

Character & Built Form

3

Character & Built Form

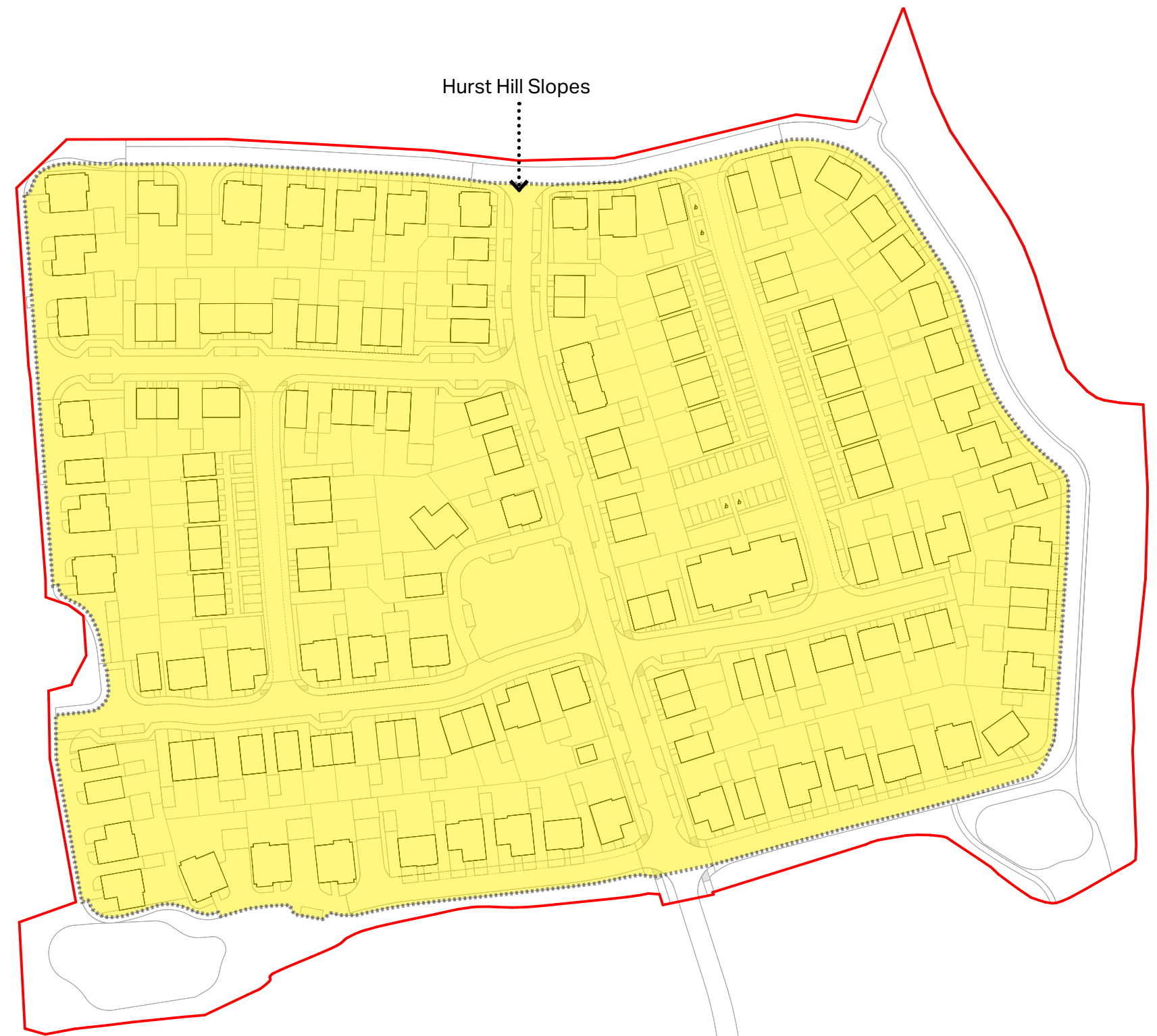
Character Areas - Hurst Hill Slopes

Character of phase 2 - Hurst Hill Slopes - is set out in the DLS , as required by condition 8 of the Outline Planning Permission.

These proposals accord with both the key principles established in the OPP DAS and the requirements set out in chapters 6 of the DLS.

The DLS prescribes character across the phase in the following ways :

1. *Enclosed by the continuous woodland of Castle Copse to the east, with development set back to preserve views toward northern fields, the skyline, and filtered southern landscapes.*
2. *Strong perimeter development set back behind retained hedgerows, creating active, outward-facing frontages that look over the green corridors and southern scheduled monument.*
3. *A clear street network anchored by a secondary street and Castle Copse Lanes, using a central pocket park as the focal spine to structure the neighborhood.*
4. *An organic block layout featuring streets that follow natural contours, allowing north-south building frontages to step up and down with the topography.*
5. *A diverse mix of terraced, semi-detached and detached homes utilizing a richer palette of materials to establish a distinct local identity.*
6. *Key gateways, edges, and junctions defined by strategic building groups, marker buildings around the central green, and integrated recreational routes.*



Proposed Masterplan for RM13 with Hurst Hill Slopes character area overlay

Character & Built Form

Key Frontages

Along with the main character areas, the DLS identifies key frontage types to ensure that prominent or sensitive edges receive the specific attention they require

The frontage types are:

- 1. Key street frontages
- 2. Key landscape corridor frontage
- 3. Key landscape edge frontage
- 4. Marker buildings

The overaly of the key frontage types onto the proposed masterplan highlights how building position, typology and location have been considered to achieve positive and welcoming street frontages.



Key Frontage diagram for RM area 13 (Taken from Phase 2 DLS)



Proposed Masterplan for RM13 with key frontage

Character & Built Form

Key Frontages

The examples on this page demonstrate how the arrangement of roads, landscape and building typology adhere to the frontage character set out in the DLS.

1. Key street frontage

Along the secondary key frontage street, a predominantly linear arrangement of homes establishes a formal, consistent architectural language. Building types are grouped to create a distinct rhythm, further defining this important streetscape.

2. Key landscape corridor frontage

The building layout responds directly to the natural surroundings through staggered home placements and an informal road network. Detached homes predominate here; they are set back from the street with landscaped front gardens, keeping parking tucked behind the building line.

3. Key landscape edge frontage

The building layout adopts an informal, rural character that responds directly to sensitive hillside and Ancient Woodland settings. Dwellings are set back behind landscaped frontages, keeping parking discretely tucked behind the main building line.

4. Marker buildings

To align with DLS guidelines, homes featuring active, engaging elevations are intentionally placed at prominent locations and key junctions along the secondary street, creating a welcoming presence within the site.



1. Key street frontage with marker buildings



2. Key landscape corridor frontage with marker buildings



3. Key landscape edge frontage

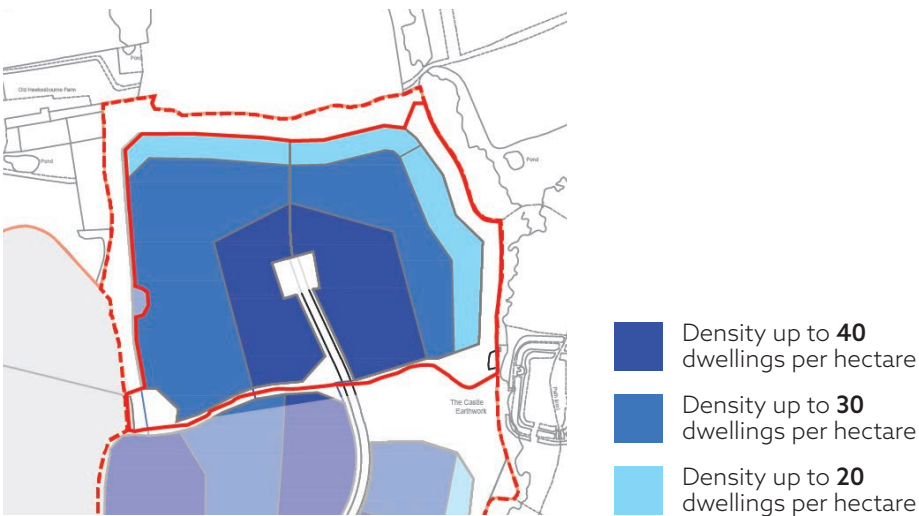
Character & Built Form

Density

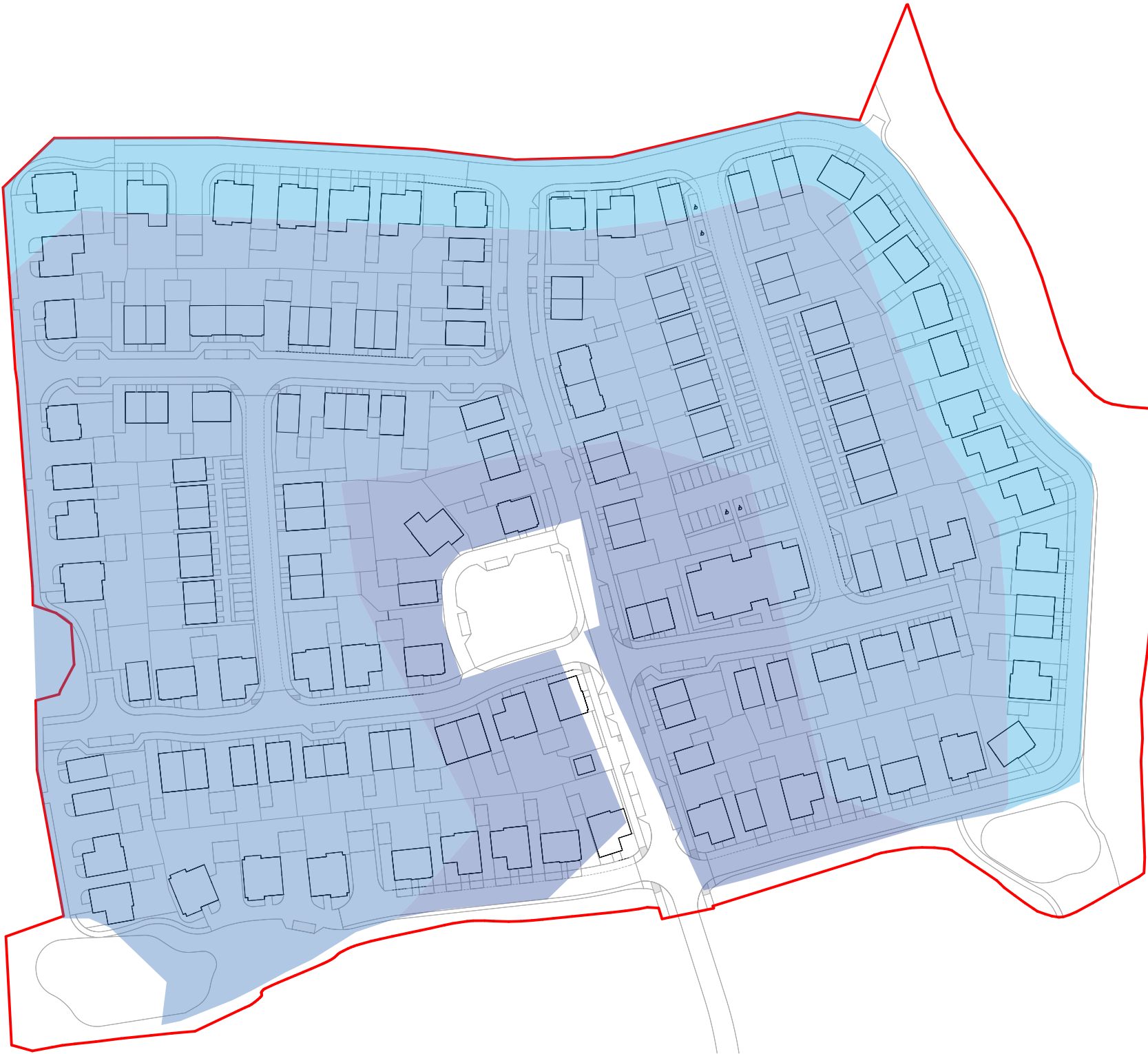
Whilst the structure of the parcel has developed through the DLS, the proposals for RM area 12 still broadly accord with the proposed density plan as set out in OPP parameter plan.

Throughout this phase of development, higher-density areas will establish a strong sense of arrival within the neighbourhood. Active frontages along the primary green space, together with the secondary street, will define a central axis that serves as the principal arrival point.

Key landscape spaces will be lined with strong frontages, allowing for a ring of medium-high density to define these focal areas. Medium densities will characterise the majority of development parcels within the Northern Neighbourhood.



Density diagram for RM area 13
(Taken from Consented Parameter Plan : Density)



Density diagram for RM13
(Density zones taken from Phase 2 DLS)

Architecture & Materials

4

Architecture & Materials

Materials Guidance

The design approach ensures that new buildings respond positively to the area’s heritage and context. The proposed development strengthens local identity through the use of materials, architectural forms, and detailing that are informed by the local vernacular.

The proposals incorporate key elements of this material palette, including bay features, clay tile roofs, feature chimneys, expressed window or banded detailing, reflecting the aspirations of the Sussex West Village character area.

The materials palette set out in the Design & Landscape Strategy (DLS), page 128, forms the basis of the materials proposed throughout the development.



Design and landscape strategy - materials guidance



Design and landscape strategy - roof and enclosure guidance



Design and landscape strategy - dormer and services guidance

Architecture & Materials

Materials Strategy

The RM13 masterplan adopts a consistent palette of materials, as outlined in the Design & Landscape Strategy, drawing inspiration from the local vernacular.

This materials approach reinforces the distinct character of the various areas of the site, shaped by the street hierarchy, frontage treatments, and built-form pattern, creating a development that is both varied and visually cohesive.

A detailed materials plan accompanies the submitted drawings.

Primary materials

These will be predominately red brick but with a range of tones.



Light red brick



Red mix brick



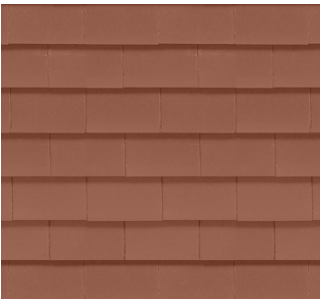
Deep red brick

Accent materials

At key corners and vistas, alternative materials will be introduced to create interest at these junctions.



Grey weatherboard



Red hung tile



Precast / stone



North Horsham - RM13 - Materials	
Reference - Buildings	Description
—	Light red brick
—	Mixed red brick
—	Dark red brick
—	Terracotta hung tile
—	Weatherboard timber effect (dark grey)
—	Grey tile roof
—	Terracotta tile roof
●	Brick chimney

Reference - Boundaries	Description
- - - - -	1.8m tall light red brick screen wall
- - - - -	1.8m tall mixed red brick screen wall
- - - - -	1.8m tall dark red brick screen wall
- - - - -	Close-board fence
- - - - -	Ornamental hedge
- - - - -	Larch lap fence
- - - - -	1.2m tall chain link fence

Architecture & Materials

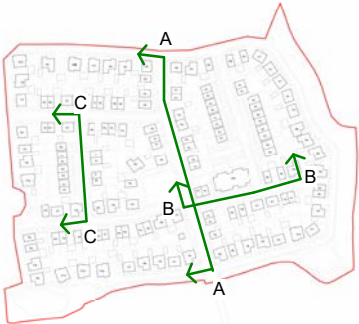
Street Elevations



Street Elevation BB



Street Elevation CC



Architecture & Materials

Street Elevations



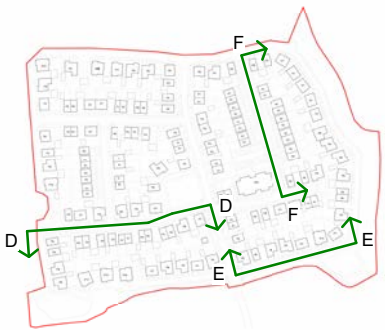
Street Elevation DD



Street Elevation EE



Street Elevation FF



Architecture & Materials
Street Scenes



Street view along the secondary street

Architecture & Materials
Street Scenes



Street view along the shared access street

Architecture & Materials
Street Scenes



Street view along the shared access street

Architecture & Materials
Street Scenes



Street view along a private road

Architecture & Materials
Street Scenes



Street view along a tertiary street