



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

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

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

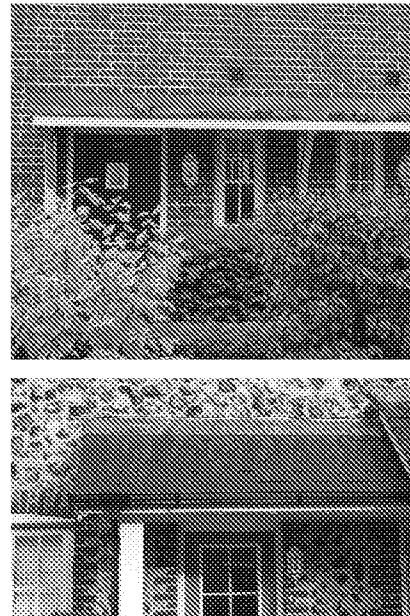


Fontwell (Wandleys Lane): Gable frontage with painted brickwork

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

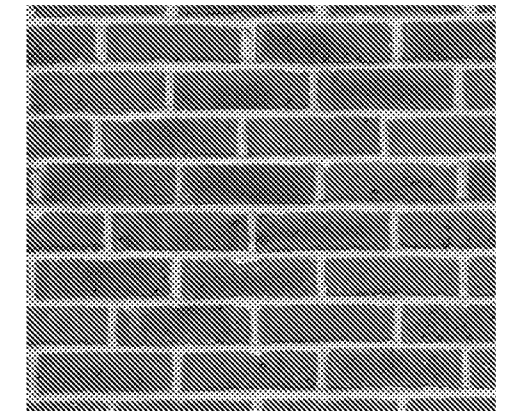


Variety of roof forms, including gables and hipped roofs

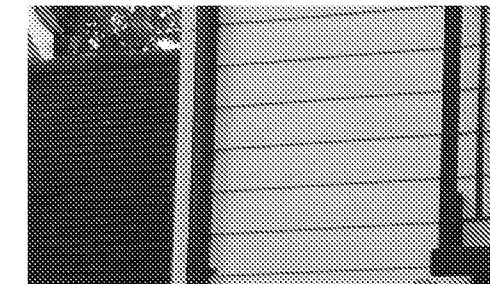
Local Materials and Detail Character References



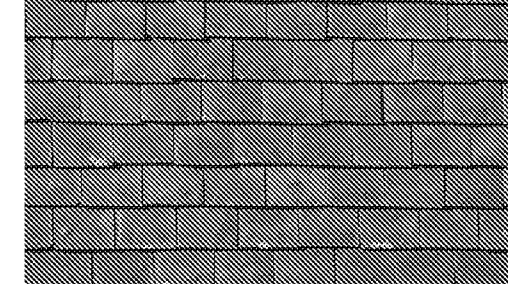
Hedge rows



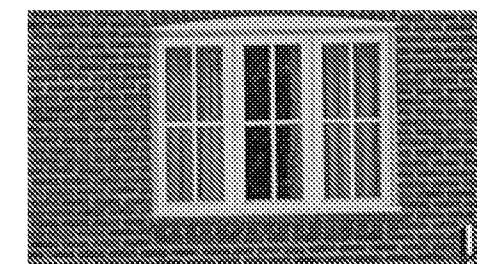
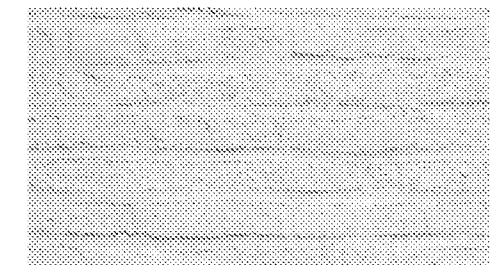
Brick with variety of colour tones - occasional purple
e.g. General - new red multi guilt stock
Occasional - mapelhurst light multi stock



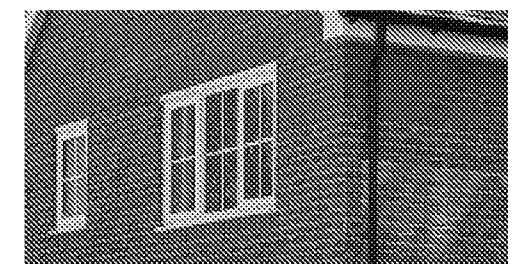
Cream and white colour painted brick and sail-cloth coloured boarding



Orange and brown roof plain tiles



3 oane windows



Straight brick cill and heads

Architectural Components & Materials: The Greens

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



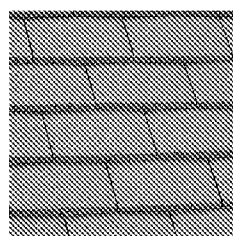
Semi Formal 2.5 Storey
Residence on Common Edge



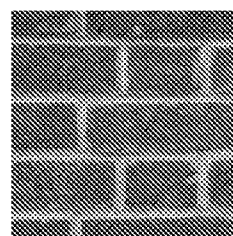
Typical Pale Boarded
Residence with Horizontal
Emphasis



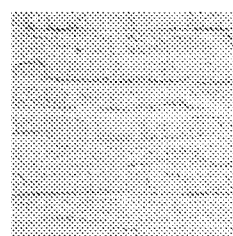
Half Boarded, Link Detached
Residence with Informal
Arrangement



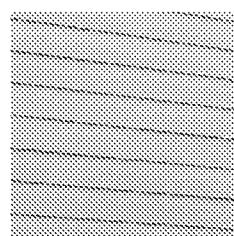
Red roof tiles



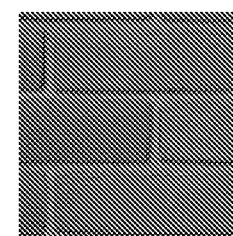
Warm red brick



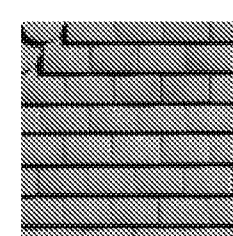
Painted facing
brickwork



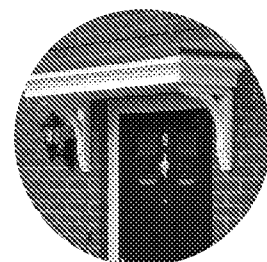
Pale weatherboard
cladding



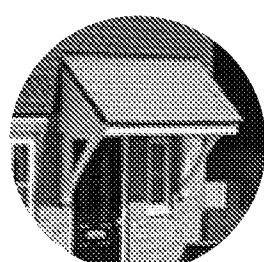
New red multi guilt
stock brick



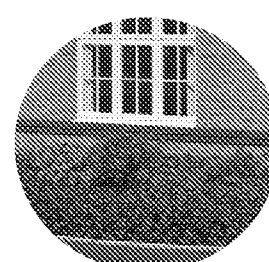
Brown roof tile



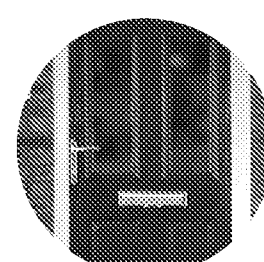
Flat top canopy on
brackets



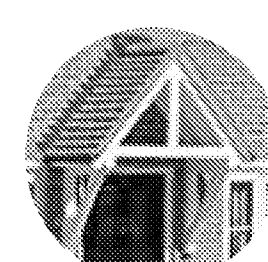
Lean to canopy on
brackets



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



Indicative image - see drawings for render/door styles and colours etc

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 <i>Malus sylvestris/</i> and <i>Sorbus aucuparia</i>. • 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

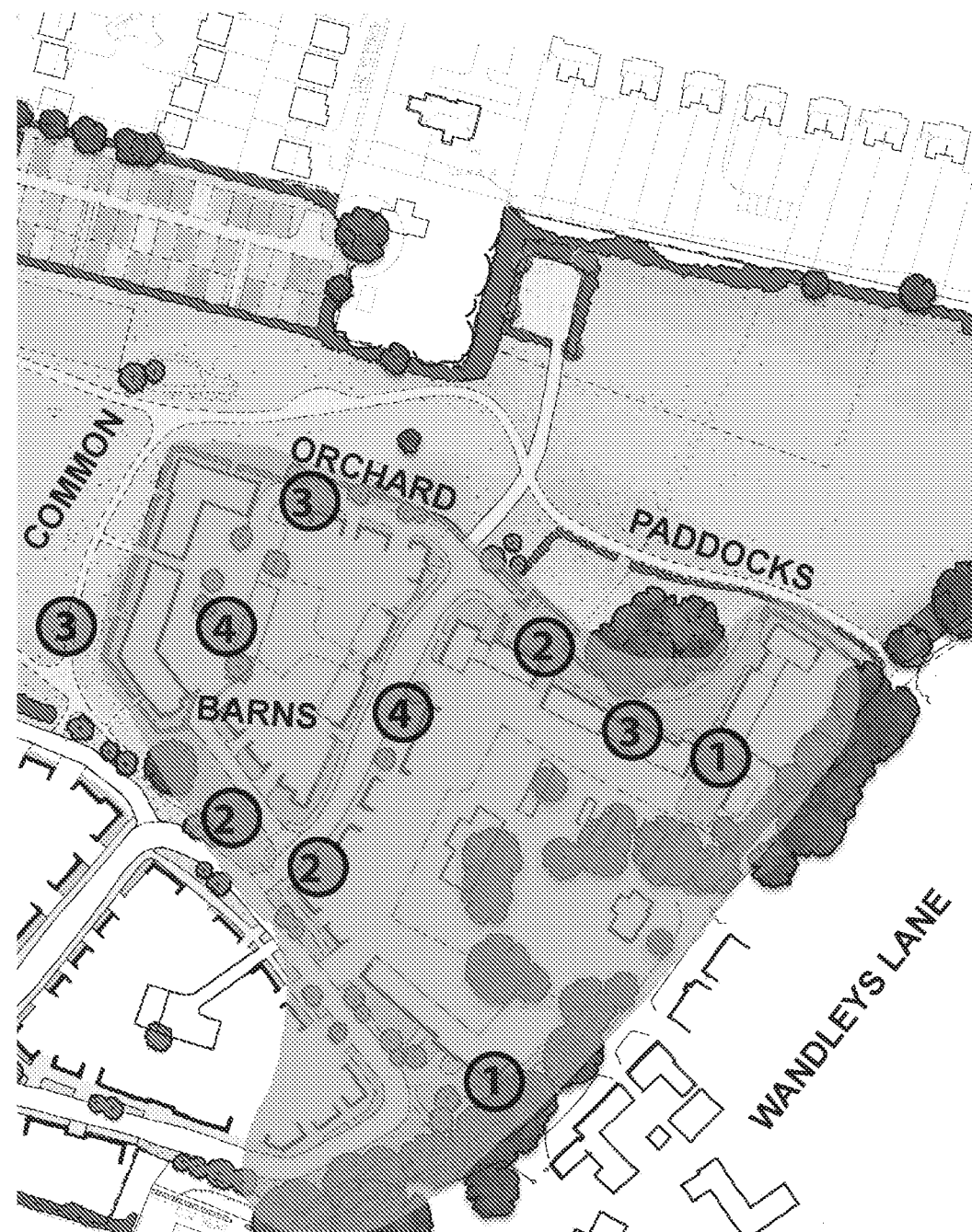
The Rural Edge responds to the scale and form of the existing farmhouse and barns on Wandleys Lane with lanes linking enclosed 'rural courtyards'.

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

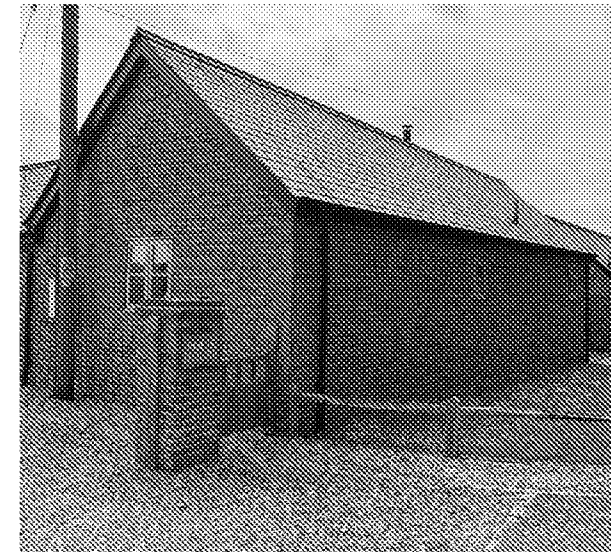
Local Built Character References



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.

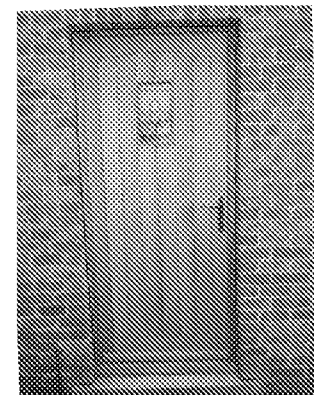


East Dean: Subdivided barn cottages with flint and brick detailing, overlooking an enclosed courtyard garden

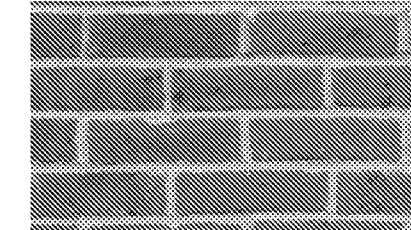
Local Materials and Detail Character References



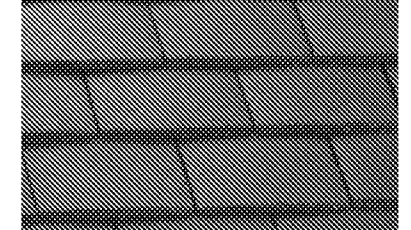
Black weatherboard cladding with brick plinth



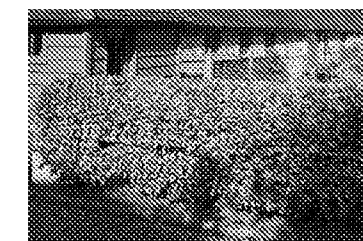
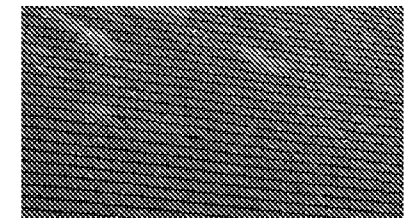
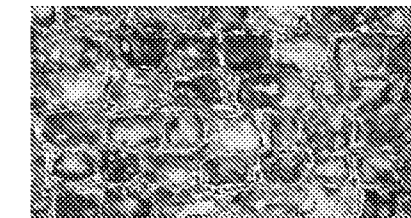
Timber doors



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

