

4.0 PROPOSED DEVELOPMENT

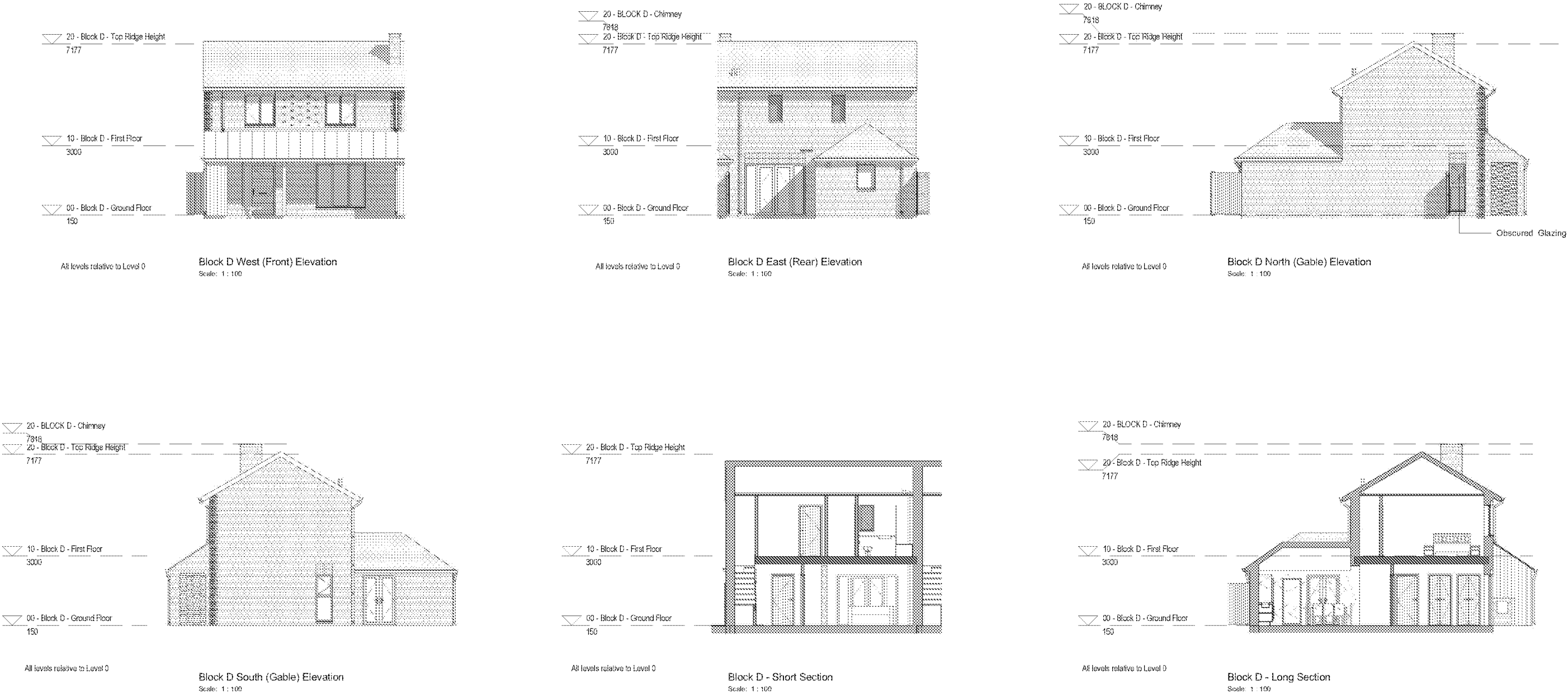


FIG . 62 - BLOCK D - TYPOLOGY ELEVATIONS AND SECTIONS

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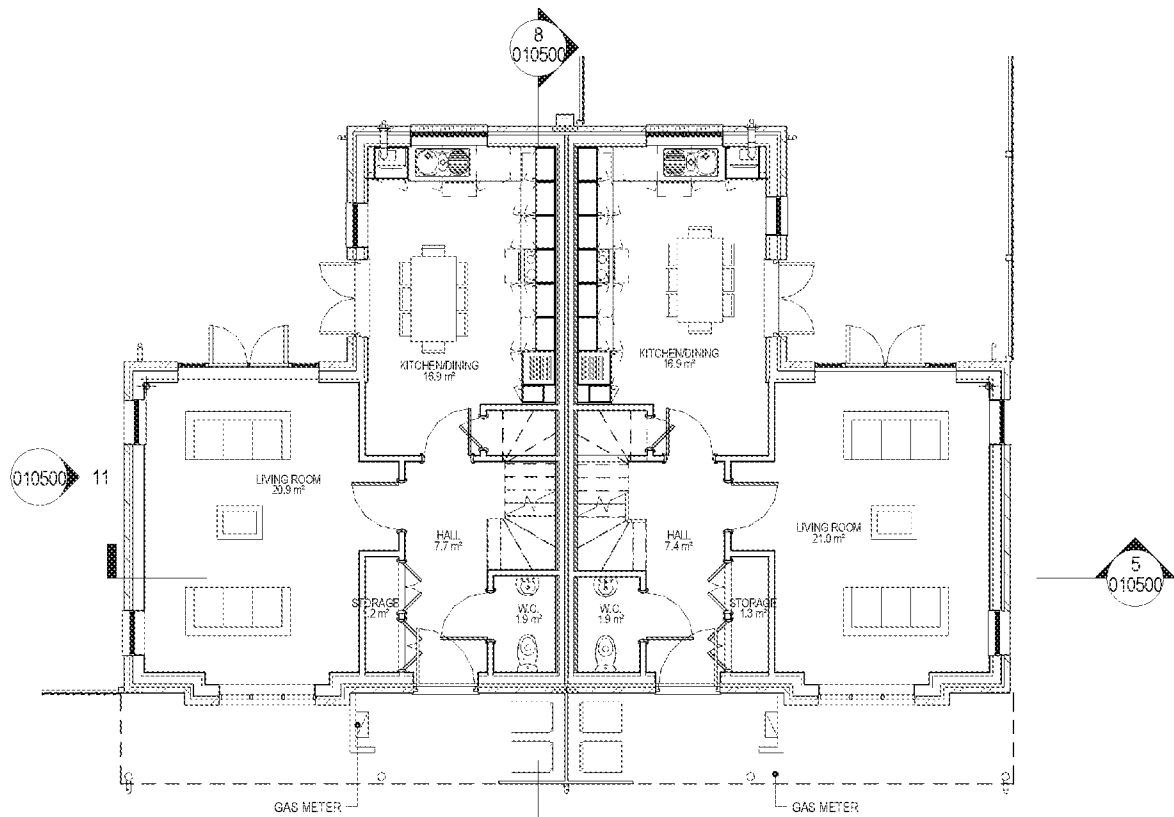
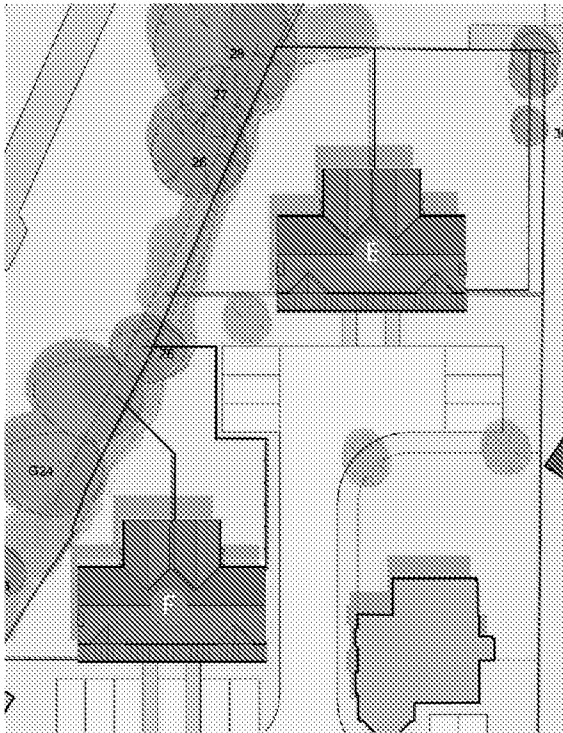
4.11 HOUSE TYPE 4 - BLOCKS E & F

Blocks E and F are completely identical. They are similar to the house type used in Block D however with an additional bedroom above the kitchen at first floor level. The plots for both E and F are quite large, so allowing the houses to become 3 bedroom properties instead of the consented 2 bedroom improves their value and saleability.

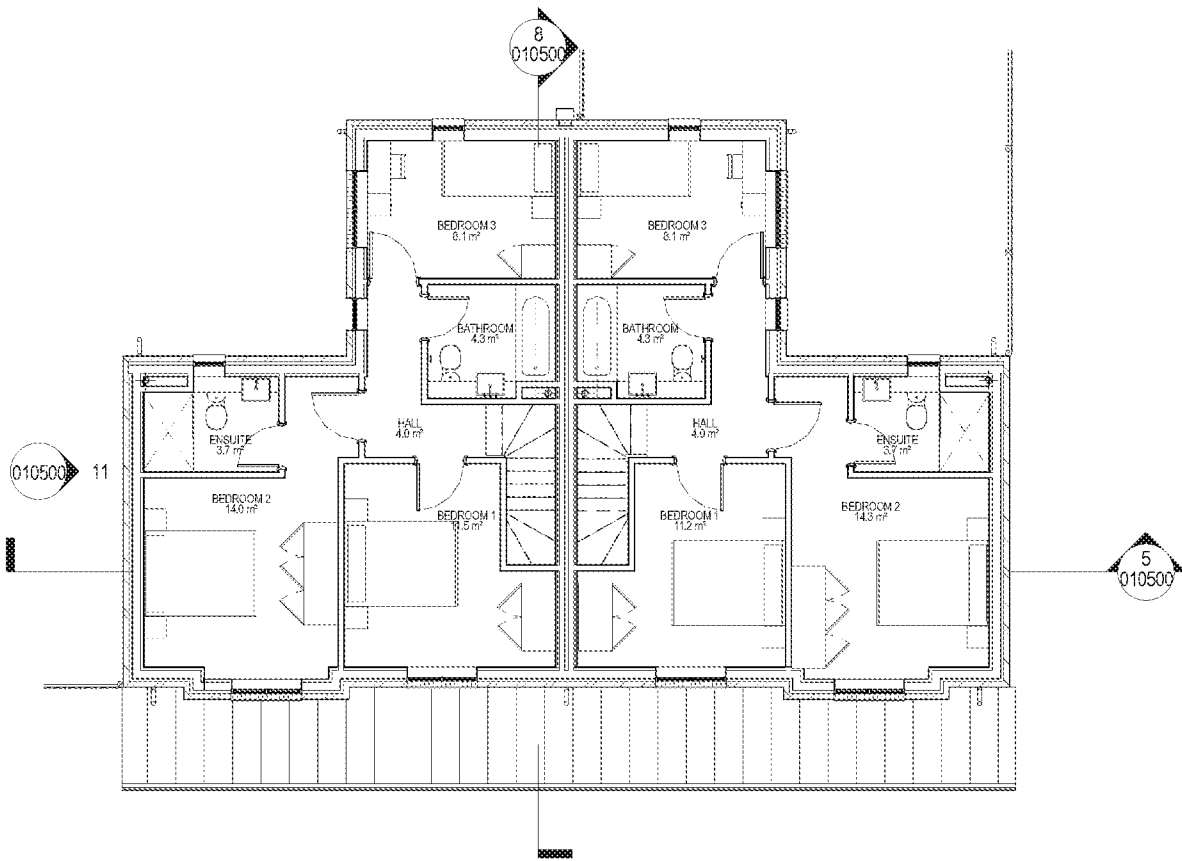
Another notable change is that the design is now in a semi-detached format, allowing the homes to be mirror images of each other.

Summary of the changes is as follows:

- Mirroring of the unit to create a semi-detached arrangement.
- Additional bedroom over the kitchen with second bathroom.
- Gable feature to front elevation to emphasise the duality of the semi-detached buildings and reference the historic buildings adjacent.
- Brick detailing to create texture and reference the historic setting.



00 - Block E - Ground Floor Plan
Scale: 1 : 100



10 - Block E - First Floor Plan
Scale: 1 : 100

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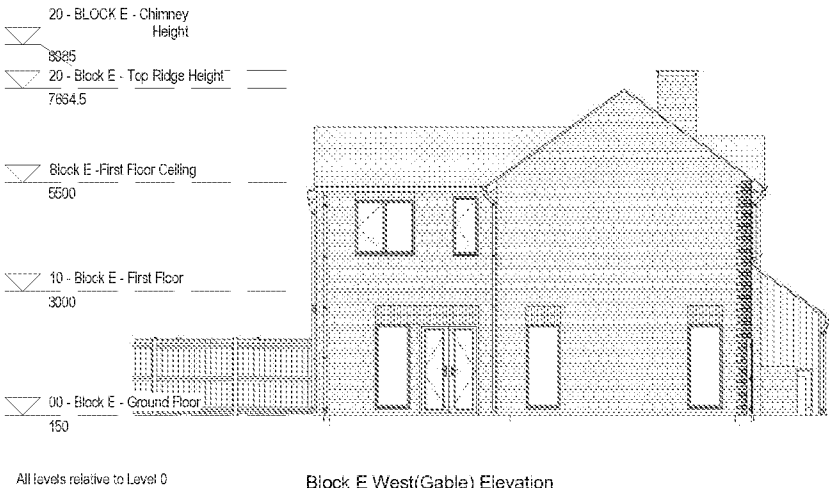
Block E -South (Front) Elevation
Scale: 1 : 100



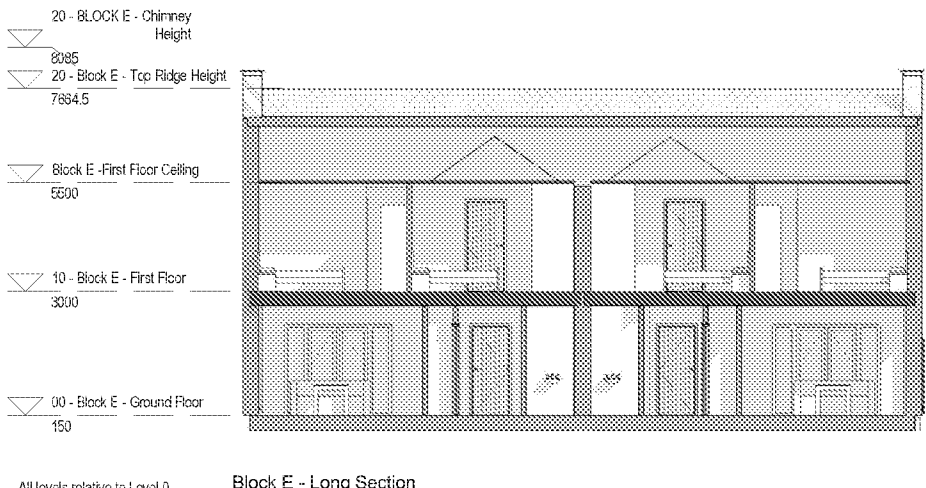
Block E East (Gable) Elevation
Scale: 1 : 100



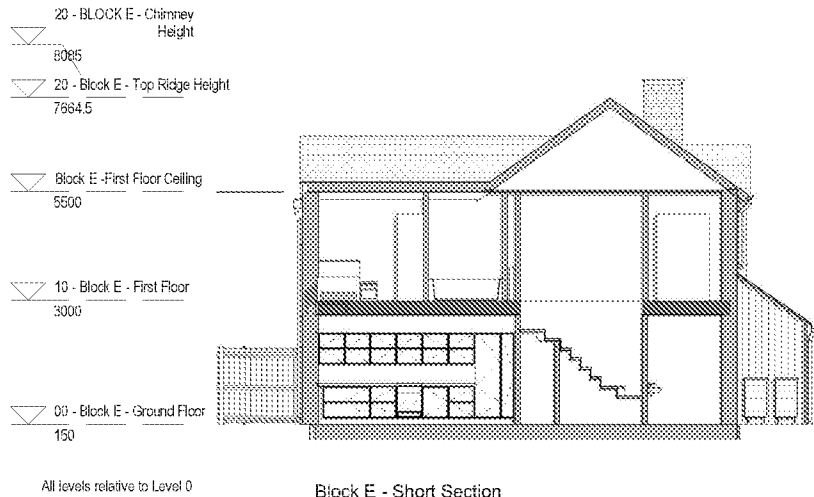
Block E -North (Back) Elevation
Scale: 1 : 100



Block E West(Gable) Elevation
Scale: 1 : 100



Block E - Long Section
Scale: 1 : 100



Block E - Short Section
Scale: 1 : 100

FIG . 63 - BLOCKS E AND F - TYPOLOGY ELEVATIONS AND SECTIONS

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4.12 APPEARANCE AND MATERIALS

The proposed scheme will capture elements and references from the Convalescent Home and Laundry buildings, but without trying to exactly match the materials. This will help to differentiate the buildings from each other, as a progression of time and styles.

Overall the main brick will be a red stock with dark grey brick for the detailed elements. The latter will be used to create the effect of burnt headers in areas to add texture and pattern (see fig 69) and quoins on the corners of buildings. The two brick types will be unified by a grey mortar used with both which will soften the contrast.

A double soldier course above windows presents a modern interpretation of the rubbed arches on the Listed buildings (see fig 61 for example). A brick quoin detail in the grey brick on the front corners of the new buildings references the projecting and contrasting brick quoins also seen on the Listed buildings (see fig 66 - 68 for reference). This feature is illustrated on the submitted elevation drawings.

Roofs will finished with roof tile in dark grey. It is the intention that the gauged green slates of the existing buildings are the dominant material in terms of quality and that the new roofs do not compete.

The windows in the new buildings will be grey to complement the proposed colour palette and again to be recessive and not draw attention away from the existing buildings.

We propose that the materials are conditioned as per the previous consent so that the specific material suppliers and manufacturers can be agreed in due course. Note that the bricks and other materials shown here are to illustrate our approach (see fig 64).

Refer to the submitted drawings for details of all materials shown on elevations.



FIG. 66 - PBA PHOTO - BRICK DETAILING ON EXISTING BUILDINGS



FIG. 67 - PBA PHOTO - BRICK DETAILING ON EXISTING BUILDINGS



FIG. 68 - PBA PHOTO - WEST FACE OF THE CONVALESCENT HOME.

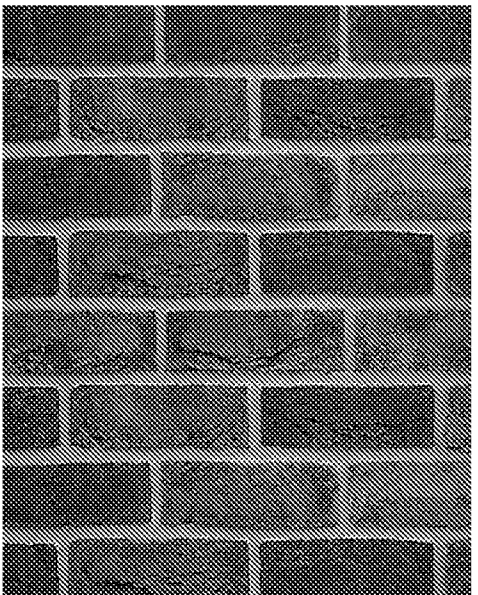


FIG. 64 - INITIAL MATERIALS PALETTE OPTIONS SUBJECT TO AGREEMENT BY CONDITION

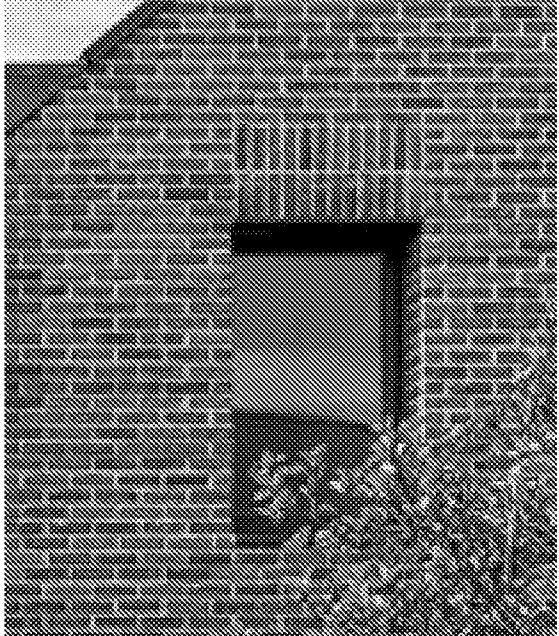
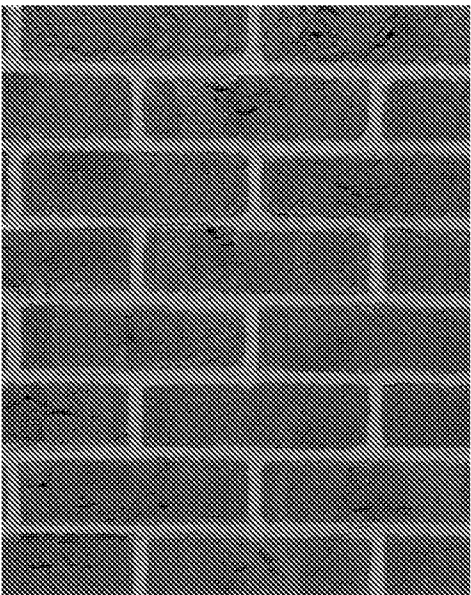


FIG. 65 - EXAMPLE OF DOUBLE HEADER DETAIL

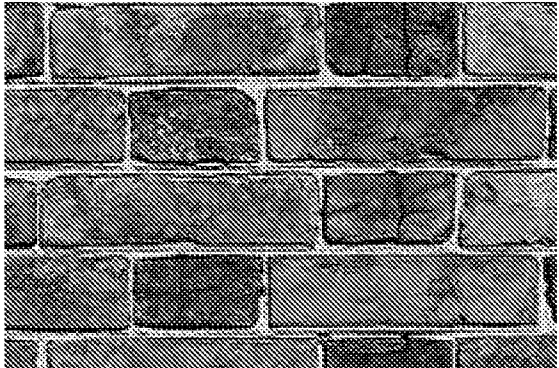


FIG. 69 - TRADITIONAL BURNT HEADER DETAIL



FIG . 70 - PBA PHOTO - TIMBER-BOARDED FENCE



FIG . 71 - PBA PHOTO - CHAIN-LINK FENCE

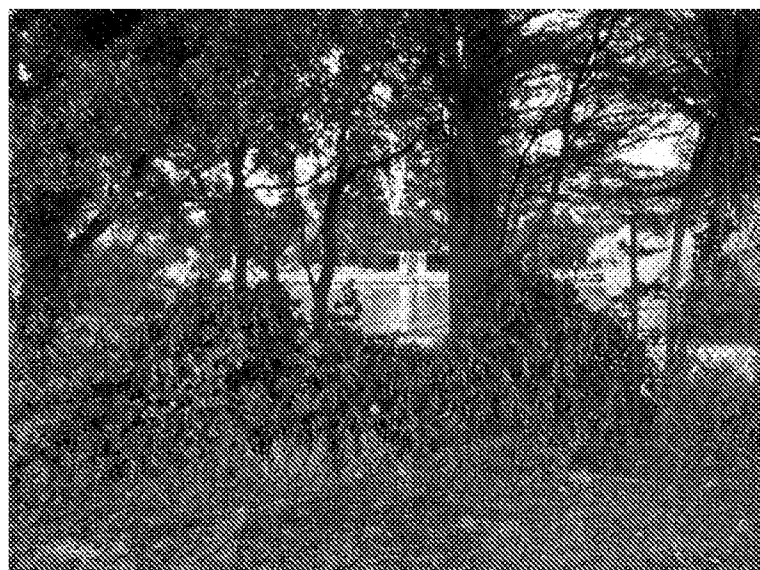


FIG . 72 - PBA PHOTO - CHAIN-LINK FENCE

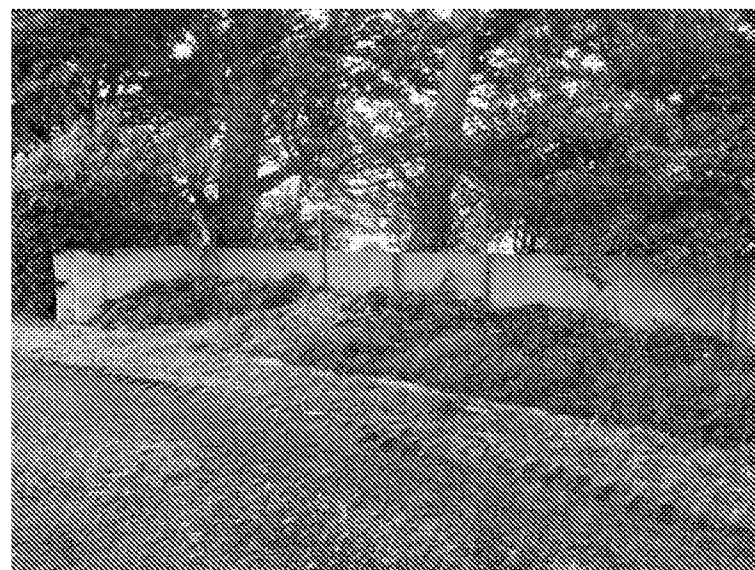


FIG . 73 - PBA PHOTO - CONCRETE BLOCK WALL



FIG . 74 - PBA PHOTO - MATURE SHRUB LINE

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4.13 BOUNDARY TREATMENT

The site boundary currently consists of concrete posts, chain-link fence and dense mature shrub planting for approximately 90% coverage.

At the North and North-East boundary there is a timber-boarded fence where the site abuts adjacent gardens.

Where the chain link fence exists this will be retained and planting reinforced where necessary to provide good screening to adjacent areas. Gaps in this fence to Mewsbrook Park (adjacent to the retained gardens, lodge building) will be completed with new steel post and chain link along with supplementary planting.

The close boarded fence to the north will be replaced or repaired where necessary.