhouse and barns on Wandleys Lane with lanes linking enclosed 'rural courtyards'.

Modern barn typology and terraced cottages adopt a horizontal emphasis whilst occasional detached and semi detached houses are integrated to provide a typical rural cluster.

The courtyards are overlooked and provide a safe and attractive place for movement of vehicles and pedestrians.

Materials and details are typical of the character within Wandleys Lane and surrounding rural areas. Dark weatherboarding, red brick plinths and occasional flint repeat the quality of local buildings.

Landscaping has been proposed to complement the use of dark materials.



Design Objectives & Opportunities

1. Buildings around Wandleys Lane to provide a rural response to site and Wandleys Lane, including blackboarding & flint
2. Lanes between courtyard spaces
3. Semi formal residential character to respond to the surrounding Common, Orchards and Paddocks
4. Enclosed rural courtyard spaces with clusters of properties that are typical of rural settings

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



Fontwell (Wandleys Lane): Brick barn, slate grey roof tiles, Sussex fence and gravel drive

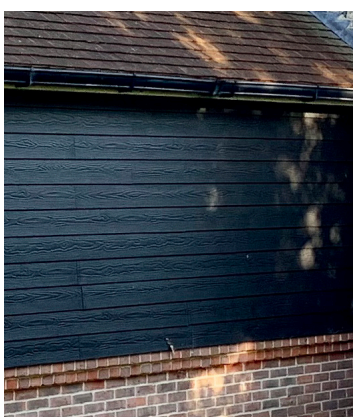


Westhampnett: Feature dwellings defined by local flint and brick detailing address the site entrance and main route through the village. Linked 'car barn' creates a rural character.



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

Local Materials and Detail Character References



Black weatherboard cladding with brick plinth



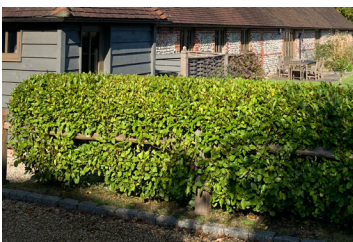
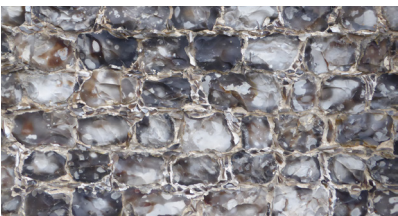
Timber doors



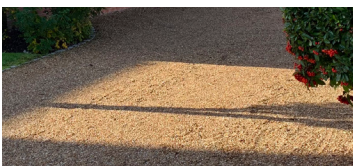
A variety of colour tones - with a warm red brick and some flint
e.g. Maplehurst Light Multi Stock



Red and grey plain roof tiles



Hedge boundaries and gravel surfaces



Sussex cleft fencing



Architectural Components & Materials: Rural Edge

Rural character with informal elevations to the internal lanes and semi-formal elevational response to the Common through a barn typology



Rural Style Residence



Long Barn/Cottage Arrangement



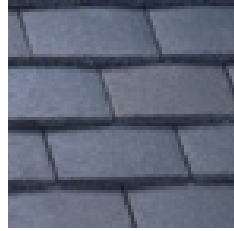
Half Flint Half Brick Link Detached Residence



Black weatherboard cladding



Occasional flint



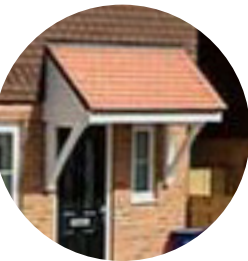
Grey tile



Warm red brick



Red tile



Tiled lean to canopy on brackets



Gable fronted canopy with brackets



Gablet and smaller window below dropped eaves



Rafter feet



Gablet



Barn style archway



Flat top canopy on brackets



Brick arch heads with flint



Wood style country front door



Low level contrasting brick band

Rural Edge

Primary Brick:

Maplehurst light multi stock (100%)

Character Materials:

Boarding – black (35-45%)

Flint with brick quoins (10-20%)

Roof Tile:

Grey tile (30-40%)

Red tile (60-70%)

Front door:

Wood style (houses)

Grey (apartments)

Detailing:

3 course feature band (to flint only)

Low level brick band

Brick cills

Brick arch heads (with flint)

Window Style:

Casement – horizontal midbar

Entrances/Porches:

Flat top canopy

Gable fronted canopy on brackets

Lean to canopy on brackets

Dormers:

Gablets

Flat dormer

Features:

Gablets

Rafter feet

Timber lintel

Flat top canopy

Barn style archway

Full height glazed feature wall

Design Code: Rural Edge

Land Use, Type, and Parking

- Residential - barn typology and terrace cottages, with occasional detached and semi-detached dwellings
- On plot parking with private driveway access to ensure lanes are not car dominated
- Courtyards are integrated into the barn typology, and overlooked and sensitively integrated to provide a safe and attractive place for all users including vehicles and pedestrians. Occasional use of garages, car ports and covered spaces

Plot Frontage

- Consistent and continuous frontage to define the common space and courtyards
- More irregular building lines to 'Stray Streets' and 'Lanes'
- Small front gardens, hedges and wall boundaries to courtyards
- Barn typology enclosing courtyard spaces

Landscaping

- Betula pendula are proposed as the primary street tree to provide accents against the black building materials and create a distinct character area.
- Low ground cover planting in the area will consist of 50% native ground cover species to help assimilate the character area into the adjacent Wandleys Lane.

Scale height/Density

- Predominantly 2 storey - more horizontal emphasis with lower scale, longer building forms
- Occasional vertical emphasis on prominent corners with gables or hipped features

Roof Form

- Simple barn roofs
- Eaves generally parallel to street and common edges

Doors and Windows

- Larger, wider windows to ground floor and narrower openings at first floor, and occasional 2 storey glazed wall feature to reinforce barn character
- Mid bar windows and rural doors
- Covered archways and doorways to relate with surrounding rural context

Materials

- Red brick plinth, dark weatherboard and occasional flint to reflect rural edge and barn character
- Occasional use of decorative brick banding and quoins on feature dwellings and occasional flint
- Red with occasional grey tiles, natural wood effect doors



7 Landscaping The Common

The Common will provide the key green space for all of the residents in the new site and provide a much needed local amenity for the existing community of Fontwell whilst protecting and enhancing the local wildlife. This park will contain a formal play area, cycle and footpath connections, allotments, an orchard, a MUGA (Multi Use Games Area) and a new paddocks area.

The character of the space will be informal and be defined by the retention of the existing trees within the site and around the boundaries. The landscape will be more naturalistic along the eastern part of The Common, as this is the area closest to the rural Wandley's Lane. Towards the centre of the site there is more of a traditional parkland character and this will consist of mown lawns with stands of large ornamental trees. New native tree planting will provide a landscape that will assimilate into the natural environment and provide structure and shelter for people whilst enhancing biodiversity.

The play area will provide play provision for a range of children. The equipment will consist of natural timber materials in accordance with the character of the area. Surrounding the main play area there are natural play elements and landscape mounds that will provide fun opportunities for imaginative play and further social interaction within the park.



Design Objectives and Opportunities

1. Formal Play area 400m2, with minimum 8 different pieces of timber play equipment
2. Natural play elements (mounds, play boulders and logs) surrounding play area, a LAP providing play opportunities for younger children
3. 3m wide footpath/ informal cycle paths in golden self binding gravel

4. Allotments with vehicular access route and small car park
5. Paddocks area with small car park and access route
6. Existing trees retained and incorporated into the development
7. Water attenuation/ nature area
8. MUGA (Multi Use Games Area)

9. New native hedgerow to continue existing wildlife corridor in this area of the site
10. Orchard area
11. Area maintained as predominantly meadow
12. 6 pieces of outdoor gym equipment (around main circular path)