

HOUSE STYLE, FORM AND DETAILING

There are a number of house styles and designs used within this development, ranging from one and two bedroom apartments and two, three and four bedroom houses. The dwellings vary in size and form throughout the development to provide interest in the streetscene. The integrated nature of the development will also encourage a community atmosphere between future occupiers.

The proposal uses a modest palette of design detailing with distinctive key features at specific locations, especially where there are exposed corners or dual aspect house designs. These features will be linked throughout the development by a mix of two storey detached, semi-detached and small terrace blocks of units, along with high quality detailed feature walls and fences to promote interest, but retain plot boundary privacy and security. This will produce a more 'local street scene' feel with variety in the form of levels and texture, material finish and colour helping to promote an immediate local character. Material and detailing choices will be a key factor in the final quality and aesthetic feel of the development and it is important that these factors are kept within a simple, limited mix to maintain finish quality and continuity. Overall house design is of a traditional form in a tenure neutral finish and material choice, with linking features and detailing across the development.



Within the development as a whole, the use of varying street scene forms and road delineations incorporating both hard and soft landscaping, defined and shared surfaces along with key landscape features will all aid in producing a good sense of place. Access points into more private or shared areas, either as main or secondary pedestrian access routes or as entrances into shared parking areas have all been taken into account within the overall design. Building types, styles or specific orientation will help add to area or plot security with natural surveillance or more direct viewing. Consideration has been given to longer internal street scene views and in these areas it is the differences in all the materials, detailing and landscape that will help to promote interest.

MATERIALS

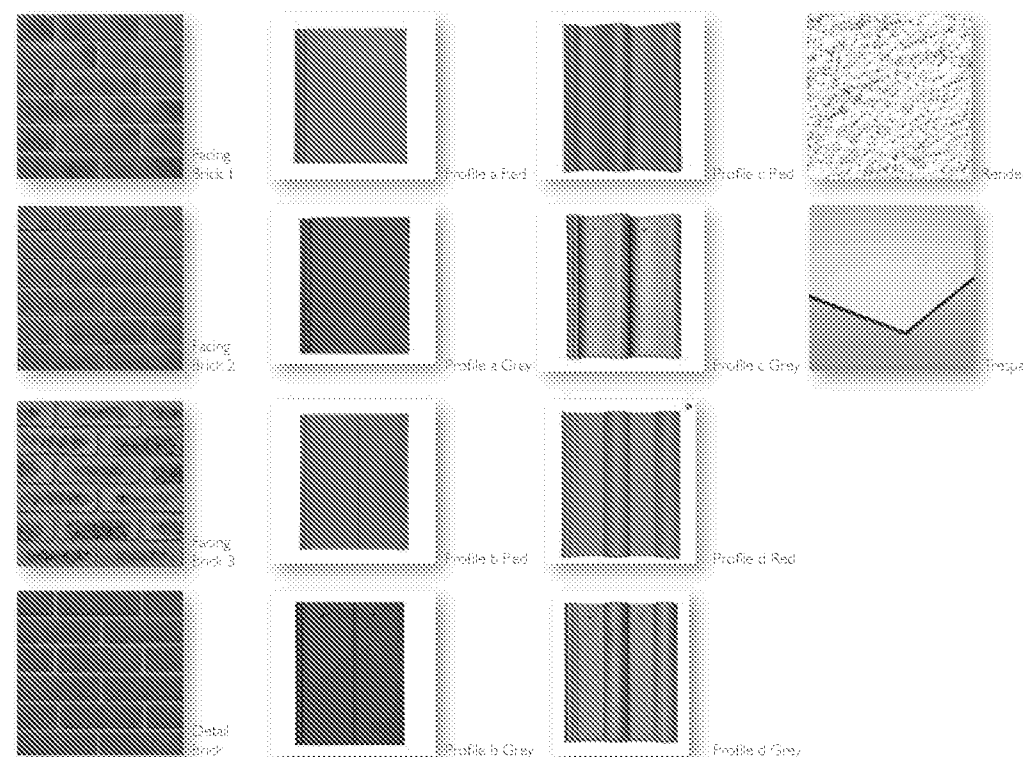
Main brick types and colours will be kept within a limited palette of three main bricks with one contrasting detail brick. All brick colours will fall within the red to brown colour range with a mix of multi and solid colours to promote a cohesive design across the development. Mortar colour will be natural in all situations.

Roof tiles will be in the form of a grey/blue finish to specific and prominent buildings across the development, along with larger profile concrete tiles in a mix of browns and reds as required to the remaining roofs. Where ever possible, on plot or attached garages will match the main house materials. Ridges and hips will be in a colour to match the main roofing tile.

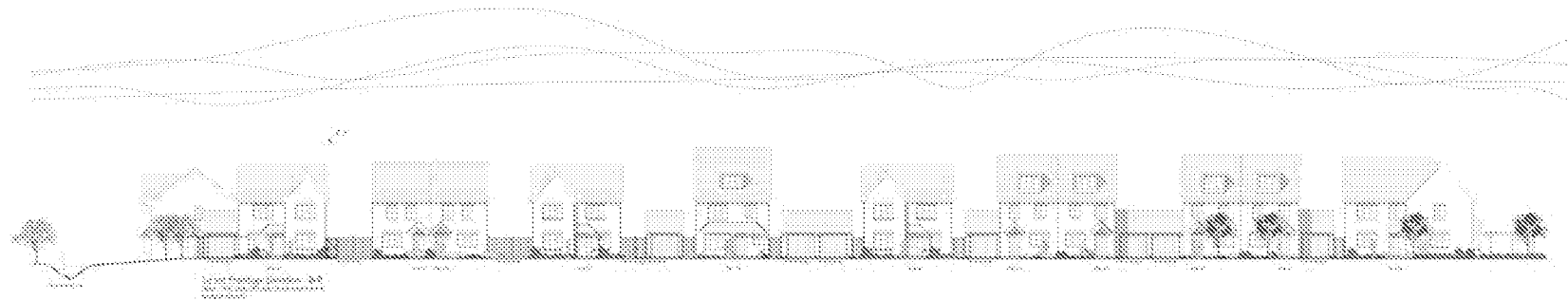
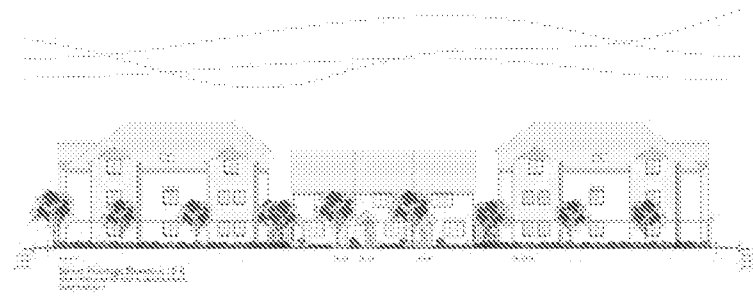
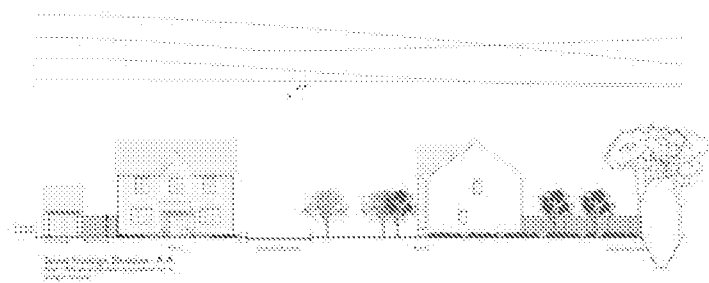
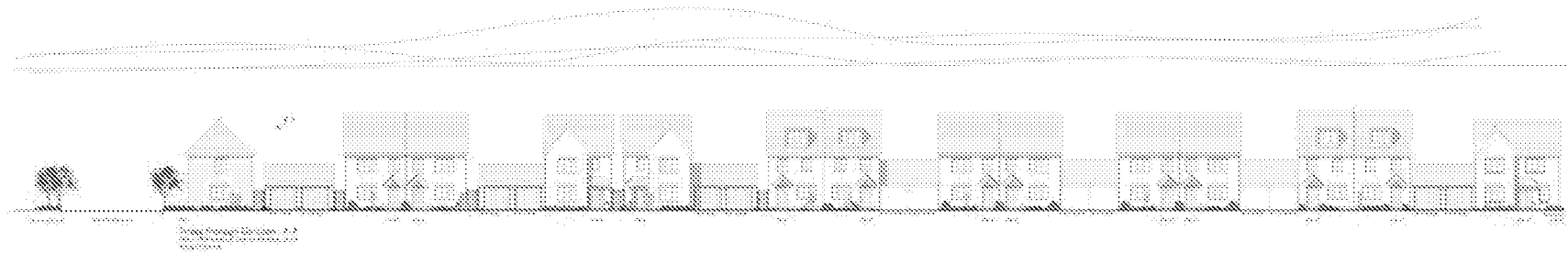
Houses in key locations will have a mix of wall finish materials with a mixture of colour textured render and facing brick as well as a detail brick where required. The apartment buildings across the development are mainly finished in facing brickwork, but will have their projecting bays faced in render to give contrast.

Elevation detailing in the form of window styles, front door styles, garage doors, porches and projecting bay roofs will all be kept within a limited design range to promote overall cohesiveness within the development as well as promoting tenure neutrality. Rainwater goods are to be in black upvc.

A fully detailed plot material schedule is included as part of this planning application. All finishes, colours and materials will be subject to detailed approval with samples being provided by the contractor as required for final approval.



- Facing Brick Type 1 : Leicester Weathered Red
- Facing Brick Type 2 : Leicester Multi Red
- Facing Brick Type 3 : Hertsick Marlborough Stock Brown
- Detail Brick Type : Parham Red (PR) - All Units
- Render - Through colour White Smooth Finish
- Facing Brick lintol detailing & Cills - Contrast Facing Brick : Parham Red
- Panels Infill to gables / Trespa (or skiller approved) through colour facing panel material - colour in Cream or similar
- Roof Tiles - By Nielstamp
- Profile : (a) Planum - Red or Granite Grey
- Profile : (b) Planum 2 - Red or Granite Grey
- Profile : (c) Double Paralle - Red or Granite Grey
- Profile : (d) Double Roman - Red or Granite Grey
- Rainwater Goods to all units - Black upvc
- Exposed Timber : porches, supports etc - White painted
- Windows - White upvc
- House Doors - White or Black upvc - various styles
- Garage Doors - White or Black painted up and over - colour to match main house doors



SCALE

Most of the proposed house units are two storeys in height, with a mix of hipped and gabled roof designs. The major exceptions to this are the two apartment blocks in the central area of the development, along with a few other houses in detached or semi-detached form. These are all 2.5 storeys in height and help to give visual contrast and interest within the street scenes by the use of additional design features to their elevations and roofscapes.

All integrated and detached garages, as well as roofed carports are one storey in height. This overall modest scale is consistent with that of the existing housing in the locality, including those found along Burndell Road, Fordwater Gardens, Yapton Road and the new development adjacent to the eastern boundary.

Massing / building heights

-  Single Storey building height
-  Two Storey building height
-  Two and a half Storey building height
-  ***** Active Frontage to elevation



REFUSE AND SERVICING

Every dwelling will have its own dedicated on-plot refuse storage area designed to accommodate 3 standard wheelie bins. The bins can then be wheeled to bin collection points, or alternatively to the edge of the estate roads, to await collection by refuse vehicles on the specified day(s).

The flats are furnished with dedicated bin stores that located adjacent to the access roads for ease of collection.

The estate roads have been designed to the requisite specification to accommodate delivery, refuse and emergency services vehicles.



 Refuse / service route
 Individual Refuse Storage

ACCESS AND PARKING

Site access

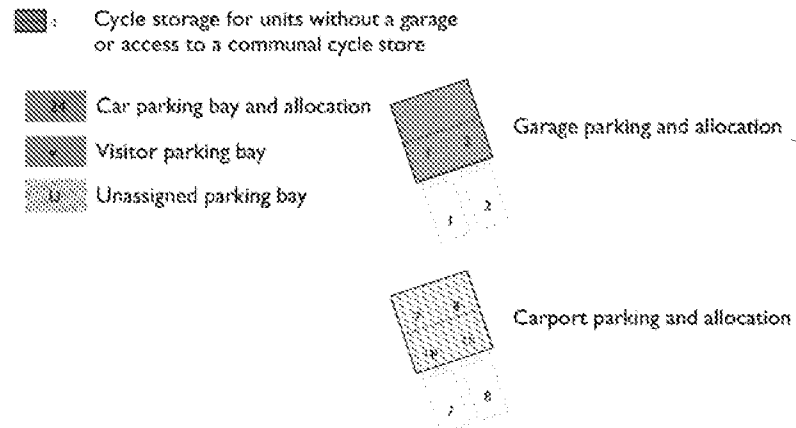
The details of the proposed site access and egress arrangements have already been approved as part of the outline planning permission. These approved details include construction of a new 'T' junction onto Burndell Road and improvements to the existing highway.

Parking

A total of 247 parking spaces are required for this development as shown by West Sussex County Council's parking calculator. This includes for 11 unallocated residential spaces and 22 visitor spaces.

248 have been provided within the layout as a mix of open, semi-enclosed and garage spaces.

A breakdown of the number of car parking spaces to be allocated to each plot is set out in the accommodation schedule.



SUSTAINABLE CONSTRUCTION

Each of the proposed dwellings will be constructed in accordance with all Building Regulation requirements in relation to accessibility and will achieve the Government's prevailing (2015) guidance on maximum standards for sustainable construction (i.e. achieving standards equivalent to Code for energy and water).

10% renewable energy is provided to the site by way of Photovoltaic solar panels - these are located on the plan opposite in orange



PV Location on unit

