Character & Built Form

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Character & Built Form

Character Areas - Bensons Green

The following character appraisal examines the immediate built context to identify the architectural features, materials and forms that have shaped and informed the design proposals.

The map illustrates the Bensons Green character area as defined by the DLS, together with key contextual buildings that have been studied and showcased on the following page.

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

A. *A key green space incorporating play provision and SuDS will form the **social and visual centrepiece** of the area, around which the built form is organised.*

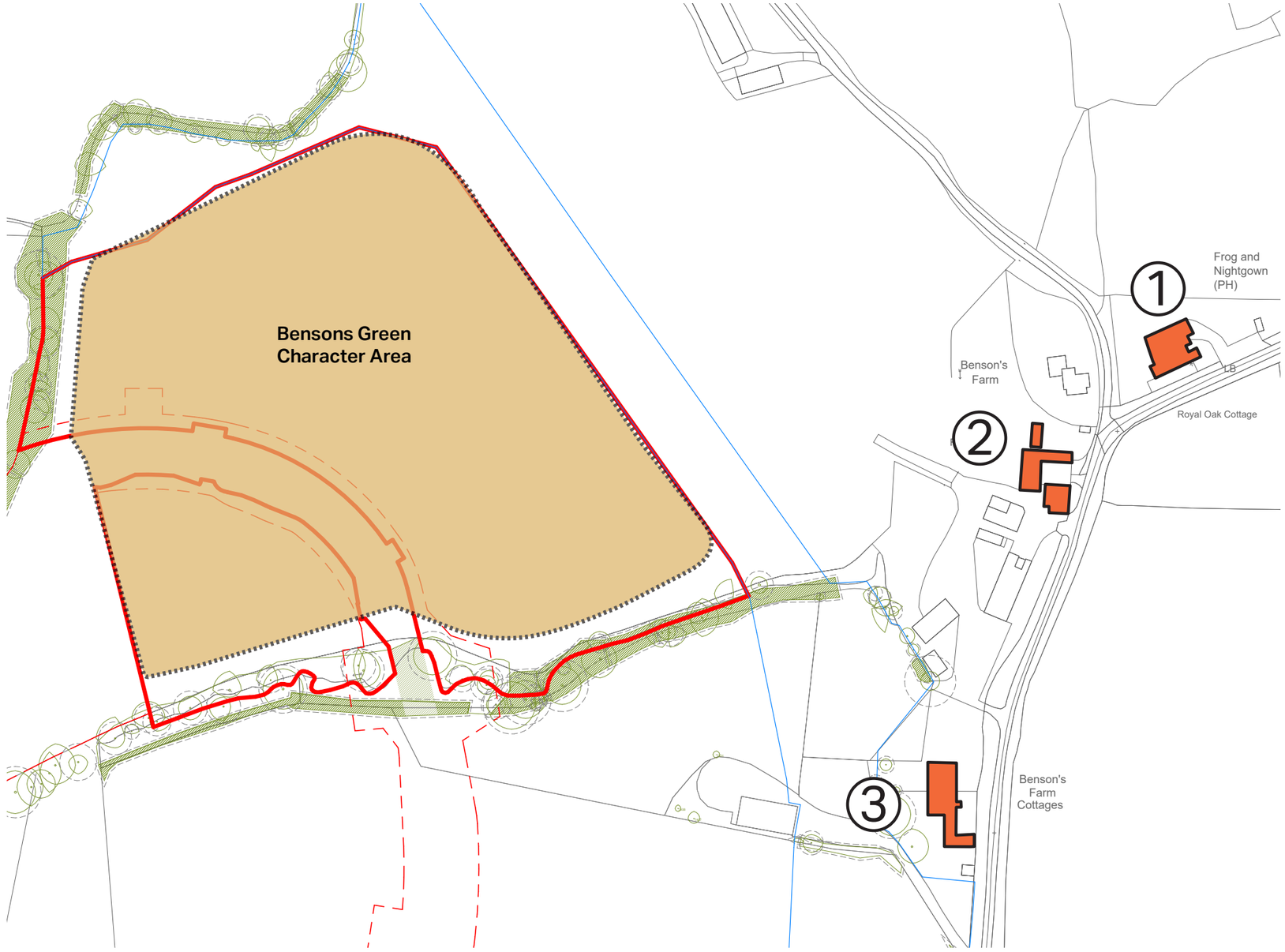
B. *The principal street will follow a gentle continuous curve, dividing the character area and providing a **legible organising framework for the blocks and streets within it.***

C. *Formally arranged houses and small apartment blocks will define the primary street and green edges, **creating a formal and active frontage.***

D. ***Focal buildings will be positioned at arrival points** and prominent corners, particularly along the spine street and at the edges of the focal green.*

E. *Frontages facing outward to the northeast will adopt a **more informal arrangement,** responding sensitively to the adjoining landscape and retained fields along Bensons Lane.*

F. *Retained and new planting will wrap the edges of the character area, creating a **green buffer to the surrounding countryside and providing informal routes through the landscape.***



Bensons Green character area for RM Area 15 with local context buildings

Character & Built Form
Local Context

The following examples, which sit within the immediate local context, establish several key characteristics which have been used to aid in defining the design proposals for the RM Area 15 layout, these are:

- *Red hung tiles*
- *Red brick facade*
- *White rendered facade*
- *Black timber*
- *Varied roof forms*
- *Dormer windows*
- *Square proportioned windows*



Context Buildings



1. Frog and Nightgown Pub



2. Bensons Farm



3. Bensons Farm Cottages

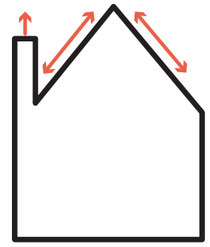
Building Characteristics



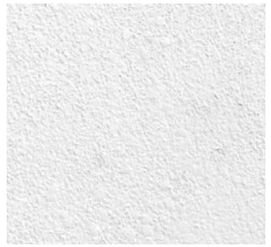
Red hung tile



Red brick



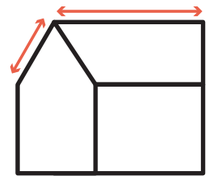
Pitched roof



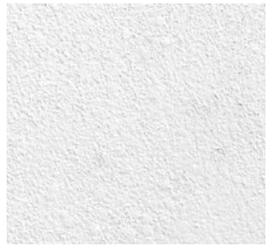
White render



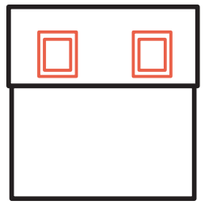
Black timber



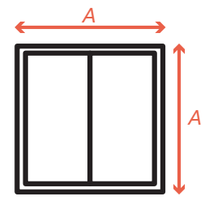
Varied roof form



White render



Dormer windows



Square proportioned windows

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Character & Built Form
Key Frontages

Along with the character areas and the local context, 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 15 *(Taken from Phase 2 DLS)*



Proposed Masterplan for RM Area 15 with key frontage

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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 egde frontage

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Materials Guidance

The design approach ensures that new buildings respond positively to the area's heritage and wider context. The proposed development reinforces local identity through materials, architectural forms, and detailing informed by the local vernacular, as outlined in the previous chapter.

The proposals incorporate key elements of this palette, including bay features, clay tile roofs, feature chimneys, and banded detailing, in line with the aspirations for the Bensons Green character area.

In addition to drawing from the character area, the design also reflects the material palette set out in the Design & Landscape Strategy (DLS) (page 128). This palette, together with the character-area guidance, aligns with the proposed design approach and forms the basis of the materials and elevational principles used across the development.



Design and landscape strategy - materials guidance



Design and landscape strategy - roof and enclosure guidance



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Elevation and Materials Strategy

The proposed material palette takes its lead from the wider RM Area 15 masterplan, as defined within the Design & Landscape Strategy, whilst drawing further inspiration from the local vernacular character studies to offer a modern and contextually grounded interpretation.

The palette is applied in response to the street hierarchy, frontage treatments and built form pattern of each area, ensuring that the development achieves a coherent overall identity whilst allowing for variation in character across the site.

Primary materials

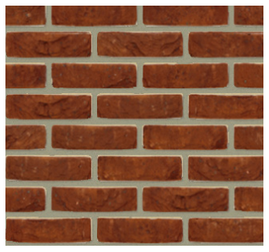
These will be predominately red brick but with a range of tones.



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.



White weatherboard



Red hung tile



Grey weatherboard



Proposed material strategy for RM Area 15

North Horsham - RM15 - Materials	
Reference - Buildings	Description
	Light red brick
	Mixed red brick
	Dark red brick
	Terracotta hung tile
	Weatherboard timber effect (white)
	Weatherboard timber effect (dark grey)
	Grey tile roof
	Terracotta tile roof
●	Brick chimney
*	Key corner
H	Hipped roof treatment

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
	Larch lap fence
	Ornamental hedge
	Knee high rail
	1.2m tall estate metal railing fence with ornamental hedge behind

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Street Elevations

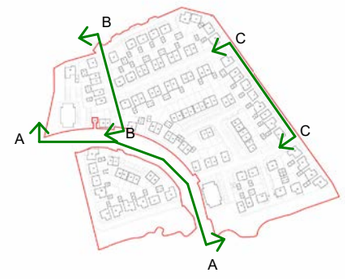


Street Elevation AA

Street Elevation BB



Street Elevation CC



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Street Elevations



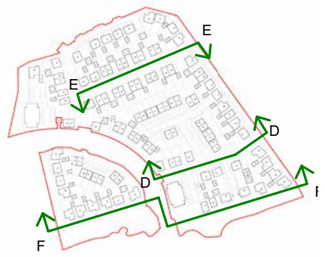
Street Elevation DD



Street Elevation EE



Street Elevation FF



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Street Scenes





Street view along the primary street with the key marker buildings in the foreground

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Street Scenes





Street view along the secondary street, featuring key buildings clad in white weatherboarding to reflect the character of the area

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Street Scenes





Street view along the secondary street, highlighting prominent semi-detached homes with varied roofscapes.

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Street Scenes





Street view along the shared surface street showing a variety of house types with different frontage depths, aligning to the landscape corridor frontage

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Street Scenes





Street view along the private street showing the house types with deep frontage depths, responding to the landscape edge frontage