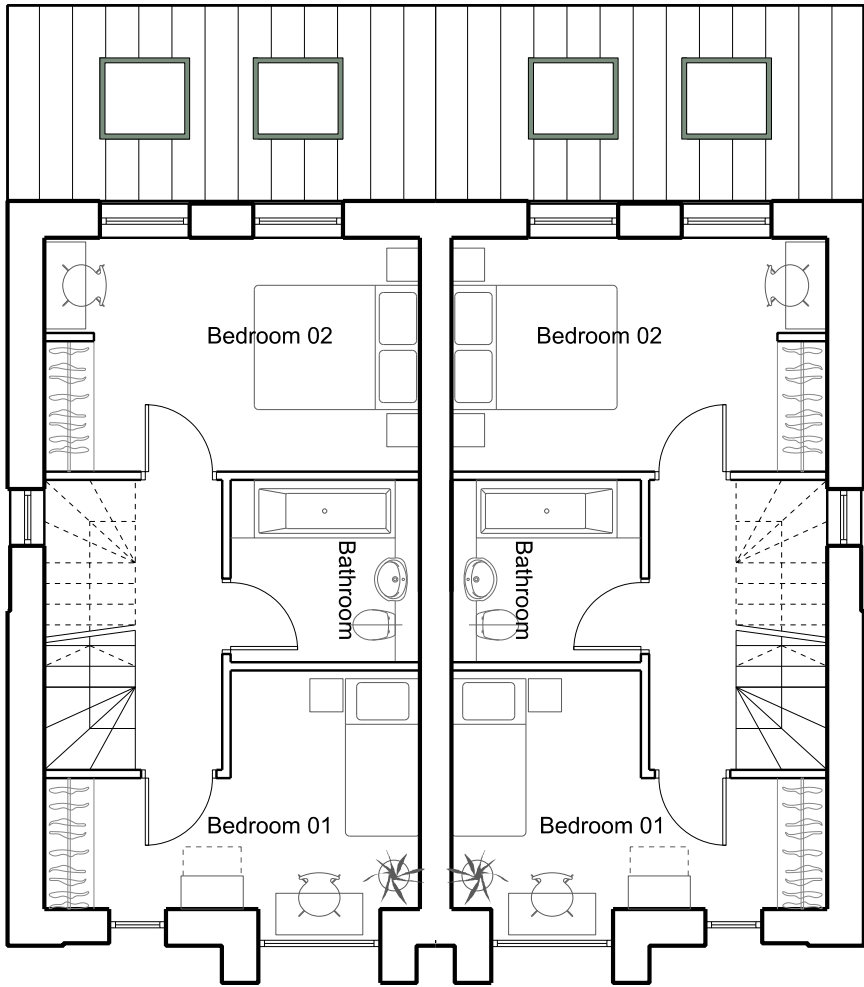


4.00 Proposed Design

4.03 Proposed GA Plans - 1st floor

1st floor is occupied by the family bathroom and 2no. bedrooms, a single to the front and a double to the rear. The smaller bedroom to the front features bay window desk space. The rear bedroom overlooks the lounge skylights as the footprint is stepped. The stepping footprint ensures that the properties are not over developed and also reduces the massing.

Block A



Block B



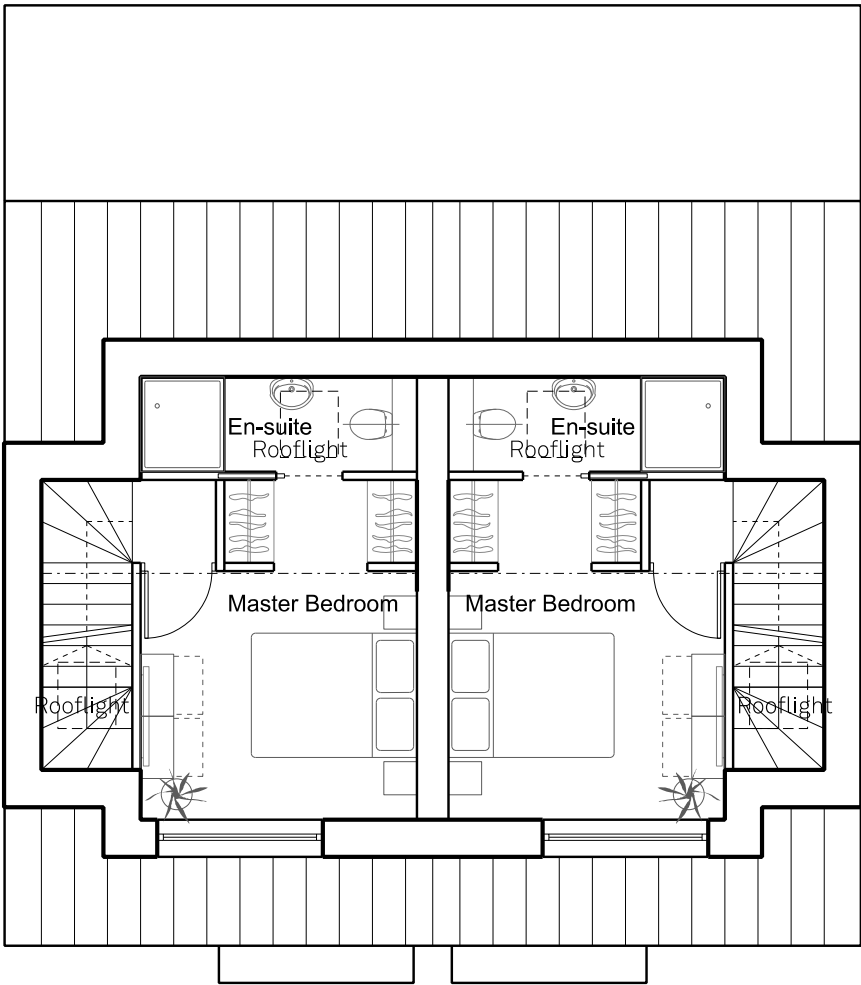
4.00 Proposed Design

The master bedrooms are located within the roof space and feature dormer windows, en-suite and built in dressing rooms.

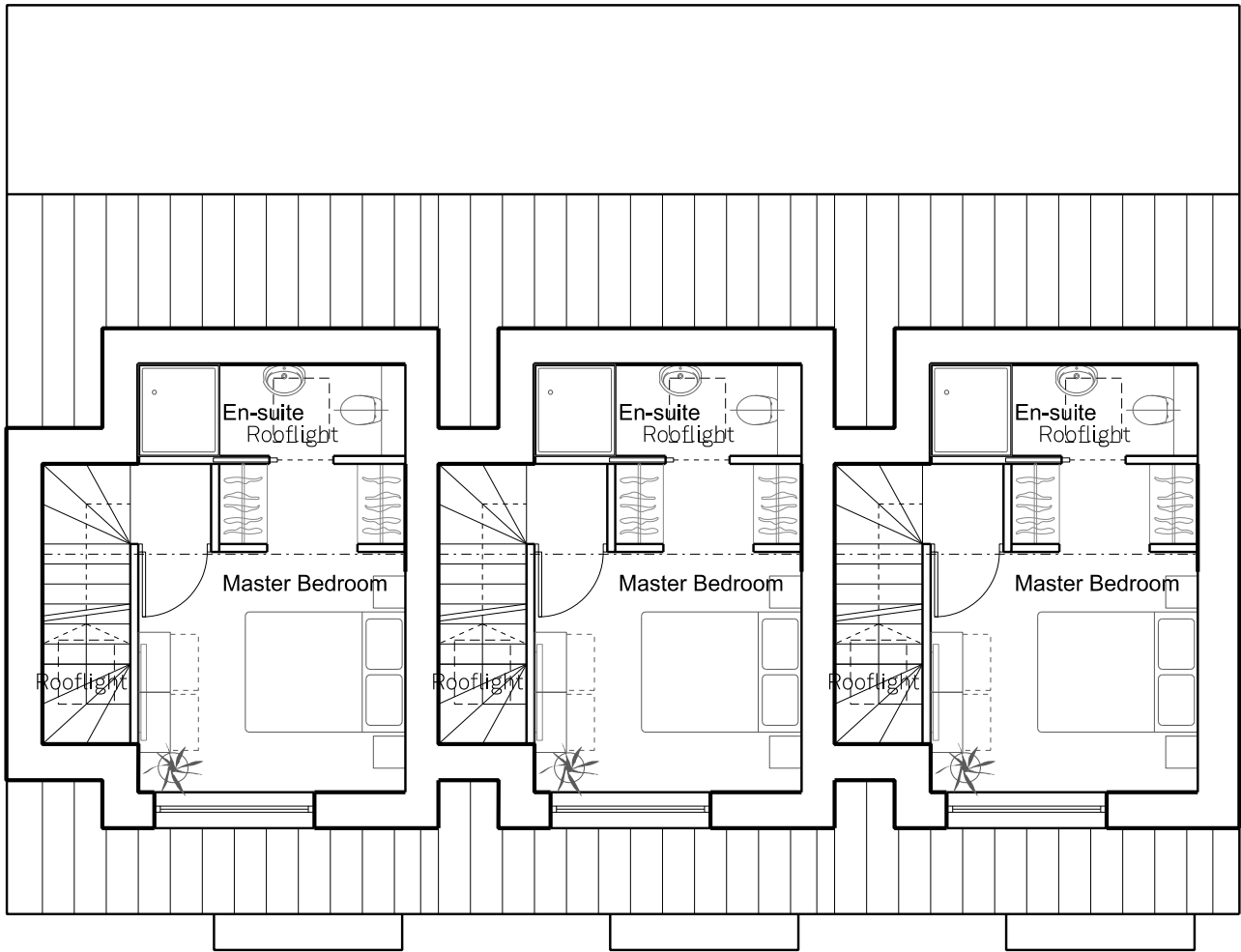
The use of roof space in this way is modern and contemporary.

4.03 Proposed GA Plans - 2nd floor (roof space)

Block A



Block B



4.00 Proposed Design

4.04 Proposed GA Elevations - Front

MATERIAL KEY

- 1. Multi grey/brown brick Con Mosso by Wienerberger or similar approved
- 1.1 Stecher bond
- 1.2 Soldier course bond
- 1.3 Flemish bond with recessed headers. Headers to be glazed white brick
- 2. Powder coated aluminium frame windows and rooflights colour grey or similar approved
- 3. Standing seam zinc roof colour grey
- 4. Zinc rainwater pipes colour grey
- 5. Stained timber doors colour grey
- 6. Glazed brick - colour white



Block A



Block B

4.00 Proposed Design

4.04 Proposed GA Elevations - Rear

MATERIAL KEY

- 1. Multi grey/brown brick Con Mosso by Wienerberger or similar approved
- 1.1 Stecher bond
- 1.2 Soldier course bond
- 1.3 Flemish bond with recessed headers. Headers to be glazed white brick
- 2. Powder coated aluminium frame windows and rooflights colour grey or similar approved
- 3. Standing seam zinc roof colour grey
- 4. Zinc rainwater pipes colour grey
- 5. Stained timber doors colour grey
- 6. Glazed brick - colour white



Block A



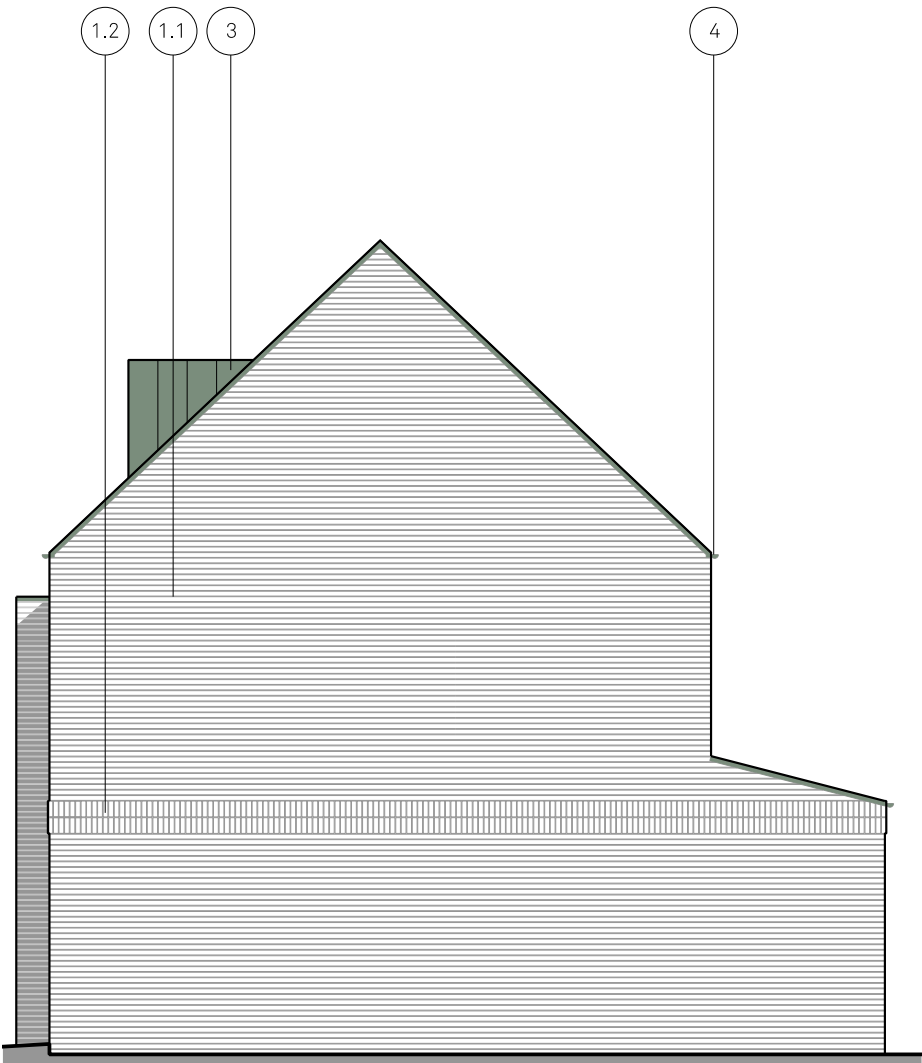
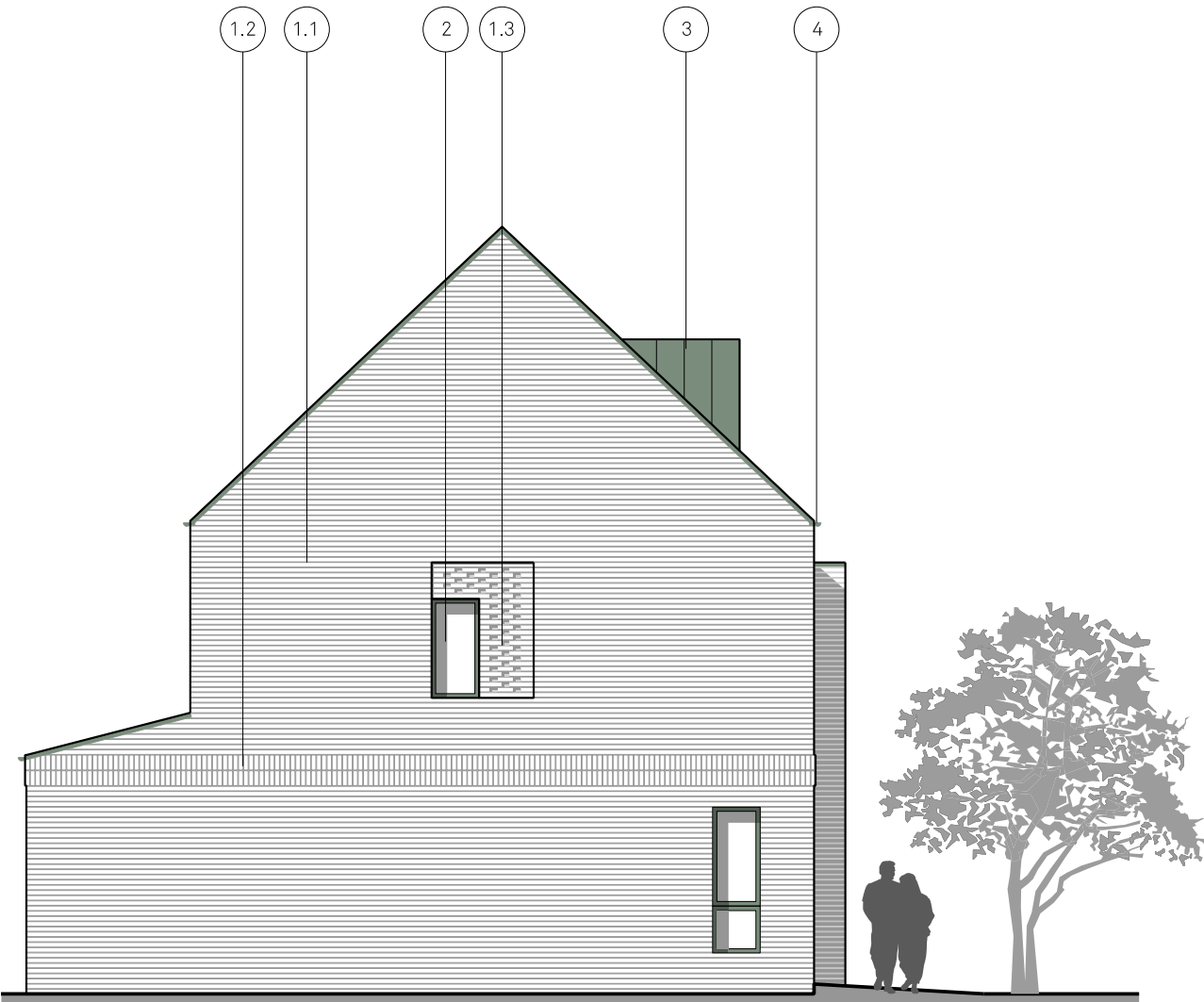
Block B

4.00 Proposed Design

4.04 Proposed GA Elevations - Sides

MATERIAL KEY

- 1. Multi grey/brown brick Con Mosso by Wienerberger or similar approved
- 1.1 Stecher bond
- 1.2 Soldier course bond
- 1.3 Flemish bond with recessed headers. Headers to be glazed white brick
- 2. Powder coated aluminium frame windows and rooflights colour grey or similar approved
- 3. Standing seam zinc roof colour grey
- 4. Zinc rainwater pipes colour grey
- 5. Stained timber doors colour grey
- 6. Glazed brick - colour white



4.00 Proposed Design

4.05 Proposed GA Elevations - Materials

The proposed materials pallet was selected for its simple, clean and modern appearance.

Despite being modern, they all have roots in traditional housebuilding, and the light, airy appearance ensures that the development does not appear heavy or dense, especially within the context of the park and mature trees.

All materials are proposed to be high quality, robust and complementary to one another. All are from the same colour pallet, which creates a uniform outlook.

Multi grey / brown brick



PPC grey Aluminium windows



Standing seam Zinc roof in grey



Stained timber door in grey

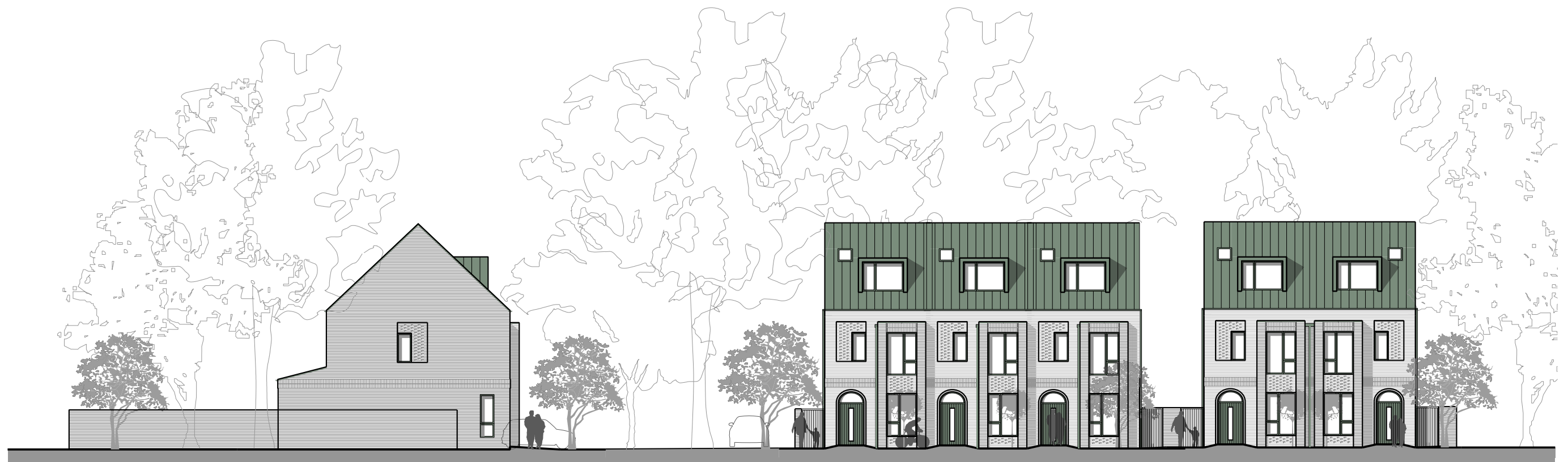


Glazed brick in white



4.00 Proposed Design

4.06 Proposed Context Elevations - Okell Drive street-scene



4.00 Proposed Design

4.06 Proposed Context Elevations - Block A street-scene



4.00 Proposed Design

4.07 Appearance & Detail Precedents



5.00

Massing

5.01

Existing vs proposal

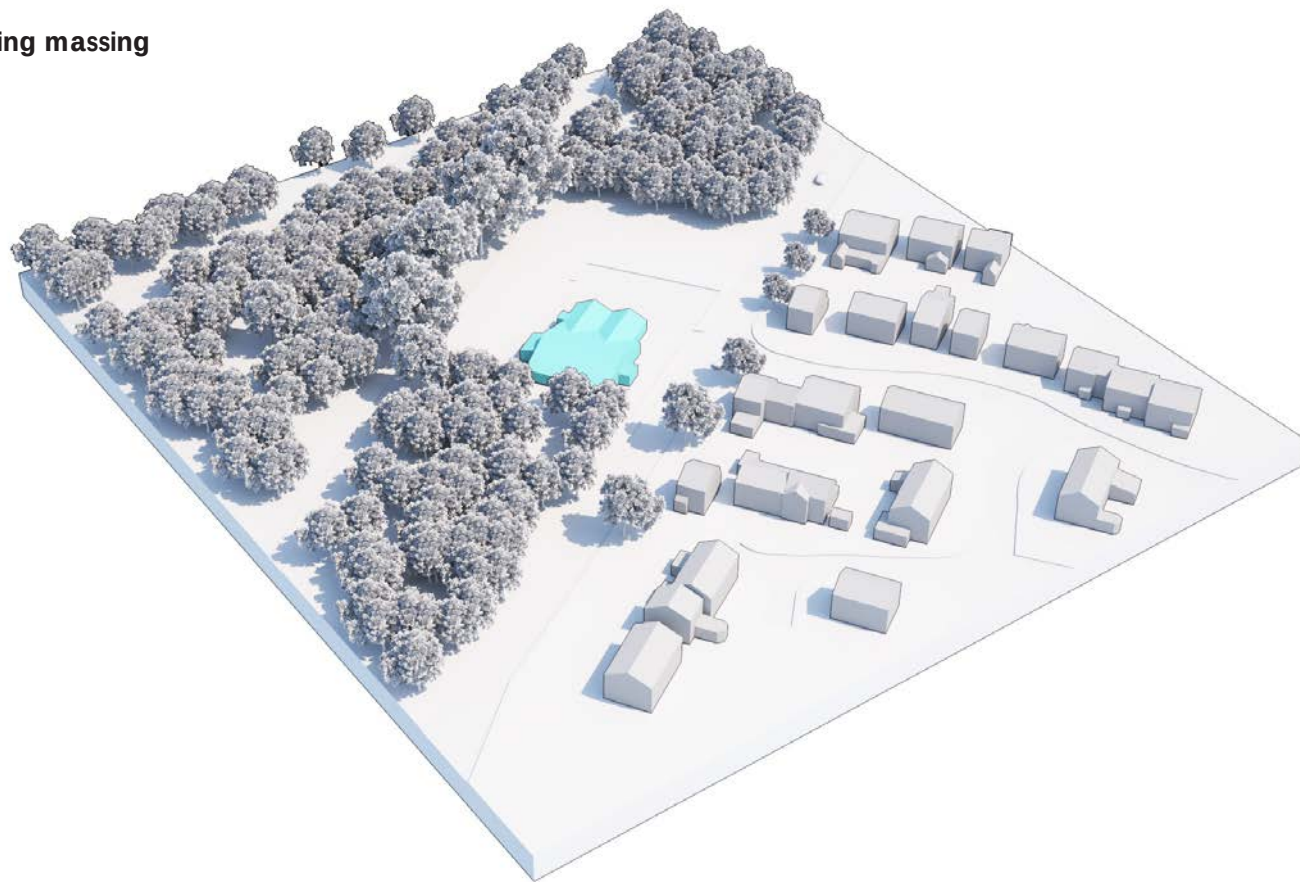
5.02

Massing in context

5.00 Massing

5.01 Massing - Existing vs. Proposed

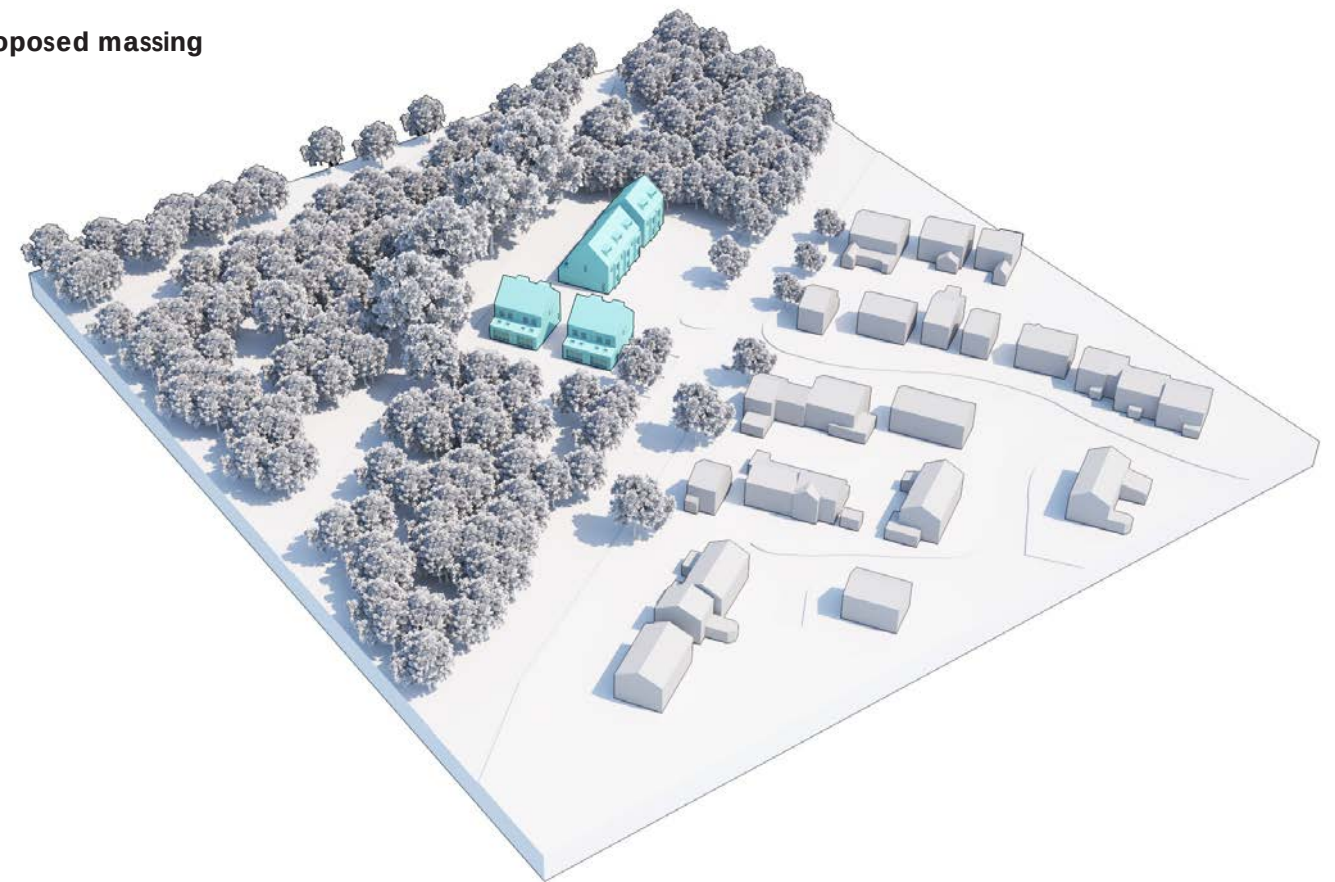
Existing massing



Existing birds eye massing views demonstrate how the existing building has a negative impact on the area.

Its form is unsightly and unusual for the area, it does not respond well to the local context or vernacular and is out of character amongst the backdrop of the park.

Proposed massing



Birds eye massing views show how the proposed layout sits within the context, the intention being that the development is seen as an extension to the existing estate opposite, which will help to integrate the community.

Set back from Okell Drive and with a stepped arrangement, the massing is appropriate for the area, complementing the mature trees. The size and scale of the proposed development is in keeping with the local architectural vernacular.

5.00 Massing

5.02 Massing - In Context



Birds eye view

The development has been carefully situated within the site boundary, ensuring adequate open space is provided around the built forms as to complement the existing tree line and park, which is, and will remain, the dominant feature of the area.



Street view from Okell Drive

The street view illustrates how the tree line to the rear forms the backdrop for the development, with the development framing views of the tree line to the rear through its stepped arrangement and layout that features open spaces in between the plots.

6.00 Landscape, Interfaces and Access and Waste

- 6.01** Landscape
- 6.02** Interface distances
- 6.03** Access and waste

6.00 Landscape, Interfaces and Access and Waste

6.01 Landscape Proposal

A detailed, high quality landscape proposal has been drawn up DEP Landscape Architects.

The proposal is a mix of soft and hard landscaping, tied together by a block paved shared road surface and contrasting block pave for pavement and car parking spaces. A rumble strip is proposed to define the entrance.

A native hedge row is proposed along Okell Drive along with 5no. trees, providing a high quality boundary and edge line, whilst also tying in with local context, the hedges obscuring the cars from Okell Drive.

Front gardens are also proposed to have smaller trees in the form of Ornamental Blossom Trees with larger trees proposed to the rear.

The existing retaining wall at the bottom of the embankment to the park, is proposed to be retained / upgraded as required.

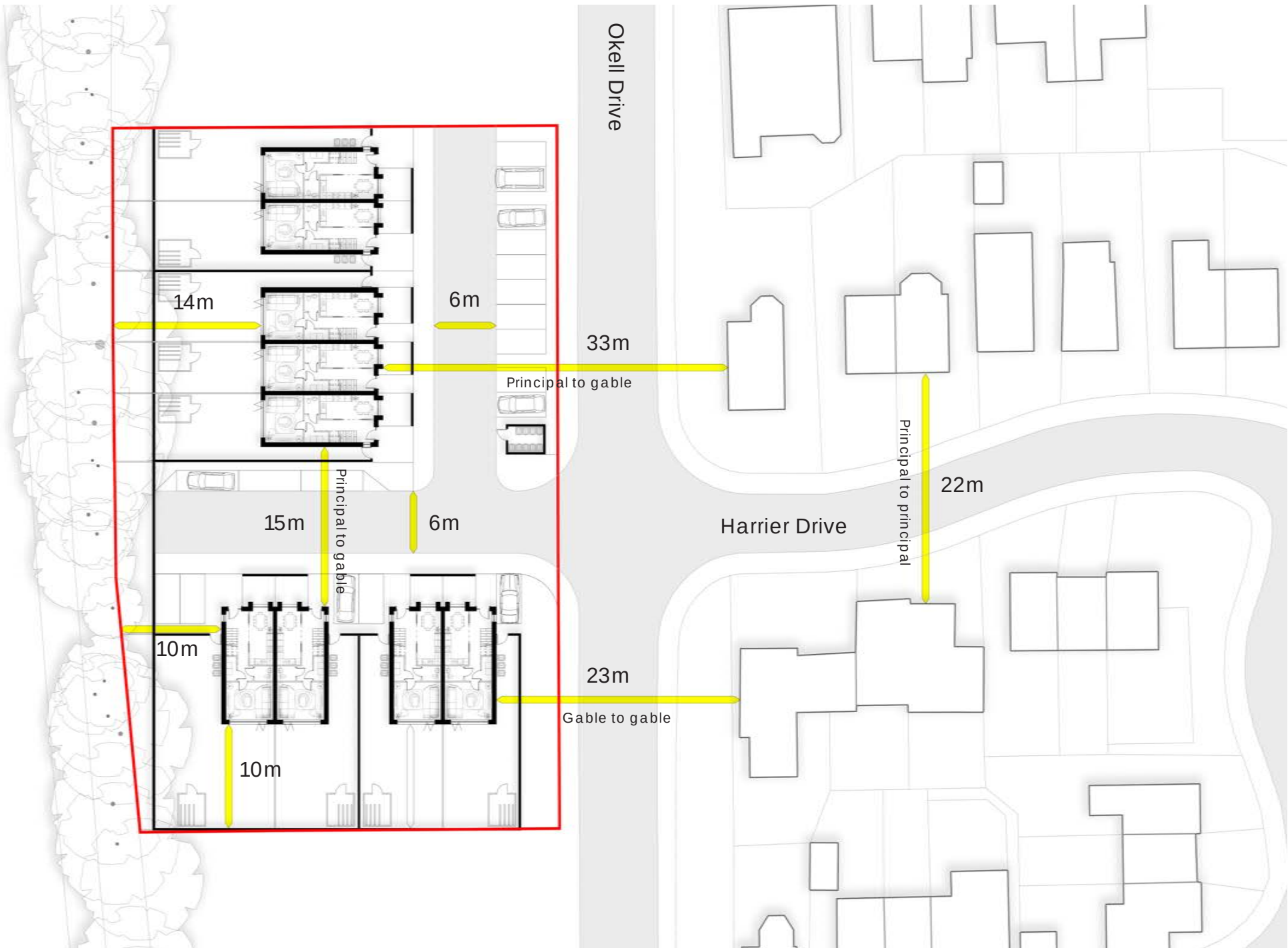


6.02 Interface Distances

Interface distances have been developed around the need to align with planning standards, as well as ensuring that the site layout can fully integrate with the estate opposite.

The proposal seeks to maintain the existing vista from Harrier Drive towards the mature tree line backing the site.

Additionally, non of the principal elevations overlook each other. All principal elevations face gable ends of the buildings to which they front, which minimises overlooking and privacy issues.



6.00 Landscape, Interfaces and Access and Waste

6.03 Access and Waste

A.
Access into the development is proposed at a newly formed junction between Okell Drive and Harrier Drive. The access road has two wings leading to each row of houses. Residents access is via front door overlooking each access road.

B.
Car parking for each plot has been provided with provision for 2no. car parking spaces, one of which is proposed to feature EV charging. 18 car park spaces total.

C.
Each plot also has storage sheds proposed to the rear of each garden, affording secure stores for cycles.

D.
Each semi detached block has space for bins down the side of each house.

E.
The 3 unit terrace has a shared external bin store adjacent to the site entrance.

Access roads are 6m wide, allowing for waste and fire truck access, the L shape arrangement also provides space for in site turning allowing all vehicles to leave the site in 1st gear.



7.00 CGI

7.01 Proposed Elevations



7.01 Proposed Elevations



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