

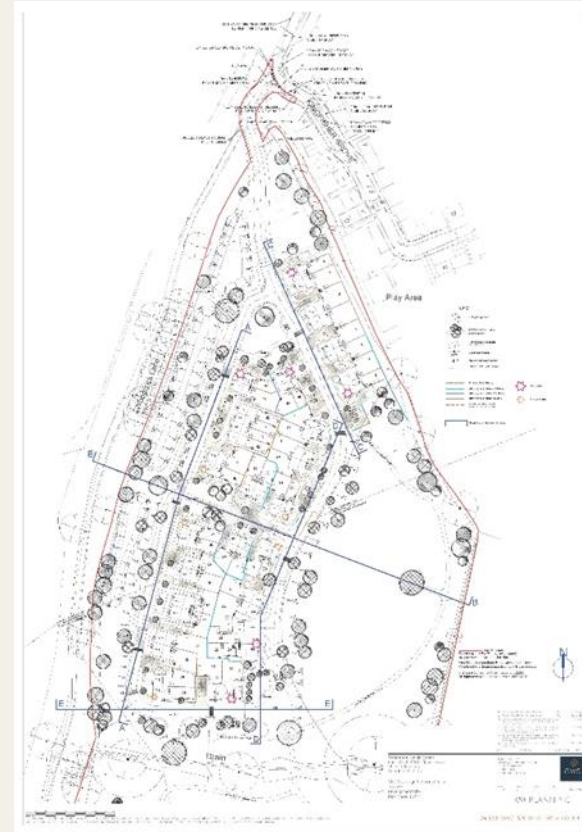
DESIGN EVOLUTION DOCUMENT

FOR

KINGFISHER GROVE 3 MILE CROSS
BERKSHIRE
RG7 1LZ



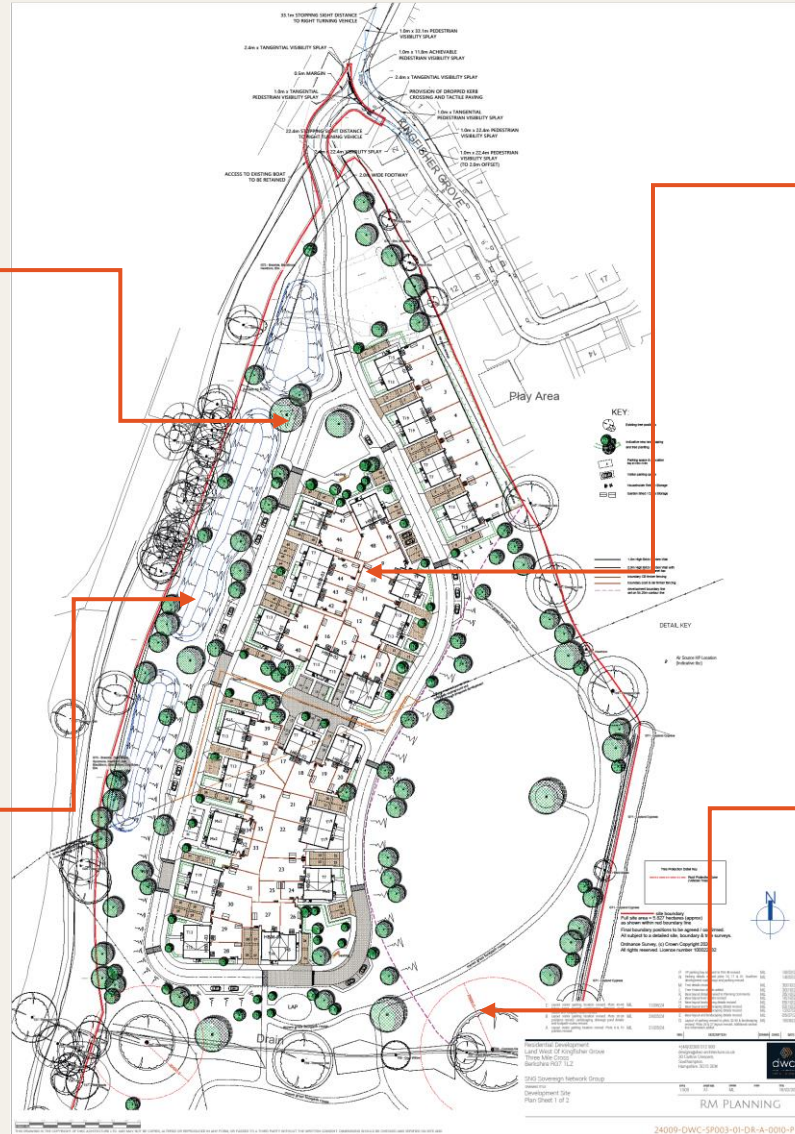
Original RM Submission Layout – RM Planning Site Layout Plans



Revised Submission Layout Plans

Landscaping details shown on the DWC Development Planning Layout drawings is basic in form and for all detailed landscaping see separate consultant's drawings and specifications. This includes the final design routes for all open space areas, play areas and all tree and planting details as well as structure relating to the functionality of each type of area. Special note has been taken throughout the proposed layout design to consider all ecology and landscape comments and details are provided to cover all the points raised by the relevant consultants

Proposed redesigned drainage and level strategy over the whole development site to include landscape design features. See consultants detailed designs and specifications.



Indicative FFL revised. Associated retaining and boundary wall levels are shown for information purposes only and are subject to a final detailed design and agreement as a Condition. Retaining and boundary walls will be topped with close boarded fencing to produce a min. 1.8m high boundary.

Full notice has been taken of all the Veteran Tree locations within the development and no development of any type intrudes into the buffer zones relating to each tree location.

Revised Submission Layout Plans

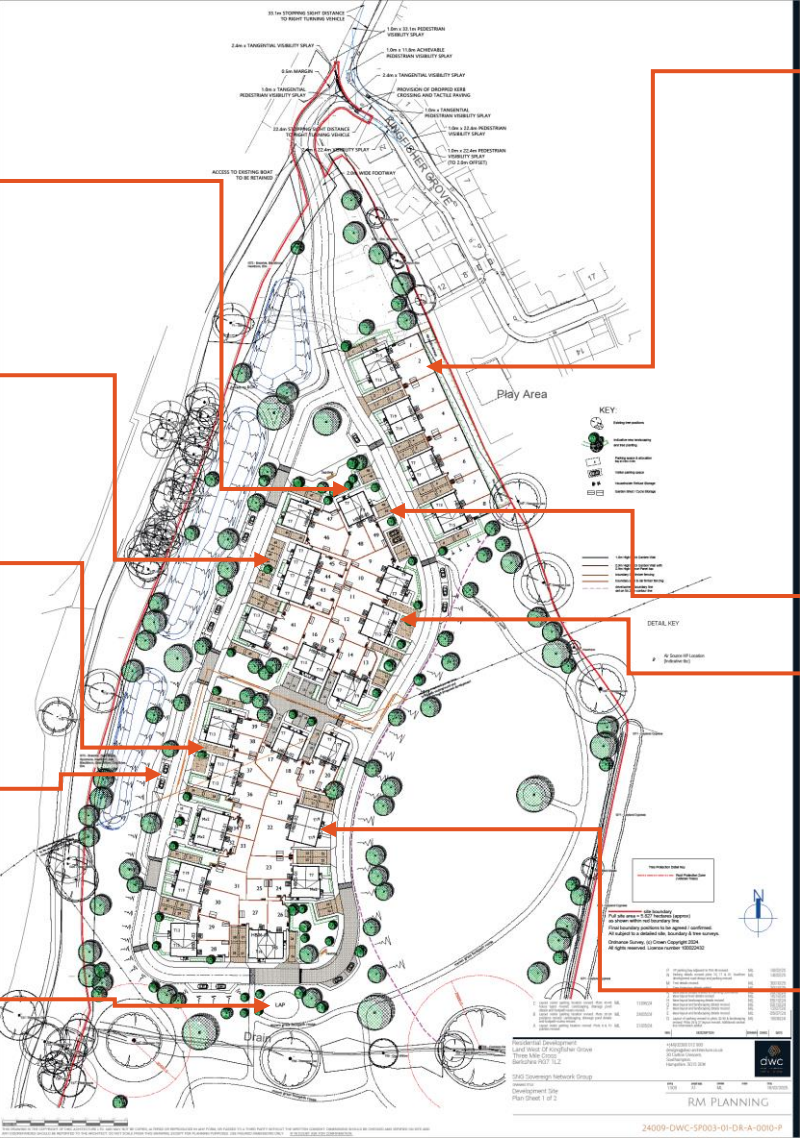
Plots 48-49 repositioned to north to allow for greater separation rear to rear distances to plot 9. All associated parking and landscaping repositioned.

Plots 42-45 units repositioned to allow for frontage parking to be relocated behind 2m wide footpath crossing.

Plot 37 parking relocated to allow for landscaping details.

Visitor parking bays introduced on 'western road' adjacent to redesigned and detailed drainage ponds opposite plots 36 & 37.

LAP repositioned to enhance security 'overlooking surveillance' with redesigned linking paths and POS access routes and landscaping



Plots 1-8 All boundary details revised. Parking adj.to Plot 8 layout revised to laybys

Half-height brick walls with fence panel tops added on plot boundaries that interface with the public realm. A full 1.8 m high brick boundary wall is to be provided to the rear of plots 1-8.

The maintenance strip to the rear of 1-8 is to be enclosed at each end by post and rail fences possibly with stock fencing attached, with a lockable gate

Visitor parking space north of plot 49 repositioned due to visibility.

Plots 10-11 Plot parking revised to allow for landscaping details.

Road design, width and structure revised fronting Plots 21 to 28. All turning heads removed and new linking curve provided to form 'loop road'. redesigned, plot parking redesigned and new locations of visitor parking spaces provided (all layby)

Revised Submission House Type Design

In principal with discussions Waverley BC it was seen that the following amendments should be considered

Considering the window frames and gutters for the dwelling are proposed to be black, it is considered that the fascias and soffits for the dwellings should also replicate that colour instead of the currently proposed white.

Design Change agreed to being that colour to match the window colour

The roof forms of adjoining dwellings, in particular Plots 42-45, are broken up to provide texture

Plots 42-45 are set back in the street scene and the roof line is not that much of an issue, particularly with the two shared porches on the front elevation which breaks down the elevation and reads more like a pair of larger semi-detached properties.

The grey detail brick wrap around elements seems an odd element that is advised to be removed. The design guidance isn't considered the best example to reflect the character of the area. It may be worth considering incorporating the grey bricks on a more scattered basis (similar to the protruding grey brick feature elements proposed) to add texture:

It is agreed the articulation of the Victorian grey buildings has not translated well with the wrapping.

We are agreeable to work with the brick pallet in a cleaner simpler and more consistent brick detailing. Amend to using a red-grey multi-brick. Using a simple brick detailing palate

To include

1. Chimneys to 10 plots highlighting feature and secondary buildings
2. Projecting brickwork
3. Simple head and cill detailing for 3rd tier properties

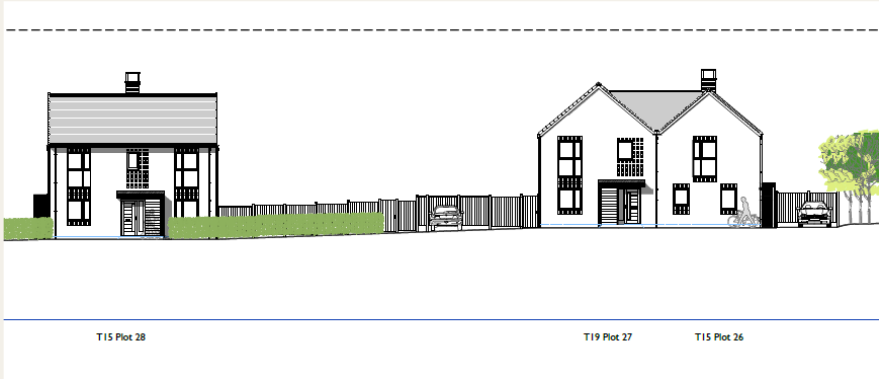
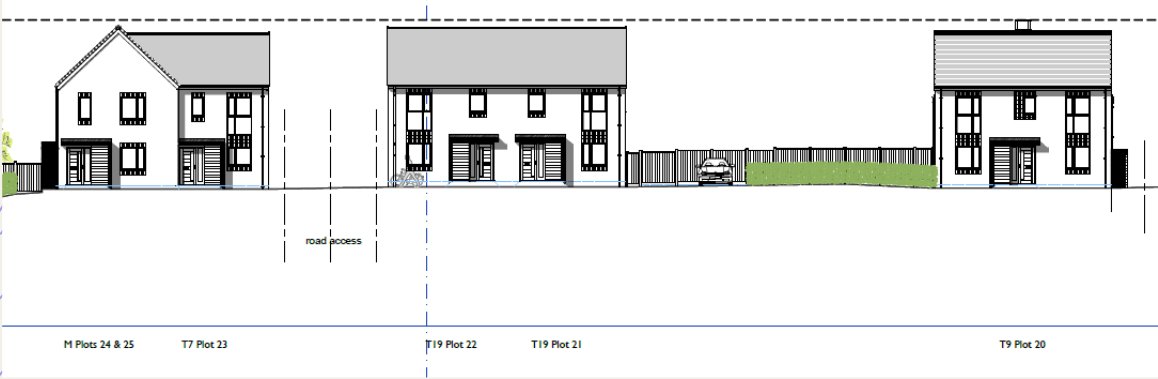
DESIGN QUE FROM SURROUNDING SITES



Summary of design changes

1. Remove the wraparound of grey brick on all key plots (1,2,7,8,46,47,48,49,23-25,26,27,28,28) bringing in a more discrete and focused use of the material and pallet change.
2. Key plots to be more focussed around an increased specification of red-grey multi brick.
3. Review opportunity for increased window height on 1st floor corner turner plots.
4. By adding a simple vertical brick headers and cills and reducing the use of projected brick detailing
5. Consider how secondary and standard plots tie in with the new key plot details.

Revised Submission – Street Scenes



Previous Submission



Revised showing material palette

Revised Submission – Feature House types

Feature Buildings



Type 1



Type 2



Type 3

Revised Feature House Elevations showing material palette