



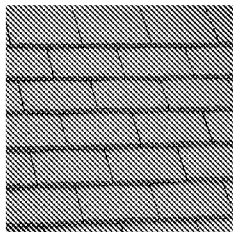
Architectural Components & Materials: Gateway Arrival

Semi formal elevations with interpretations of local architecture

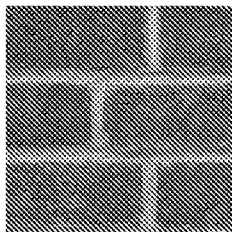
Materials and/or components within the Gateway Arrival area generally present a more formal approach



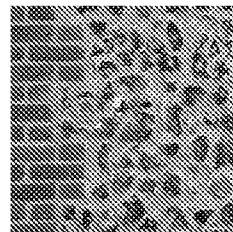
Retail
Shop Front



Concrete red roof
tiles



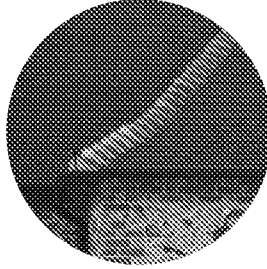
Warnham red
stock brick



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

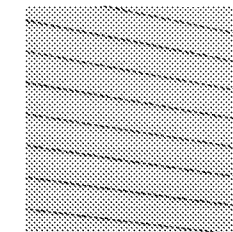
Sprocket roof

Flint corner feature on retail

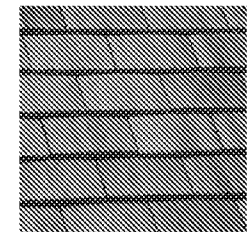
to address Fontwell Avenue



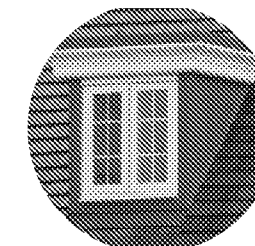
Residential
Apartments



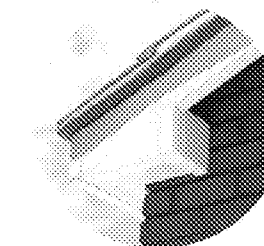
Pale weatherboard
cladding



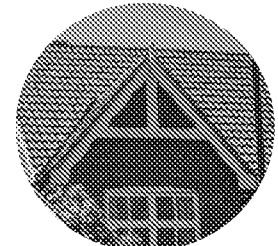
Red roof tiles



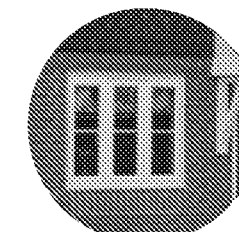
Flat top dormer with-
in reduced eaves
and crossbar



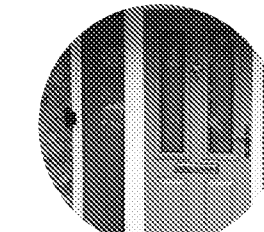
Boxed eave with
hipped roof



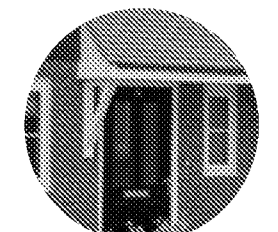
King truss with
decorative barge
board



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.

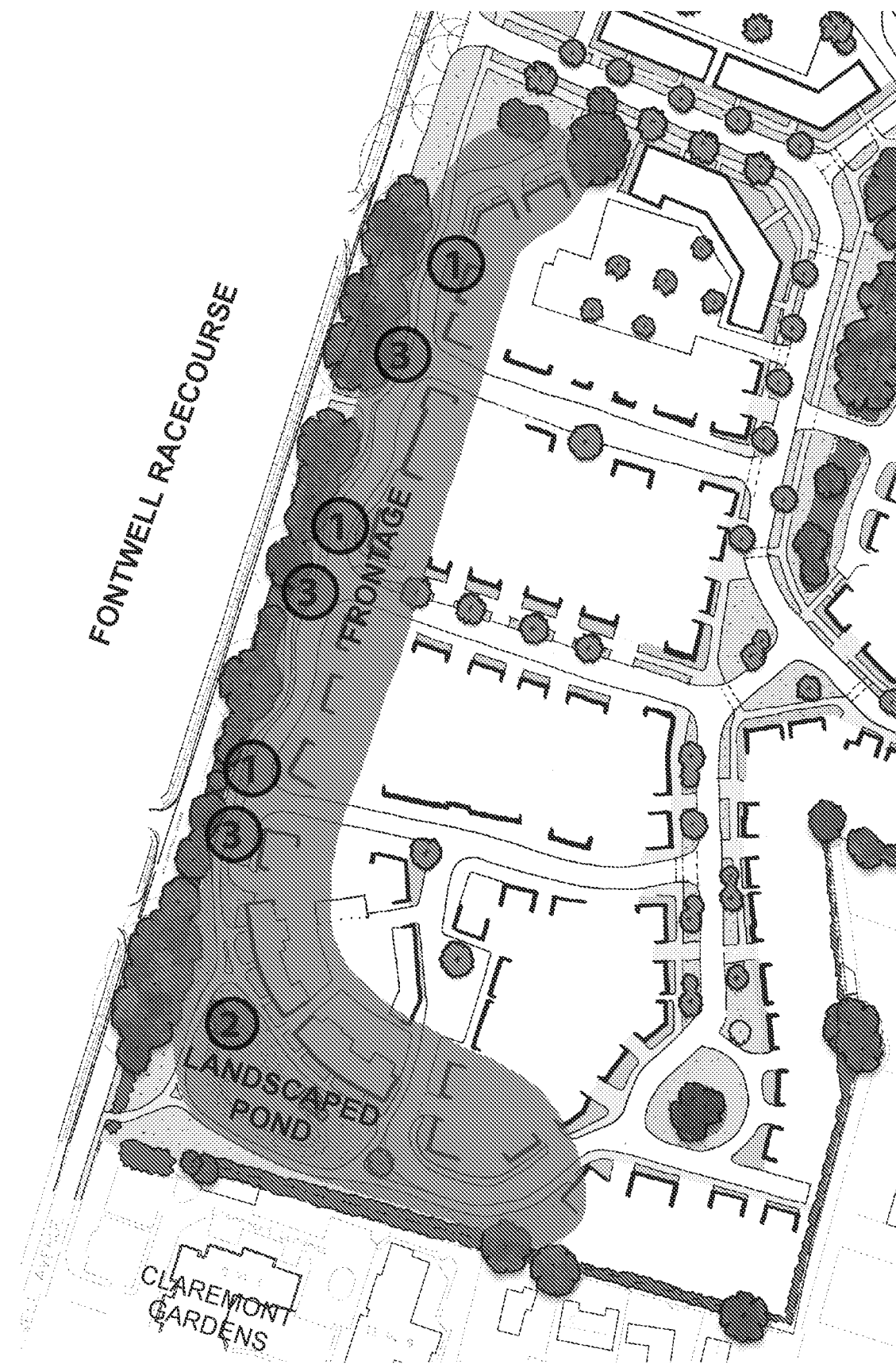
Architectural styles reflect properties to the south of the site along Fontwell Avenue, including the original building at Claremont Gardens.

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.

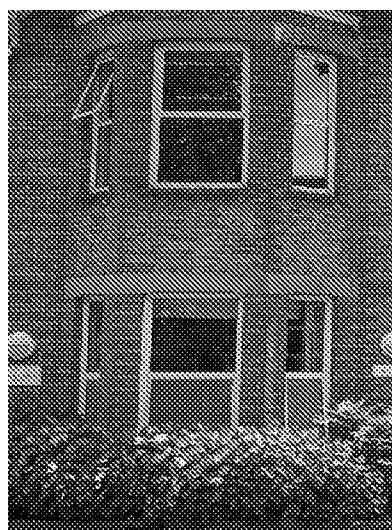
High quality materials and detailing are used throughout. The prevalent materials are buff stock bricks with stone cills and heads, and a red brick used for quoins and detailing. Several Flint properties also incorporate red brick quoins and chimneys.



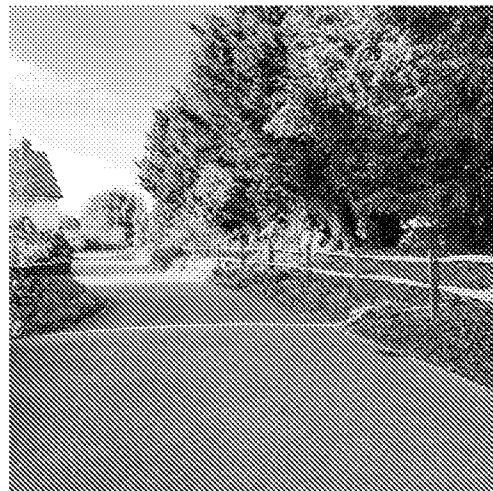
Design Objectives & Opportunities

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

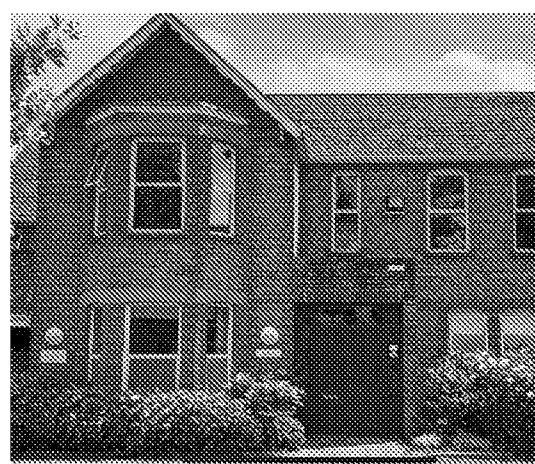
Local Built Character References



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

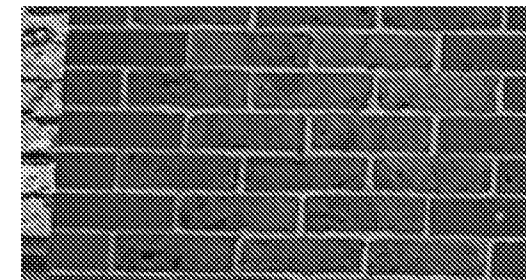


Local flint property



Wide fronted flint property

Local Materials and Detail Character References



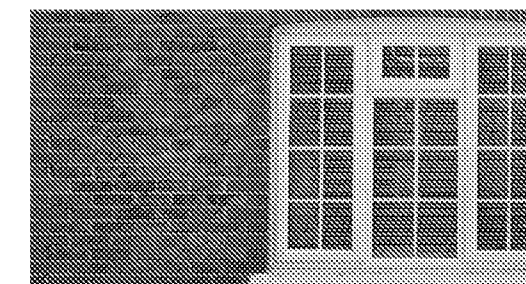
Red quoins on brick - quoins to be red stock



Occasional flint with red brick quoins



Grey roof tiles



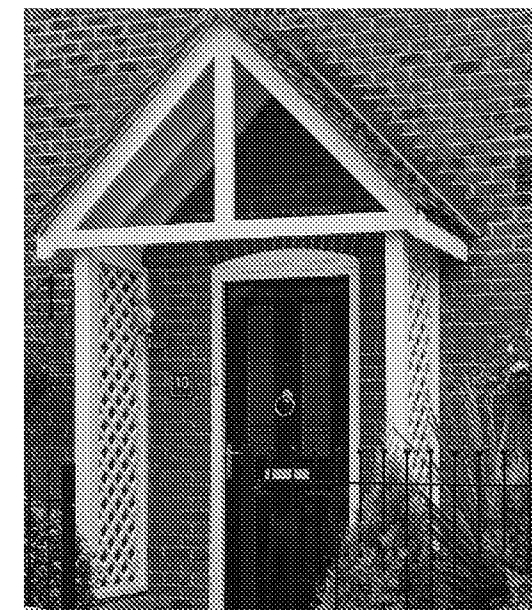
Buff brick with red quoins and side hung windows



Flint walling



Buff brick & stone



Enclosed canopy with door in black or white



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



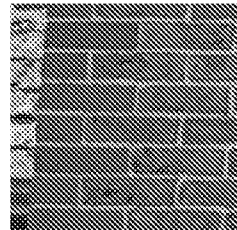
Full Bay Features



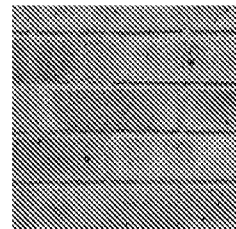
Flint Cottage



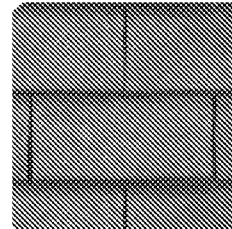
Wide Fronted Buff Brick Property



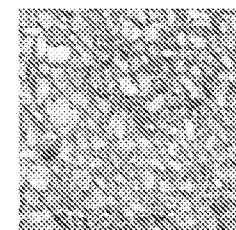
Buff brick with contrasting red brick quoins



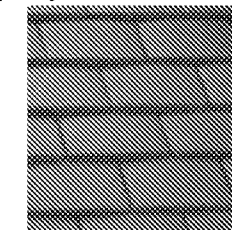
Buff bricks



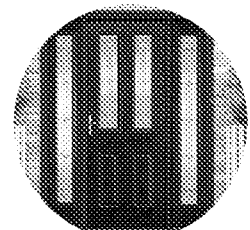
Red hanging tiles on full height splayed bay only, with tile hanging above



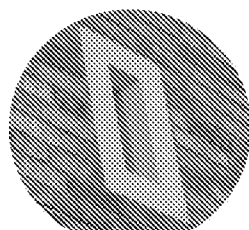
Flint walling



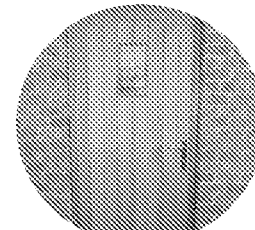
Grey tile



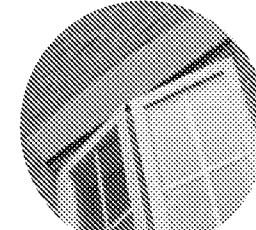
Black or white door with sidelights (single or double) on classic properties



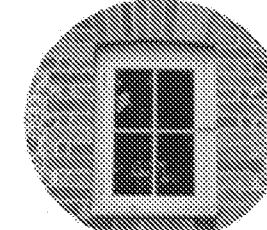
Stone gable vent



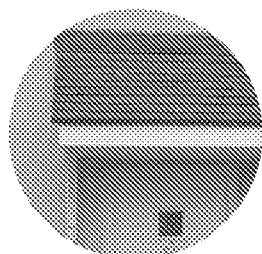
Wood style country door (cottages only)



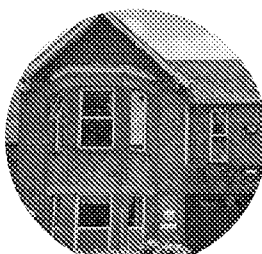
Stone cill/head



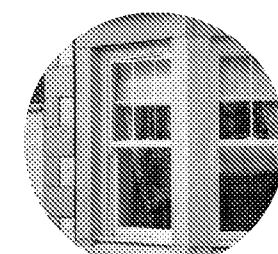
Box 'country style' window (cottages only)



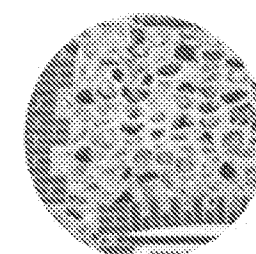
Grey tiled canopy



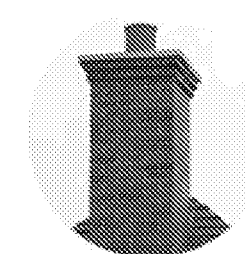
Splayed bay



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

