6.0
CHARACTER AREAS

6.4 LOVEY'S FIELD

This character area draws from the main heart of the village with an emphasis on well-spaced larger plots. The design and access statement sets the character for this area on a more traditional aesthetic with fenestration detailing and materiality responding to the strong landscape setting. The landscape character could be reinforced by the existing tree lines to the north with an emphasis on the rural aspect to the south.

DESIGN CUES	URBAN FORM	BUILDINGS	PUBLIC REALM
Visible edge to Yapton, Rural edge Lanes and Drives Green corridors Distinctive identity through built forms	*Block structure:*	*Style:*	*Front garden boundaries*
	Perimeter blocks varied frontages and spaced large plots	Predominately detached but some semi and short terrace	Varied depths with timber fencing and hedging
	Density:	*Height:*	*Road surface:*
	Low: 20-30 dph	2 Storeys	Varied: Tarmac carriageways, pavioured crossovers and private drives
	Parking:	*Materials & architectural detailing:*	*Footpaths:*
	Varied, side frontage	Predominately brick with tile hanging and flint on key buildings	Tarmac formal paths, hoggin informal paths

LANDSCAPE APPROACH

The Lovey's Field character area landscape should be strongly defined by the existing structural landscape features that form the field boundaries. These retained features could be supplemented with planting that echoes and compliments them, with strong use of native planting species also reflected within the street landscaping.

Planting within the open spaces to the southern edges could be of a variety of scales and frame any views available to the southern rural context.

A series of new paths for recreational use could link to the retained Public Rights of Way and the materiality of the paths could be informal and naturalistic.

Existing Public Rights of Way should be retained as formal path routes through the open spaces.

6.0
CHARACTER AREAS

- Low density
- 20-30 dwellings per hectare
- Coarse grain of built form with larger gardens and spaces between buildings *(images 1 - 3)*
- Buildings up to 2 storeys *(images 1)*
- Predominantly detached buildings
- A limited number of semi detached and short terraces on inner parts of the area
- Predominantly red brick *(images 1, 2)*
- Potential for render on key buildings *(images 3)*
- Predominantly roof tiles with potential for some limited grey slate colour tiles
- Residential streets, Drives and Lanes
- Parking generally on plot *(images 2)*
- Visitor parking provided in dedicated bays off the carriageway or in widened areas in drives *(images 3)*
- Low brick walls *(images 1)*
- Timber/ metal post and rail fencing *(images 2, 3)*
- Hedge planting

1

2

3

1

2

3

1

2

3

1

2

3

6.0
CHARACTER AREAS

6.5 DROVE FIELD

Drove Field could be distinguished by its architectural vocabulary and use of materials which follow the patterns found in the agricultural buildings which were used in association with the farms in the local area. These include both the barns, outbuildings and farmhouses.

This character area could comprise:

DESIGN CUES	URBAN FORM	BUILDINGS	PUBLIC REALM
Visible edge of Yapton Rural inner street and lanes Farm building edges with long countryside views Verdant streets	*Block structure:*	*Style:*	*Front garden boundaries*
	Perimeter Blocks with varied set-backs and building separation	Varied: Detached, semi-detached, terraced types	Varied: Hedges, walling to corner plots, estate railings and timber fences
	Density:	*Height:*	*Road surface:*
	Low: 20-30 dph	2 Storeys	Varied: Tarmac carriageways, pavioured crossovers and private drives
	Parking:	*Materials & architectural detailing:*	*Footpaths:*
	Varied: Frontage, Side & rear courtyard. Limited garaging	Varied. Multi brick, occassional light & dark Boarding Occasional Flint	Tarmac formal paths, hoggin informal paths

LANDSCAPE APPROACH

To the west of Drove Road residential area could be an area of open space that could include attenuation basins designed to form a wetland park. Species would be predominantly native with mix of large feature trees and groups of smaller trees and structural landscaping.

Within the built areas a variety of planting species could be used to help define the individual street typologies with a core palette used to define a distinct identity for the Drove Field character area. Existing Public Rights of Way would be retained as formal path routes through the open spaces.

6.0
CHARACTER AREAS

- Low density
- 20-30 dwellings per hectare
- Coarse grain of built form with larger gardens and spaces between buildings *(images 1 - 3)*
- Buildings up to 2 storeys *(images 1)*
- Predominantly detached buildings
- A limited number of semi detached and short terraces on inner parts of the area
- Predominantly red brick *(images 2)*
- Black/ natural timber horizontal boarding *(images 3)*
- Predominantly roof tiles with potential for some limited grey slate tiles
- Residential streets, Drives and Lanes *(images 1, 3)*
- Parking generally on plot or in courtayrds *(images 2)*
- Visitor parking provided in dedicated bays off the carriageway or in widened areas in drives
- Timber fencing *(images 1)*
- Low walls *(images 2)*
- Hedgerows *(images 3)*

1

2

3

1

2

3

1

2

3

1

2

3

6.0
CHARACTER AREAS

6.6 CANAL GREEN

This character area would be a distinct and sympathetic edge to the development area. It is devised to ensure that the northern Gateway into the development and the edge of the Conservation Area, can read as a continuation of the character of the Conservation Area. It is not intended that buildings will replicate that of the Conservation Area, but instead, reflect the uniqueness of the buildings in this area.

DESIGN CUES	URBAN FORM	BUILDINGS	PUBLIC REALM
Visible edge of conservation area Varied built forms and detailing Verdant boundaries	*Block structure:*	*Style:*	*Front garden boundaries*
	Perimeter Blocks with larger set-backs. Varied building separation	Varied: Detached, semi-detached, terraced types	Varied: Hedges, flint walling to corner plots, estate railings
	Density:	*Height:*	*Road surface:*
	Medium: 30 dph	2 Storeys	Varied: Tarmac carriageways, pavioured crossovers and private drives
	Parking:	*Materials & architectural detailing:*	*Footpaths:*
	Varied: Frontage, Side & rear courtyard. Limited garaging	Varied. Red brick, Flint and quoining to many plots	Tarmac formal paths, hoggin informal paths

LANDSCAPE APPROACH

The Canal Green could be more informal in character and 'softer' in appearance compared to main streets.

In keeping with the more informal character of these streets, the frontages to the private gardens could be formed by a combination of hedges, brick walls and post and rail fencing. Some plot frontages could include ornamental planting includes species such as *Hebe* "Mette", *Euonymus fortunei* "Emerald Gaiety", topiary box to doorstep, Cistus spp. and similar small-scale planting.

6.0
CHARACTER AREAS

- Medium density
- 30 dwellings per hectare
- Urban grain to be mixed with variety in plot and building sizes and layout *(images 1 - 3)*
- Buildings up to 2 storeys *(images 1)*
- Variety of building typologies with buildings appearing to be detached single properties rather than terraces or pairs *(images 1, 2, 3)*
- Predominantly red brick *(images 1)*
- Larger areas of flint dressing or some fully rendered key buildings *(images 2, 3)*
- Predominantly roof tiles with potential for some limited grey slate tiles
- Village Street, Drives and Lanes *(images 1, 3)*
- Parking generally on plot or in courtayrds *(images 2)*
- Visitor parking provided in dedicated bays off the carriageway or in widened areas in drives
- Low brick walls with some flint insets *(images 1)*
- Timber/ metal post and rail fencing *(images 2, 3)*
- Hedge planting

1

2

3

1

2

3

1

2

3

1

2

3

7.0
MANAGEMENT AND MAINTENANCE STRATEGY

7.1 STRATEGY

The streets and lighting should be designed and constructed to West Sussex County Council's standards then adopted and managed by the counties highways department.

Open amenity spaces of sufficient size should be offered to the county council for ongoing ownership and management.

The maintenance of any remaining landscape assets, play areas, street trees and functional SuDS areas could become the responsibility of a management company or the Parish Council, possibly funded by a mandatory service charge to estate residents.

MANAGEMENT AND MAINTENANCE STRATEGY AND SUSTAINABILITY AND EFFICIENCY GUIDELINES.

The quality of green infrastructure and open space is dependent on its long-term management and maintenance.

The initial design of green infrastructure would consider future maintenance by incorporating simple design, robust and durable materials and appropriate plant species. Once implemented, management practices and regimes could be orientated to a high quality specification appropriate to the type of open space that is being maintained. All practices would be designed to maximise biodiversity and protection of species and habitats. Community engagement in long-term planning and management practices would be actively encouraged.

A landscape and ecological management plan setting out long term management objectives, responsibilities and maintenance operations would be prepared to secure the sustainability of all green infrastructure, including ecological mitigation and enhancement areas in perpetuity.

8.0
CONCLUSION

This Design Code Masterplan is submitted to discharge Condition 6 of Y/91/17/OUT and Y/92/17/OUT.

The Design Code Masterplan sets out the principles for SD7 to ensure a consistent approach across the entire site, while also ensuring high quality design.

The approved outline planning applications for both sites set out the design principles that should be built on as part of this Design Code Masterplan. Careful consideration has been had to National Design Guides ten principles and the justification provided as part of Condition 6 namely:

- **Character areas**
- **Street hierarchy**
- **Building typologies**
- **Key buildings**
- **The approach to car parking**
- **Structural planting**
- **Street furniture**
- **Lighting and treatment of the public realm**

OSP Architecture
Broadmede House
Farnham Business Park
Weydon Lane
Farnham
Surrey
GU9 8QT
Tel: 01252 267878
www.osparchitecture.com