



12. APPENDIX



BASELINE ANALYSIS

Built Form, Townscape and Density

Southwater and its surroundings contain a broad mix of housing types, architectural styles, and residential densities, all set within a strong landscape framework.

This study reviews nearby areas of different character and density to inform proposals for the site. Case studies show a spectrum of development, from 20 dwellings per hectare (dph) up to 94 dph. The analysis highlights how built form, private gardens, and the streetscape interact, with aerial imagery used to illustrate key relationships. These insights help guide the masterplan, ensuring new development responds appropriately to local character.

Density:

Residential density is measured in dwellings per hectare (dph). Case studies demonstrate a range of densities, grouped as follows:

- Higher density: 45dph - 94dph
- Medium: 30dph - 45dph
- Low: 20dph - 30dph

New development in Southwater should reflect this range, with parcels likely to contain a mix of densities to ensure variety and respond to context.

Case studies:

Five study areas have been selected to represent the diversity of densities and architectural styles in and around Southwater.

- 1 Christ's Hospital Road
- 2 Broadacres (southern part)
- 3 Highwood
- 4 Hayler Gardens
- 5 Southwater Street



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Christ's Hospital Road

Located north of Christ's Hospital, this area mainly comprises medium to large 2–3 storey homes in semi-detached and terraced forms. The houses are modern but incorporate period-inspired details, with a mix of architectural styles. Properties are arranged along streets, cul-de-sacs, and parking courts, with some detached garages integrated into the layout.

Key Features

- Mix of red and buff brick with tiled roofs, dormers, and chimneys.
- Small front gardens, larger rear gardens, and occasional communal green spaces.
- Minimal building setbacks, with some front boundaries defined by walls, fences, or landscaping to enhance privacy.
- Direct road access to parking areas.
- Strong frontage to the street, supporting active surveillance.
- Quiet internal streets with limited pedestrian activity, contrasting with the busier Christ's Hospital Road near the school entrance.

Density

- Site area: approx. 3.7 hectares
- Density: 45–50 dwellings per hectare (dph)

Conclusions

- Classified as higher density.
- Compact layout supports neighbourly interaction and community activity.
- Well-defined streetscape creates clear links to the station and Christ's Hospital School.
- Surrounded by extensive green space, giving the development an isolated character.



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Broadacres Central Area

This area forms a gateway from Worthing Road and includes a mix of apartments, detached, semi-detached, and terraced houses. The arrangement of buildings creates a varied streetscape and a transition into the wider residential area.

Key Features

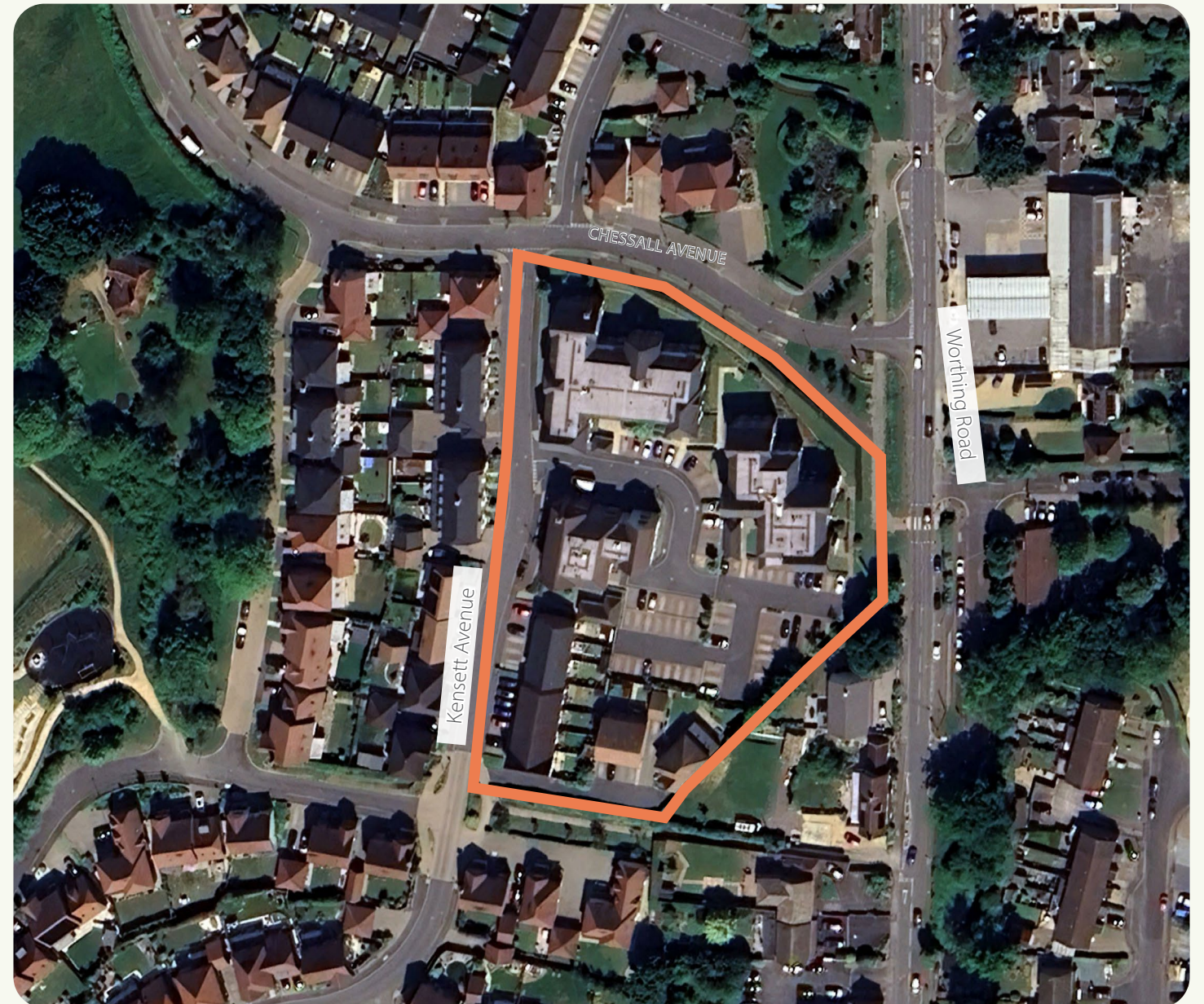
- Medium to large houses (2–4 storeys) alongside apartment blocks.
- Architectural variety with red and dark brick, brown tones, and cladded gabled façades.
- Generous front gardens and moderate rear gardens create a looser block structure.
- Houses set back with grass verges, driveways, and small fences softening the street edge.
- Three-storey apartments define the western edge of the junction, with overlooking from balconies and windows.
- Distinctive hip and gable roofs add visual interest and local character.
- Communal parking areas for apartments accessed from Kensett Avenue, softened by green edges towards neighbouring cottages.
- Walls and fences provide privacy, though limited frontage and absence of a strong building line reduce passive surveillance.
- Overall character reflects a new suburban streetscape.

Density

- Development area: approx. 0.8 hectares
- Density: ~94 dwellings per hectare (dph)

Conclusions

- Categorised as higher density.
- Significant setbacks create a quieter, more private suburban character.
- Building layout establishes a defined streetscape with strong focus along Kensett Avenue.
- Consistent building lines guide views, creating a clear, attractive, and welcoming residential character.



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Highwood Village

Highwood is a mixed development in Horsham, delivered by Berkeley, offering 1–5 bedroom homes across a variety of types, including apartments, detached, semi-detached, and terraced houses. The neighbourhood combines different building scales with a structured street hierarchy.

Key features

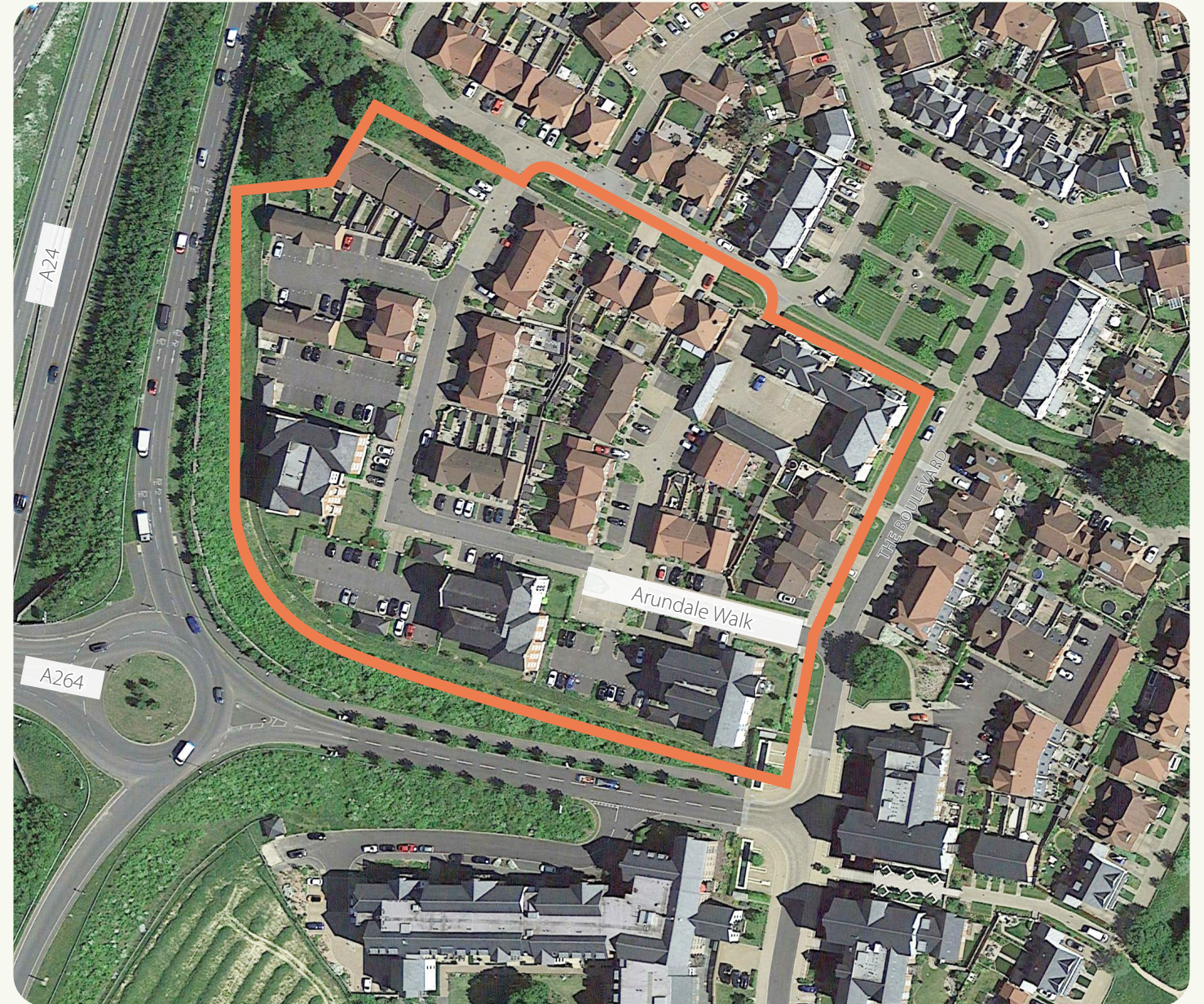
- Large lodge-style apartment blocks with defensible space and hedged boundaries along a connected access route.
- Side streets designed as cul-de-sacs, with 2-storey detached and semi-detached homes.
- Traditional architectural styles, predominantly red, brown, and buff brick, with some wooden cladding.
- Smaller rear gardens for houses compared to other case studies.
- Arundale Walk, the main street, includes footpaths, planting, and traffic-calming measures.
- Side streets designed as shared surfaces with uniform paving and on-plot parking.
- Perpendicular parking bays along Arundale Walk and designated spaces between apartment blocks, often defined by brick walls.
- Clear hierarchy of roads, with Arundale Walk connecting to a wider tree-lined boulevard.
- Refuse collection takes place directly from the street.

Density

- Development area: approx. 1.9 hectares
- Density: 79 dwellings per hectare (dph)

Conclusions

- Categorised as higher density.
- Mix of building types and heights, structured by a clear street hierarchy.
- Streetscapes are dominated by on-street and perpendicular parking, though balconies and windows provide active overlooking.
- Building layout creates enclosure and short vistas, strengthening a sense of place.
- Planting, trees, and defensible green spaces enhance the quality of Arundale Walk and soften the built form.



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Hayler Gardens

Hayler Gardens lies south-east of Southwater Country Park and forms part of the wider Mulberry Fields development by Miller Homes. The area is predominantly made up of 2–2.5 storey houses in terraced and semi-detached layouts, with some detached homes marking key corners. A small cluster of apartment blocks sits to the south-west of the study area.

Key features

- Predominantly red brick with stone detailing and red tiled roofs, some incorporating dormers.
- Gabled façades with occasional Dutch barn-style roofs add variation.
- Medium-sized plots with small front gardens and compact rear gardens.
- Integrated street network of lanes, residential roads, and shared surfaces.
- Communal car parks distributed throughout the development reduce the need for on-plot parking.
- Fewer cars visible along frontages, improving the streetscape.
- Shared surfaces and footpath networks encourage pedestrian activity.

Density

- Development area: approx. 6.2 hectares
- Density: 35–40 dwellings per hectare (dph)

Conclusions

- Categorised as medium density.
- Streets and shared spaces are designed to balance vehicle access with pedestrian movement.
- Communal parking reduces the dominance of cars, allowing a more open and walkable environment.
- Architectural consistency, with variations in roof forms, supports a cohesive but varied residential character.



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Southwater Street

This case study covers homes along Southwater Street and Blakes Farm Road. The area is characterised by large detached, semi-detached, and terraced houses, typically 1–2.5 storeys in height, with some bungalows interspersed. Generous front and rear gardens are common, and cul-de-sacs provide additional access to some dwellings, reinforcing the residential character.

Key Features

- Varied architectural styles, mainly using red and brown brick.
- Large front and back gardens create long plots and a looser overall layout.
- Homes set back from the street with wide driveways and on-plot parking.
- Ample parking provision reduces the need for on-street parking.
- Walls and fences add privacy and separation from neighbouring properties and the street.
- Significant setbacks and undefined building lines reduce passive surveillance, particularly along Worthing Road.
- Quiet residential streets with limited pedestrian activity.

Density

- Development area: approx. 2.7 hectares
- Density: 15–20 dwellings per hectare (dph)

Conclusions

- Categorised as low density.
- Large plots, fencing, and wide setbacks create a private, suburban character.
- Reduced natural surveillance but an overall quiet, spacious, and attractive environment.
- Greater front-to-front separation reinforces the suburban feel and contributes to a welcoming residential setting.





LAND NORTH WEST OF SOUTHWATER, WEST SUSSEX

DESIGN AND ACCESS STATEMENT

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