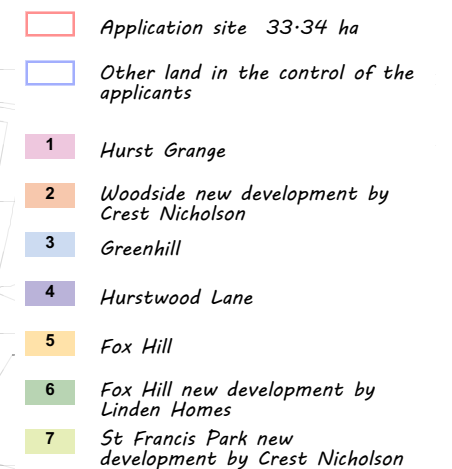


CONTEXT

Areas 3, 4 and 5 are all well established older residential communities, while areas 2, 6 and 7 are recently completed housing developments by Crest Nicholson and Linden Homes.



02 BACKGROUND AND CONTEXT

CONTEXT

Area 1 - Hurstwood Grange

Located to the west of the site and accessed via Hurstwood Lane, Hurstwood Grange was originally Hurst Farm and consisted of four buildings and a pond. Two of the original buildings are now listed and known as Hurst House and Hurst Barn. Now a mixed use development containing residential and employment uses, it was later renamed Hospital Farm and linked by several footpaths in 1859 when it became associated with the Sussex County Lunatic Asylum. By the late 1930s it was still associated with the now re-named St Francis Hospital and a number of additional farm buildings were added. With the building of the relief road in 2010 its links to the hospital west of the site were severed.

Hurst House is Grade II* listed as a fine example of 16th Century red brickwork. It has large brick chimney stacks, original sandstone mullion windows and Horsham stone roof tiles.

Hurst Barn is a dwelling. It is timber framed and clad in timber weatherboarding and semi detached with a brick and tiled house. It is Grade II listed and was built in the 17th Century.

It is recommended that the pasture to the North East of Hurst House is retained. The house can be appreciated from this pasture that relates to its historical agricultural and rural history and its considered to be of significance to its setting.

The original farm buildings are brick with tiled roofs, though there are a number of other one or two storey buildings within the group built of either brick and tile, slate or timber clad. One outbuilding has a corrugated roof.



Hurstwood Grange access from Hurstwood Lane Photo 1



Pond to south edge of Hurst Grange Photo 4



Hurst Grange looking North from middle of site Photo 2



Existing building in Hurst Grange Photo 5



Hurst Grange business units and cottages Photo 3



Hurst Barn Photo 6

02 BACKGROUND AND CONTEXT

CONTEXT

Area 2 - Woodside (Crest Nicholson) & Old Farm

Beyond the relief road to the northeast of the site is a relatively new development of houses by Crest Nicholson constructed in 2010.

It is predominantly terraced or town houses with a limited number of detached and semi-detached houses. It features perimeter blocks with an unbroken 3 storey frontage to the Rocky Lane relief road.

It uses gables to relieve the long elevations and situates apartments on corners and is generally 2 storeys high built of mainly red multi brick, red roofs and details in cream or grey.

The streetscapes are relatively urban in expression, with pavements against the kerb edge, and generally narrow landscaped front gardens without architectural boundary treatments.

The 3 storey town houses predominantly have integrated garages and frontage drives. Additionally many terraced semi, and detached houses have integral garages and frontage parking, with a few having on plot side parking and a number of block with internal parking courts.

Immediately beside Woodside is the Old Farm area of residential properties. This part of the site has more level change between plots and the properties look to be of older construction in a red brick and red or brown tiled roofs. The majority of the properties are contained in long terraces. There are frequently tile hung façades and most parking is frontage, on-plot or in large frontage parking courts. The pavement is on the back edge of the kerb and front gardens are small alongside drive ways or narrow with small timber fencing to the boundaries.



Robertson Drive (Woodside)

Photo 1



Woodside 3 storey townhouses

Photo 4



Old Farm Road Area

Photo 6



Woodside

Photo 2



Woodside houses with integrated garages

Photo 5



Woodside houses with integrated garages

Photo 7



Woodside frontage from the relief road

Photo 3



Woodside houses with integrated garages

Photo 8

02 BACKGROUND AND CONTEXT

CONTEXT

Area 3 - Greenhill and Hurstwood Lane North

This residential area is to the north of the site adjacent to the proposed parcel 4 and country park development.

The site density is low and comprised majoratively of 1.5 to 2 storey 1970's detached houses in generous plots with back to back gardens and cul-de-sacs.

Architectural styles are mixed from street to street with different roof pitches, asymmetrical roofs, bays and differently proportions windows sitting adjacent to each other.

The materials are mainly brick to façades varying from buff to red, with occasional tile hanging with red, grey or brown roof tiles.

Front gardens are generally deep and laid to grass with small shrubs and pavements are generally on the back of kerb. All parking is on plot with wide drives and detached or integral garages.



Asymmetrical Roofs (Hurstwood Lane Greenhill) Photo 1



Greenhill Park Photo 4



Greenhill Way Photo 2



Hurstwood Lane Photo 5



Greenhill park Photo 3



Greenhill Way Photo 6

02 BACKGROUND AND CONTEXT

CONTEXT

Area 4 - Hurstwood Lane South

Hurstwood Lane south is rural in nature. Beyond the properties that back onto the site towards Colwell Lane, there are no pavements and houses are set back into the middle of extensive plots. Opposite Colwell lane There is an existing derelict old pumping station on a piece of land that will remain protruding into the site.

As you progress back towards Fox Hill the houses become closer to the road, on smaller plots and more visible together.

There are two traditional styled new houses to the East of Hurstwood Lane built recently and the last group of houses before Fox Hill is a more homogeneous 1970s cul de sac where there is existing footpath and with a more suburban feel. These 1970's houses and those adjacent to the west of Hurstwood lane back onto what is proposed to be the school site.

The houses are predominantly 2 storeys high in a range of render, brick and timber or tile cladding, with the occasional 1.5 and 2.5 storey properties.



Colwell and Hurstwood Lanes

Photo 1



Woodside 3 storey townhouses

Photo 4



Old Pumping Station

Photo 2



Woodside houses with integrated garages

Photo 5



Hurstwood Lane

Photo 3



Hurstwood Lane

Photo 6

02 BACKGROUND AND CONTEXT

CONTEXT

Area 5 - Fox Hill Village

The area of Fox Hill was initially a small rural hamlet consisting of the Fox and Hounds Pub, Middlefield Cottage (Grade II Listed) and some farmsteads. Further development in the 20th century was initiated with the terraces to the north of the pub with more substantial 1930s development of Fox Hill Village, Foxhill Close and Rockery Way. Weald Rise and development along Fox Hill filled in between Fox hill Village and Rockery Way in the 1960s.

Along Fox Hill the architectural style and material selection is eclectic as a result of its sporadic origins, while the roads to the West have a more coordinated feel in style and palette.

Fox Hill Village itself has been designated and Area of Townscape Character, with large detached homes on extensive plots with architectural quality and very low density. The large front gardens added to the mature hedgerows and trees, wide grass verges on the street frontages create lush avenues and settings for the dwellings.



The Fox and the Hounds Pub

Photo 1



Fox Hill Village

Photo 4



Terraces North of the Pub

Photo 2



Fox Hill East - Properties backing on to the site

Photo 5



Fox Hill Village

Photo 3

02 BACKGROUND AND CONTEXT

CONTEXT

Area 6 - Fox Hill (Linden Homes)

The new Fox Hill development by Linden Homes was built around 2019 and lies to the south of Fox Hill Village and the Historic Fox and Hounds Pub.

This new development is significantly more dense than the surrounding historic settlement with majority of the dwellings up to and including 3 bed dwellings being accommodated in apartments, terraces or semi-detached properties.

Detached dwellings are reserved for a few 3 bed corner turner properties and 4 and 5 bed homes. Only the largest 4 and 5 bed houses have garages, with 4 bed dwellings generally have attached garages and 5 bed properties have double detached garages.

The majority of parking is on plot, either frontage or along side, with apartments generally having front or rear parking courts.

Much of the mature existing landscape from the site pre development looks to have been retained and forms generous green boundaries and infrastructure throughout the site.

The material palette is relatively restrained,, using either red brick with cream Concrete or reconstituted stone cills and window heads or white weatherboarding for façades, grey roof tiles and white window frames and black front doors throughout.

Pavements are generally set on the edge of the kerb, with little or shallow front gardens with shrubs but no boundary treatments.

The majority of properties appear to be 2 storeys high and on the edges of the development with generous and mature landscape outlooks this gives a suburban feel to the streets. The internal streets without the structural landscaping with their harder finishes, frontage parking, and minimal planting have a much more urban character.



Fox Hill Linden Site Plan



Cape Road 2019

Photo 1



Fox Hill Linden 2022

Photo 4



Fox Hill Linden 2022

Photo 2



Fox Hill Linden 2022

Photo 5



Fox Hill Linden 2022

Photo 3



Fox Hill Linden 2022

Photo 6

02 BACKGROUND AND CONTEXT

CONTEXT

Area 7 - St Francis Park (Crest Nicholson)

St Francis Park lies to the west of the site and was constructed around 2011 by Crest Nicholson.

St Francis Park is arranged on a east facing slope from a low point at Anscombe Wood up to a high point and the Fox Hill roundabout. Although a wide verge is provided between the houses and the relief road, with little vegetation the majority of the development can be viewed from vehicles travelling along the link. A new proposed cycle link will terminate on the relief road opposite this existing neighbourhood.

The majority of the houses are 2 storey with taller 3 storey apartments and town houses featuring on some prominent locations and corners and where topography creates opportunities to diminish their impact. It generally uses perimeter blocks, with a significant amount of terracing breaking down into detached and semi detached properties towards the more open landscaped east boundary and entrance.

On the west boundary the topography is exploited to provide 3 storey apartments overlooking a significant areas of pre-existing landscape.

Many of the perimeter terraces and adjoining properties are stepped between plots to manage levels which adds natural interest to the character of the streets.

Although front gardens are relatively narrow, their are no grass verges and plots often have frontage parking the planting scheme is robust, exploiting all its opportunities and along with the level changes provides well vegetated long views throughout the site.

As with the Woodside development front gables are used to add interest to the long perimeter block faces.

The most building have a brick base with either render, white/grey weatherboarding, or brick for the upper elevations, with red brown roof tiles, white windows and black front doors throughout.



St Francis Park 2011

Photo 1



Level changes and townhouses

Photo 4



3 storey townhouses

Photo 7



St Francis Park from the Relief Road

Photo 2



Edge of Barry Drive play area

Photo 5



Grey Clad detached properties

Photo 8



Level changes and Terraces

Photo 3



Apartments by Barry Drive play area

Photo 6



View to existing building behind Bowden Way

Photo 9

03 DESIGN PROCESS

