BroadwayMalyan BM

Self/Custom Build Guide Mowbray, North Horsham

Self/Custom Build Guide

Area 18, Mowbray, North Horsham

Introduction
Overview

This guideline document for the self-build homes within the Phase 2 masterplan, establishes a clear and coherent design framework.

The aim is to support individual home designs while ensuring overall consistency, legibility, and strong landscape integration, and to ensure that self-build proposals sit comfortably within the wider design approach for RM Area 18.

The guidance is intended to help each self-build dwelling respond appropriately to its plot, with well-defined boundaries, active frontages, and a clear transition between public and private space.

This document sets out key parameters and design principles in relation to:

- *Plot locations and siting (including plot footprint, and front and rear garden depths)*
- *Ancillary and supporting spaces (including car parking, cycle storage, and refuse storage)*
- *Character and appearance (including material palette and building composition)*

Where the term 'Self Build' is used within this document, this term is interchangeable with Custom Build

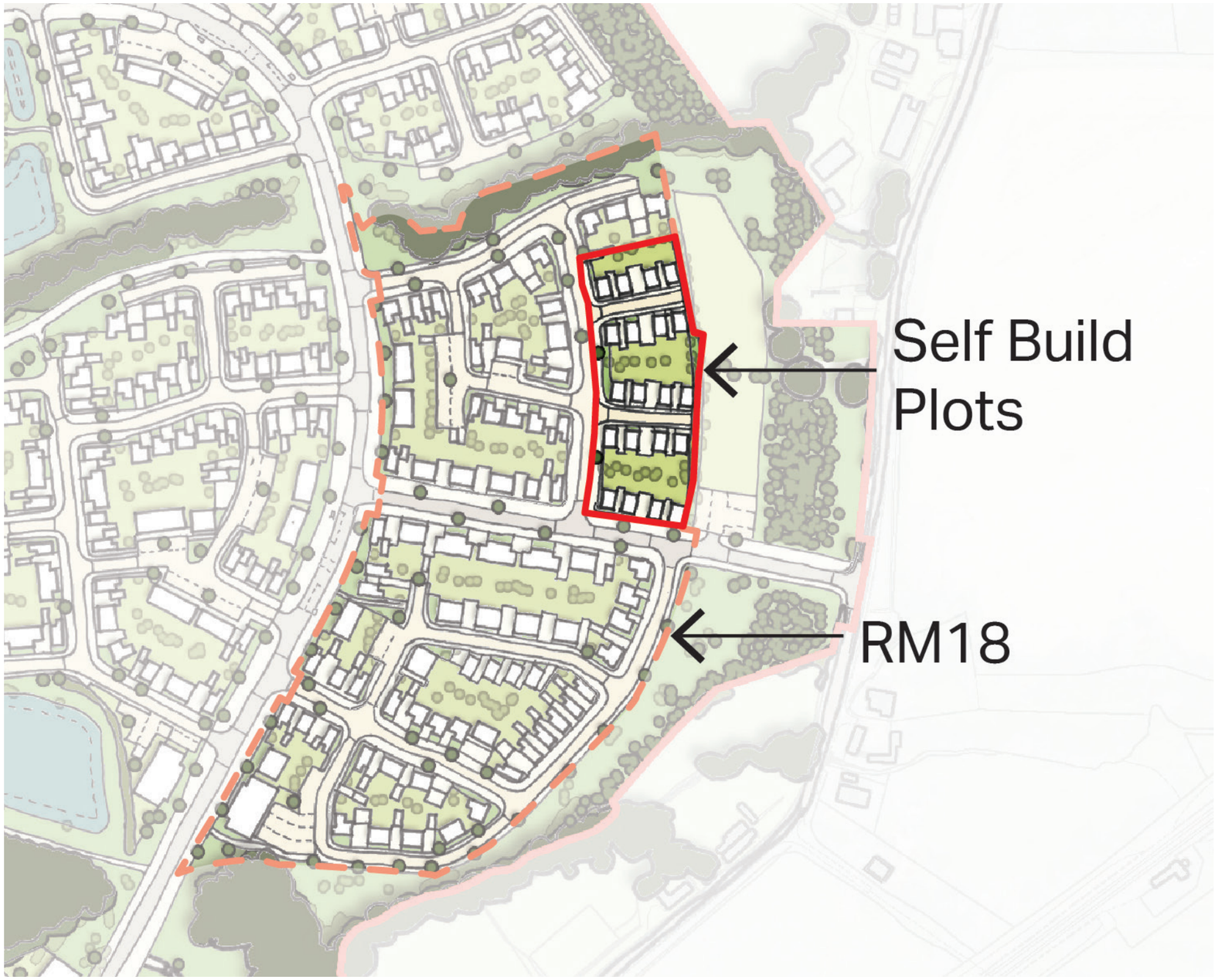

Figure 01. Illustrative Masterplan of phase 2, highlighting the self build plots

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Self Build
Plot location and siting

Plot locations

The self-build homes are located along the eastern edge of RM Area 18, adjoining a landscape buffer and associated allotments to the east. To the south, the plots front onto a prominent secondary street, which also serves as a key emergency access route. Additional housing is located to the north, and to the west beyond the intervening street.

The proposed arrangement includes 20 self-build plots, organised into three clusters. One row provides frontage to the secondary street, while the other two clusters face each other and are separated by a private drives.

Please refer to figure 02 for the location of each plot.



Figure 02. Individual plot location

Plot boundary + build zone

Plot boundaries have been defined to enable each self build plot to be designed and constructed independently, without reliance on the delivery of adjoining plots.

- Where a plot is located at the end of a run of dwellings, the plot boundary on the outer side **should align with the external face of the proposed built form**. No offset is required on this side.
- Where a plot is located between two other plots within a run of dwellings, **all proposed works must be set back a minimum of 0.5m from each shared side boundary,** measured to the external face of the built form.
- The 0.5m offset remains within the ownership of the plot on which it sits. In addition, each plot benefits from an easement right, granting access over the corresponding 0.5m strip within the adjoining plot.
- Together, these two strips form a 1m wide 'Construction Access Strip' along each shared boundary, sufficient to accommodate scaffolding and associated construction works to a plot without disrupting the occupation and day-to-day use of the neighbouring plot.

Please refer to figure 03 and 04 for examples of the plot boundary arrangement.

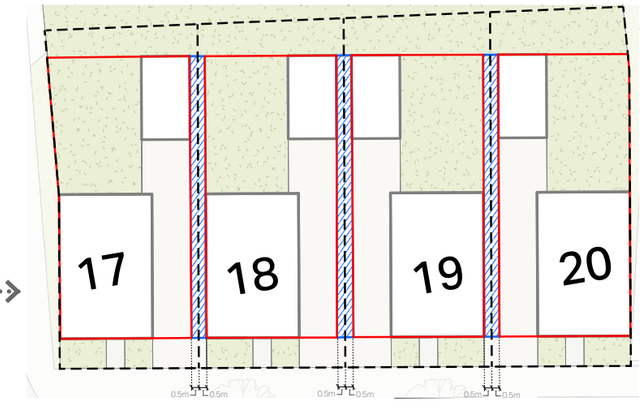


Figure 03. Plot arrangement showing builldable zones in red with easement access in blue

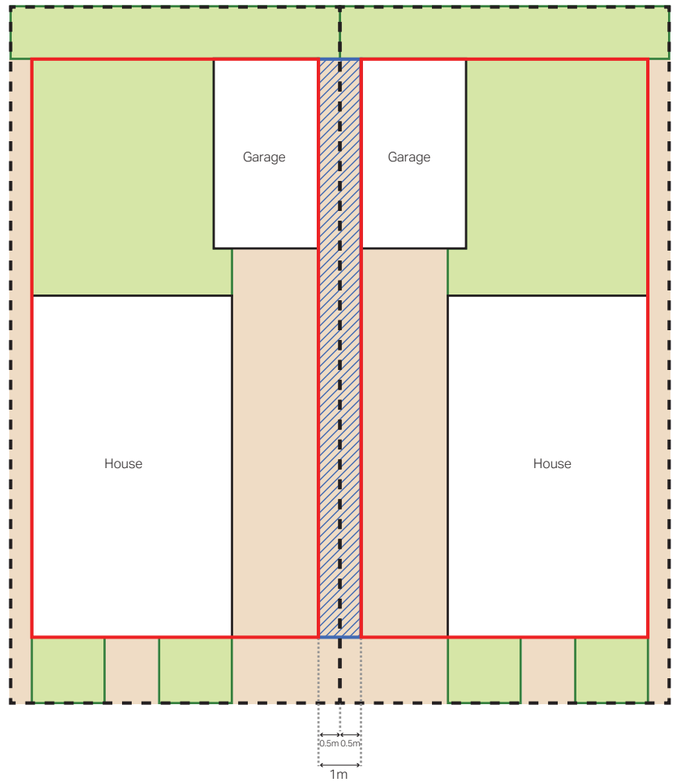


Figure 04. Plot arrangement showing buildable zones in red with easement access in blue

Self build plot boundary

Self build plot build zone

Self build plot easement access zone

Self Build

Plot location and siting

Plot layout

- Each house must be a maximum of **two storeys.**
- Each house must be a **detached dwelling.**
- The main entrance must be clearly legible from the street and connected by a **clearly defined 1.2m minimum wide path.**
- Each house must be set back a **minimum of 1.5m** from the street-side plot boundary.
- All physical structures and works within a plot, including garages, must be set back a minimum of 2m from the rear plot boundary.
- Rear gardens must be at **least 9m deep**, measured from the rear face of the house to the rear plot boundary.
- A minimum of two parking spaces must be provided on the plot.
- Parking bays **must allow movement of bicycles and bins** from the street edge to the rear garden.
- Parking bays may adjoin those of neighbouring parking bays where appropriate. See figure 06.
- A rear garage must be provided, **which must not be attached** to the house.
- Where self-build plots are located on corner sites, the house **must be positioned along the street edge**, with on-plot parking located on the opposite side of the house.

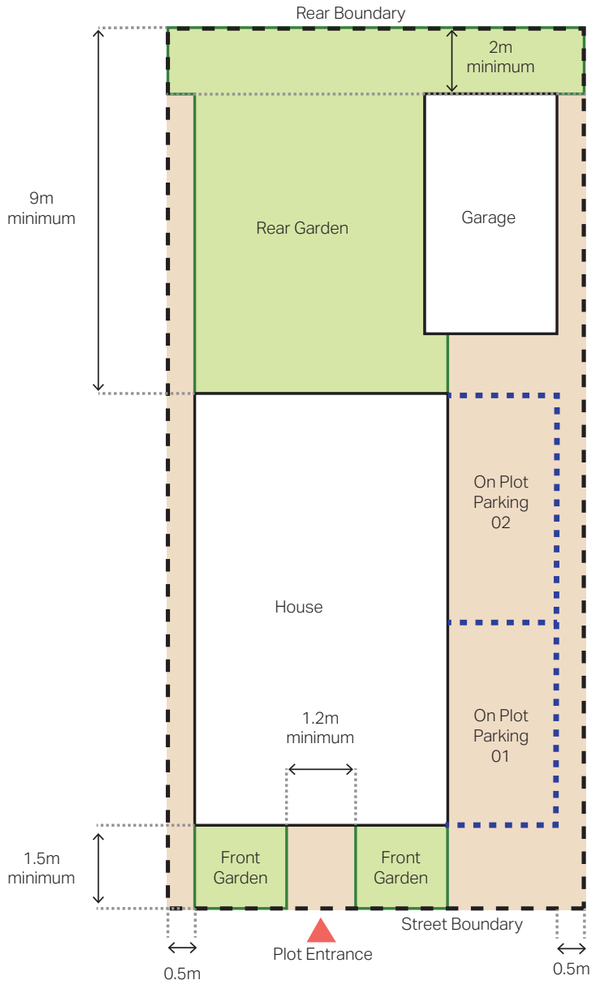
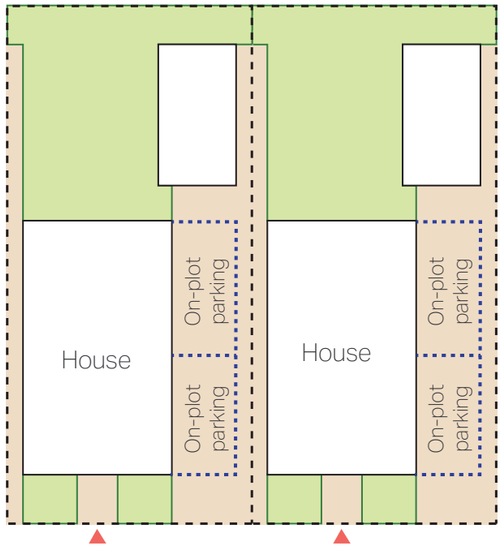


Figure 05. Plot arrangement responding to the design principles



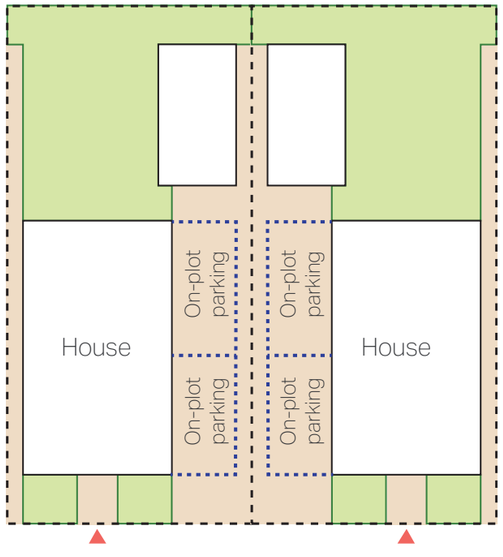


Figure 06. 2 separate examples of paired house and parking arrangement

Figure 03. Example of a car port

Self Build
Ancillary Spaces

Boundary Treatments

- Front and rear boundary treatments should be durable and low maintenance.
- Rear boundaries must be a **minimum of 1.8m high**.
- Rear boundaries should be a **timber closeboard fence.**
- Front boundaries must be a **maximum of 1.2m high.**
- Front boundary treatments **must wrap** around the front edge of the plot .
- Front boundaries treatments will provide definition and privacy for front gardens. Suitable treatments include railings or hedges. Refer to figure 6 and 7 for examples.



Figure 06. Example of 1.2m high hedge



Figure 07. Example of 1.8m high timber closeboard fence

Cycle parking + Bin stores

- Each house should provide a secure shed for 2 bicycle spaces in the rear garden.
- External cycle stores must not be **provided in the front garden.**
- Each house should store the refuse and recycling bins in the rear garden.
- On collection days, bins must be moved to the **designated collection points** for pick-up by refuse teams. Refer to figure 08.
- **Access must be provided** from on-plot parking to the rear garden so that bicycles and bins can be moved between the rear garden and the street.
- Parking bays must also allow space for the bins and bicycles to be moved from the street edge to the rear garden.



Figure 08. Route from plot 10 to a designated refuse collection point

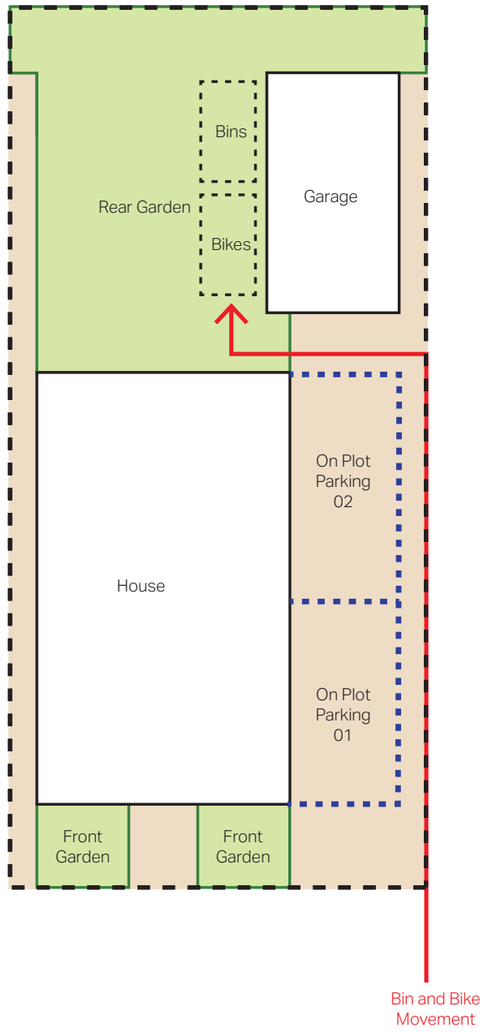


Figure 09. Refuse and bicycle access from plot to street

Self Build
Character and Appearance

Character area and local context

The self-build plots are located within the Owscastle Fields Character Area, as identified in the Design and Landscape Statement, and this provides key guidance for building composition.

In addition to the character-area principles, the local context helps shape building form and informs the core material palette to be used across both the wider RM Area 18 parcel and the self-build plots.







Figure 10. Local context buildings

Building composition

- Buildings **must provide a strong street frontage**, with ground- and first-floor windows arranged to overlook the street.
- A porch / covered entrance must be provided and be **at least 0.6m deep.**
- Windows should be predominantly square in proportion and set at l**east 0.6m above finished floor level (FFL).**
- All windows should **align vertically** with eachother.
- Brick banding, textures and window headers of different colours may be introduced.
- Roofs should use simple forms, **with pitches between 25° and 30°** and eaves line should begin at a **minimum of 2.4m above first-floor FFL.**

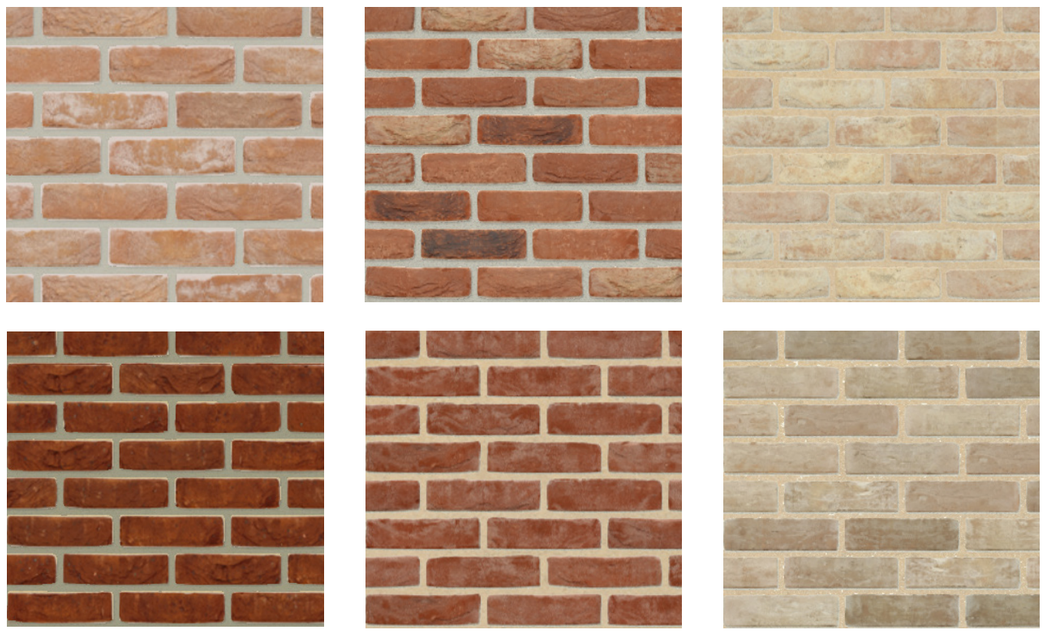


Figure 11. Examples of the primary facing material

Material palette

- In line with the Design and Landscape Strategy (DLS) and the local context, the primary facing material for the self-build plots **must be brick.**
- Brick should be the predominant material, with a range of red tones preferable. Buff or grey tones may also be appropriate, reflecting the surrounding context.
- The colour of fascias, rainwater goods, window frames, cills, porches, balustrades, and external doors **should be coordinated to provide a matching and complementary appearance**.
- Roofs **should be finished in red / grey tiles or slate.**

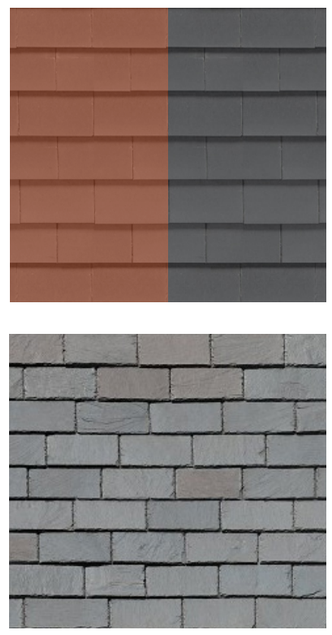


Figure 12. Examples of roof materials

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Self Build
Character and Appearance

Key corners

- Where self-build plots occupy prominent corner locations, alternative materials may be introduced where there is clear design justification for departing from the primary material palette.
- Corner plots must provide active frontages, w**ith street-facing windows on both elevations.**
- In such cases, façades should incorporate **no more than two facing materials.** Brick should remain the dominant material by overall coverage.
- Tile hanging, weatherboarding and other materials that reference the local content may be introduced.



Figure 13. Examples of the secondary facing materials to be used on key corners







Figure 14. Examples of houses on key corners which show a combination of primary and secondary facing materials



Figure 15. Example of a front elevation composition with primary and secondary material

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