

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 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 w all



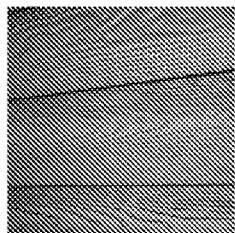
Rural Style Residence



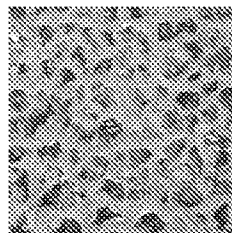
Long Barn/Cottage Arrangement



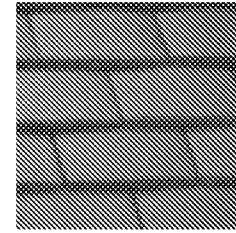
Half Flint Half Brick Link Detached Residence



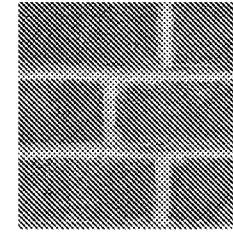
Black weatherboard cladding



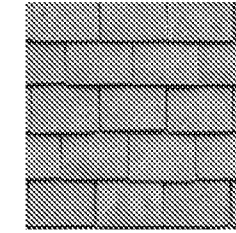
Occasional flint



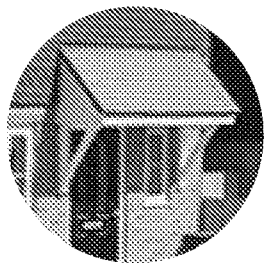
Grey tile



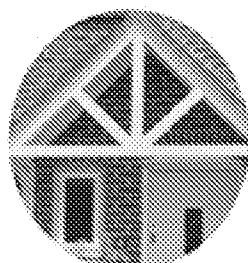
Warm red brick



Red tile



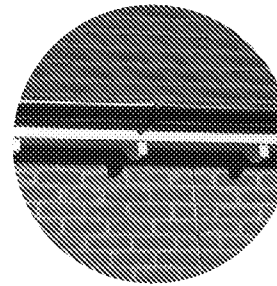
Tiled lean to canopy on brackets



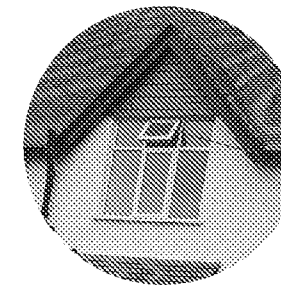
Gable fronted canopy with brackets



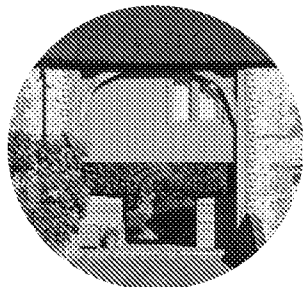
Gablet and smaller window below dropped eaves



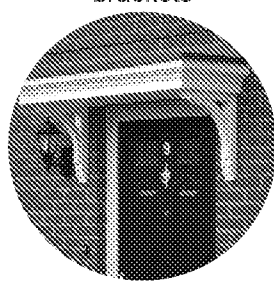
Rafter feet



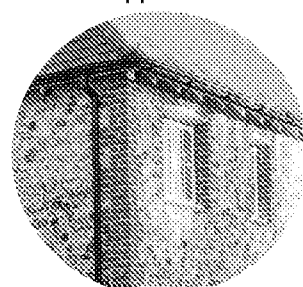
Gablet



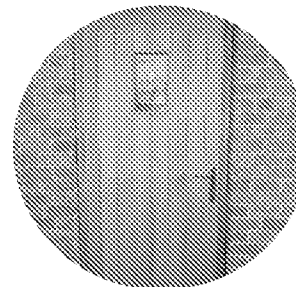
Barn style archway



Flat top canopy on brackets



Brick arch heads with flint



Wood style country front door



Low level contrasting brick band

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- 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



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Flat dormer

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Rafter feet

Timber lintel

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Barn style archway

Full height glazed feature wall



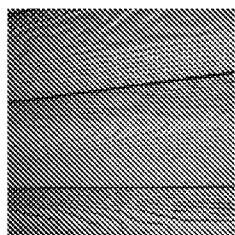
Rural Style Residence



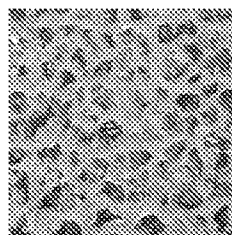
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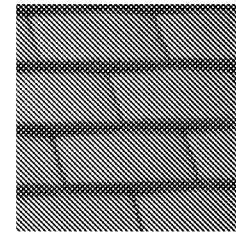
Half Flint Half Brick Link Detached Residence



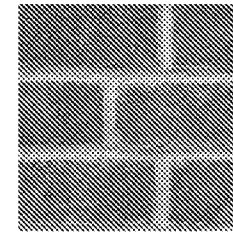
Black weatherboard cladding



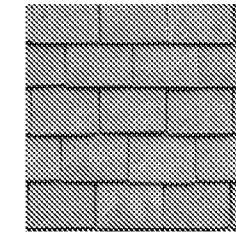
Occasional flint



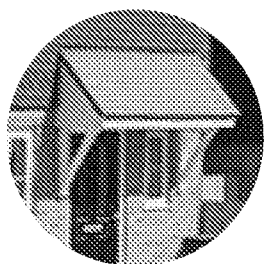
Grey tile



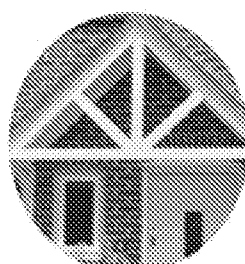
Warm red brick



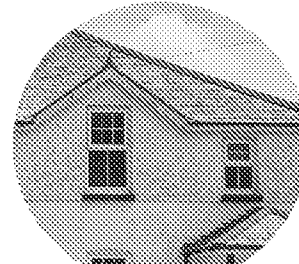
Red tile



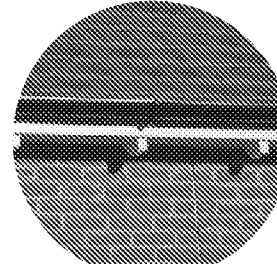
Tiled lean to canopy on brackets



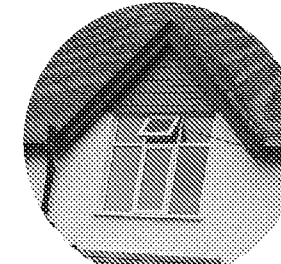
Gable fronted canopy with brackets



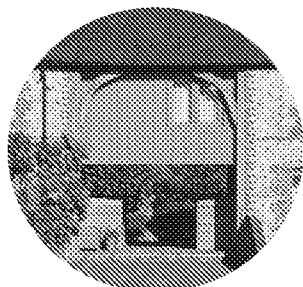
Gablet and smaller window below dropped eaves



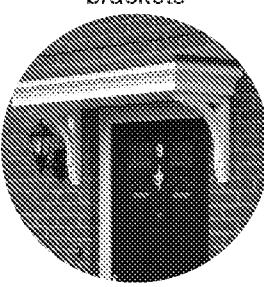
Rafter feet



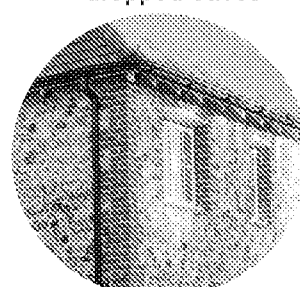
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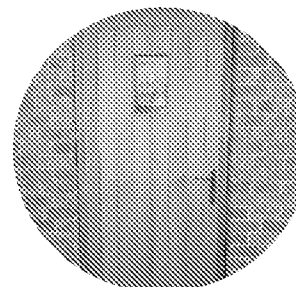
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Wood style country front door



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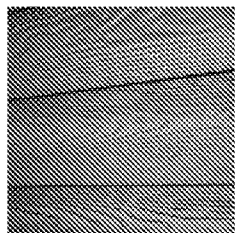
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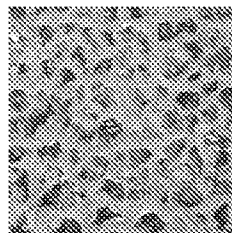
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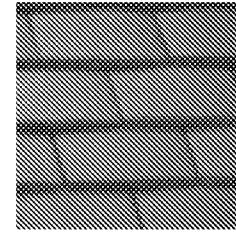
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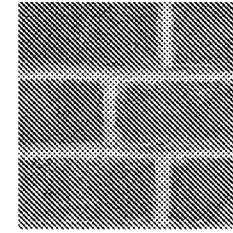
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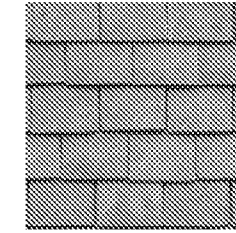
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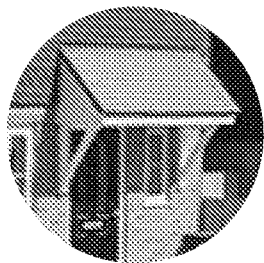
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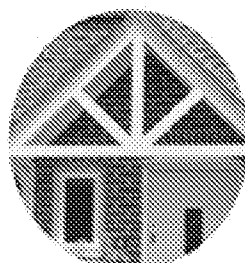
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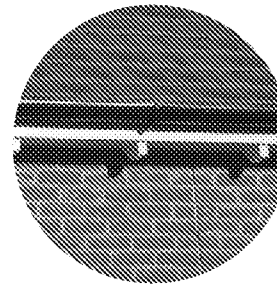
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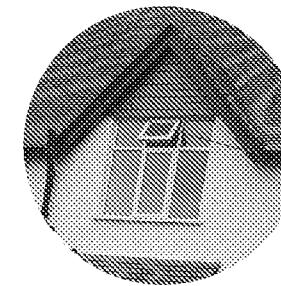
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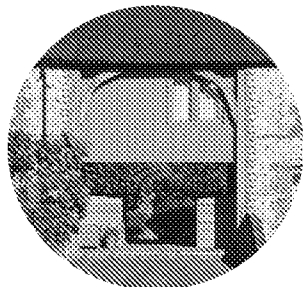
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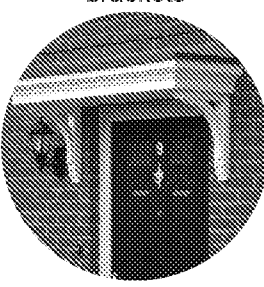
Rafter feet



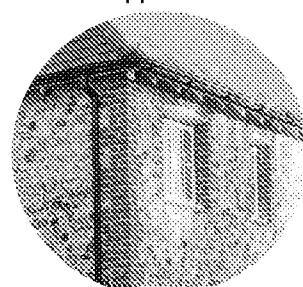
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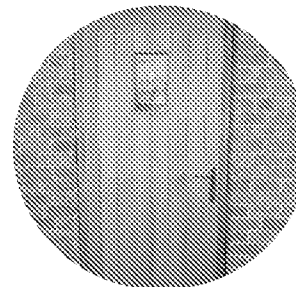
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7 Landscaping The Common



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 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)

