Site Context Plan

Application Site

Roman Way

Site Photos

Photo A description:

Neighbouring property associated parking. With close-boarded fencing forming the boundary to the application site.

The street is made from block paving in a herringbone bond whilst the footpaths are all macadam.

Photo B description:

Neighbouring property to the west with fencing and a low level timber barrier forming the boundary with only a single window to the ground floor in the gable elevation.

Photo C description:

Looking north along Roman Way to the application site, the turning head is clearly visible and will need to be retained to facilitate servicing of the houses in terms of refuse collection.

Welcome to the Public Consultation for Horsham District Council's new development for Roman Way, Billingshurst.
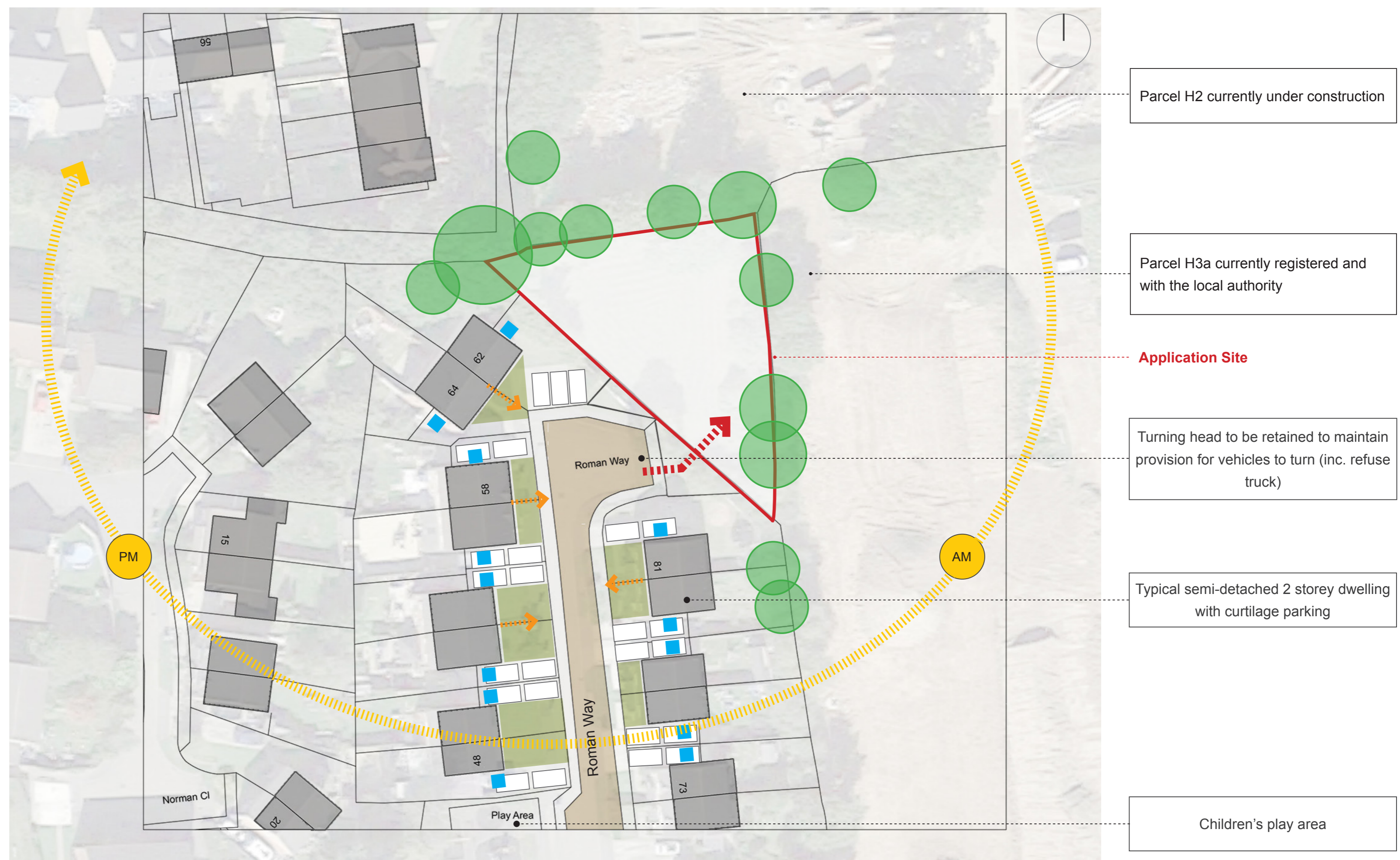
Constraints & Opportunities

The site benefits from direct access off Roman Way with the boundaries defined by hedgerow, trees and neighbours plots close-boarded fencing.

There are newly proposed developments to the north and east and consist of 2 storey dwellings.

This site falls 1m from north to south and is not within any flood-zones.

An opportunity here exists to turn this underutilised plot of land into a series of affordable houses which will terminate this street and provide much needed housing to the area.

Parcel H2 currently under construction

Parcel H3a currently registered and with the local authority

Application Site

Turning head to be retained to maintain provision for vehicles to turn (inc. refuse truck)

Typical semi-detached 2 storey dwelling with curtilage parking

Children's play area

Horsham District Council

Site Character

The application site forms the terminus of Roman Way, a residential street lined with 2 storey residential dwellings of various styles and form accessed from the High Street.

The character of this street can be defined by a set of parameters which include;

1 Grassed verges / front gardens set being public footpaths
2 Building frontages set back from the street
3 Off street parking in the form of driveways or garages

The architectural style albeit varied does consist of key components which will help inform the proposal for this site, these include;

A Pitched roofs (typically clay tile)
B Masonry façades (buff / red multi-stock brick)
C Pronounce entrances (typically a door canopy or porch)
D Feature details inc. expressed sills/lintels, pronounced bays and articulate roof lines
E Windows are vertically proportioned of varying tones

The streets are typically made up of semi-detached family properties fronting onto the street with driveways used as a mechanism to separate each plot. For the most part, bins are typically stored to the end of these driveways but where garages exist these can be clearly viable from the streetedge and distract from the otherwise welcoming nature of the street.

C

Single garage to the side of the property with a pitched roof and with an asphalt driveway access

Clay tile roof

Pronounced bay clad expressed with weatherboarding gives relief to the facade

Defined entrance porches

Soft landscaping to the front of the property informs the character of the street

Unsightly and inadequate storage for refuse bins

Typical House along Roman Way

D

Pitched roof with feature detail provides interest and combined with the fascia breaks the roof line

Vertically proportioned windows with expressed brick sill

Feature arching soldier course to window heads

Pitched door canopies express the property entrance

Soft planing to the street edge

Immediate Neighbour to the application site

A

View looking back from the site

B

Existing play area

Initial Site Response

Our vision for the site is to seamlessly introduce further dwellings to accommodate this vacant site using the existing road to gain access. Given the shape of the site and the point of access, our approach was to keep the parking and servicing to the south of this triangle, leaving all residual space to the north for building(s) and amenity space.

In keeping with the existing context, no building would be greater than 2 storeys in height and positioned in such a way to minimise overlooking. All established and mature trees are to be retained and boundaries are to delineate through the existing hedgerow and newly proposed fencing.

Consideration will also be given to the proposed neighbouring development, making sure that any dwelling will not be overlooked.
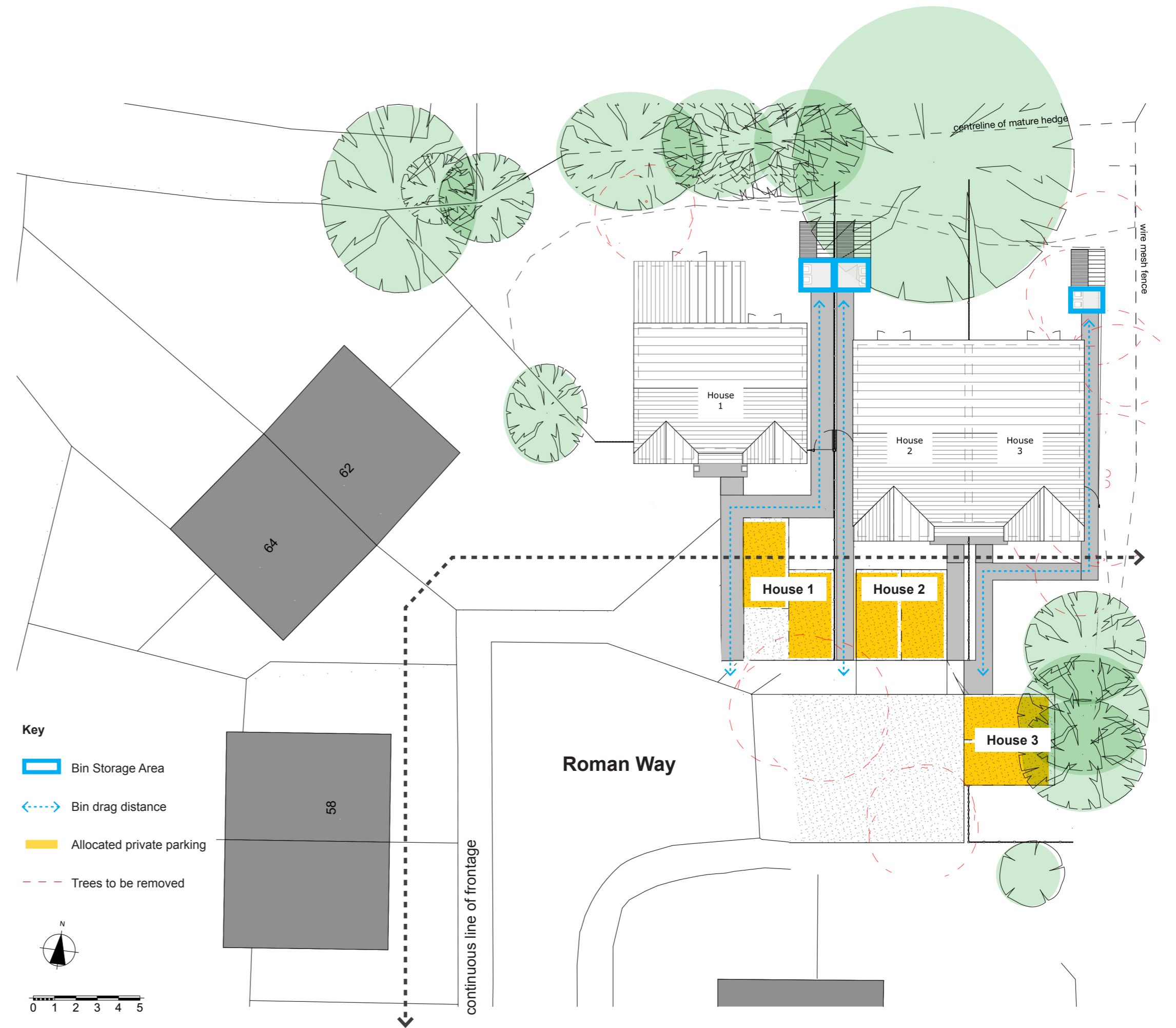

4. Rear private gardens

3. Built form (max. 2 storeys)

2. Overlooked and secure area for parking

1. Vehicular point of Access

5. Consideration of proposed future developments
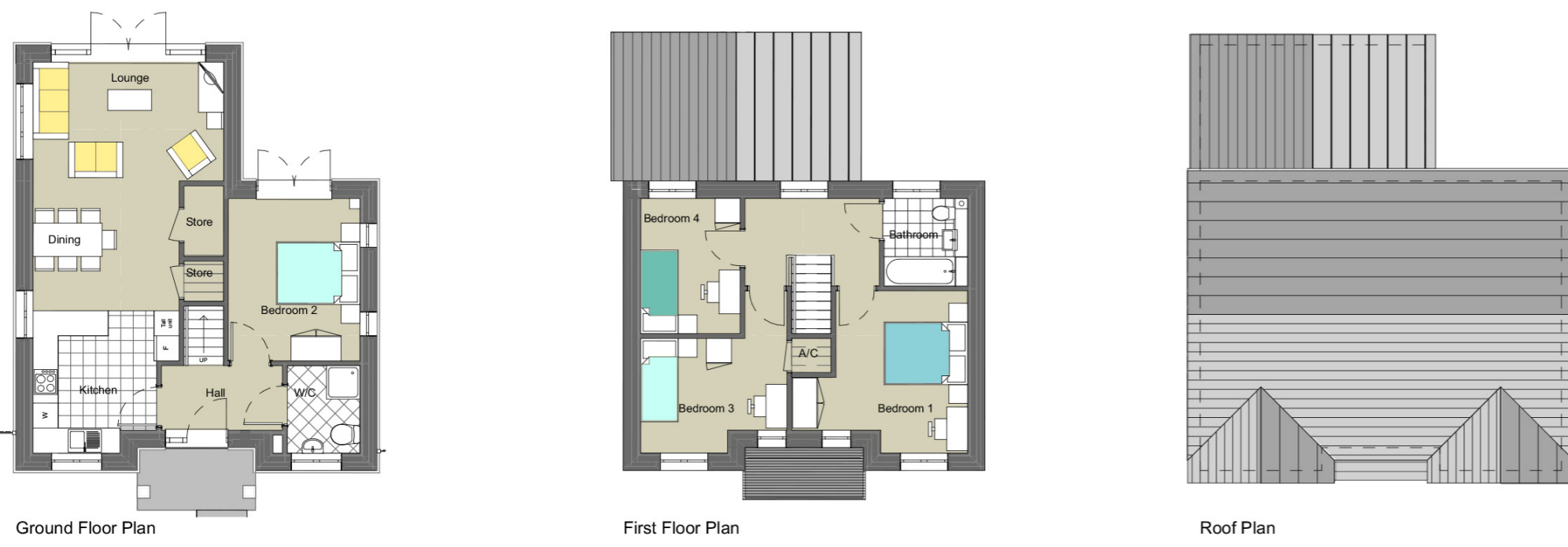
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Proposed Layout

To facilitate a seamless development, it is proposed that Roman Way be extended, enlarging the existing turning head into the site. This will in turn provide access for the off-street parking.

To the north and behind this area of parking we propose continuing the line of frontages, forming 3 houses; a single detached 4 bed family house and 2no. semi-detached 3 bed houses. All these proposed properties would benefit not only from private parking but also enclosed rear gardens. Access from these gardens to the street will be via passageways, allowing bins to be discretely hidden and wheeled to the curbside for collection.

An exciting and sympathetic affordable housing development which provides a range of much needed affordable housing within the district

Key

- ▭ Bin Storage Area
- ◁----▷ Bin drag distance
- �yellow▭ Allocated private parking
- – – – Trees to be removed

Roman Way

House 1

Ground Floor Plan First Floor Plan Roof Plan

The scheme is made up of two house types as shown, a single 4 bed family home and 2 no. 3 bed semi-detached dwellings. Akin to its neighbours, the proposed scale of the development is retained at 2 storeys, albeit the roof lines vary to provide variety.

Much consideration has been given to the façades of these houses, with interest provided through articulation in the form of both bays and canopies, creating exciting frontages to terminate this vista and enhance this neighbourhood.

In keeping with the context, pitched roofs are proposed with further articulation provided to express the bays.

Proposed Street Elevation

Material Palette

A

B

C

The material palette is subtle, using both brick and weatherboard to provide a soft residential feel with longevity and low maintenance in mind.

The prime materials inc:
- *A: buff brick base*
- *B: slate roof*
- *C: weatherboard (grey)*
- *D: window frames (dark grey)*
- *E: rain water goods (dark grey)*

The buff brick will provide the connectivity back into the existing context whilst the weatherboard will create the houses identity.

House 2

Ground Floor Plan First Floor Plan Roof Plan

HGP ARCHITECTS