

4.0 Proposals

4.8 APPEARANCE

The design team have been keen to ensure that the area of this application has a character and identity which both defines it from, but integrates with the phases immediately around it. In addition, the design is appropriate to its context and local building traditions within West Sussex, and has subtle variations in materials and building details to reinforce the legibility of the respective street types, while ensuring that it is a coherent part of the overall masterplan.

The outline approval (ref: DC/2015/2813) provides guidance on the principles of appearance which have informed the proposed scheme.

Buildings forming a frontage to the Primary Street along the southern edge of the site comprise 4 storey apartment buildings at each end and 2 storey terraces and semi-detached units. The 4 storey apartment building on the northern corner of the site defines the street corner and provides an active frontage to the Secondary Street.

Materials and detailing vary throughout the proposals in relation to the local character area context. For example;

- Grey boarding to dwellings facing the brook to the north
- Render finish to dwellings along green edges and key vistas
- Light grey painted brick within internal streets

For detailed materials distribution refer to chapter 4.9.



Key Plan



Street Elevation A - A



Street Elevation B - B

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Street Elevation C-C

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4.9 MATERIALS

The palette of proposed materials and details has been set out on the diagram (right) and as keyed into the elevations on the respective street frontages. This responds to the requirements for materials as set out in the outline planning approval (ref: DC/2015/2813) Design & Access Statement and the Strategic Design Code.

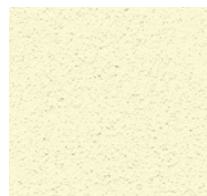
PROPOSED MATERIALS PALETTE



Brown multi stock facing brick



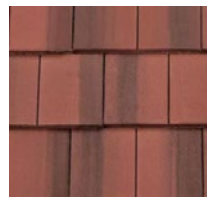
Buff multi stock facing brick



Off White Render



Grey boarding



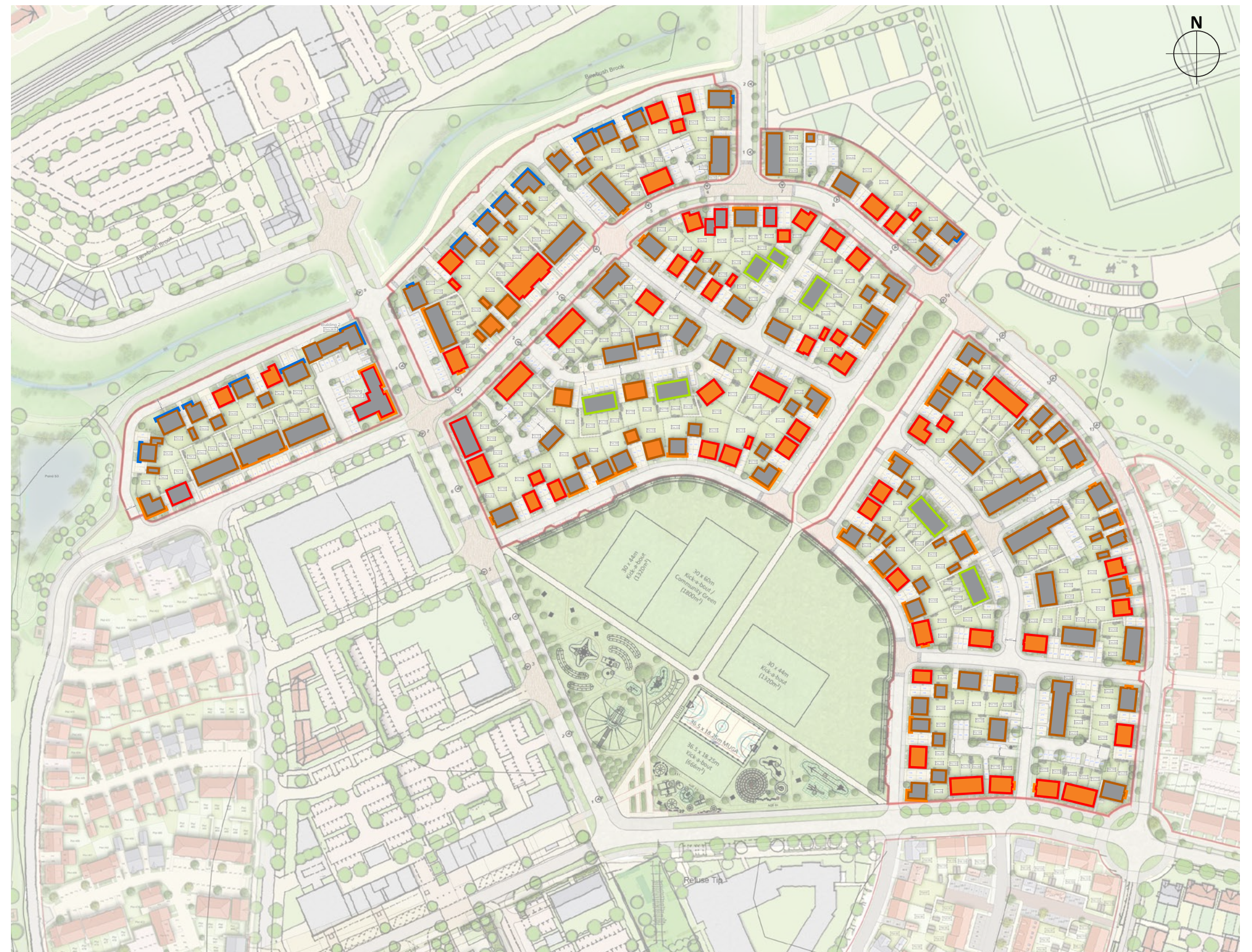
Reddy brown plain roof tile



Grey, Slate effect roof tile

KEY

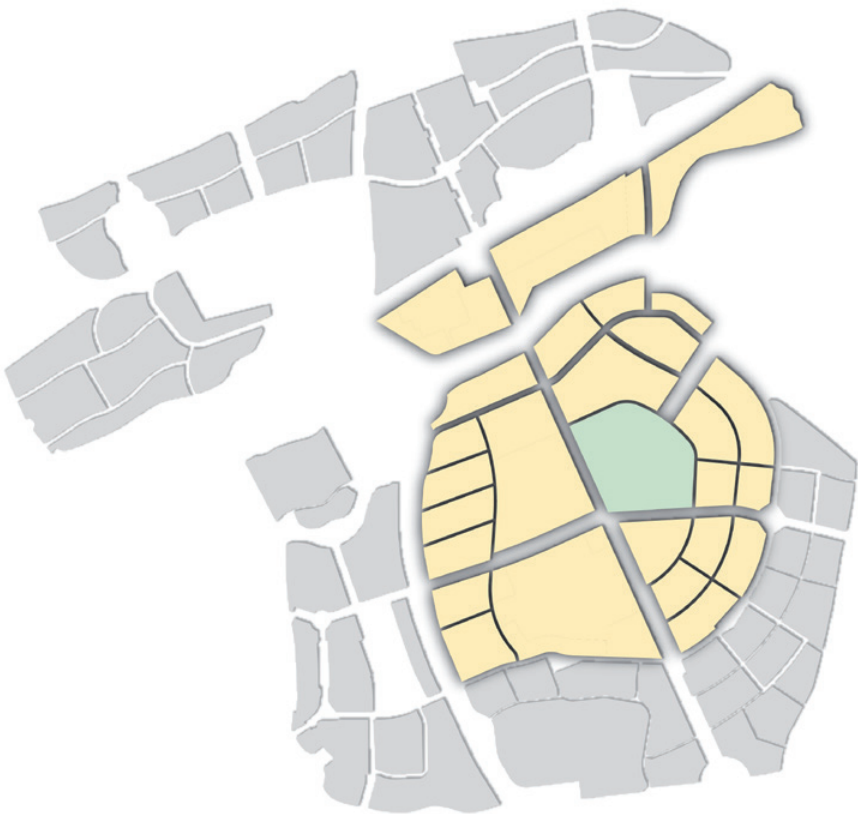
- Brown Multi stock facing brick
- Buff Multi stock facing brick
- Off White Render finish
- Light Grey Hardiplank or similar boarding
- Light Grey painted brick
- Reddy brown plain roof tile
- Grey, slate appearance roof tile



Proposed Materials Distribution within Parcels 3D, E, F and G

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APPROVED DESIGN CODE MATERIALS PALETTE - NEIGHBOURHOOD CORE CHARACTER AREA



Materials (text revised as part of the amended masterplan)		
External wall finish	A variety of materials with brick and render comprising the main elements supported by horizontal boarding (or HardiePlank) with occasional tile hanging	
External wall finish colour	A mixture of red brick, tile hanging and render with white, cream, blue, green, pink render and with timber boarding (or HardiePlank)	
Roof finish	Predominantly plain tile with slate tiles occasionally featuring	
Roof finish colour	Shades of red, brown, blue or grey	
Rainwater goods	Black or white	

PRIMARY STREET

Materials

External wall finish	Predominantly brick walling material
External wall finish colour	Occasional render, tile hanging and applied render elements (or HardiePlank) within the facade, commonly associated with forward facing gables
Roof finish	Shades of red, brown, or white
Roof finish colour	Clay plain tile roofs or tiles of clay appearance
Rainwater goods	Shades of red or brown
Rainwater goods	Black or white

PRIMARY STREET - BROOK CROSSING

Materials

External wall finish	Predominantly brick walling material
External wall finish colour	Occasional render, tile hanging and applied render elements (or HardiePlank) within the facade, commonly associated with forward facing gables
Roof finish	Shades of red, brown, or white
Roof finish colour	Clay plain tile roofs or tiles of clay appearance
Rainwater goods	Shades of red or brown
Rainwater goods	Black or white

SECONDARY STREET

Materials

External wall finish	Predominantly brick walling material
External wall finish colour	Occasional render, tile hanging and applied render elements (or HardiePlank) within the facade, commonly associated with forward facing gables
Roof finish	Shades of red, brown, or white
Roof finish colour	Clay plain tile roofs or tiles of clay appearance
Rainwater goods	Shades of red or brown
Rainwater goods	Black or white

KEY SPACE - KILNWOOD VALE PARK

Materials

External wall finish	Predominantly brick walling material
External wall finish colour	Occasional render, tile hanging and applied render elements (or HardiePlank) within the facade, commonly associated with forward facing gables
Roof finish	Shades of red, brown, or white
Roof finish colour	Clay plain tile roofs or tiles of clay appearance
Rainwater goods	Shades of red or brown
Rainwater goods	Black or white

PRIMARY STREET - THE LEISURE PARK

Materials

External wall finish	Predominantly brick walling material
External wall finish colour	Occasional render, tile hanging and applied render elements (or HardiePlank) within the facade, commonly associated with forward facing gables
Roof finish	Shades of red, brown, or white
Roof finish colour	Clay plain tile roofs or tiles of clay appearance
Rainwater goods	Shades of red or brown
Rainwater goods	Black or white

PRIMARY STREET - FORMAL SQUARE EAST

Materials

External wall finish	Predominantly brick walling material
External wall finish colour	Occasional render, tile hanging and applied render elements (or HardiePlank) within the facade, commonly associated with forward facing gables
Roof finish	Shades of red, brown, or white
Roof finish colour	Clay plain tile roofs or tiles of clay appearance
Rainwater goods	Shades of red or brown
Rainwater goods	Black or white

KEY SPACE - THE LEISURE PARK

Materials

External wall finish	Predominantly brick walling material
External wall finish colour	Occasional render, tile hanging and applied render elements (or HardiePlank) within the facade, commonly associated with forward facing gables
Roof finish	Shades of red, brown, or white
Roof finish colour	Clay plain tile roofs or tiles of clay appearance
Rainwater goods	Shades of red or brown
Rainwater goods	Black or white

KEY SPACE - OPEN SPACE EDGE

Materials

External wall finish	A variety of materials with brick and render comprising the main elements supported by horizontal boarding (or HardiePlank)
External wall finish colour	A mixture of red brick with white, cream, blue, green, pink render and with timber boarding
Roof finish	Predominantly clay plain tile or tiles of clay appearance with slate tiles occasionally featuring
Roof finish colour	Shades of red, brown, blue or grey
Rainwater goods	Black or white

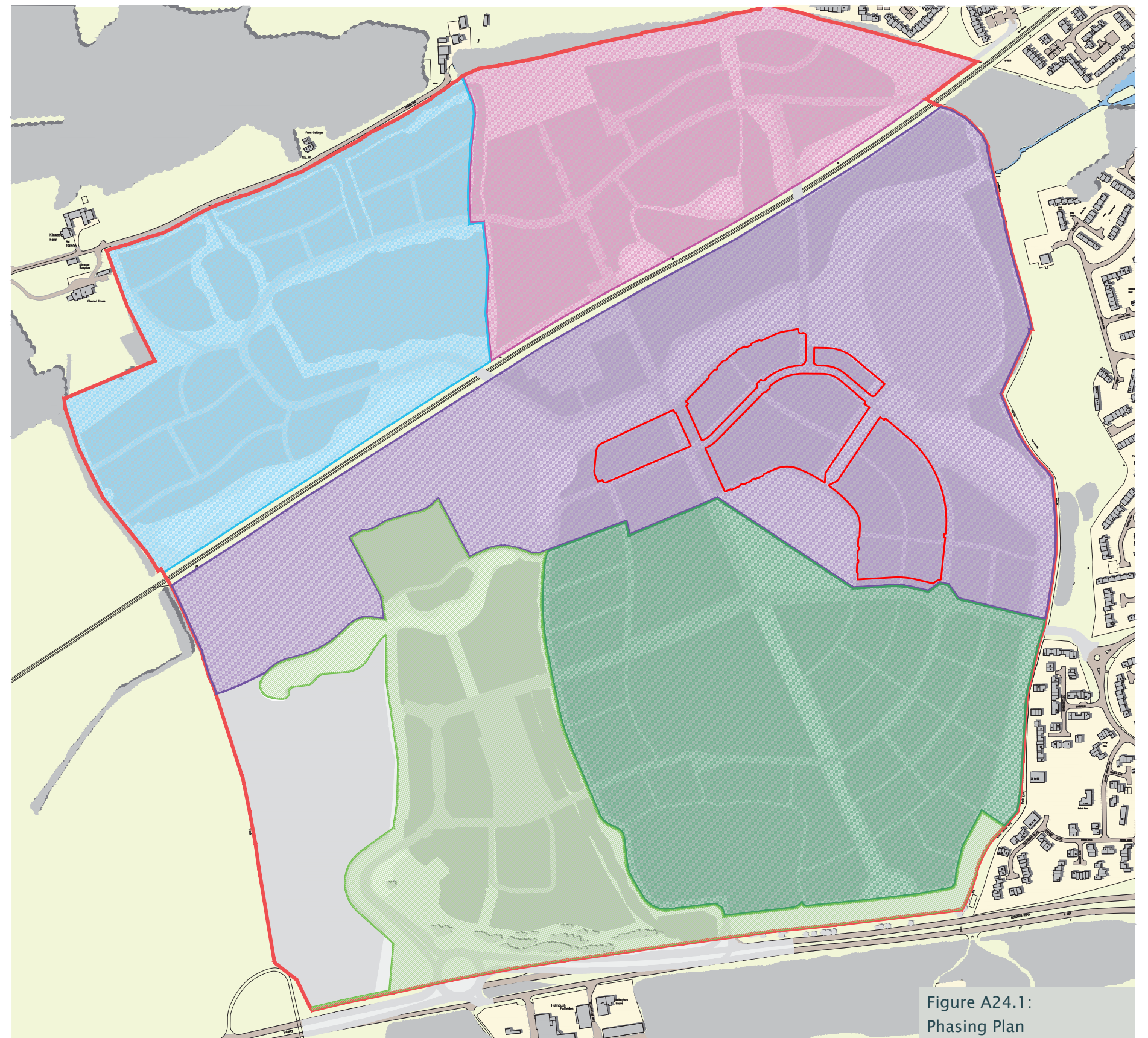
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4.10 RELATIONSHIP WITH OTHER PHASES

The residential parcel 2F and 3A along the Primary Street to the south, the Leisure Park to the west, the Bewbush Brook Corridor to the north and Parcel 3B, the Secondary Street and Kilnwood Vale Park to the east will form the edges to these parcels. It will therefore be important for the form and massing, materiality and architectural quality of the schemes to have a synergy to ensure that the urban design characteristics of the frontages to the respective streets and open spaces are coherent. It will also be important that the proposals for the street design are carefully coordinated between the phases to ensure that there are no conflicts in terms of layout, parking provision, landscaping and street furniture.

Legend

-  Site Boundary
-  Phase 1 Residential
-  Phase 2 Residential
-  Phase 3 Residential
-  Phase 4 Residential
-  Phase 5 Residential



Approved Phasing Plan (ref: DC/2015/2813)
with Parcels 3D, E, F and G inset ►

Figure A24.1:
Phasing Plan

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4.11 ACCESS

The access and movement strategy for the development has evolved in response to continuing consultation between the Highways Engineers and West Sussex County Council Highways Department. The access arrangements, highways design, parking and refuse strategies have been fully scrutinised to be in accordance with Horsham District and West Sussex requirements and are in accordance with the outline planning approval documents (ref: DC/2015/2813).

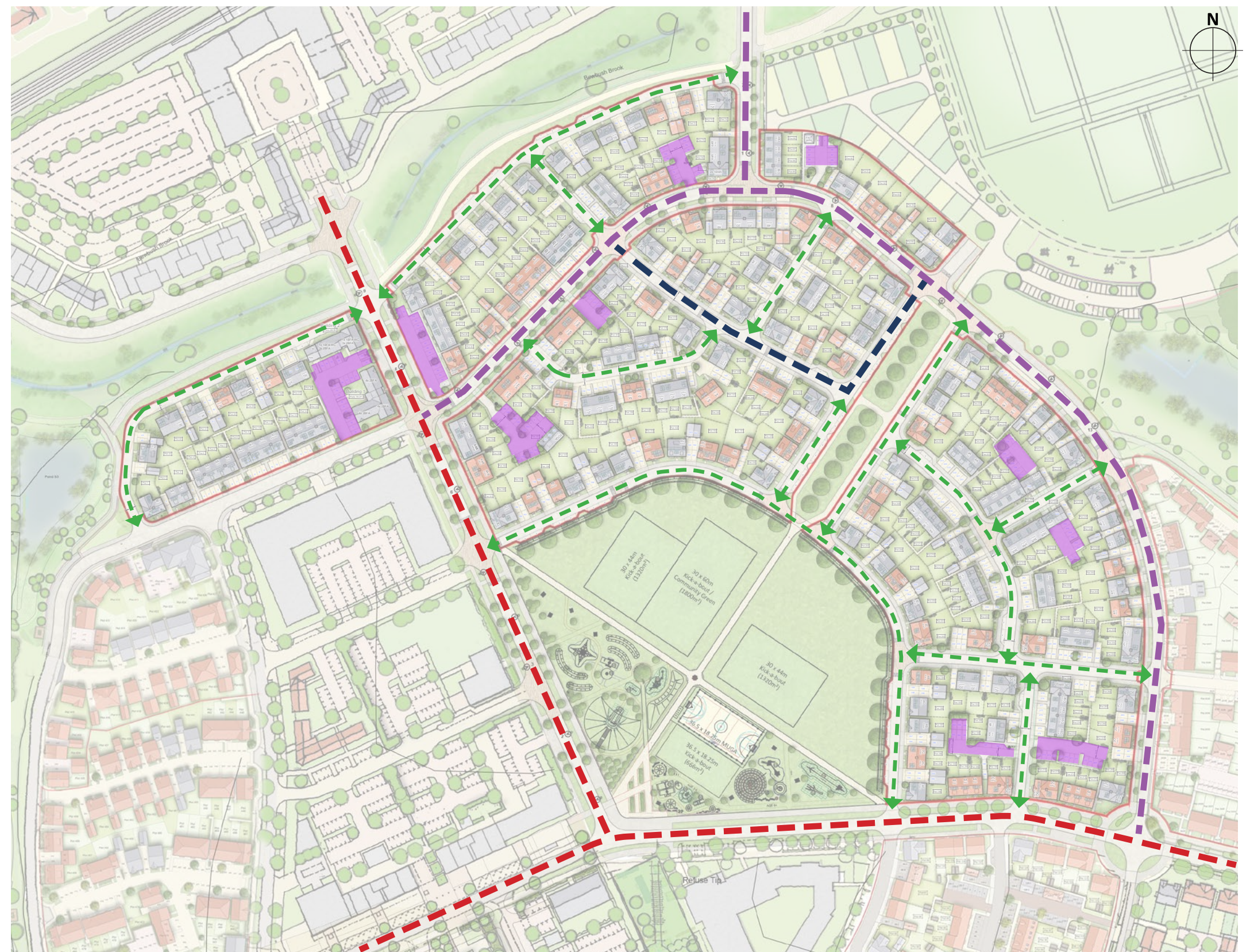
In accordance with the approved Vehicular Movement and Pedestrian & Cyclist Movement Plans and the outline planning approval Design & Access Statement and Strategic Design Code (ref: DC/2015/2813), the proposed layout has been designed to provide a coherent and well-structured street pattern which is well connected to the surrounding masterplan and the wider area. A range of different street types has been designed to respond to the criteria set out in the approved documents, from wider traditional streets with demarcated carriageway and footways, to shared surface streets and courtyards. The demarcation between private and public realm has been clearly defined.

The design of the various elements of the street network within the proposed scheme has been set out below, showing how the proposed design has responded to the approved parameter plans, and the criteria set out within the outline planning approval Design & Access Statement and Strategic Design Code (ref: DC/2015/2813).

The requirements for the streets have been incorporated into the proposed scheme which is therefore in accordance with the approved parameters.

KEY

- Site boundary
- Primary Street
- Secondary Street
- Major Loop
- Community Street
- Parking Court



Proposed Movement Network Diagram