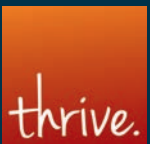




Reeds Lane, Sayers Common

BN6 9LS

Self/Custom Build Plot Design Parameters Guide & Plot Passports | September 2024



Prepared by Thrive Architects on
behalf of Elivia Homes

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Design Parameters Guide

Introduction

A Hybrid Application DM/22/0640 was granted by Mid Sussex District Council in December 2022. The Hybrid Application consisted of:

- » Full Application for 36 one, two, three and four bedrooms dwellings (including 30% affordable housing), associated infrastructure, landscaping, pedestrian and vehicular access from Reeds Lane and the demolition of Lyndon.
- » Outline Application for 2 three bedroom self/custom build plot.

As part of the Conditions, condition no 17. states:

- » No Reserved Matters shall be submitted in respect of Phase 3, unless and until a Design Code and Plot Passport in relation to the two self / custom build plots detailing the parameters of future development for each plot has been submitted to and approved by the Local Planning Authority.
- » These documents shall include (but not be limited to) the following information:
 - » Palette of materials for external appearance of dwelling including windows
 - » Parameters on height and positioning on the plot
 - » Details on boundary treatment
 - » Information of performance and sustainability requirements.

Design Parameters Guide

Plot Passports

Individual Plot Passports for the self/custom build plots 10 and 11 have been produced and are appended at the end of this Guide. These take account of the approved site layout for the remainder of the site, an extract of which is provided on the page opposite.

They also take account of the overall design parameters shown within this document which include parameters on height and positioning, boundary treatment and appearance/materials.

The individual Plot Passports provide the following information in relation to each self/custom build plot:

- » Plot Number
- » Unit Type
- » Plot Area
- » Maximum GIA
- » Maximum height to eaves
- » Maximum height to ridge
- » Maximum storey height
- » Height Above Ordnance Datum (AOD)
- » Extent of Build zone
- » Extent of Single storey Zone
- » Extent of plot to be conveyed
- » On-plot car parking spaces
- » Position of vehicular access
- » Boundary responsibility



Site Layout (Dwg no. 1636 / P / 10.02. Rev B)

Design Parameters Guide

Use & Layout

The Plot Passports provide for a single self/custom build dwelling to be built to the purchaser's chosen design and layout within an area defined as a "Build Zone" on each of the individual plots. A property of a gross internal floor area up to the maximum floorspace approved as part of the outline planning permission and indicated in the table below shall be constructed within the Build Zone as a 2-storey self/custom build dwelling, under a reserved matters application.

SCHEDULE OF ACCOMMODATION		
PLOT	TYPE	GIS (SQM)
10	3 Bed House	95.58
11	3 Bed House	95.58
TOTAL	2 HOUSES	

The plots may not be subdivided nor may they be merged with another plot.

Scale

The properties shall not have eaves and ridge heights higher than that indicated on the Plot Passport. Any proposals to increase the eaves and/or ridge heights beyond those indicated on the Plot Passport may not be supported by the Local Planning Authority.

The roofs shall include traditional pitches between 35-45 degrees and may also include ridges, gables, hips and valleys.

Any detached carport, garage or outbuilding shall be single storey with a pitched roof. Any such building must be located within the Single Storey Zone.

The rear gardens shall not be less than 10m in depth to ensure adequate distance to any property to the rear to maintain mutual privacy and private amenity space.

Appearance

All external facing materials for each individual self/custom build dwelling must be chosen from the approved Materials Palette appended to this Guide.

Required boundary treatments are indicated in the section on landscaping below and are to be installed prior to the occupation of each self/custom build dwelling. The boundaries for which each occupier is responsible are marked with a 'T' on the individual Plot Passports.

Access & Parking

The point of vehicular access to the individual plots is marked on the accompanying Plot Passports.

The dwelling houses shall be provided with parking to the standard of the Local Planning Authority.

Cycle storage shall be provided to the required standard of the Local Planning Authority.

Landscaping

The hard landscaping design indicates the provision of permeable or porous surfaces around the exterior of each dwelling to receive surface water runoff to meet Building Regulation requirements.

The boundaries to the 2 self/custom build plots shall take the form of close boarded fencing & the plot purchasers will be responsible for their maintenance as indicated on the plot passports.

Individual self/custom build purchasers would be able to landscape their front and rear gardens to suit their individual tastes.

Other Matters

Storage of materials, plant and equipment shall be coordinated by the appointed builder, in accordance with the approved Construction Management Plan.

Refuse storage shall be provided for general waste and recycling in accordance with the prevailing guidance of the Local Planning Authority.

Air Source Heat Pumps are being utilised to heat the properties (in lieu of mains gas), high performance timber frame construction & insulation to meet Part L. Bathroom & Kitchen taps to have flow restrictors & appliances to meet Part G water efficiency consumption & low energy light bulbs.

Plot Passports

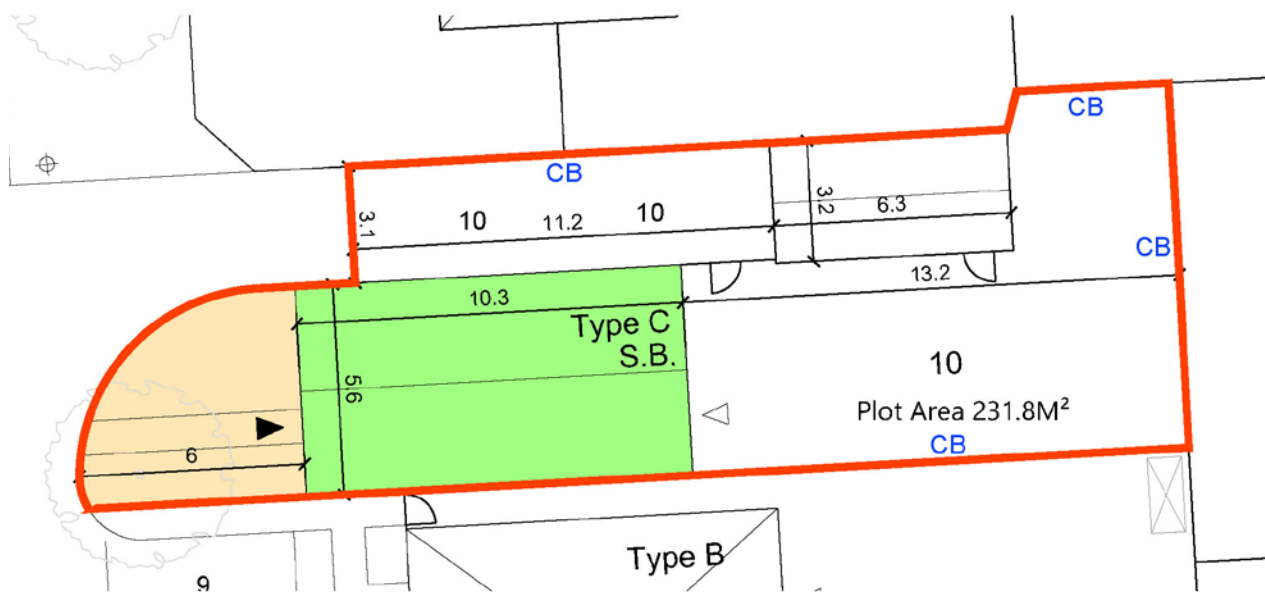
Plot Number: 10

PLOT NUMBER: 10	
Unit Type	2 or 3 bed
Plot Area	610sqm / 0.1507 acres
Maximum GIA	95.58m ²
Maximum Eaves	4.80m from DPC
Maximum Ridge	8.06m from DPC
Height AOD	16.95m
Storey Height	2 Storey
Planning Ref:	P/19/0061/VC

KEY PLAN

- Plot boundary
- 2 storey dwelling maximum 4.8m to u/s eaves. 8.069m ridge height, to be positioned within 2 storey build zone
- Grass or low level planting to front garden areas
- CB Close boarded fence

Note: building footprints dimensions are approximate for guidance only



Materials:

Roof: Grey tile or red tile

Walls: Soft red, soft russet or soft orange tones of multi brickwork

Cladding: Horizontal boarding – dark grey/ black, horizontal boarding - cream, Tile hanging - red

Boundary: 1.8m high closeboard fence with posts & gravel boards with matchboard gate & secure lock to rear gardens.

Gardens: Grass or low level planting to front gardens

Performance & Sustainability : Air Source Heat Pumps are being utilised to heat the properties (in lieu of mains gas), high performance timber frame construction & insulation to meet Part L. Bathroom & Kitchen taps to have flow restrictors & appliances to meet Part G water efficiency consumption & low energy light bulbs.

Plot Passports

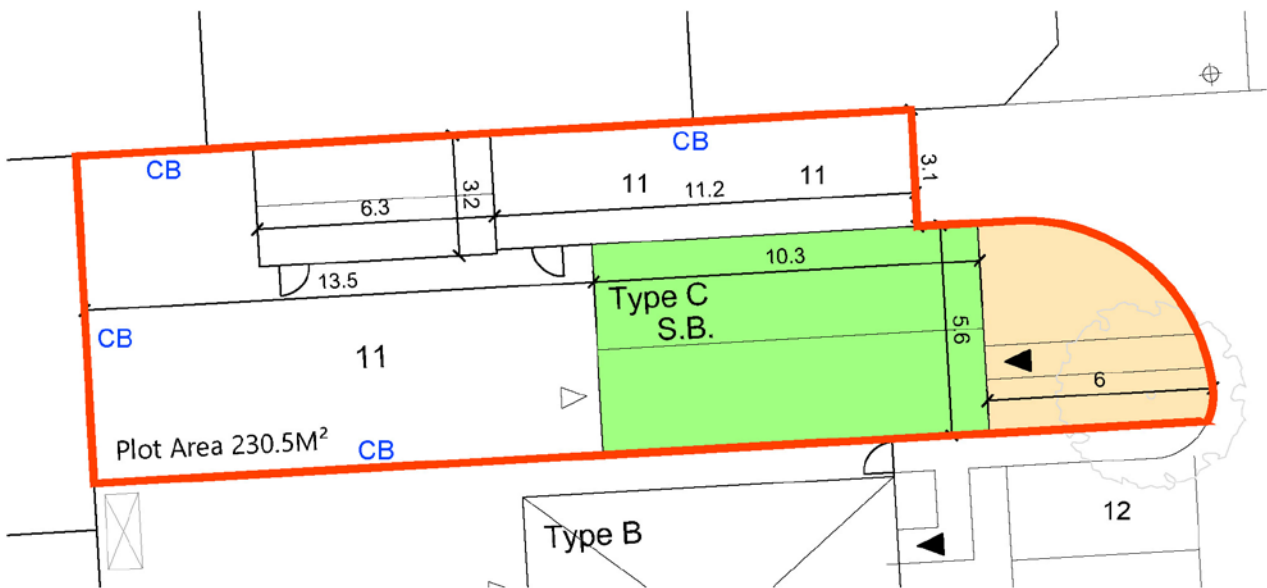
Plot Number: 11

PLOT NUMBER: 11	
Unit Type	2 or 3 bed
Plot Area	610sqm / 0.1507 acres
Maximum GIA	95.58m ²
Maximum Eaves	4.80m from DPC
Maximum Ridge	8.06m from DPC
Height AOD	16.95m
Storey Height	2 Storey
Planning Ref:	P/19/0061/VC

KEY PLAN

- Plot boundary
- 2 storey dwelling maximum 4.8m to u/s eaves. 8.069m ridge height, to be positioned within 2 storey build zone
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Materials Palette

Facade Options

Bricks



Soft red tones of multi brickwork



Soft orange tones of multi brickwork



Soft russet tones of multi brickwork

Timber Cladding



Horizontal boarding - dark grey / black



Horizontal boarding / cream



Tile hanging - red

Roof Options

Tiles



Red tiles



Grey tiles

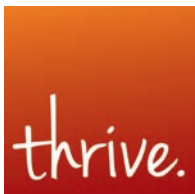
Front Elevations

Windows sizes & positions to be agreed with the self/custom build purchaser depending on their own choice of internal layout. Porch is optional



Plot 10

Plot 11



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