

# Character & Built Form

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## Character & Built Form

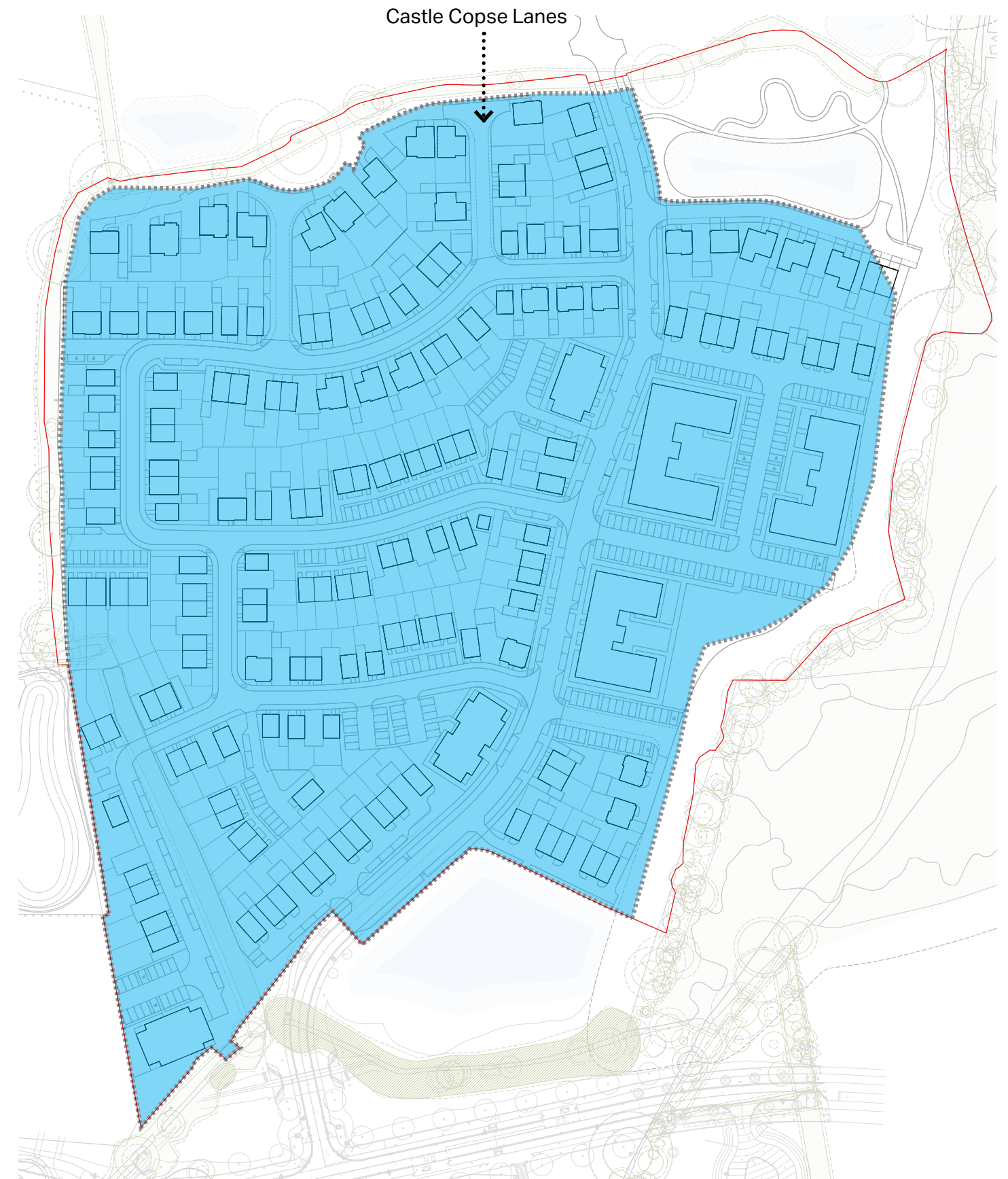
### Character Areas - Castle Copse Lanes

The character of phase 2 - Castle Copse Lanes - 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. *Arrival spaces shaped by SuDS, water features and green edges, with views to woodland and key landscape assets.*
2. *Strong landscape buffers to woodland, hedgerows and heritage edges, with development set back and softened.*
3. *Clear street hierarchy with loop and spine structure, gently curving routes responding to topography.*
4. *Perimeter block and courtyard form with active frontages and discreet parking within landscaped settings.*
5. *Mix of flats, terraces, semi-detached and detached homes to create varied but coherent frontage character.*
6. *Key nodes marked by buildings, play areas and junctions, supported by green links and strong visual connections*



Proposed Masterplan for RM12 with Castle Copse Lanes  
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. 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 12  
(Taken from Phase 2 DLS)

- Key street frontages
- Key landscape corridor frontages
- Marker buildings



Proposed Masterplan for RM12 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. Marker buildings

To align with DLS guidelines, apartment buildings and 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



1. Key street frontage with marker buildings



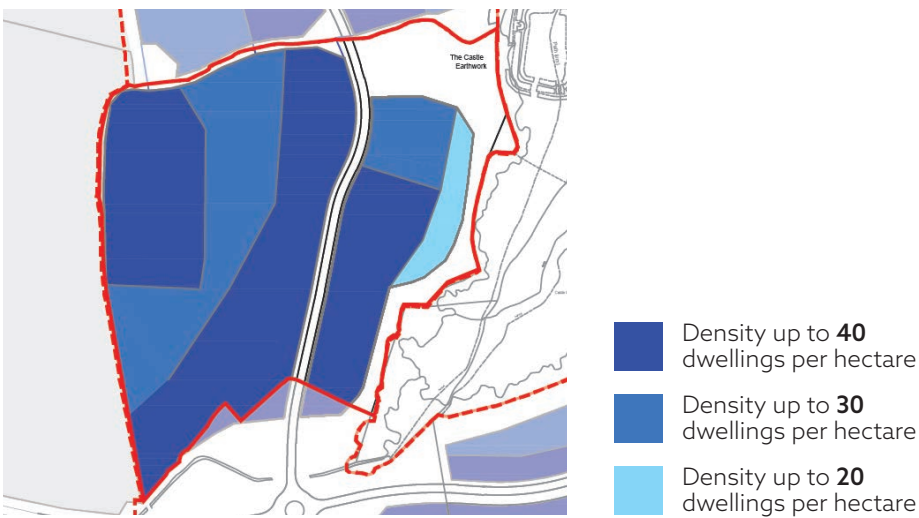
2. Key landscape corridor frontage

# Character & Built Form

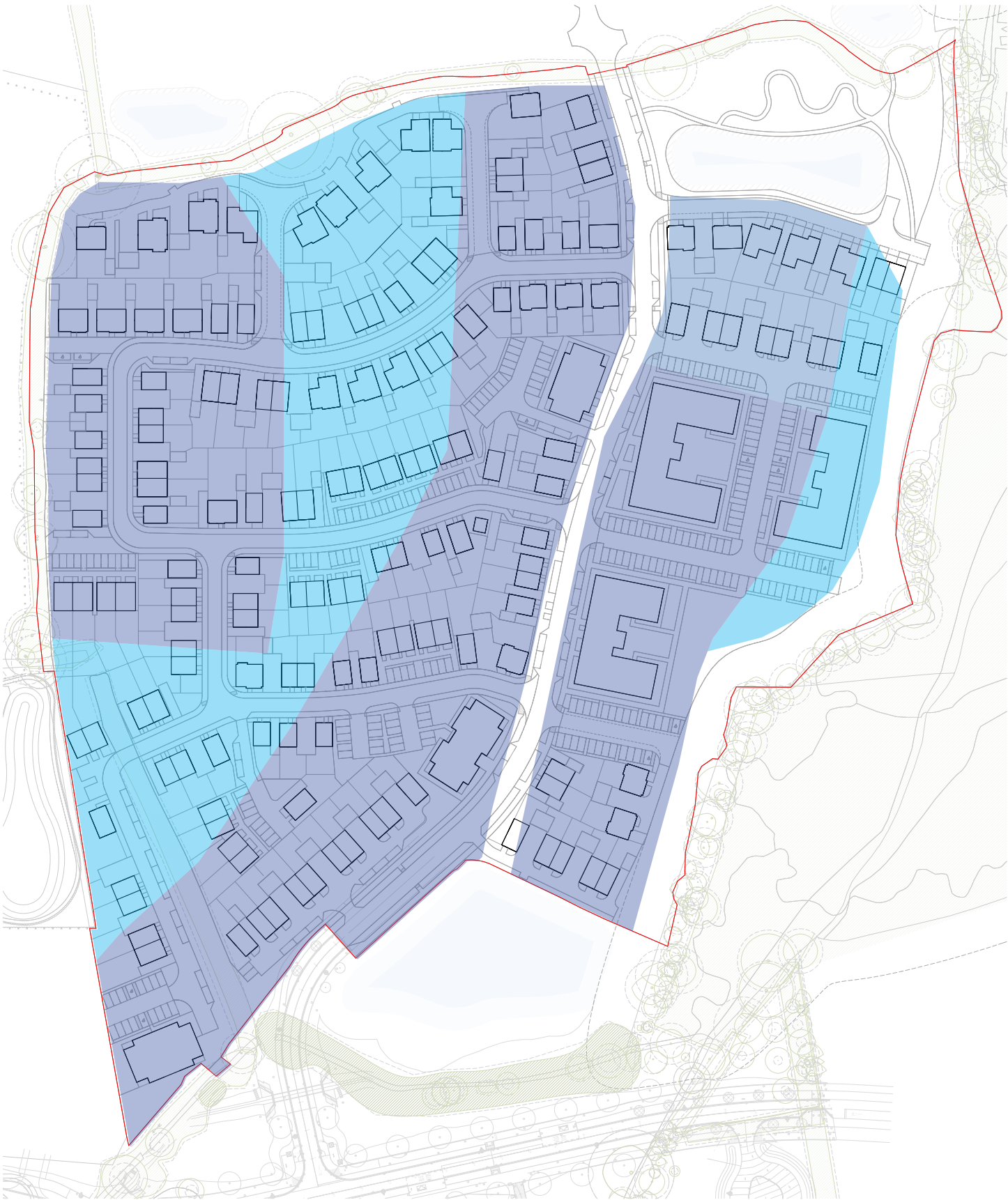
## Density

Across this phase of development, higher densities will create a sense of arrival within the Northern Neighbourhood, framing the pond and extending north along the secondary street.

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.



Approved density parameter plan for RM 12



Density diagram for RM12  
(Density zones taken from Phase 2 DLS)

# Architecture & Materials

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# 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 RM12 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.

| North Horsham - RM12 - 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             |

### 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.



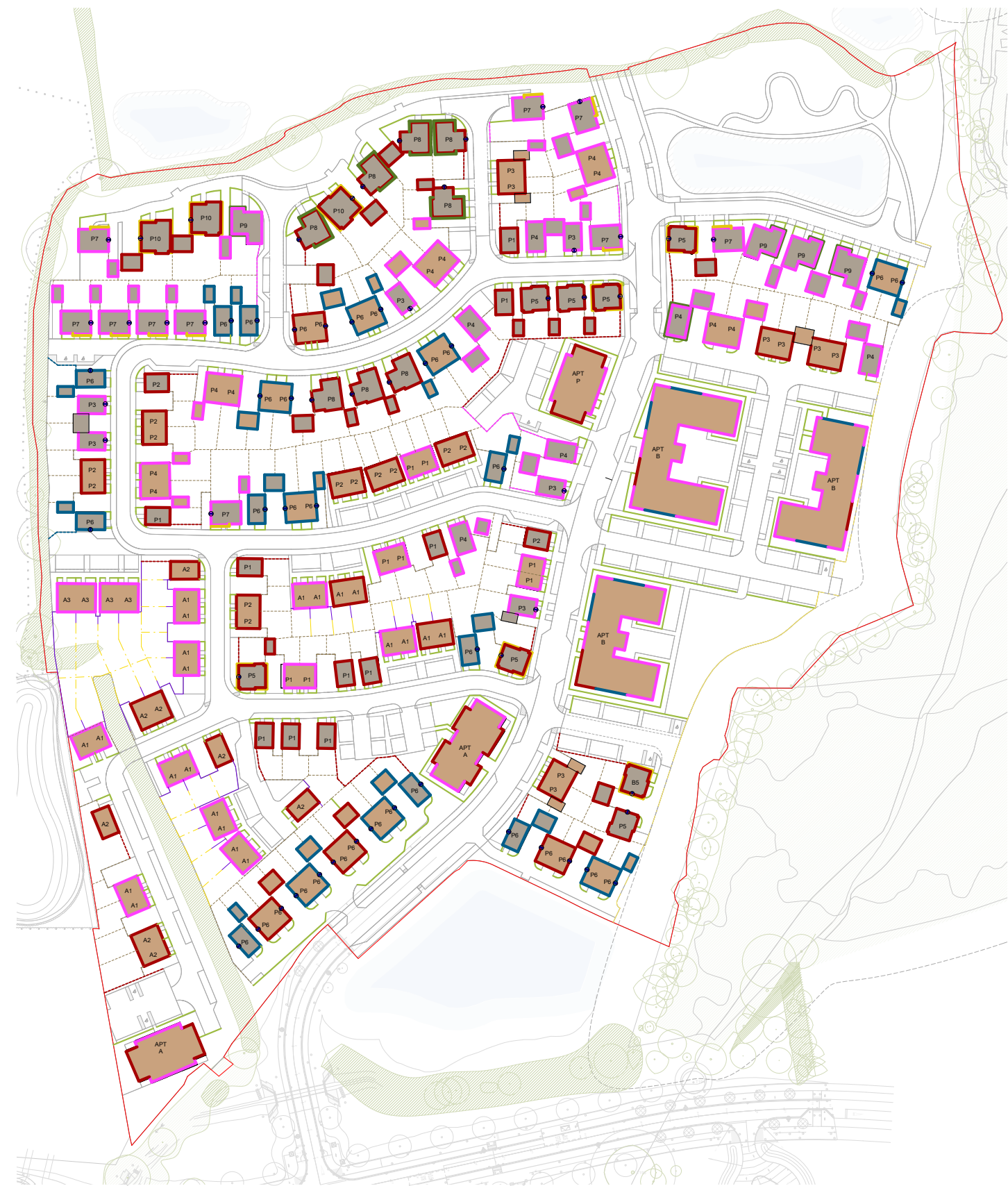
Grey weatherboard



Red hung tile



Precast / stone



Proposed material plan for RM12

# Architecture & Materials

## Key Street Elevations



Street Elevation AA



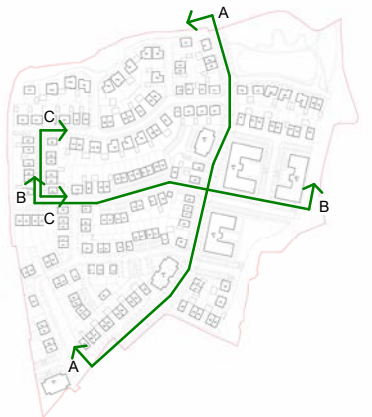
Street Elevation AA (continued)



Street Elevation BB



Street Elevation BB (continued)



# Architecture & Materials

## Key Street Elevations



Street Elevation DD



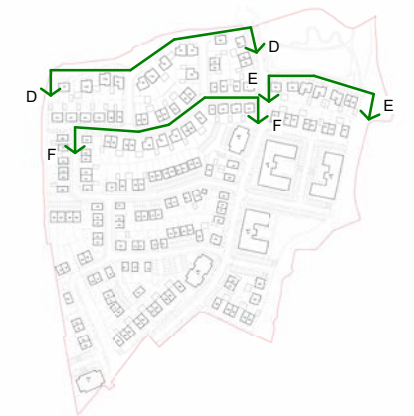
Street Elevation DD (continued)



Street Elevation EE



Street Elevation FF

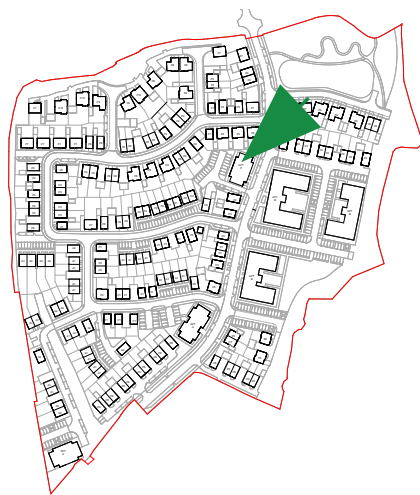


Architecture & Materials  
Street Scenes



Street view along the secondary street

Architecture & Materials  
Street Scenes



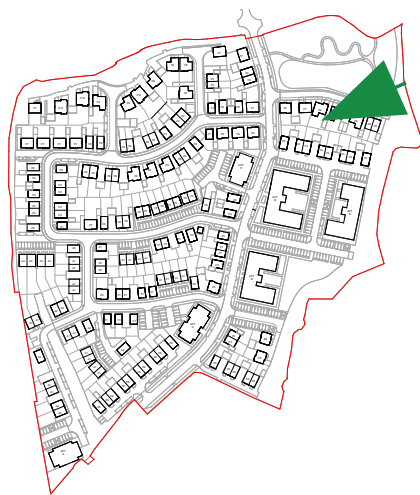
Street view down the secondary street

Architecture & Materials  
Street Scenes



Street view along a tertiary street

Architecture & Materials  
Street Scenes



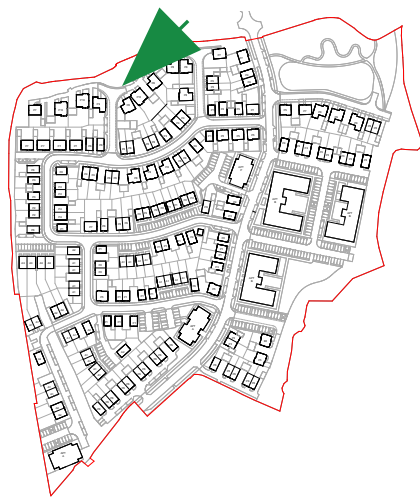
Street view along a shared access street

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Street Scenes



Street view along a shared access street

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Street Scenes



Street view along landscape corridor frontage