

3. 07. 1 MATERIALS AND FINISHES

A Palette of high-quality materials has been proposed , as shown in the images adjacent. These are in keeping with the style of materials used in the existing neighborhood ensuring intergeneration within the area. Material choices have been considered with there long term quality, low maintenance and natural longevity.

Full details of hard surface finishes, colours and any associated design patterns will be specifide under the Landscape Architects details.

MATERIALS AND APPEARANCE –

- General Design - Contemporary –
- Red / Brown Multi main facing brick
- Contrasting Grey brick feature panels and projecting detail on specific plots (corners),
- Grey /Red-Brown/ slate colour, flat profile, roof tiles
- Grey colour windows
- No head or cills - clean lines
- Grey coloured entrance porch with side bin store enclosure – horizontal grey cladding detail
- Black Fascia, soffit and rainwater goods

Design Guidance



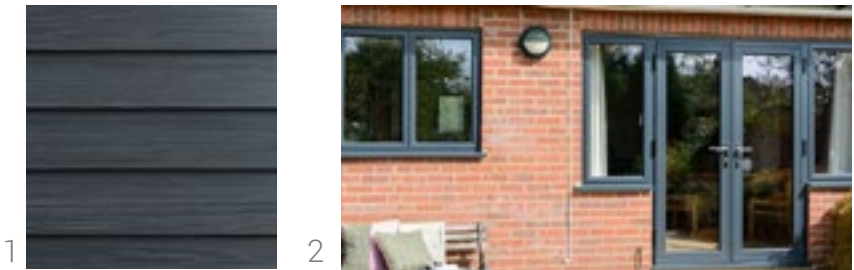
Design Approach - materials



1. Multi red brick type
2. Multi red brick type
3. Gray detail brick



1. Red/Brown roof tile
2. Gray roof tile

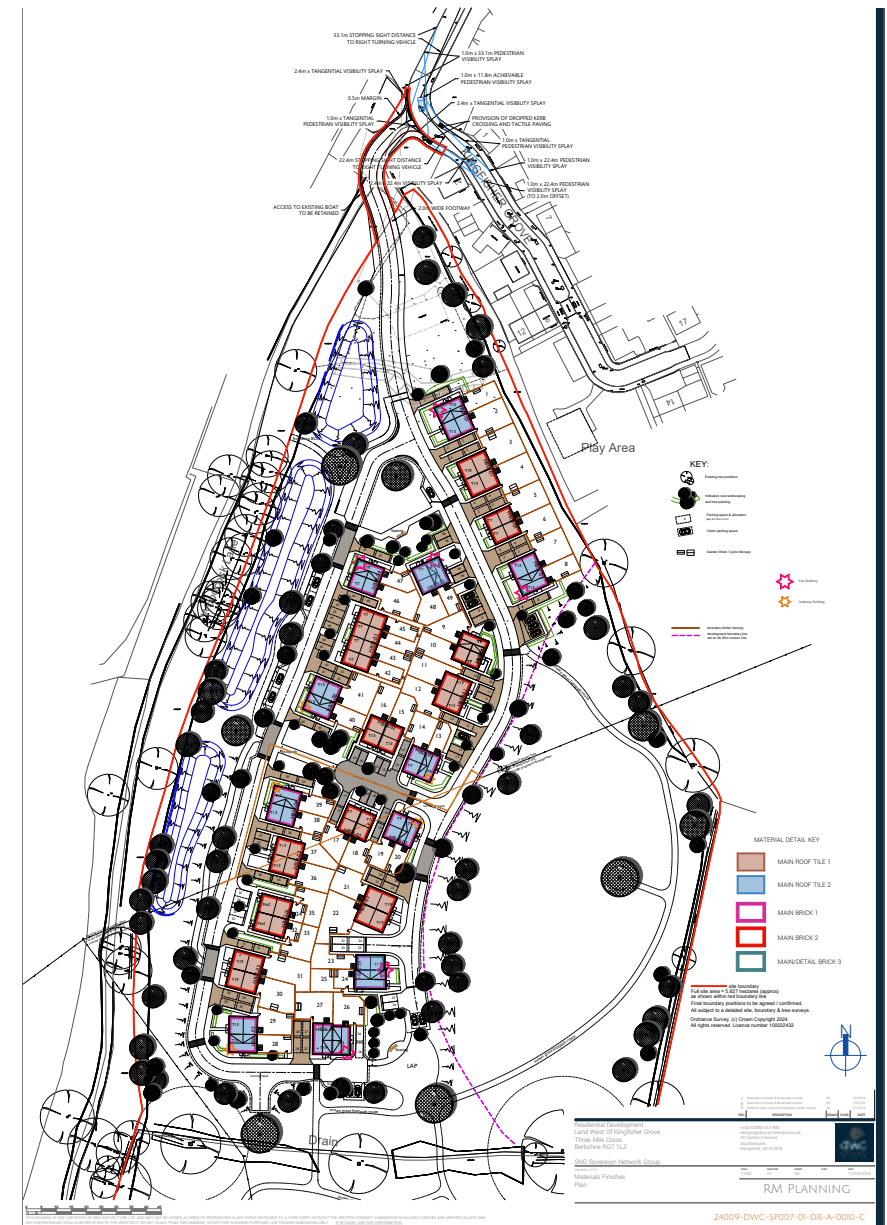


1. Horizontal bin store boarding
2. Gray finish Windows /Doors



1. Brindle block paving
2. Gray block paving
3. General road surface - tarmac

Materials Location Plan



Overall site - Base Materials Location Plan showing the proposed distribution of the main facing and detail brick types, along with the specified roof tile types across the whole development. This drawing is to be read in conjunction with the Plot-by plot Materials Schedule.

Materials - Plot by Plot



Materials Schedule - Plot by Plot

Project: 24009 Land West Of Kingfisher Grove

Proposed Development of 49 Units Ref RM Planning 24009-DWC-SP003-01 & 02

REVISION: -

Plot	Ref	Bed	Type	Block Ref	Main Brick Type	Detail Brick Type	Roof Type
1	T15-SD	3 Bedroom House - 5 Person	T15-SD	HB01-01	Brick Type 1	Brick Type 3	Roof Tile 2
2	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB01-01	Brick Type 1	Brick Type 3	Roof Tile 2
3	T19-SD	4 Bedroom House - 6 Person	T19-SD	HB02-01	Brick Type 2	NA	Roof Tile 1
4	T19-SD	4 Bedroom House - 6 Person	T19-SD	HB02-01	Brick Type 2	NA	Roof Tile 1
5	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB03-01	Brick Type 2	NA	Roof Tile 1
6	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB03-01	Brick Type 2	NA	Roof Tile 1
7	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB01-02	Brick Type 1	Brick Type 3	Roof Tile 2
8	T15-SD	3 Bedroom House - 5 Person	T15-SD	HB01-02	Brick Type 1	Brick Type 3	Roof Tile 2
9	T9-SD	2 Bedroom House - 4 Person	T9-ET	HB08-01	Brick Type 2	NA	Roof Tile 1
10	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB08-01	Brick Type 2	NA	Roof Tile 1
11	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB04-01	Brick Type 2	NA	Roof Tile 1
12	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB04-01	Brick Type 2	NA	Roof Tile 1
13	T9-SD	2 Bedroom House - 4 person	T9-ET	HB08-02	Brick Type 1	Brick Type 3	Roof Tile 2
14	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB08-02	Brick Type 1	Brick Type 3	Roof Tile 2
15	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB04-02	Brick Type 2	NA	Roof Tile 1
16	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB04-02	Brick Type 2	NA	Roof Tile 1
17	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB03-02	Brick Type 2	NA	Roof Tile 1
18	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB03-02	Brick Type 2	NA	Roof Tile 1
19	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB08-03	Brick Type 1	Brick Type 3	Roof Tile 2
20	T9-SD	2 Bedroom House - 4 person	T9-ET	HB08-03	Brick Type 1	Brick Type 3	Roof Tile 2
21	T19-SD	4 Bedroom House - 6 Person	T19-SD	HB02-02	Brick Type 2	NA	Roof Tile 1
22	T19-SD	4 Bedroom House - 6 Person	T19-SD	HB02-02	Brick Type 2	NA	Roof Tile 1
23	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB05-01	Brick Type 1	Brick Type 3	Roof Tile 2
24	T1-M-GF	1 Bedroom Maisonette - 2 Person	T1-M-GF	HB05-01	Brick Type 3	Brick Type 3	Roof Tile 2
25	T1-M-FF	1 Bedroom Maisonette - 2 Person	T1-M-FF	HB05-01	Brick Type 1	Brick Type 3	Roof Tile 2
26	T15-SD	3 Bedroom House - 5 Person	T15-SD	HB06-01	Brick Type 1	Brick Type 3	Roof Tile 2
27	T19-SD	4 Bedroom House - 6 Person	T19-SD	HB06-01	Brick Type 1	Brick Type 3	Roof Tile 2
28	T15-SD	3 Bedroom House - 5 Person	T15-SD	HB01-03	Brick Type 1	Brick Type 3	Roof Tile 2
29	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB01-03	Brick Type 1	Brick Type 3	Roof Tile 2
30	T19-SD	4 Bedroom House - 6 Person	T19-SD	HB02-03	Brick Type 2	NA	Roof Tile 1
31	T19-SD	4 Bedroom House - 6 Person	T19-SD	HB02-03	Brick Type 2	NA	Roof Tile 1
32	T1-M-GF	1 Bedroom Maisonette - 2 Person	T1-M-GF	HB07-01	Brick Type 2	NA	Roof Tile 1
33	T1-M-FF	1 Bedroom Maisonette - 2 Person	T1-M-FF	HB07-01	Brick Type 2	NA	Roof Tile 1
34	T1-M-GF	1 Bedroom Maisonette - 2 Person	T1-M-GF	HB07-01	Brick Type 2	NA	Roof Tile 1
35	T1-M-FF	1 Bedroom Maisonette - 2 Person	T1-M-FF	HB07-01	Brick Type 2	NA	Roof Tile 1
36	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB04-03	Brick Type 2	NA	Roof Tile 1
37	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB04-03	Brick Type 2	NA	Roof Tile 1
38	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB01-04	Brick Type 1	Brick Type 3	Roof Tile 2
39	T15-SD	3 Bedroom House - 5 Person	T15-SD	HB01-04	Brick Type 1	Brick Type 3	Roof Tile 2
40	T15-SD	3 Bedroom House - 5 Person	T15-SD	HB01-05	Brick Type 1	Brick Type 3	Roof Tile 2
41	T13-SD	3 Bedroom House - 5 Person	T13-SD	HB01-05	Brick Type 1	Brick Type 3	Roof Tile 2
42	T7-ET	2 Bedroom House - 4 Person	T7-ET	HB03-03	Brick Type 2	NA	Roof Tile 1
43	T7-MT	2 Bedroom House - 4 Person	T7-MT	HB03-03	Brick Type 2	NA	Roof Tile 1
44	T7-MT	2 Bedroom House - 4 Person	T7-MT	HB03-03	Brick Type 2	NA	Roof Tile 1
45	T7-ET	2 Bedroom House - 4 Person	T7-ET	HB03-03	Brick Type 2	NA	Roof Tile 1
46	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB08-04	Brick Type 1	Brick Type 3	Roof Tile 2
47	T9-SD	2 Bedroom House - 4 person	T9-ET	HB08-04	Brick Type 1	Brick Type 3	Roof Tile 2
48	T7-SD	2 Bedroom House - 4 Person	T7-SD	HB08-05	Brick Type 1	Brick Type 3	Roof Tile 2
49	T9-SD	2 Bedroom House - 4 person	T9-ET	HB08-05	Brick Type 1	Brick Type 3	Roof Tile 2

Key Building



Secondary Building



Standard Building



Porch Design – Contemporary

All new homes should have ample segregated recycling storage internally within the kitchen and outside, close to the main entrance of the building, accessible to customers and waste collectors, but not detracting from the appearance of the front garden or entrance.



Porch designs have been carefully considered. The chosen style has been designed to give clear identity to each dwelling and will provide for refuse storage as well as offering shelter over the entrance door. This is a contemporary “L” shaped canopy similar to the images shown here. Porch designs have been carefully considered. The chosen style has been designed to give clear identity to each dwelling and will provide for refuse storage as well as offering shelter over the entrance door. This is a contemporary “L” shaped canopy similar to the images shown here.

Brick Detail Design



Projecting contrast brick feature as surrounds to windows on major elevations.

3.07.2 BOUNDARY TREATMENTS

The treatment of exposed fronts and flanks between plots and public access areas is very important to the general ambiance and feel of the development. All boundary fences will fully integrate or attach to the properties they serve as well as be attractive. Boundaries should be softened or screened by appropriate landscaping where applicable.

Plot boundary fences are to be a minimum of 1800mm high. The fence will be constructed as close board timber, lapped, and nailed to Harris rails set into timber posts. Matching timber ledges and braced gates are set into the fences to allow for garden access as required..

Road frontage boundaries will be enclosed using hedging and other landscape planing. This will be shown in detail in the Landscape Architects information.



Close boarded timber fence



Timber framed, ledged & braced garden access gate



Plot boundary front hedging

Schedule of Accommodation

dwc

Schedule of Accommodation - Plot by Plot Sheets

REVISION :

Project : 2400 Land West Of Connelley Grove

Proposed Development of 49 Units Ref Ref Planning 2409/OW/SP003.01 & 02

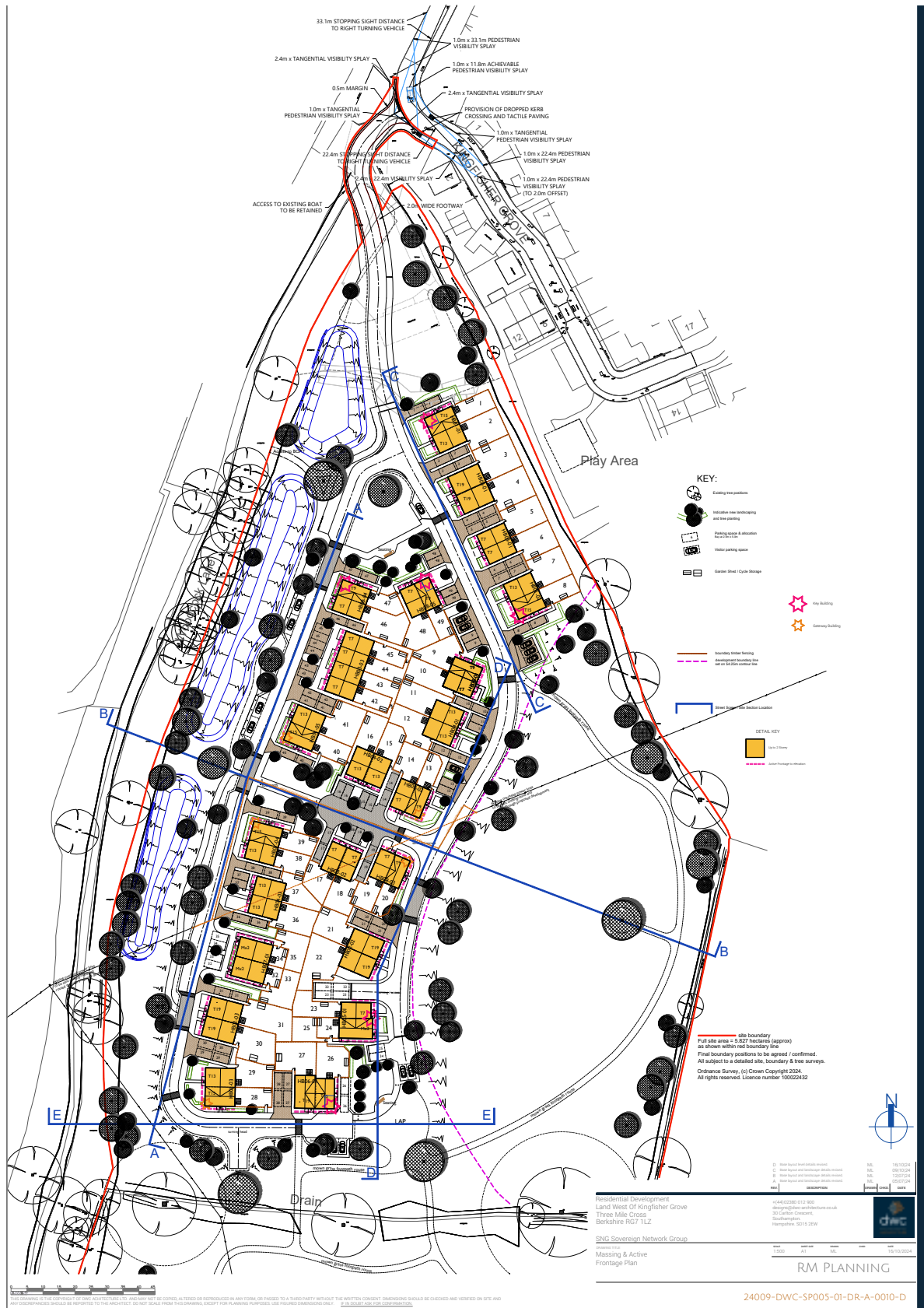
Plot	Ref	Bed	Type	Block Ref	Storeys	Tenure	Mix	Description	Parking	Area ft	Area m	Habitable Room
1	T15-S0	3 Bedroom House - 5 Person	T15-S0	H801-01	2	Affordable	Shared Ownership	Semi-Detached	2	1053	97,840	5
2	T13-S0	3 Bedroom House - 5 Person	T13-S0	H801-01	2	Affordable	Rented	Semi-Detached	2	1031	95,860	5
3	T19-S0	4 Bedroom House - 6 Person	T19-S0	H802-01	2	Affordable	Rented	Semi-Detached	2	1233	114,580	6
4	T19-S0	3 Bedroom House - 5 Person	T19-S0	H801-01	2	Affordable	Rented	Semi-Detached	2	1233	114,580	6
5	T7-S0	2 Bedroom House - 4 Person	T7-S0	H803-01	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
6	T7-S0	2 Bedroom House - 4 Person	T7-S0	H803-01	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
7	T13-S0	3 Bedroom House - 5 Person	T13-S0	H801-02	2	Affordable	Rented	Semi-Detached	2	1031	95,860	5
8	T15-S0	3 Bedroom House - 5 Person	T15-S0	H801-02	2	Affordable	Rented	Semi-Detached	2	1031	97,840	5
9	T9-S0	2 Bedroom House - 4 Person	T9-ET	H808-01	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
10	T7-S0	2 Bedroom House - 4 Person	T7-S0	H808-01	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
11	T13-S0	3 Bedroom House - 5 Person	T13-S0	H804-01	2	Affordable	Rented	Semi-Detached	2	1031	95,860	5
12	T13-S0	3 Bedroom House - 5 Person	T13-S0	H804-01	2	Affordable	Rented	Semi-Detached	2	1031	95,860	5
13	T9-S0	2 Bedroom House - 4 Person	T9-ET	H808-02	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
14	T9-S0	2 Bedroom House - 4 Person	T7-S0	H808-02	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
15	T13-S0	3 Bedroom House - 5 Person	T13-S0	H804-02	2	Affordable	Rented	Semi-Detached	2	1031	95,860	5
16	T13-S0	3 Bedroom House - 5 Person	T13-S0	H804-02	2	Affordable	Rented	Semi-Detached	2	1031	95,860	5
17	T7-S0	2 Bedroom House - 4 Person	T7-S0	H803-02	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
18	T7-S0	2 Bedroom House - 4 Person	T7-S0	H803-02	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
19	T7-S0	2 Bedroom House - 4 Person	T7-S0	H808-03	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
20	T9-S0	2 Bedroom House - 4 Person	T9-ET	H808-03	2	Affordable	Rented	Semi-Detached	2	861	80,020	4
21	T19-S0	4 Bedroom House - 6 Person	T19-S0	H802-02	2	Affordable	Rented	Semi-Detached	2	1233	114,580	6
22	T19-S0	4 Bedroom House - 6 Person	T19-S0	H802-02	2	Affordable	Rented	Semi-Detached	2	1233	114,580	6
23	T7-S0	2 Bedroom House - 4 Person	T7-S0	H805-01	1	Affordable	Rented	Semi-Detached	2	861	80,020	4
24	T1-M-GF	1 Bedroom Maisonette - 2 Person	T1-M-GF	H805-01	1	Affordable	Rented	Semi-Detached	1	538	50,000	2
25	T1-M-FF	1 Bedroom Maisonette - 2 Person	T1-M-FF	H805-01	1	Affordable	Rented	Semi-Detached	1	539	59,400	2
26	T15-S0	3 Bedroom House - 5 Person	T15-S0	H806-01	2	Affordable	Rented	Semi-Detached	2	1053	97,840	5
27	T15-S0	3 Bedroom House - 5 Person	T15-S0	H806-01	2	Affordable	Rented	Semi-Detached	2	1053	114,580	6
28	T15-S0	3 Bedroom House - 5 Person	T15-S0	H801-03	2	Affordable	Shared Ownership	Semi-Detached	2	1053	97,840	5
29	T13-S0	3 Bedroom House - 5 Person	T13-S0	H801-03	2	Affordable	Shared Ownership	Semi-Detached	2	1031	95,860	5
30	T19-S0	4 Bedroom House - 6 Person	T19-S0	H802-03	2	Affordable	Rented	Semi-Detached	2	1233	114,580	6
31	T19-S0	4 Bedroom House - 6 Person	T19-S0	H802-03	2	Affordable	Rented	Semi-Detached	2	1233	114,580	6
32	T1-M-GF	1 Bedroom Maisonette - 2 Person	T1-M-GF	H807-01	1	Affordable	Shared Ownership	Semi-Detached	1	538	50,000	2
33	T1-M-FF	1 Bedroom Maisonette - 2 Person	T1-M-FF	H807-01	1	Affordable	Shared Ownership	Semi-Detached	1	539	59,400	2
34	T1-M-GF	1 Bedroom Maisonette - 2 Person	T1-M-GF	H807-01	1	Affordable	Shared Ownership	Semi-Detached	1	538	50,000	2
35	T1-M-FF	1 Bedroom Maisonette - 2 Person	T1-M-FF	H807-01	1	Affordable	Shared Ownership	Semi-Detached	1	539	59,400	2
36	T13-S0	3 Bedroom House - 5 Person	T13-S0	H804-03	2	Affordable	Shared Ownership	Semi-Detached	2	1031	95,860	5
37	T13-S0	3 Bedroom House - 5 Person	T13-S0	H804-03	2	Affordable	Shared Ownership	Semi-Detached	2	1031	95,860	5
38	T13-S0	3 Bedroom House - 5 Person	T13-S0	H801-04	2	Affordable	Shared Ownership	Semi-Detached	2	1031	95,860	5
39	T15-S0	3 Bedroom House - 5 Person	T15-S0	H801-04	2	Affordable	Shared Ownership	Semi-Detached	2	1053	97,840	5
40	T15-S0	3 Bedroom House - 5 Person	T15-S0	H801-05	2	Affordable	Rented	Semi-Detached	2	1053	97,840	5
41	T13-S0	3 Bedroom House - 5 Person	T13-S0	H801-05	2	Affordable	Rented	Semi-Detached	2	1031	95,860	5
42	T7-ET	2 Bedroom House - 4 Person	T7-ET	H803-03	2	Affordable	Rented	End Terrace	2	861	80,020	4
43	T7-MT	2 Bedroom House - 4 Person	T7-MT	H803-03	2	Affordable	Rented	Mid Terrace	2	861	80,020	4
44	T7-MT	2 Bedroom House - 4 Person	T7-MT	H803-03	2	Affordable	Rented	Mid Terrace	2	861	80,020	4
45	T7-ET	2 Bedroom House - 4 Person	T7-ET	H803-04	2	Affordable	Rented	End Terrace	2	861	80,020	4
46	T7-S0	2 Bedroom House - 4 Person	T7-S0	H808-04	2	Affordable	Shared Ownership	Semi-Detached	2	861	80,020	4
47	T9-S0	2 Bedroom House - 4 Person	T9-ET	H808-04	2	Affordable	Shared Ownership	Semi-Detached	2	861	80,020	4
48	T7-S0	2 Bedroom House - 4 Person	T7-S0	H808-05	2	Affordable	Shared Ownership	Semi-Detached	2	861	80,020	4
49	T9-S0	2 Bedroom House - 4 Person	T9-ET	H808-05	2	Affordable	Shared Ownership	Semi-Detached	2	861	80,020	4

Full Plot-By_Plot Accommodation Schedule - 49 Units

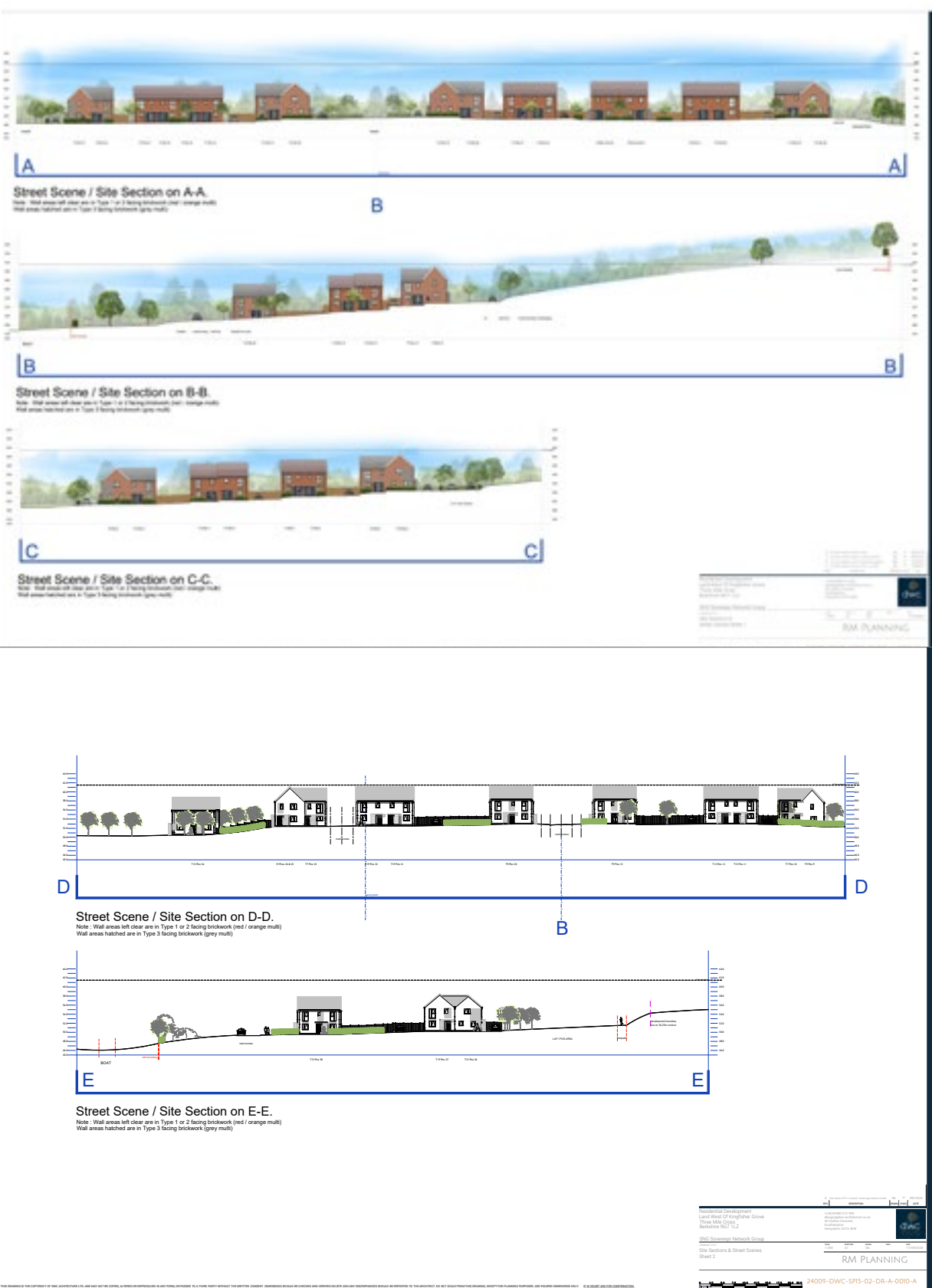
Schedule Of Accommodation - Summary Sheet											REVISION -	
24009 Land West Of Kingfisher Grove											Hectares	Acres
Proposed Development of 49 Units Ref RM Planning 24009-DWC-SP003-01 & 02											GROSS Site Area	
Client: SNG												
Private Housing												
Ref	Bedroom and Description	House type	Range	Storey	Tenure	No.Units	%	Area ft ²	Area ft ² Total	Area m ²	Area m ² Total	
T1-M-GF	1 Bedroom Maisonette - 2 Person	T1-M-GF	-	1	Affordable	3	6.12%	538	1614	50	150	
T1-M-FF	1 Bedroom Maisonette - 2 Person	T1-M-FF	-	1	Affordable	3	6.12%	639	1917	59.4	178.2	
T7-SD	2 Bedroom House - 4 Person	T7-SD	-	2	Affordable	10	20.41%	861	8610	80.02	800.2	
T7-ET	2 Bedroom House - 4 Person	T7-ET	-	2	Affordable	2	4.08%	861	1722	80.02	160.04	
T7-MT	2 Bedroom House - 4 Person	T7-MT	-	2	Affordable	2	4.08%	861	1722	80.02	160.04	
T9-SD	2 Bedroom House - 4 person	T9-ET	-	2	Affordable	5	10.20%	861	4305	80.02	400.1	
T13-SD	3 Bedroom House - 5 Person	T13-SD	-	2	Affordable	11	22.45%	1031	11341	95.86	1054.46	
T15-SD	3 Bedroom House - 5 Person	T15-SD	-	2	Affordable	6	12.24%	1053	6318	97.84	587.04	
T19-SD	4 Bedroom House - 6 Person	T19-SD	-	2	Affordable	7	14.29%	1233	8631	114.58	802.06	
						Total	49	100%	36180		4292.14	
						Overall Totals	49	100%	46180		4292.14	

Accommodation Schedule - 49 Units Summary Sheet

Massing



Site Sections & Street Scenes



3.08 DETAILS - SITE LAYOUT PLANS

MOVEMENT

The site has distinct access points for vehicular and pedestrian users.

Vehicular access is off Kingfisher Grove and is a new road junction design as approved. This new access route does not allow for direct views into the development but provides a dedicated private access link through open green space and a high quality landscaped area entrance. The initial properties immediately off this development road are then either screened or set back from the public highway with green frontages. Pedestrians and cyclists can also connect via this new access or through the existing and enhanced BOAT footpath access on the western boundary. The sites perimeter is publicly accessible via a public right of way footpath to the southern boundary. The existing site unofficial footpath route has been preserved around and through the site although slightly diverted and revised throughout the site where needed. The restriction of vehicular access to a single point off Kingfisher Grove, along with the non-linking routes within the proposed development avoids the impact of increased vehicular access through the site supporting the residential character of the site.

CYCLISTS AND PEDESTRIANS

The development integrates with the surrounding community; walking and cycling has been promoted as a connection to that community and beyond. All streets and road areas will be fully accessible to all members of society, including disabled people, older residents, and parents with children.

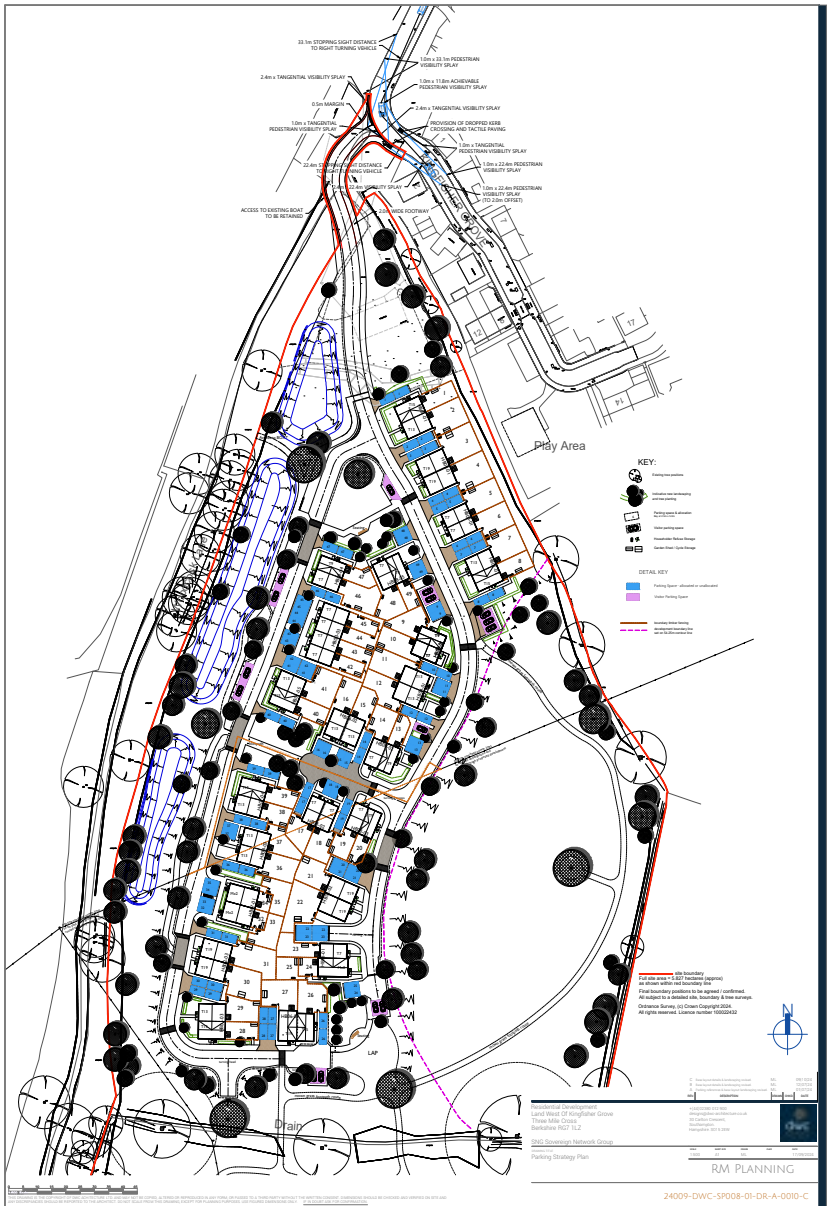
FIRE VEHICLE TRACKING AND WASTE STRATEGY.

The proposed development road layout has been specifically designed to accommodate refuse collection routes throughout the scheme. Individual houses will have specific dedicated refuse bin storage areas located within their own curtilage for all forms of waste and recycling. In some areas, specific areas to allow for bin collection points have been assigned. A detailed road engineering and service vehicle tracking design strategy accompanies this application under a separate document.

In addition to refuse tracking, Fire verticals have also been tracked on site ensuring regulation distances have been assessed for all dwellings. . A detailed road design and tracking strategy accompanies this application under a separate document.

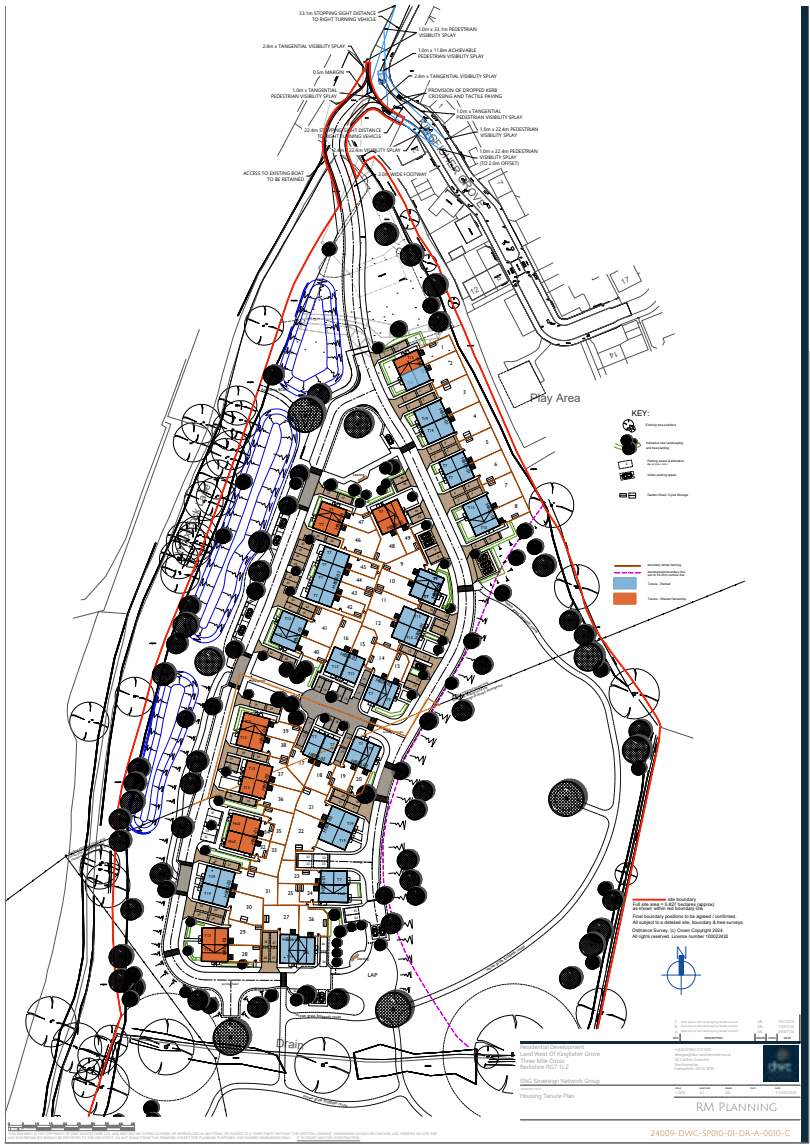
PARKING

A combination of parking styles has been provided to accord with the required Local Authority standard as well as the Clients own specification requirements. It is formed of a mix of curtilage and on street dedicated spaces. All parking spaces are a minimum of 2.5 by 5.0m as per the LA requirements. Parking is provided at 1 space per 1 bed unit, and 2 spaces for the 2, 3 and 4 bed units as per SNG Client requirements for their own developments. All the units have individual garden stores for cycles including the maisonette house types. The site also offers allocated visitor parking (15 spaces shown) throughout the proposal.



Parking designation across the proposed development.

HOUSE TENURE



All proposed 49 house units are to be of an "Affordable" designation, and shown as either Rented or Shared Ownership.
 Rented Units (hatched in BLUE) = 34 units
 Shared Ownership Units (hatched in ORANGE) = 15 units