

04.04 Appearance & Materials

Character Area 1

Parcel 1 is the steepest of all development parcels, and it is heavily constrained by the tree belt along Hurstwood Lane and topography along Rocky Lane to the west. To accommodate the steep topography, and in accordance with the outline densities, the density in this parcel is low, with the majority of dwellings being detached. The buildings to the south west corner of the site facing the open space, are dominated by larger types to reflect the massing of the listed Hurst Grange, located on the other side of the POS. Similar approach is used for Parcel 4 in terms of density with larger dwellings overlooking the country park and the countryside views to the south. This is to ensure that the outlook from the open spaces towards the development stands out and creates definition.

Massing is limited to maximum 2 storeys with the exception of the building that sits on the northern corner of Parcel 1. Due to the levels, this building is proposed to be split level, with a lower ground floor accessed from within the parcel and top floors accessed off Hurstwood Lane.

The dwellings are set back from the pavement, often utilising frontage parking. With the majority of them being larger detached units, they frequently benefit from deep front gardens with ample space for landscape, to help with the level differences. This allows for streets to be different typologically from parcels 2 & 3.



Streetscenes



A-A



B-B



C-C



D-D

House Types Examples

The proposed house design adopts a traditional architectural style that responds sensitively to the distinctive Low Weald character of the site. The surrounding area has a clear farmstead identity, defined by hipped roof forms and barn-style cladding.

In keeping with this context, the house reflects these established principles through a familiar, low-profile roofscape incorporating both gabled and hipped elements, consistent with the existing built form. The use of traditional materials — including timber cladding and hanging tiles — further reinforces the rural vernacular, ensuring the dwelling integrates harmoniously with its setting.

Reflection to Context



Gables front with hanging tiles existing house on Fox Hill



Low hip roof with hanging tiles existing house on Fox Hill Village



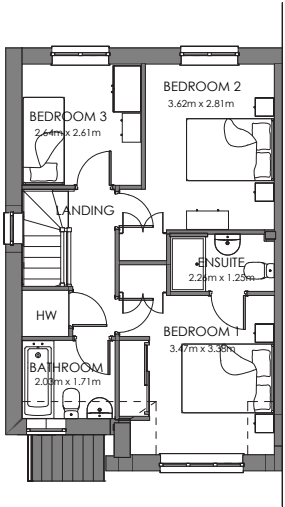
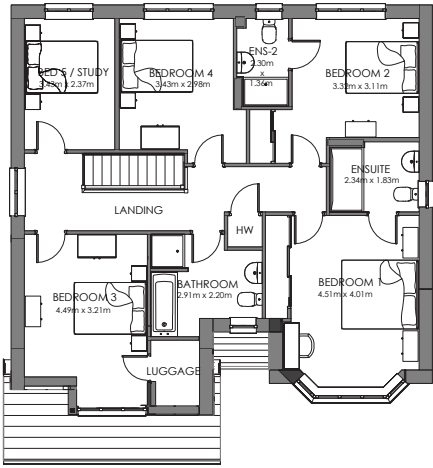
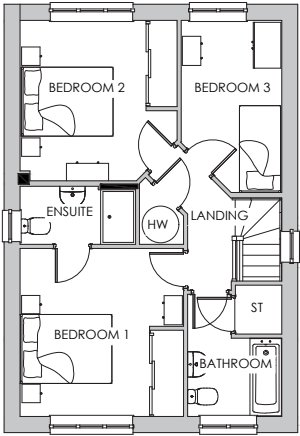
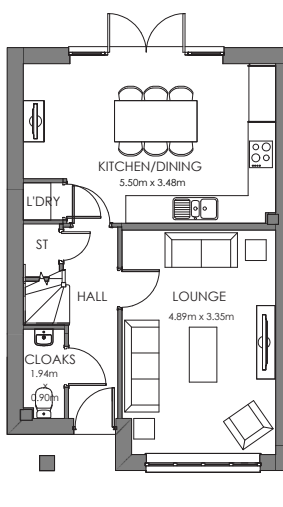
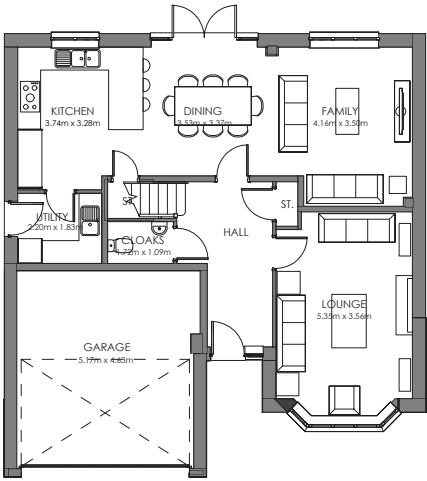
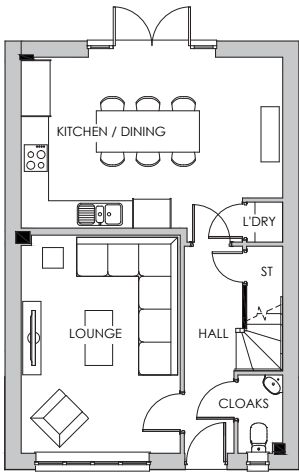
Warwick



Hampstead



Martham

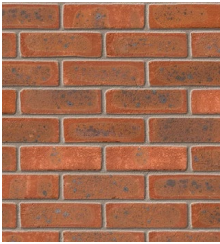


Proposed Materials

In keeping with the rural character of the area, the material palette is intentionally simple and robust, with red brick as the predominant material. Subtle variations in brick tone and detailing are introduced to articulate key vista stops and provide visual interest, helping to break up the massing of the elevations. Select areas of render are also incorporated to complement the brickwork and add further depth and variety, while remaining sympathetic to the local vernacular.



Ibstock New Cavendish Stock



Ibstock Weston Red Brick



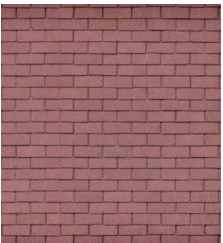
Waney Edge Timber Cladding



Chalk Render



Grey roof tiles



Red roof tiles

04.04 Appearance & Materials Cont.

Character Area 2

Parcels 2 and 3 have a character that is intentionally distinct from the parcels to the north. Both are centred around a public open space featuring existing ponds and mature trees, which forms the defining feature of this part of the site. Dwellings addressing the space adopt a unique architectural approach, creating a strong sense of identity.

In Parcel 2, a four-storey apartment building terminates the main vista on arrival, framed by three-storey terraces that maximise views and provide active frontage and natural surveillance. In Parcel 3, two three-storey apartment buildings, together with two- and two-and-a-half-storey dwellings, help enclose and overlook the space. Materiality and detailing are more varied here, and fenestration is more generous to enhance views and passive surveillance. The inclusion of apartments also optimises land use and supports the Mid Sussex housing mix.

Development in these parcels is denser, with a higher proportion of semi-detached and terraced homes alongside three- and four-storey apartment buildings. Streets range from more formal, higher-order routes with shorter gardens and side parking, to informal shared-surface streets offering varied parking arrangements.



Streetscenes



E-E



F-F



G-G



H-H