

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.

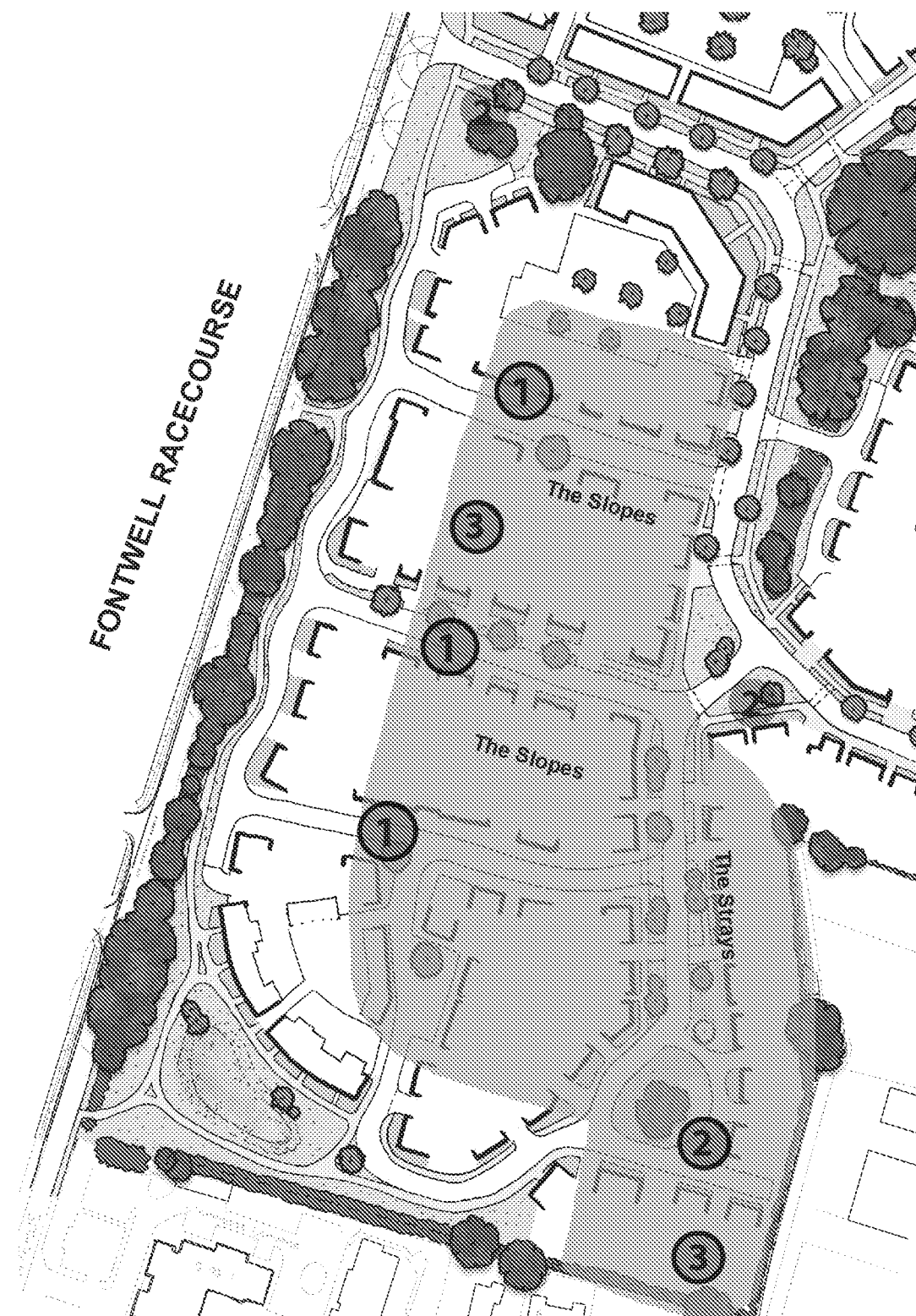
New residential streets which are less formal in character than the The Avenue. Residential streets step down The Slopes towards The Avenue, providing opportunity for attractive stepped terraces that provide variation in roof height and open up views to focal trees and Fontwell Racecourse.

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



Linked fly over to frontage and access



Fontwell: Half tiled property

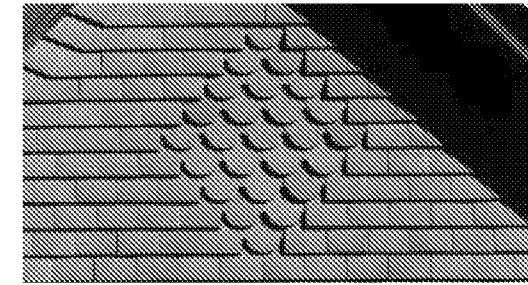


Fontwell: Row of houses featuring hanging tiles with decorative elements



Half tiled home

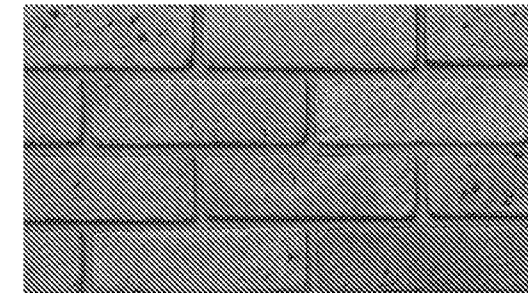
Local Materials and Detail Character References



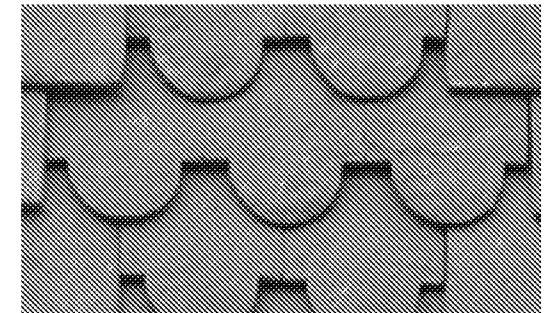
Decorative hanging tiles as features



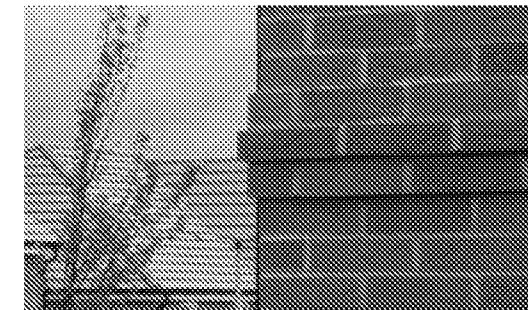
Terracotta and darker roof tiles



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



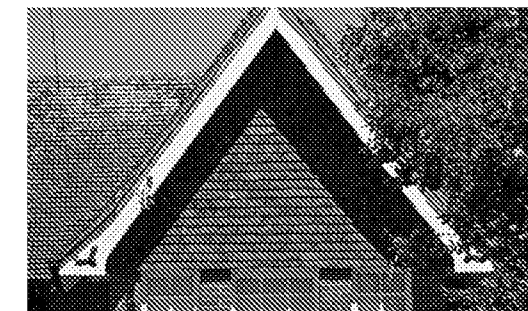
Club tiles



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



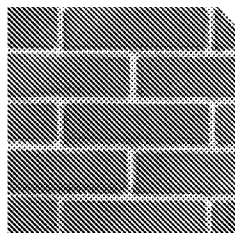
Semi Detached 2 Storey Property



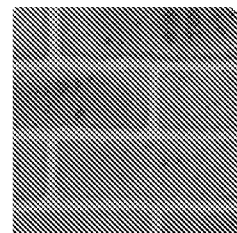
Half Tiled Properties within the Strays



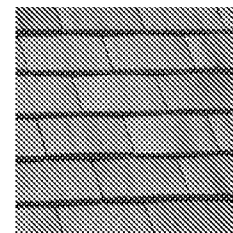
Gabled 2 Storey Property with 1.5 Storey Link over Drive Through



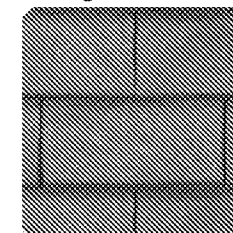
Red detail brick



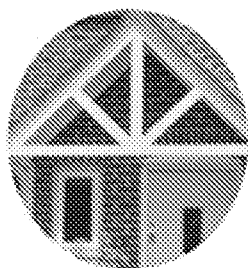
Maplehurst light multi stock brick



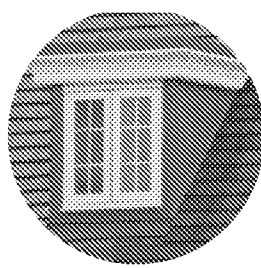
Red roof tiles



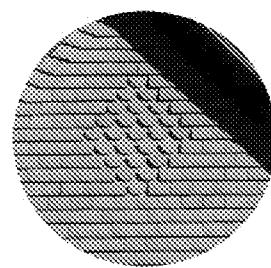
Red hanging tiles



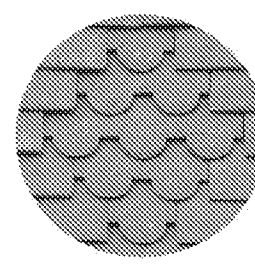
White gable front with brackets



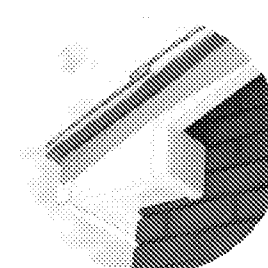
Flat top dormer



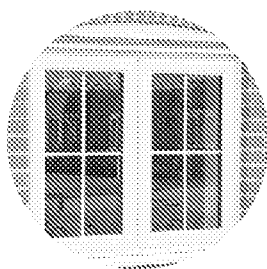
Tile hanging with diamond detail



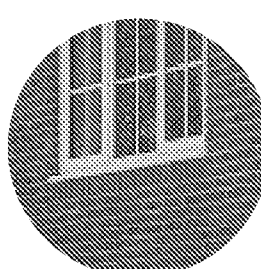
Decorative club hanging tiles



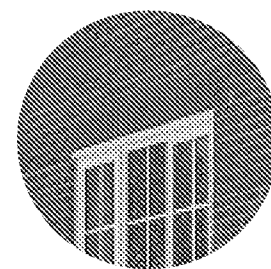
Boxed eave with white barge board



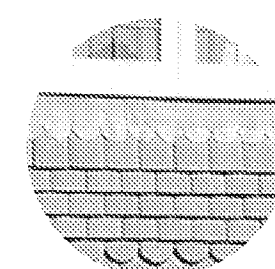
Side hung casement cottage style windows



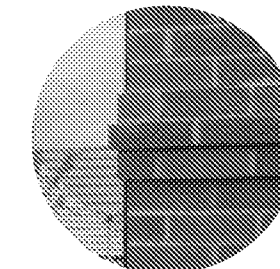
Straight brick cills



Straight brick head



Scalloped lead with tile hanging



3 Course contrasting brick band

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



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



4.4 Arundel Road

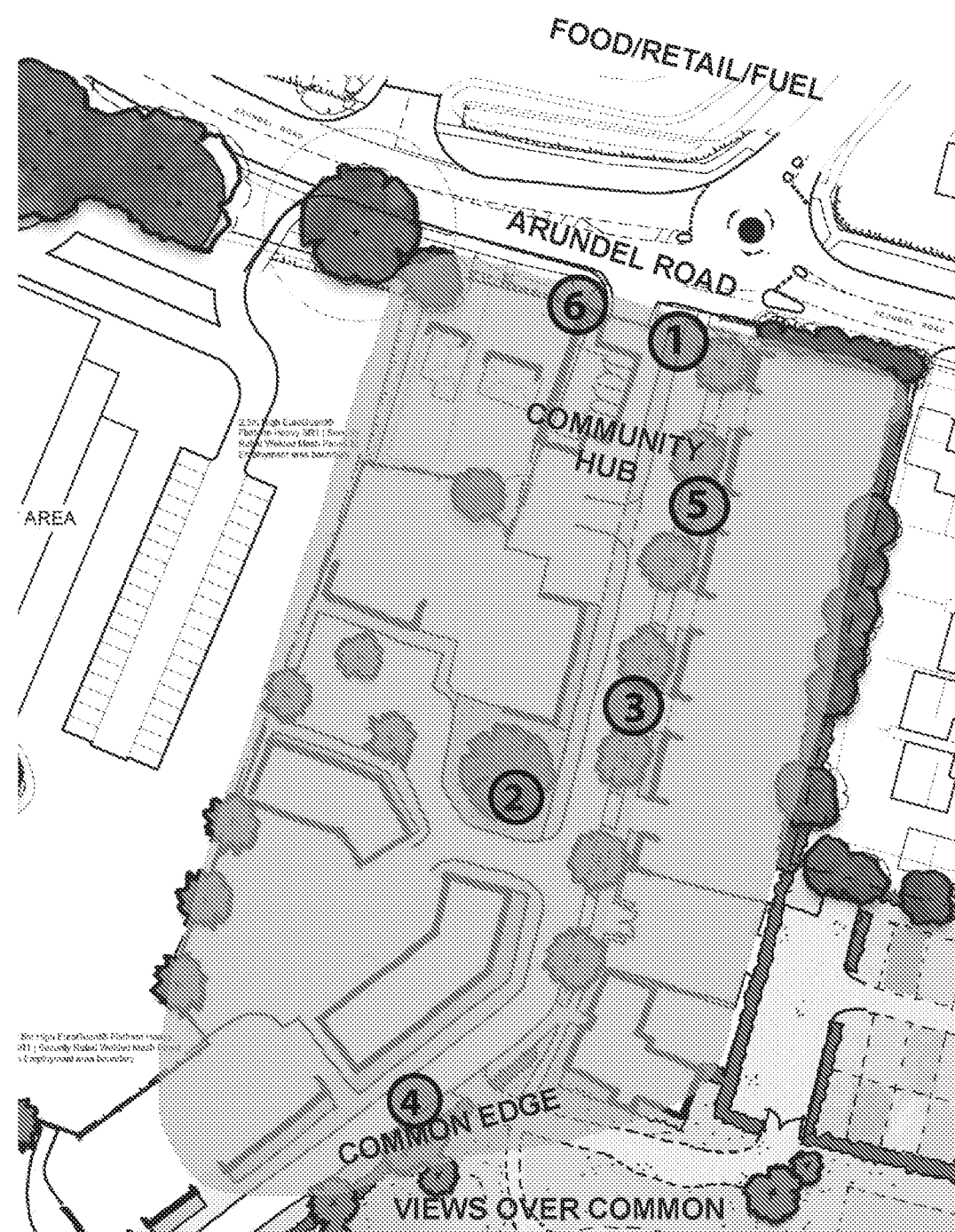
Character

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

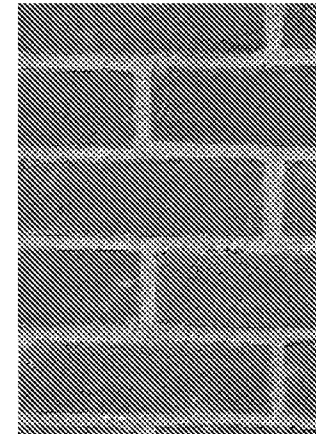


Fontwell: Feature gables, hipped roofs and render with brick details



Rendered building

Local Materials and Detail Character References



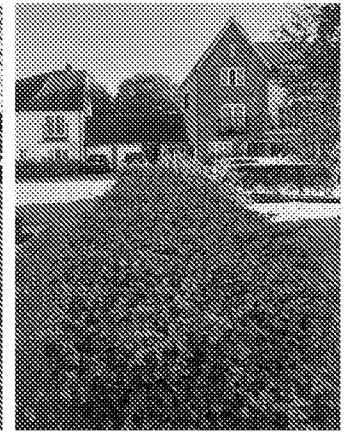
Pale red / orange brick
e.g Orange multi gilt stock



Render



Grass verges with street trees
and footways



Hedge boundaries



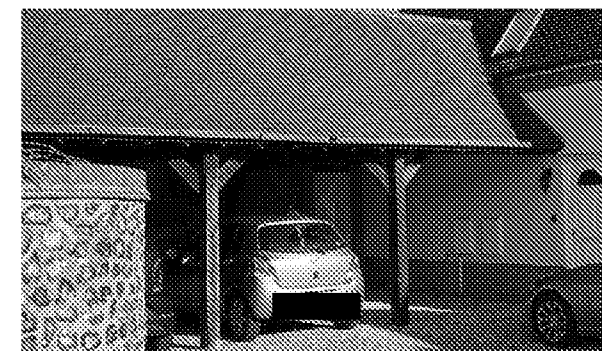
Brick arch head



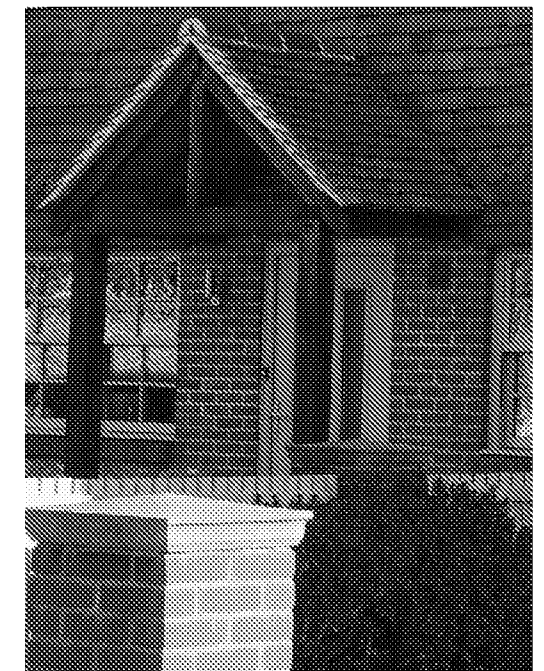
Brick cills



3 course brick



Dark timber car barn



Wood stain gable porch with posts



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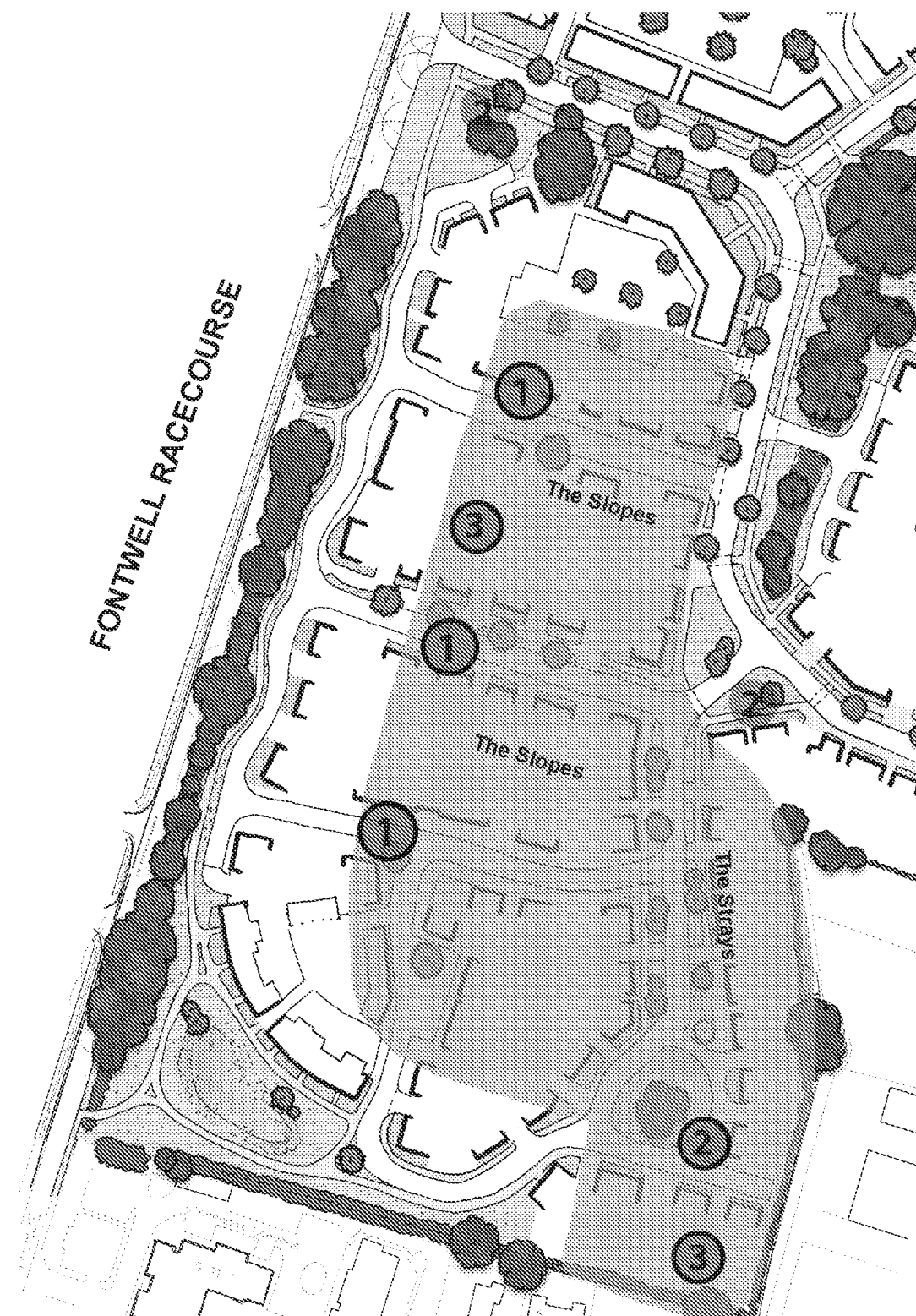
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