



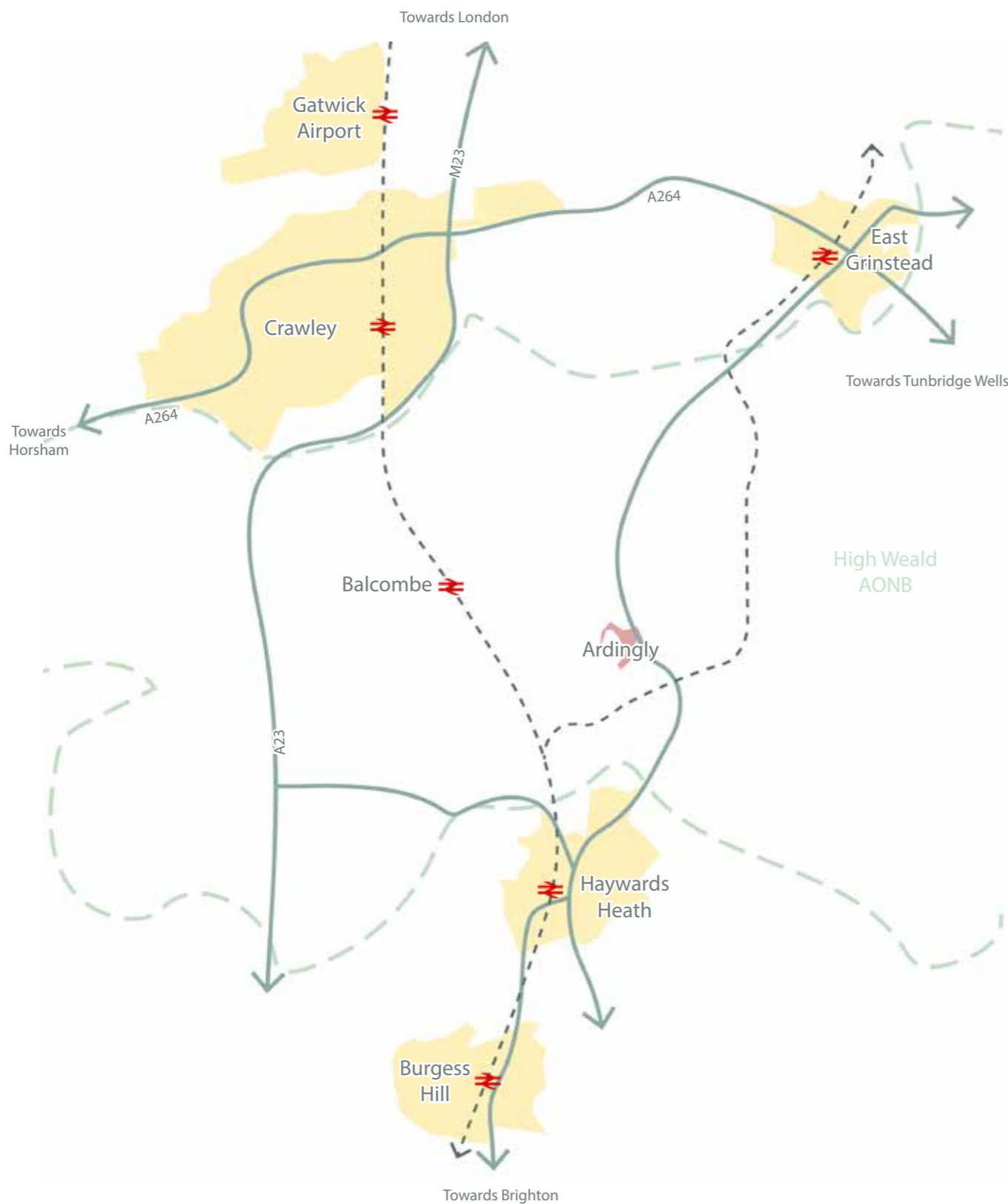
Land West of Selsfield Road, Ardingly

Policy reference: Site SA25

for

The South of England Agricultural Society & Charterhouse Land

Location Plan-



Site Plan-



Land West of Selsfield Road, Ardingly
on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B) Drawings\INDD\PRE APP 24/06/20 © Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Site Plan/Location Plan
revision	-	scale	-
drawn by	VT	checked by	-
date	23/04/2020	job no.	450456



- Red Line boundary
- Public Right of Way
- New position for Princes Gate
- Listed Building
- Conservation Area
- Fall in Level
- Existing Vegetation
- Access
- Vista to the Church
- Opportunity to integrate with School
- Intervisibility
- Potential open space
- Bund
- Parking
- 30Mph Limit
- National Speed Limit
- Scouts
- School
- Post Office
- Community Centre
- Church
- Recreation Ground

Land West of Selsfield Road, Ardingly
on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B Drawings\INDD\PRE APP 24/06/20 © Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Constraints Plan
revision	-	scale	1:1250
drawn by	VT	checked by	-
date	23/04/2020	job no.	450456



1 - View across site



2 - View towards recreation ground/play area



3 - St Peters Church Centre, Street Lane



4 - St Peters Church Centre, Street Lane



5 - View across the site



6 - Entrance



7 - Looking into the Playground



8 - Towards Selsfield Road



9 - Selsfield Road looking south

Land West of Selsfield Road, Ardingly

on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B) Drawings\INDD\PRE APP 24/06/20 © Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Photo grid and Photo Location Plan
revision	-	scale	-
drawn by	VT	checked by	-
date	23/04/2020	job no.	450456

Ardingly Character



Ardingly Conservation Area

- Distinctive historic character with Listed Buildings
- Countryside views
- Secluded and spacious garden plots
- Abundance of mature trees and hedgerows
- Sandstone walls, clay tile hanging, weatherboard and white render
- Low density on church lane (<10dph) and higher in village (c.30dph)



Eastern College Road

- Detached dwellings and looping estate roads
- Two storey houses
- Typical late 1960s/70s estate housing
- Average density c. 20dph
- Predominance of brick, with some rendered or tile hung panels



Holmans, Gowers Close and Ardings Close

- Semi-detached dwellings and terraces
- Two storey houses and bungalows
- Typical late 1960s/70s estate housing
- Average density c. 35dph
- Predominance of brick, with some rendered or tile hung panels



College Road

- Predominantly larger detached and semi-detached properties front College Road. A few terrace cottages
- Large plots and back gardens
- Predominance of brick, tile hanging and some white render and weatherboarding
- Properties set back from road with hedgerows
- Properties vary in architectural style
- Some more historic buildings with period features



Monks Meadow

- Recent Millwood Homes development
- Large, detached properties in a looping estate
- Red brick with white weatherboarding and tile hanging



Neighbouring Densities



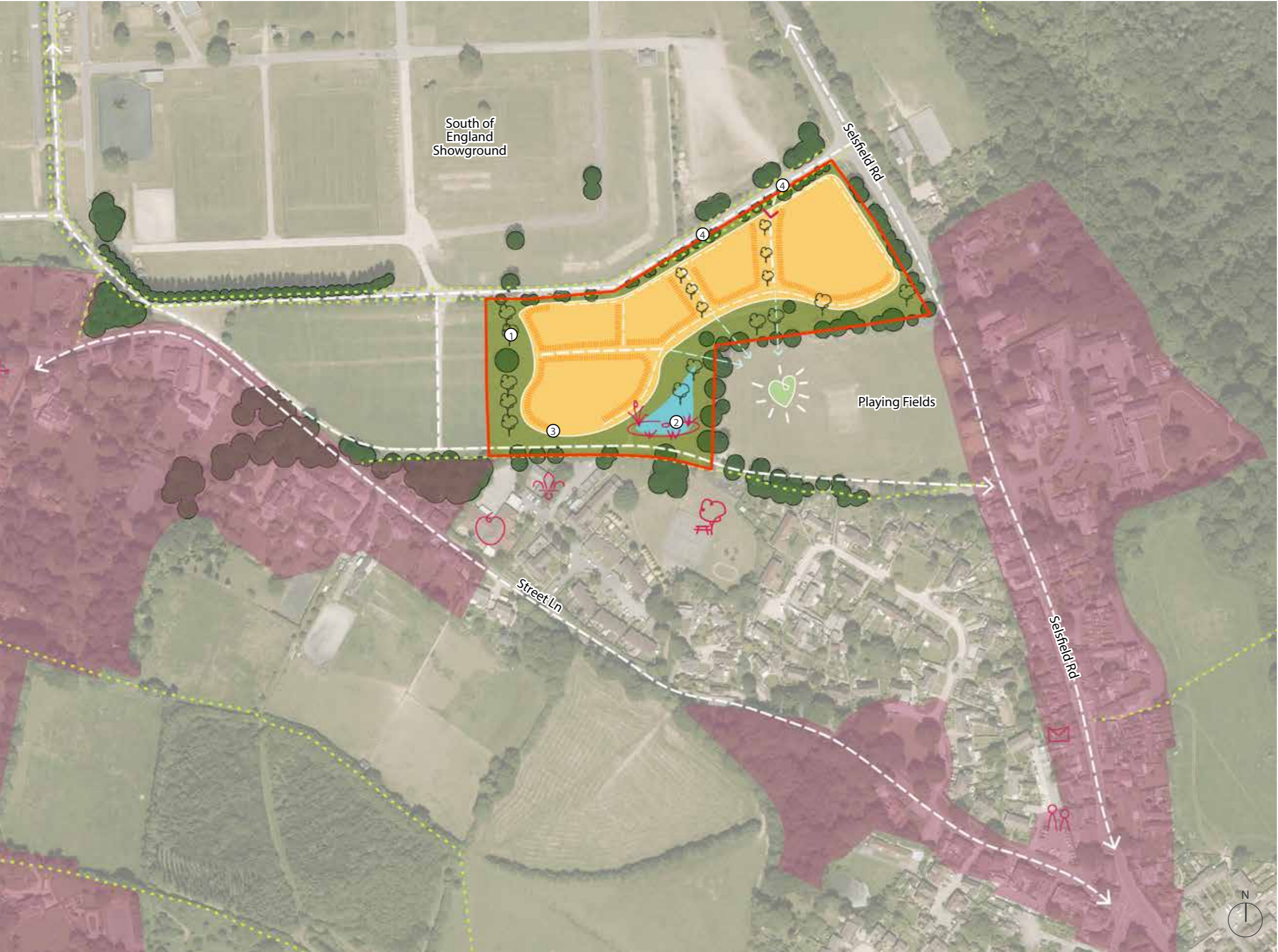
Early 19th Century
Selsfield Road
28 DPH



1960's
Munnion Road
18 DPH



2000's
Ibis Close
19 DPH



- Red Line Boundary
 - Conservation Area
 - Public Right of Way
 - Key Routes
 - Existing Vegetation
 - School
 - Scouts
 - Recreation Area
 - Post Office
 - Parish Hall
 - Frontage
 - Attenuation Features
 - New Vegetation
-
- ① Green around existing tree
 - ② Attenuation feature
 - ③ Footpath along the southern edge
 - ④ Primary Vehicle Access

Land West of Selsfield Road, Ardingly
on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B Drawings\INDD\PRE APP 24/06/20
© Copyright Savills (UK) Ltd.

drawing no.	SK001	drawing	Concept Diagram
revision	-	scale	1:1250
drawn by	OP	checked by	-
date	23/04/2020	job no.	450456

A new neighbourhood at Ardingly - Key Features

- 70 new dwellings in an area of the country where new family homes are badly needed
- A high quality development which aims to reflect traditional local building styles
- The inclusion of much needed affordable housing
- Smaller house types to meet the local housing needs
- New homes laid out in coherent groupings which reflect local context
- Scheme designed to 'enclose' and focus on the recreation ground
- A masterplan characterised by the enclosure of mature tree belts
- Public access to 1.25ha of revitalised landscaped areas
- Buildings arranged to create evolving vistas and glimpsed views to adjacent open spaces
- A strong sense of integration, where key routes could provide sustainable access to the village



- Site boundary
 - 1 Main Access
 - 2 Existing vegetation
 - 3 Tree lined avenue
 - 4 Public open space
 - 5 Attenuation
 - 6 Existing oak tree becomes feature of open space
 - 7 Lower density housing fronts conservation area
 - 8 Car free frontage
 - 9 Recreation ground
 - 10 Streets are aligned to vistas into the recreation ground and the tree's
 - 11 Car Free Frontage
 - 12 Access to the Showground
 - 13 Emergency Access
 - 14 Vehicle Access
- Housing
 - Road
 - Vista
 - Existing trees
 - Proposed trees
 - POS
 - Public Right of Way
 - Vista to the Public Open Space
 - Fire and Refuse access

Scheme Details-

70 dwellings
Site Area - 3.41ha
Density 20 dph
1.25ha - POS and landscape

Land West of Selsfield Road, Ardingly
on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B Drawings\INDD\PRE APP 24/06/20 © Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Illustrative Masterplan
revision	-	scale	
drawn by	CO	checked by	-
date	23/04/2020	job no.	450456

Possible Housing Form and Groupings

TERRACED & SEMI-DETACHED FORMS



Terraced group



Terrace housing overlooks site boundary



New village housing

DETACHED FRONTING STREETS



Large detached housing



Formal style landmark detached unit



Arts and Crafts style housing fronts a primary street

DETACHED INFORMAL GROUPINGS



Estate cottage style housing group



Weather boarding on detached properties



Traditional style detached house and garage



- Land Use Budget
- Site Area - 3.41 Ha
 - Net Developable Area - 2.00 Ha
 - Primary Roads - 0.24 Ha
 - Green Infrastructure - 1.25 Ha
 - SuDS - 0.16 Ha



- Movement and Access
- ▼ Main Access
 - Primary Roads
 - Secondary Roads/Shared Surfaces
 - Public Rights of Way
 - Pedestrian/cycle links



- Green Infrastructure
- SuDS
 - Pedestrian/cycle links
 - Existing trees
 - New planting
 - Public Rights of Way

Land West of Selsfield Road, Ardingly

on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B) Drawings\INDD\PRE APP 24/06/20
© Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Parameter Plans
revision	-	scale	-
drawn by	VT	checked by	-
date	23/04/2020	job no.	450456



Urban
Design
Studio





3 - Public open space



4 - Main access road



1 - Residential street looking toward the public open space



5 - Tree lined road



2 - Frontages face onto the open space



6- Public open space and attenuation pond

Land West of Selsfield Road, Ardingly

on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B Drawings\INDD\PRE APP 24/06/20
© Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Masterplan with Eye Level Views
revision	-	scale	-
drawn by	CO & OP	checked by	-
date	23/04/2020	job no.	450456

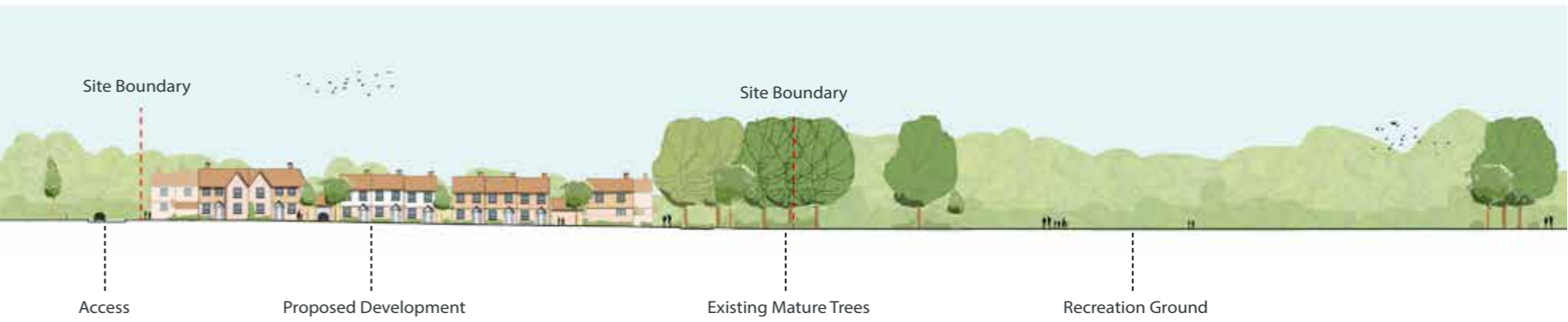
Urban
Design
Studio



Section Locations



Section AA'



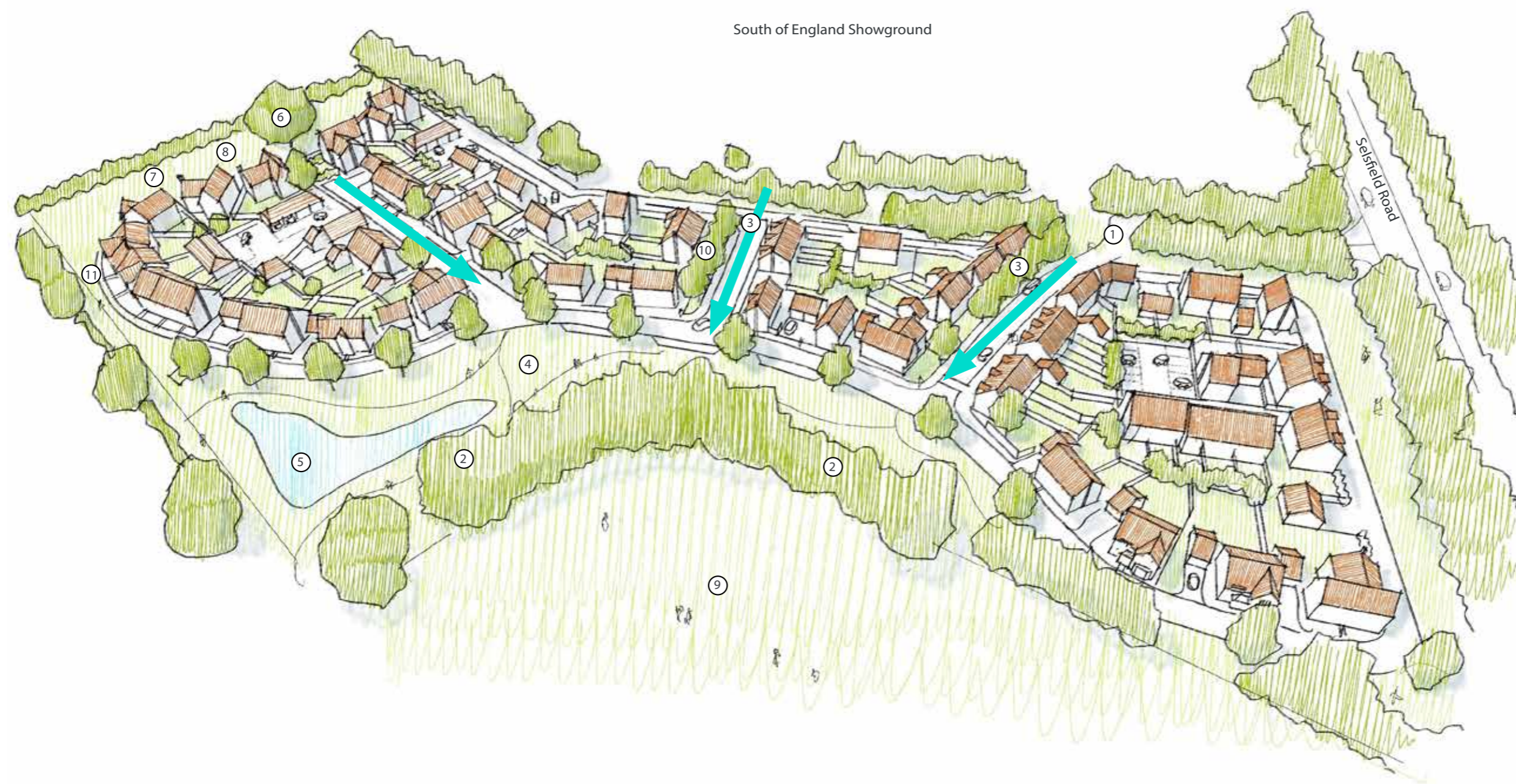
Section BB'




Land West of Selsfield Road, Ardingly
on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B) Drawings\INDD\PRE APP 24/06/20
© Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Sections
revision	-	scale	1:1000
drawn by	VT	checked by	CO
date	23/04/2020	job no.	450456



- ① Main Access
- ② Existing vegetation
- ③ Tree lined avenue
- ④ Public open space
- ⑤ Attenuation
- ⑥ Existing oak tree becomes feature of open space
- ⑦ Lower density housing fronts conservation area
- ⑧ Car free frontage
- ⑨ Recreation ground
- ⑩ Streets are aligned to vistas into the recreation ground and the tree's
- ⑪ Car Free Frontage
-  Vista to the Public Open Space



Land West of Selsfield Road, Ardingly

on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
 C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B) Drawings\INDD\PRE APP 24/06/20
 © Copyright Savills (UK) Ltd.

drawing no.	-	drawing	Aerial View looking North
revision	-	scale	-
drawn by	CO	checked by	-
date	23/04/2020	job no.	450456

Urban
Design
Studio





Land West of Selsfield Road, Ardingly

on behalf of Charterhouse Land & SEAS

Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
C:\Users\codgers\Box\UK Urban Design Projects\Charterhouse\450456 - Ardingly\B) Drawings\INDD\PRE APP 24/06/20
© Copyright Savills (UK) Ltd.

drawing no. -
revision -
drawn by CO
date 23/04/2020

drawing scale -
checked by -
job no. 450456

Urban
Design
Studio



