

Local Built Character References



White gable porches and brick detailing



Linked fly over to frontage and access



Fontwell: Half tiled property

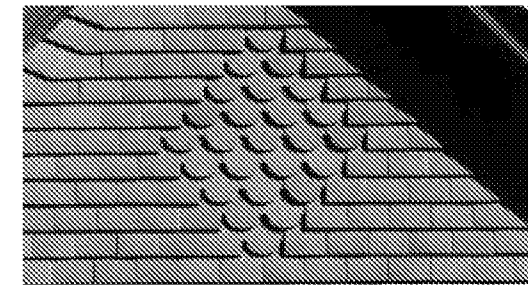


Fontwell: Row of houses featuring hanging tiles with decorative elements

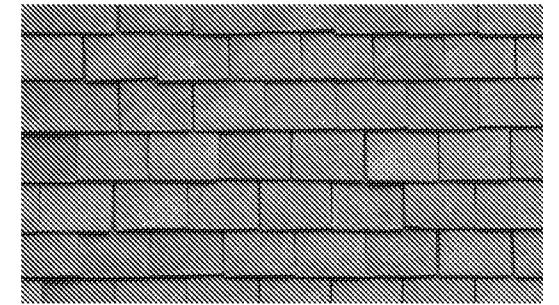


Half tiled home

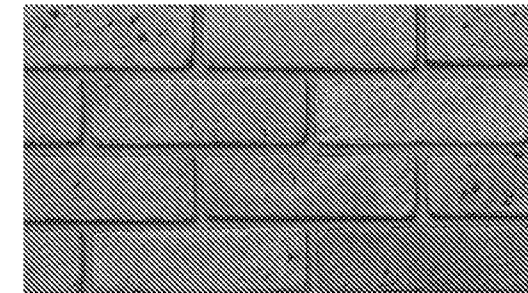
Local Materials and Detail Character References



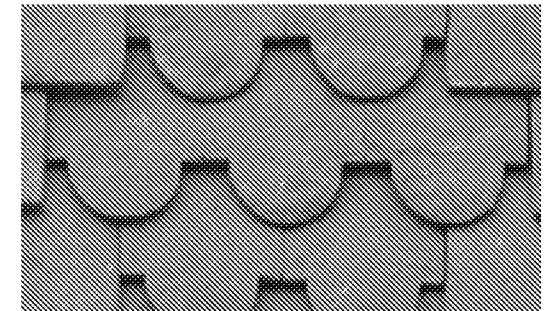
Decorative hanging tiles as features



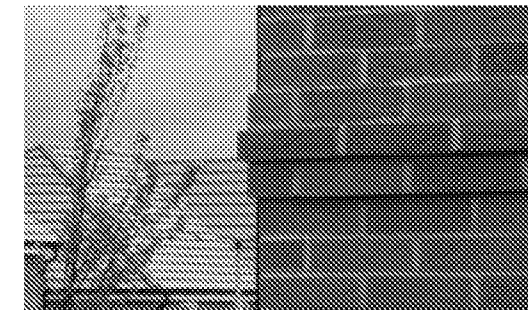
Terracotta and darker roof tiles



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



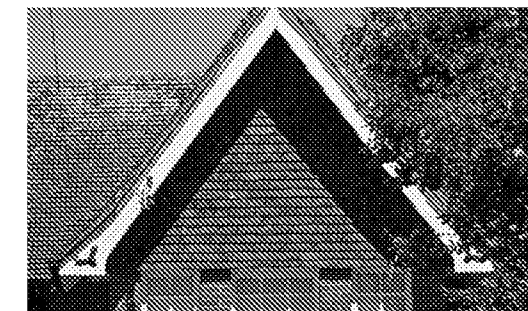
Club tiles



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



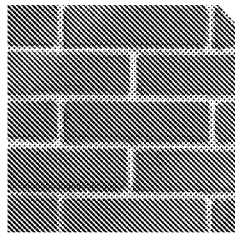
Semi Detached 2 Storey Property



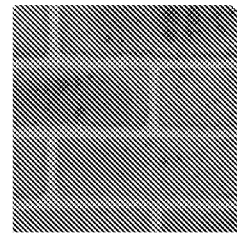
Half Tiled Properties within the Strays



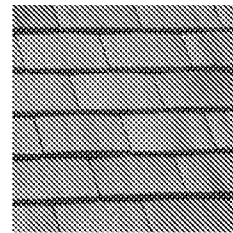
Gabled 2 Storey Property with 1.5 Storey Link over Drive Through



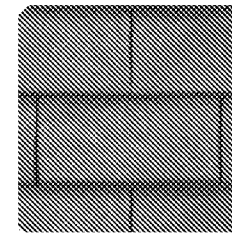
Red detail brick



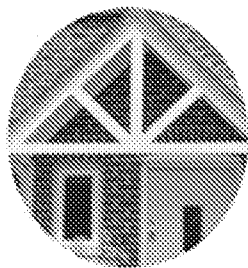
Maplehurst light multi stock brick



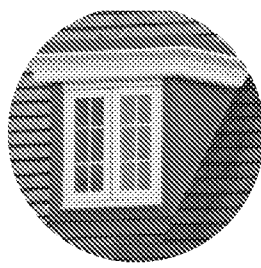
Red roof tiles



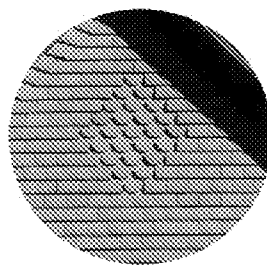
Red hanging tiles



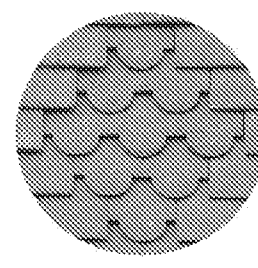
White gable front with brackets



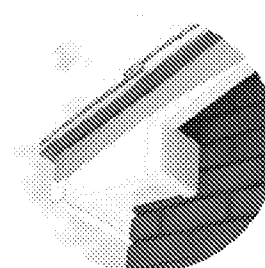
Flat top dormer



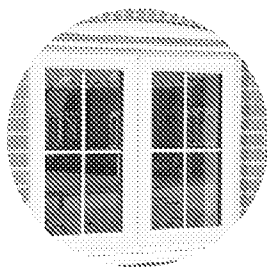
Tile hanging with diamond detail



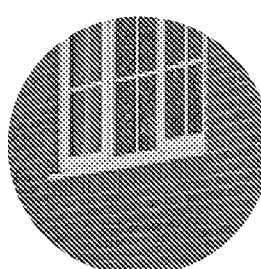
Decorative club hanging tiles



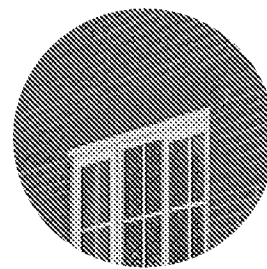
Boxed eave with white barge board



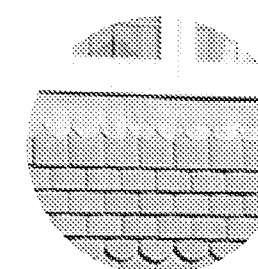
Side hung casement cottage style windows



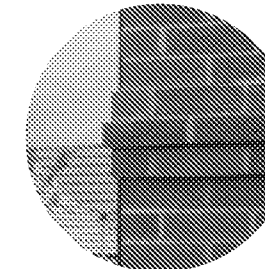
Straight brick cills



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

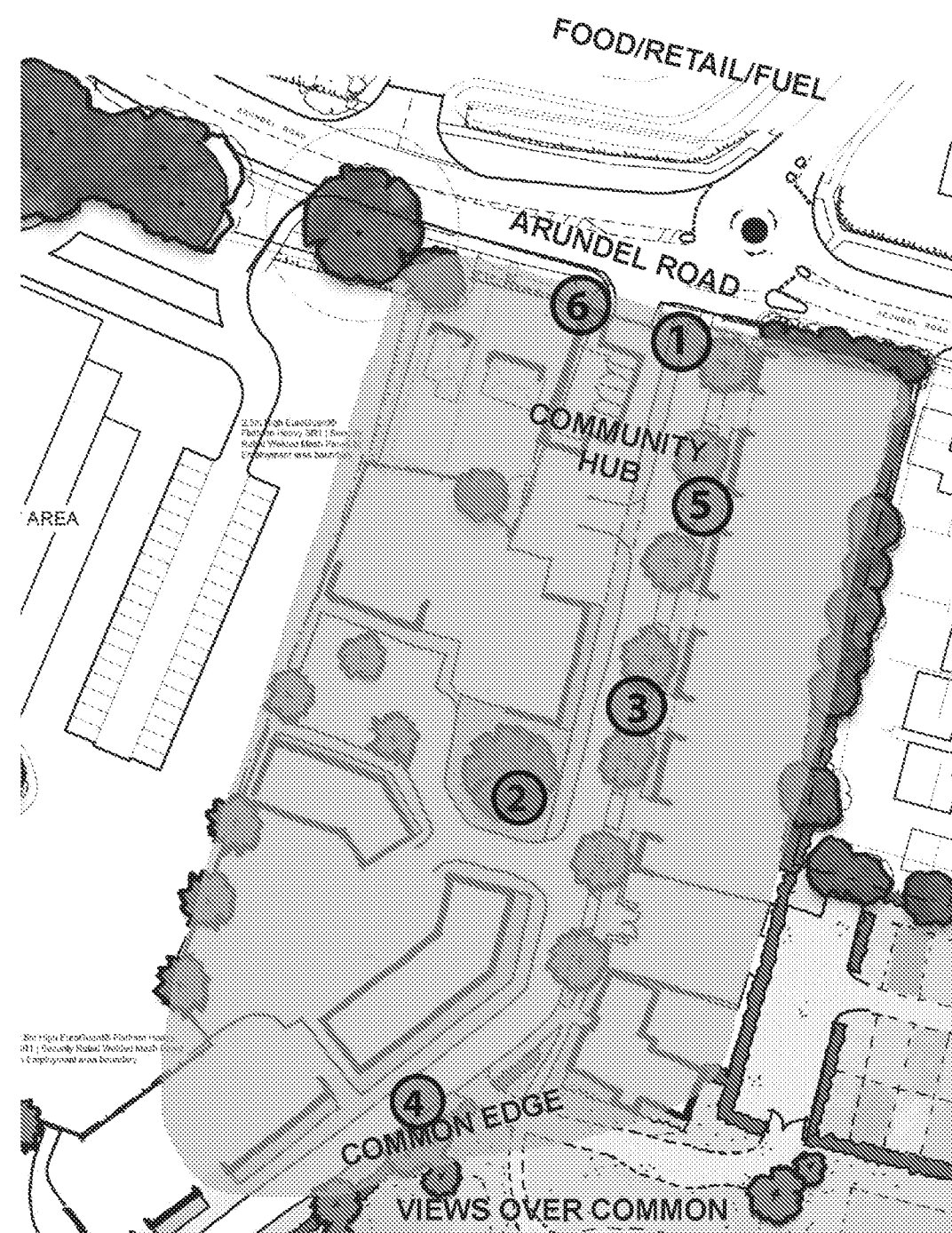
Character

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



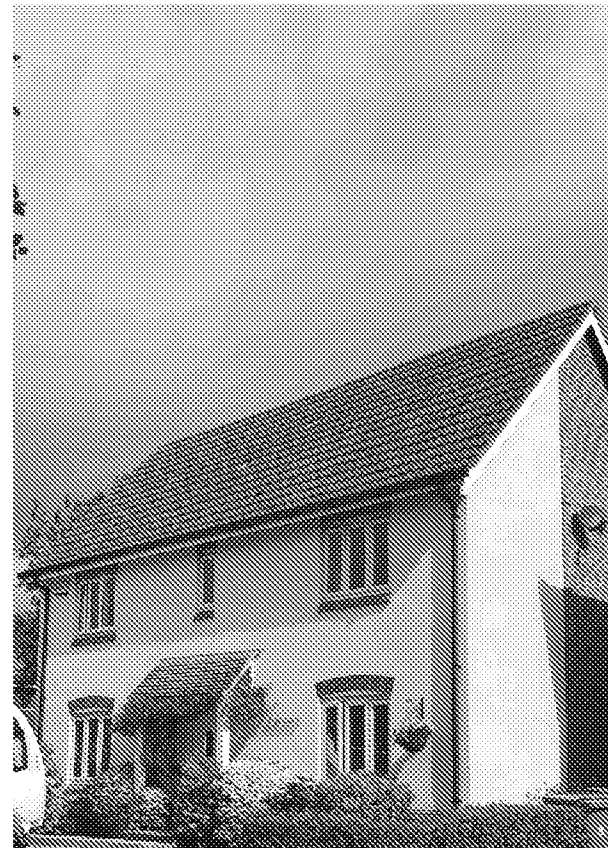
Hipped roof properties



Barn hipped roofs

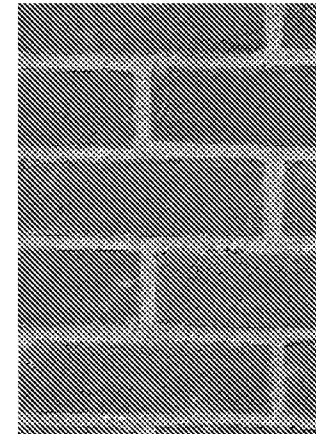


Fontwell: Feature gables, hipped roofs and render with brick details



Rendered building

Local Materials and Detail Character References



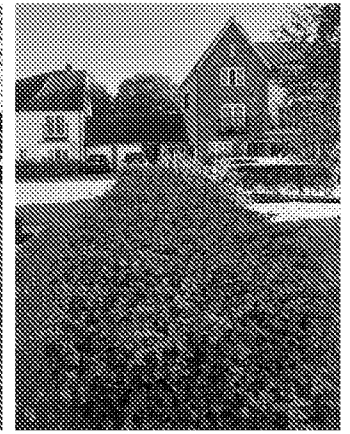
Pale red / orange brick
e.g Orange multi gutt stock



Render



Grass verges with street trees
and footways



Hedge boundaries



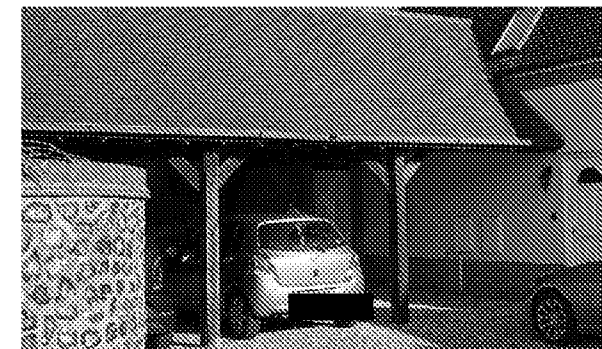
Brick arch head



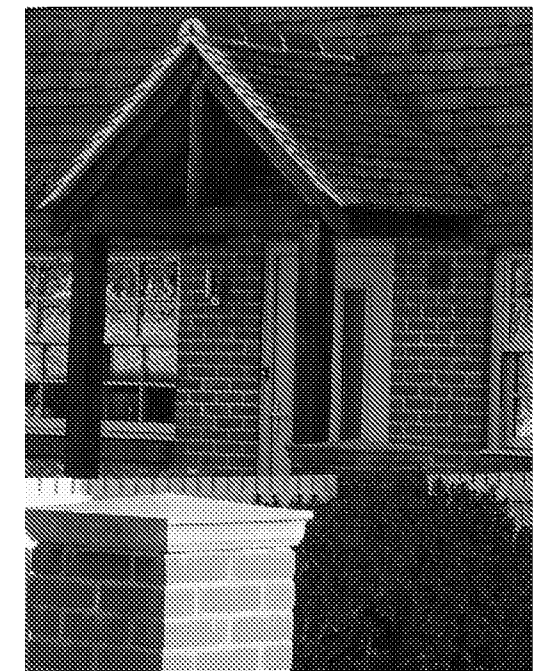
Brick cills



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



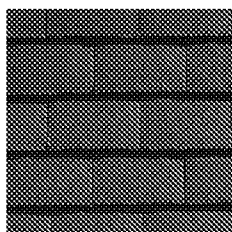
Two and a Half Storey,
Semi-Detached Property
along Common Front



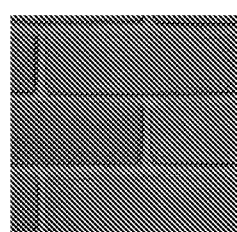
Link Detached Property along
Arundel Road



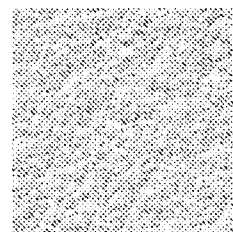
Apartment Block along
Arundel Road



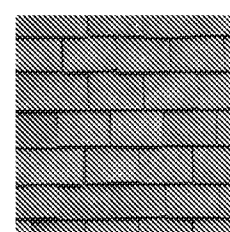
Brown roof tiles



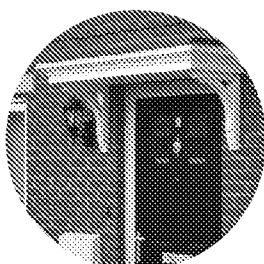
Red/orange multi
guilt stock brick



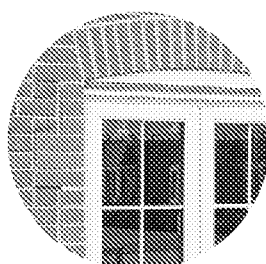
Cream render



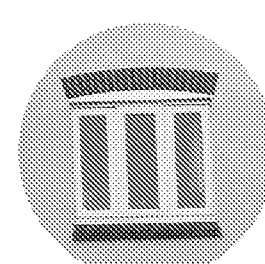
Red roof tiles



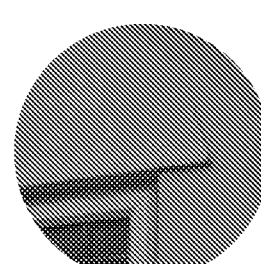
Flat top canopy on
bracket



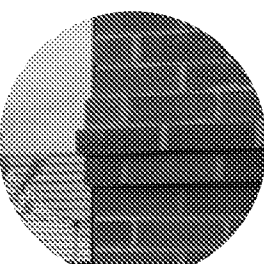
Brick arch soldier
in contrasting
brick



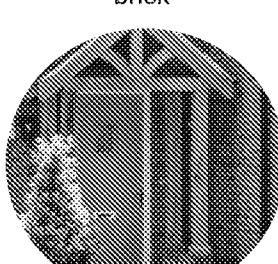
Plain casement
window



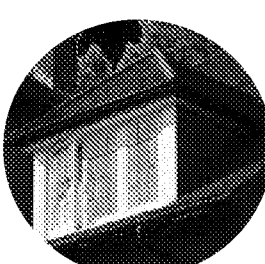
Render bellmouth
detail



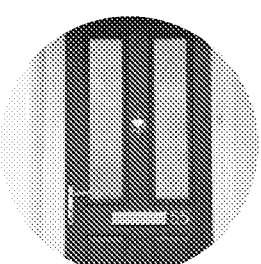
3 course feature
brick band



Gable fronted
canopy on posts
(stained wood)
with olive door



Setback hipped
dormer



GRP doors
(red/blue/green)
with flat top canopy



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 <i>Acer platanoides</i> '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 olive doors paired with stained timber porches on timber posts and 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