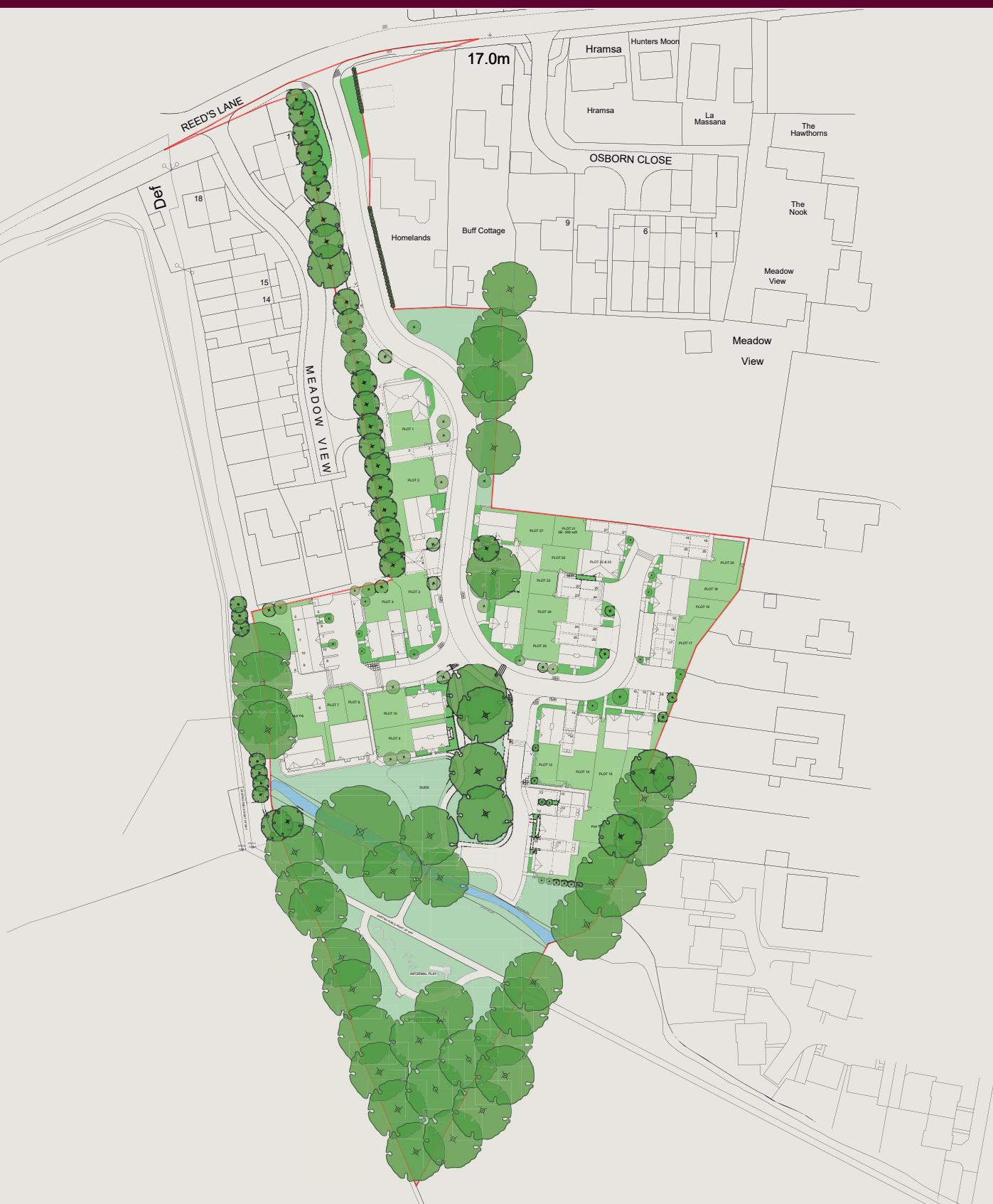


SOFT LANDSCAPING

The Soft Landscaping proposals will seek to retain existing trees and hedgerow's where possible. Native species will be used to enhance the existing soft landscaping and integrate the development into its surrounding.



DESIGN PRINCIPLES - SOFT LANDSCAPING

LEGEND :

- SITE BOUNDARY
- EXISTING TREES & HEDGEROWS RETAINED
- PROPOSED TREE PLANTING
- OPEN SPACE / WILD FLOWER MEADOW
- SHRUBS, ANNUAL & PERENNIAL PLANTING TO FRONT GARDENS
- PRIVATE GARDENS
- UPGRADED PLANTING TO EXISTING WATERCOURSE TO INCREASE BIODIVERSITY

EXTERNAL MATERIALS

A comprehensive palette of external materials, using colours and textures, to reflect the local vernacular will be used to seamlessly integrate the development into its surroundings.

Note - Actual specified materials may change due to ongoing availability, however, the quality and colour palette will remain consistent.

DESIGN PRINCIPLES - EXTERNAL MATERIALS

MATERIALS PALETTE

	ROOF TILE - 1 SANDTOFT ANTIQUE 2 SANDFACED TERRACOTTA HALF ROUND RIDGE
	ROOF TILE - 2 SANDTOFT SANDOWN SANDFACED BONNET HIPS TO PORCH ROOF
	ROOF TILE - 2 CEDRAL BLUE / BLACK SLATE
	WINDOW CILLS - RECONSTITUTED STONE - PORTLAND STONE
	WEATHERBOARDING - HARDIE PLANK - BLACK
	WEATHERBOARDING - HARDIE PLANK - WHITE
	RENDER - ROUGH CAST OFF WHITE / CREAM
	MAIN FACING BRICK - 1 AAB SELSTED BLEND
	MAIN FACING BRICK - 2 AAB SEAFORD BLEND
	MAIN FACING BRICK - 3 AAB TYPHOON BLEND
	CONTRASTING FEATURE BRICK - AAB STAPLEFIELD STOCK
	ALL PLOTS

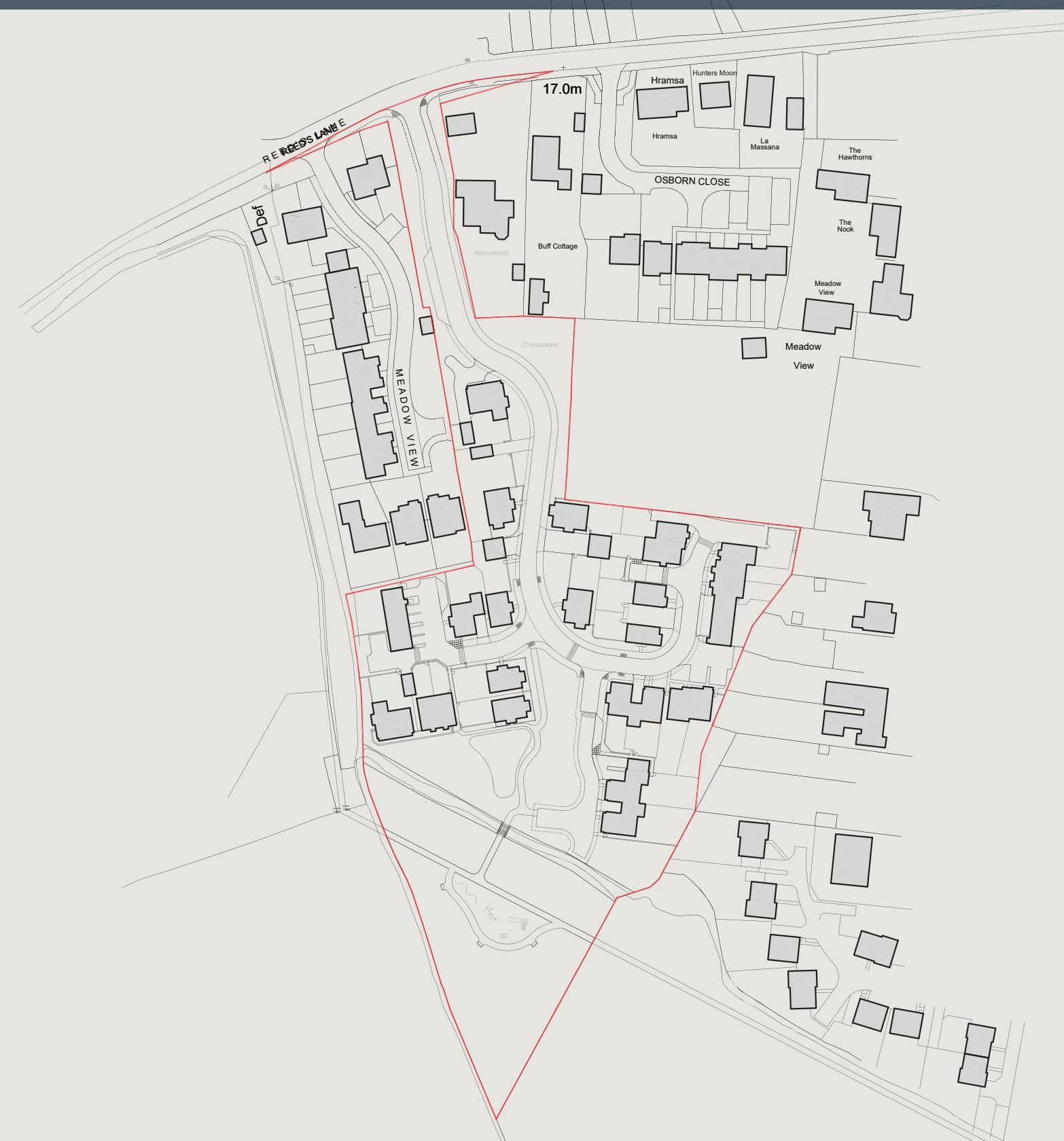
LEGEND :

	SITE BOUNDARY
	ROOF TILE 1
	ROOF TILE 2
	ROOF TILE 3
	FACING BRICK 1
	FACING BRICK 2
	FACING BRICK 3
	BLACK WEATHERBOARDING
	WHITE WEATHERBOARDING
	RENDER
	BLACK FRONT DOOR - BLACK WINDOWS AND DOOR FRAMES, BLACK FASCIAS & BARGE BOARDS, GALLONS BRACKETS ETC.
	BLACK FRONT DOOR - WHITE WINDOWS AND DOOR FRAMES, WHITE FASCIAS & BARGE BOARDS, POSTS GALLONS BRACKETS ETC.

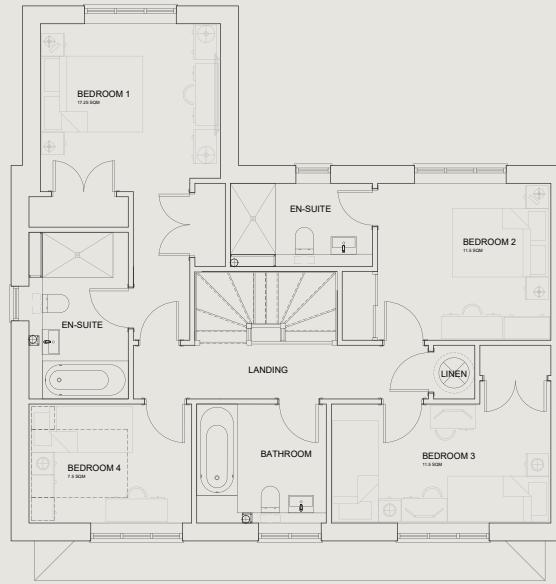


Note - Actual specified materials may change due to ongoing availability, however, the quality and colour palette will remain consistent.

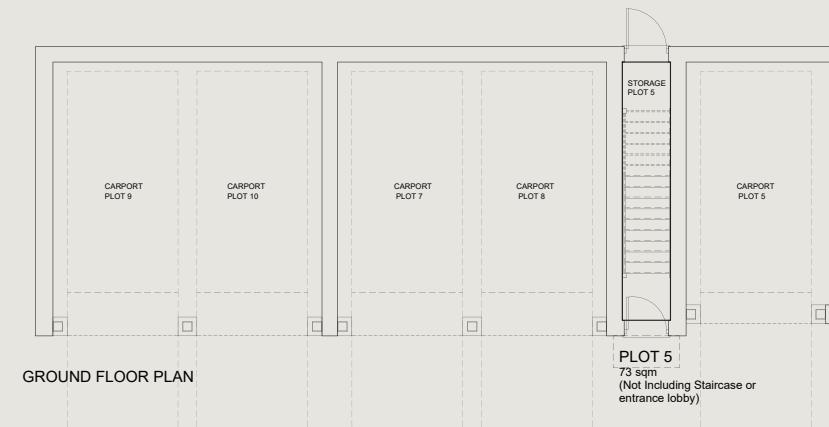
INTEGRATION OF THE DEVELOPMENT WITH THE EXISTING IMMEDIATE AREA CONTEXT



This proposal seeks to provide a variety of homes which are of high quality, design led and are in keeping with the local area. Some of the key design principles to these house type designs below include, well proportioned living areas, deep windows to habitable rooms, appropriate sized gardens and spaces that maximise the use of natural daylight. All homes will be designed to conform with Nationally Described Space Standards (NDSS) as well as Part M of the building regulations and will have level thresholds to front doors to ensure they are accessible for disabled residents and visitors alike. One ground floor Masionette will be a fully functioning Wheelchair Home complying with Building Regulations M4(3).



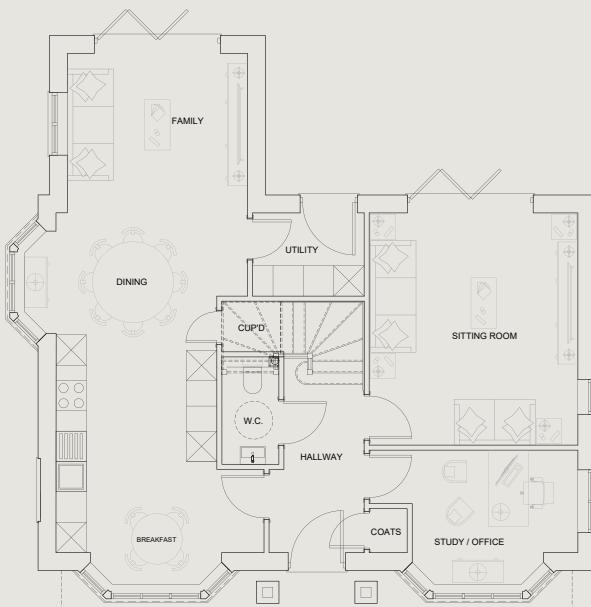
FIRST FLOOR PLAN
PLOT 1



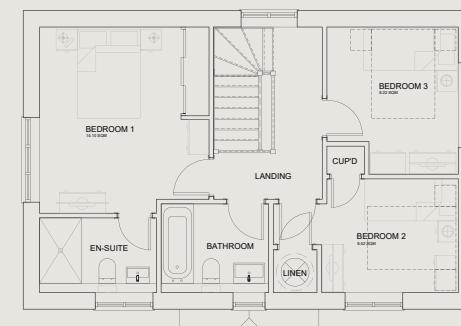
PLOT 5
73 sqm
(Not Including Staircase or entrance lobby)



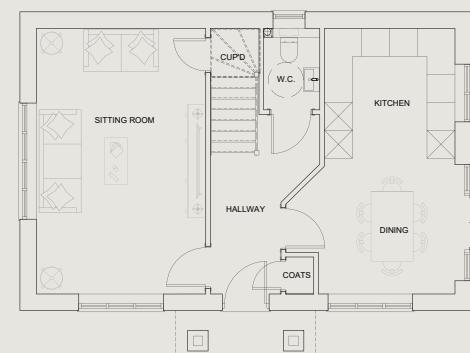
FIRST FLOOR PLAN



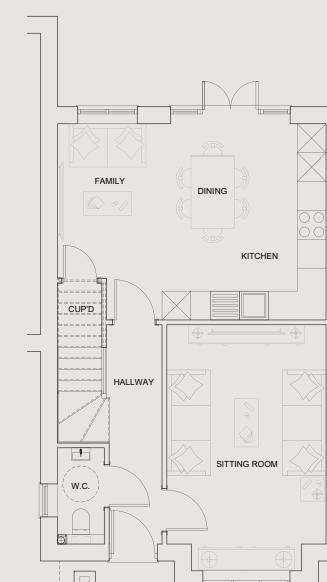
GROUND FLOOR PLAN
PLOT 1
1772 sqft



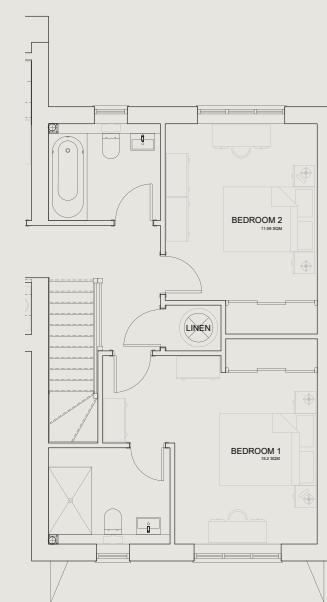
FIRST FLOOR PLAN



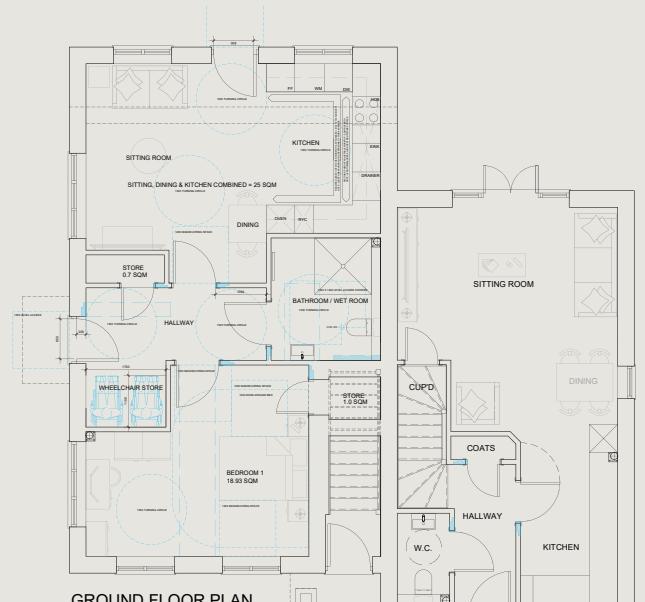
GROUND FLOOR PLAN
1096 SQFT



GROUND FLOOR PLAN
PLOT 11
1277 sqft



FIRST FLOOR PLAN
PLOT 11



GROUND FLOOR PLAN
PLOT 22
61.15 SQM
NOTE - BLUE LINES INDICATE M4(3)
CRITERIA

GROUND FLOOR PLAN
PLOT 21
79.0 SQM

APPEARANCE - ARCHITECTURE

This development seeks to create an interesting, attractive and varied environment, through the use of different house type designs, materials, roofscapes and landscape framework. The proposal will also incorporate features reflecting the local vernacular.

