

4.0 Proposals



Site layout



Street Scene B-B

4.0 Proposals



4.0 Proposals



Site layout



Street Scene E-E

4.0 Proposals



4.0 Proposals

4.8 Materials Plan

The design approach ensures that the new dwellings incorporate traditional features and materials that respect the semi-rural location and complement the surrounding area. The accompanying illustrative street scene drawings represent key views within Phases 2 and 3, demonstrating that a visually attractive environment will be achieved.

The proposed development, including the proposed landscaping and green spaces together with the layout and design would achieve a sense of place and character, in keeping with its urban edge character, through a mix of housing types and styles.

The built form within Phase 2 and 3 will incorporate a combination of architectural typologies, design features and materials that feature in Phase 1 to ensure that a cohesive form of development is achieved across the entire site.

Street Hierarchy

The site is to be served by a single vehicular access point on the eastern side of London Road which will incorporate a roundabout at the entrance to the site. This is the approved access position. From this access point, a primary, spine road will lead eastwards into the site (included within Phase 1) with secondary streets serving the Phase 2 and 3 areas stemming from the spine road.

The secondary streets stemming off the main spine road will lead to tertiary cul-de-sacs and shared driveways, following the approach shown on the Masterplan drawing which formed part of the hybrid application.

- Design features include: -Aa combination of two storey and 2.5 storey dwellings interspersed with garages and car ports to create appropriate scale and massing
- A balance between enclose by means of perimeter wall and fences with open landscaping and a formal central square
- Dwellings fronting onto landscaped areas
- A hierarchy of streets including one way traffic around the square
- A balance of formality and semi-rural typologies to add vernacular character and interest

KEY

Red multi stock facing brick

Terracotta stock facing brick

Cream coloured render

Tile hanging (1st floor only)

Weatherboard cladding (Cedral, black)

Rustic red, plain tile (Redland Duoplain)

Charcoal Grey tile (Redland Duoplain)



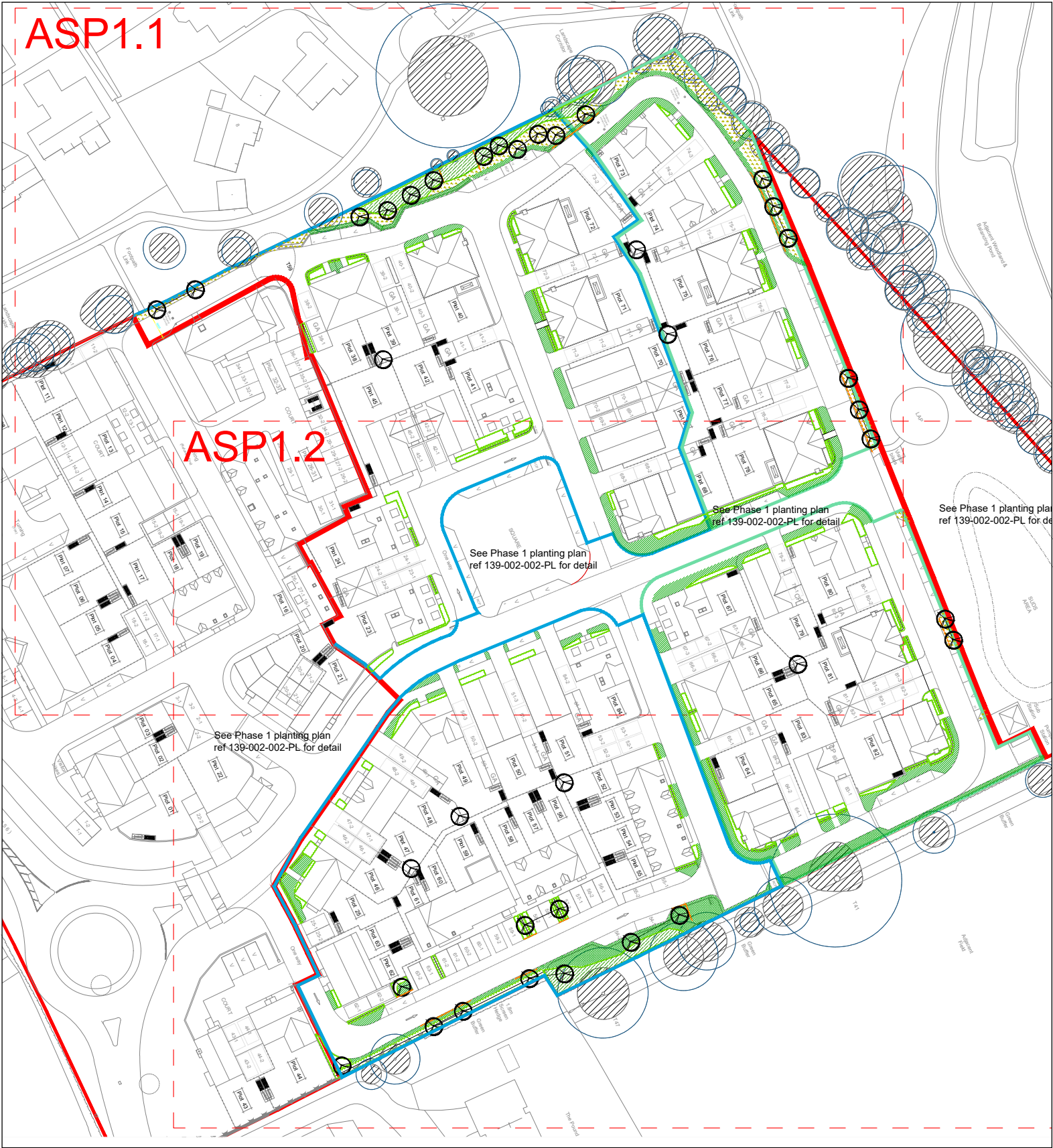
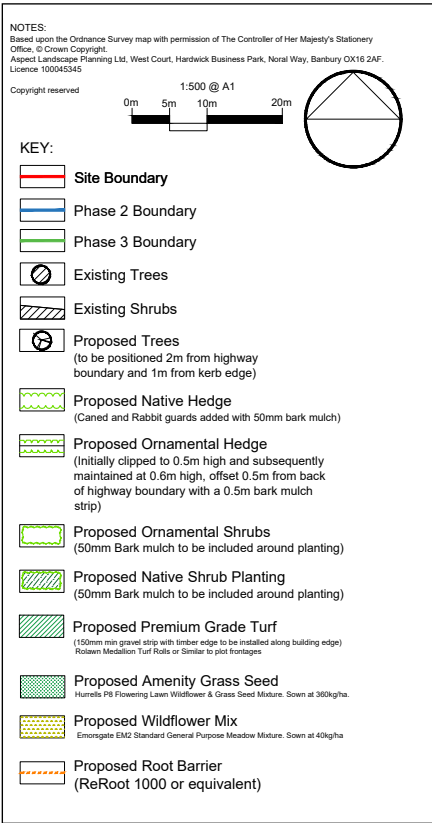
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4.9 Hard and Soft Landscape Proposals

Detailed landscaping drawings, Landscape Management Plan and Specifications for Landscaping and Horticultural works have been prepared by Aspect Landscape Planning to accompany the application.

Key landscape features include; -

- Landscaped frontage along London Road;
- Street tree planting;
- Use of trees and planting to break up parking forecourts;
- Creation of central 'village square' to provide amenity landscape space;
- Creation of open space at eastern end of site to provide landscaped buffer with adjacent established woodland which lies to the east;
- Creation of green buffer along southern boundary through new planting that will reinforce the existing vegetation;
- Landscaped buffer along part of the northern boundary shared with the Broadmeadow Ride development to the north.



Soft landscape proposals plan (Aspect Landscape Planning)

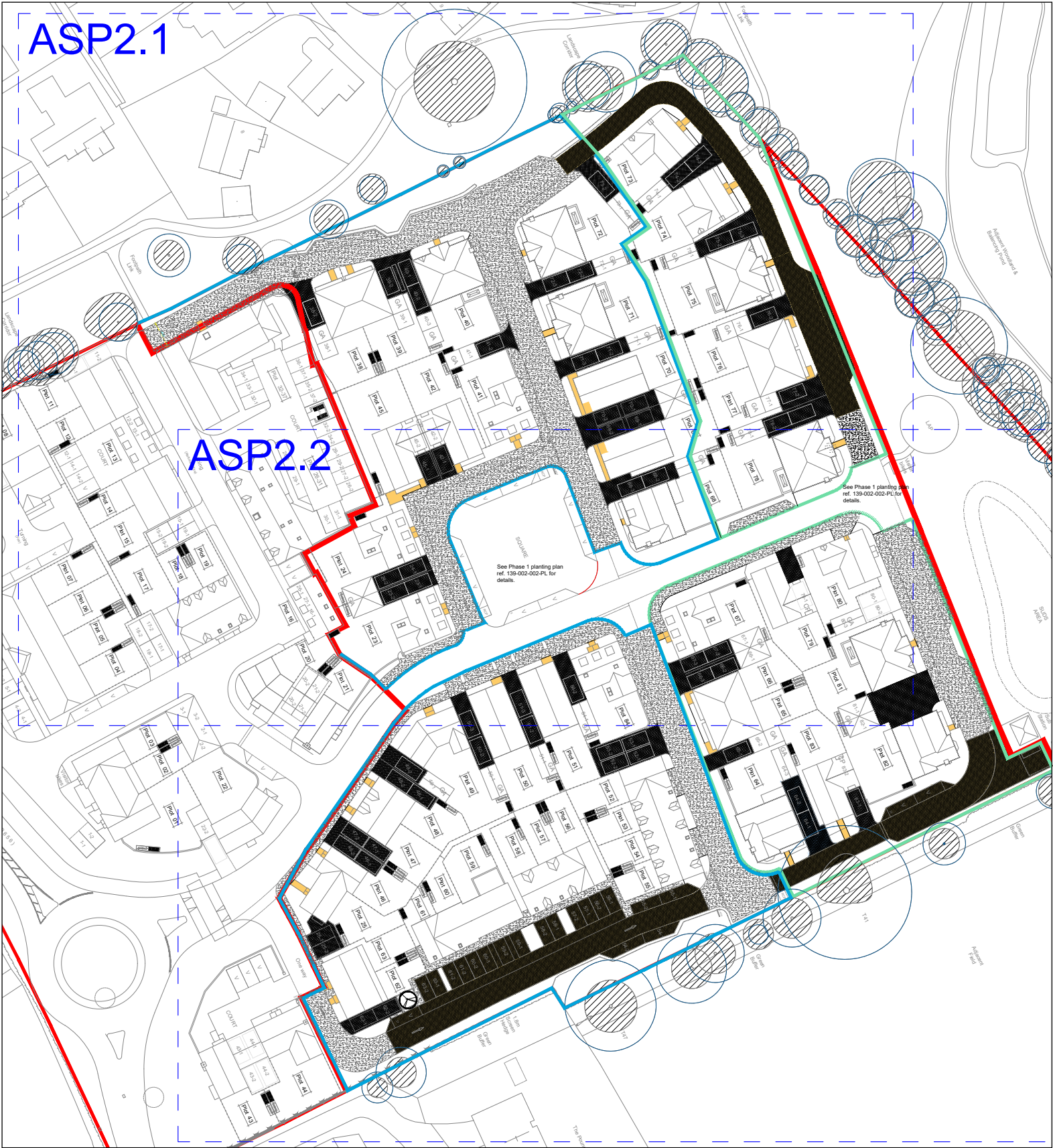
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NOTES:
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1:500 @ A1
0m 5m 10m 20m

KEY:

- Site Boundary
- Phase 2 Boundary
- Phase 3 Boundary
- Porus Asphalt
Located on Road and Paths
- Tobermore Pedesta
Bracken or similar approved.
Staggered Pattern
(200 x 100 x 60mm)
Single course block edge detail
- Tobermore Hydropave Pedesta
Bracken or similar approved.
Staggered Pattern
(200 x 100 x 60mm)
Single course block edge detail
- Tobermore Hydropave Pedesta
Bracken or similar approved.
Herringbone pattern 45° to road edge
(200 x 100 x 80mm)
Single course block edge detail
- Tobermore Textured Flag Paving
Located to dwelling frontages
Natural or similar approved.
Stack Bond Pattern
(450 x 450 x 35mm)



Hard landscape proposals plan (Aspect Landscape Planning)

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4.10 Surface Materials

A variety of surface colours will be used to reflect the street hierarchy.

The plan (right) illustrates the distribution of surface materials used for vehicle, pedestrian and cycle links throughout the site.



Tarmac roads and pavements



Permeable block paving and rumble strips to parking courts

- KEY
- • • Tarmac roads
 - • • Tarmac pavements



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4.11 Boundary Materials

Boundary treatments have been chosen to match those found in the locality of the site.

External boundaries

- Existing native hedges along boundaries shall be maintained
- Existing mature trees subject to tree preservation orders shall be maintained
- Any existing walling and fencing shall be maintained

Boundaries within the site

Dwelling boundaries fronting the public realm will consist of a combination walls, timber fences and hedges. Boundaries between gardens will be formed with 1.8m close boarded fence. The plan (right) illustrates the distribution of boundary types throughout the site.

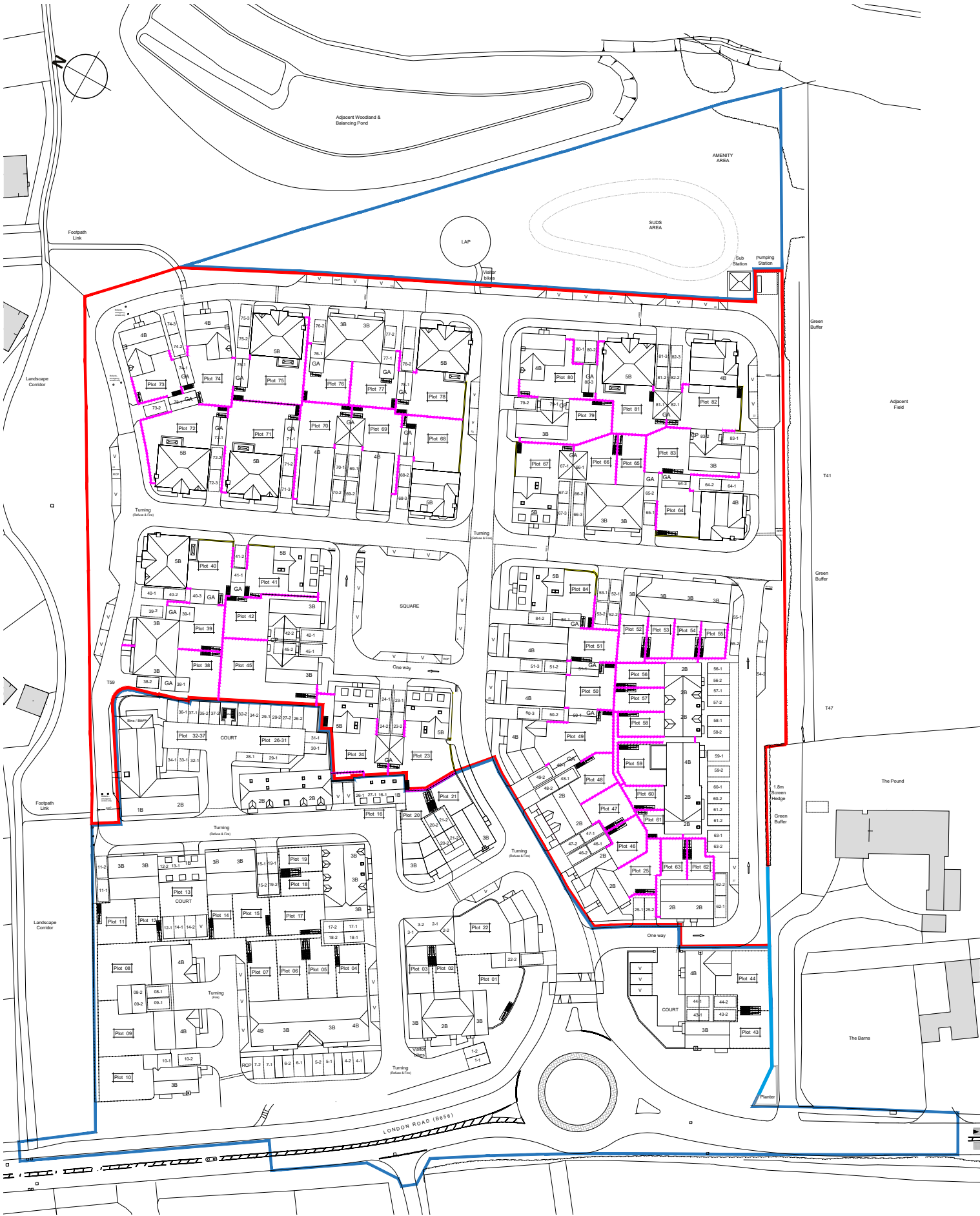


Boundary brick wall



Close boarded fence

- KEY
- 1.8m Close Boarded Fence
 - Brick Wall



Boundary materials diagram