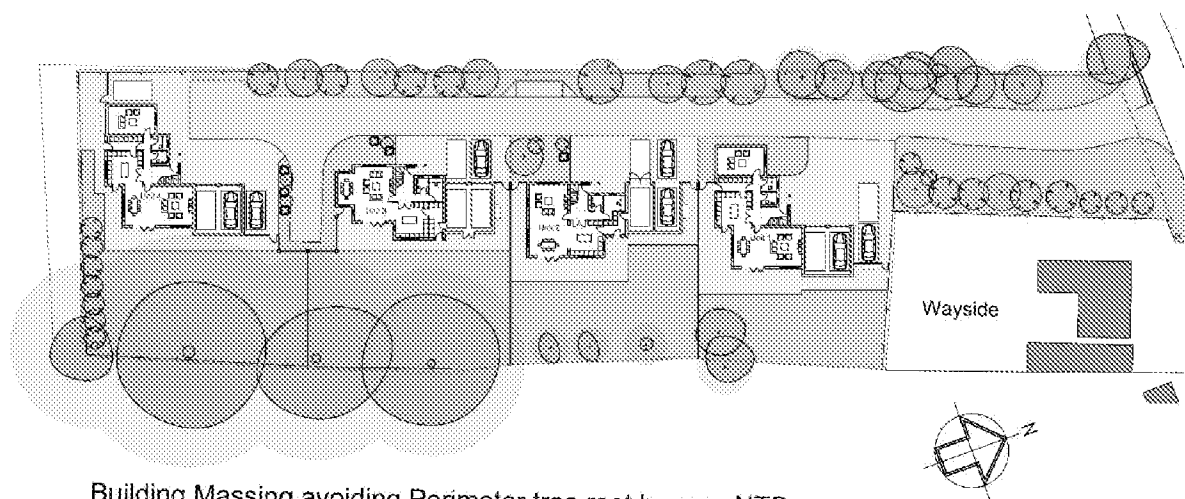


The proposed sustainable development of four dwellings follows the local vernacular style. The proposed development is of a small scale and careful consideration has been given towards building massing, quality and detailing.

Materials

The proposed house types should be viewed as a family of dwellings constructed from quality materials, including brickwork and larch boarding. The degree to which each of these elements is applied varies on each house type. This creates a level of interest between the buildings and a rhythm to the overall view from the new access road. Steep 40 degree pitched roofs of varying heights again follow the local vernacular style. The introduction of clay roof tiles to all roofs will complement the quality brickwork and larch used elsewhere on the façade. Traditional brickwork chimneys are common to each house type. It is envisaged that fine brickwork detailing will be incorporated throughout such as Header bricks above and below window and door openings. Larch boarding is primarily introduced to secondary facades such as garages, car ports and smaller outcrops to the dwellings.



Building Massing avoiding Perimeter tree root bases - NTS

Massing

The proposed development will have no effect on the street scene as the site is set back off the main Road. Due to the scale of the buildings these properties will have little impact on the area, which has primarily two storey / dormer accommodation. The new dwellings are surrounded by established trees and will sit comfortably in the current environment. The site massing has been carefully considered to avoid root bases of the significant perimeter trees. Respect for these trees has broken down a potentially rigid street scene and consequently created a staggered pattern to the houses within the site. Building heights have been kept to a minimum, with some areas of each house type constructed to two storeys, while other are reduced to dormer style accommodation. This again helps to create interesting height variations to the façade and reduces the impact from a potential two storey development throughout. The scale of the proposed dwellings will have no impact on adjacent residential properties. The orientation of the new dwellings has been designed to avoid window

positions overlooking adjacent properties, which will protect each houses privacy / private amenity space. Sufficient space has been provided between and around all new dwellings to ensure adequate levels of privacy. Garden fences 1.8m high, have also been introduced between properties again to assist in offering privacy to rear gardens, while the front garden spaces retain an open landscaped frontage.