

4.0 Proposals

4.6 Appearance





Key plan



Illustrative view of entrance into the site from the access road

4.0 Proposals

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Illustrative view north towards East Leigh House

4.0 Proposals

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The following pages describe the materials used throughout the development and summarised in the table below:

Item	Heritage Character Area	Streets and Drives Character Area
Facing Materials	- Red brick - Blue brick in bonding - Black Weatherboarding (Ps 11-14 fully boarded, Ps 43&50 half board and Ps 51-52 bays)	- Red Brick - Orange Brick - Tile Hanging - Restrained feature Render
Roofing Materials	Grey flat tile	Red and brown concrete profiled tiles
Details	- Chimneys for roofscape effect - Exposed Rafter feet - Barn-like appearance P's 11-14 - Entrance Lodge P15-16 - Robust porches with timber posts and brick base	Cantilevered porches
Glazing	Casement with gothic arch effect with 1no horizontal bar	Standard Casement with 1no horizontal bar
Landscape Character	- Create space for setting of Listed Building - Stature trees for open space	Varied formal linear and courtyard
Front Boundary Treatments	- Hedges or estate railings - Retro bricks to be used for garden wall appearance	- Shrubs and hedges - CB fencing to corner plots screened by planting
Hard Landscape Materials	Tarmac or block paving	Tarmac or stone dressed tarmac

Item	Green Lane Character Area	Feature Buildings and Entrance plots
Facing Materials	- Red brick - Tile hanging - Small feature elements of render	To match character area
Roofing Materials	Red flat tile	To match character area
Details	- Chimneys for roofscape effect - Exposed Rafter feet - Porches with timber detailing	- Chimneys for roofscape effect - Exposed Rafter feet - Robust porches with timber posts and brick base - Projecting oriel windows (300-400mm projection)for select corner turning units (limited) - Flemish bond
Glazing	Casement with multiple-pane effect glazing bars	As character area.
Landscape Character	- Informal linear - Stature street trees	Varied
Front Boundary Treatments	Hedges and post with two strands of wire fence	Hedges or estate railings
Hard Landscape Materials	Block Paving	As character area

4.0 Proposals

4.6 Appearance

Materials

Walls:

- Red and orange multi stock facing brick.
- Brick detailing to eaves, window heads, cills, plinths and band courses.
- Blue brick in bonding to houses in the Heritage Character area.
- Flemish bond brickwork to prominent plots.
- Roughcast white render.
- Red, Brown and Grey colour tile hanging to match roofs.
- Black Weatherboarding.

Roofs:

- Red and Grey colour flat tiles.
- Brown colour profiled tiles.
- A mixture of lead coloured finish and weatherboarding to dormer windows.
- Chimneys to prominent plots.
- Exposed rafter feet to houses in the Heritage and Green Lane Character areas.

Windows:

- White uPVC casement windows throughout.
- Gothic arch style in Heritage Character area.
- Multi-effect glazing bars in Green Lane Character area.

Front doors:

- Coloured front doors with garage doors to compliment.
- Small Porches with timber detailing.
- Large porches with timber posts and brick base in Heritage Character area and to prominent plots.
- Garage doors to be steel up and over type.

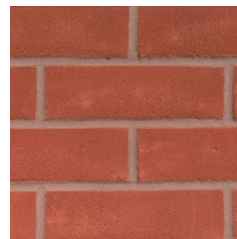
Materials Palette



Orange facing brick



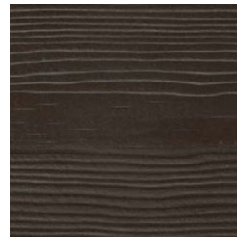
Red tile



Red facing brick



Brown tile



Black weatherboarding



Grey tile



White roughcast render



Building materials plan

4.0 Proposals

4.7 Boundary treatments

Boundary treatments have been chosen to match those found in the locality of the site.

External boundaries

- Existing native hedges along boundaries shall be maintained.
- Existing mature trees subject to tree preservation orders shall be maintained.
- Any existing walling and fencing shall be maintained.
- The open views eastwards across open land shall be maintained.

- The flood alleviation strategy shall provide a feature of interest and contribute to the local area flood strategy.

Boundaries within the site

Dwelling boundaries fronting the public realm will consist of a combination walls using reclaimed brickwork, timber fences, metal railings and hedges. Boundaries between gardens will be formed with 1.8m close boarded fence. The plan below illustrates the distribution of boundary types throughout the site:

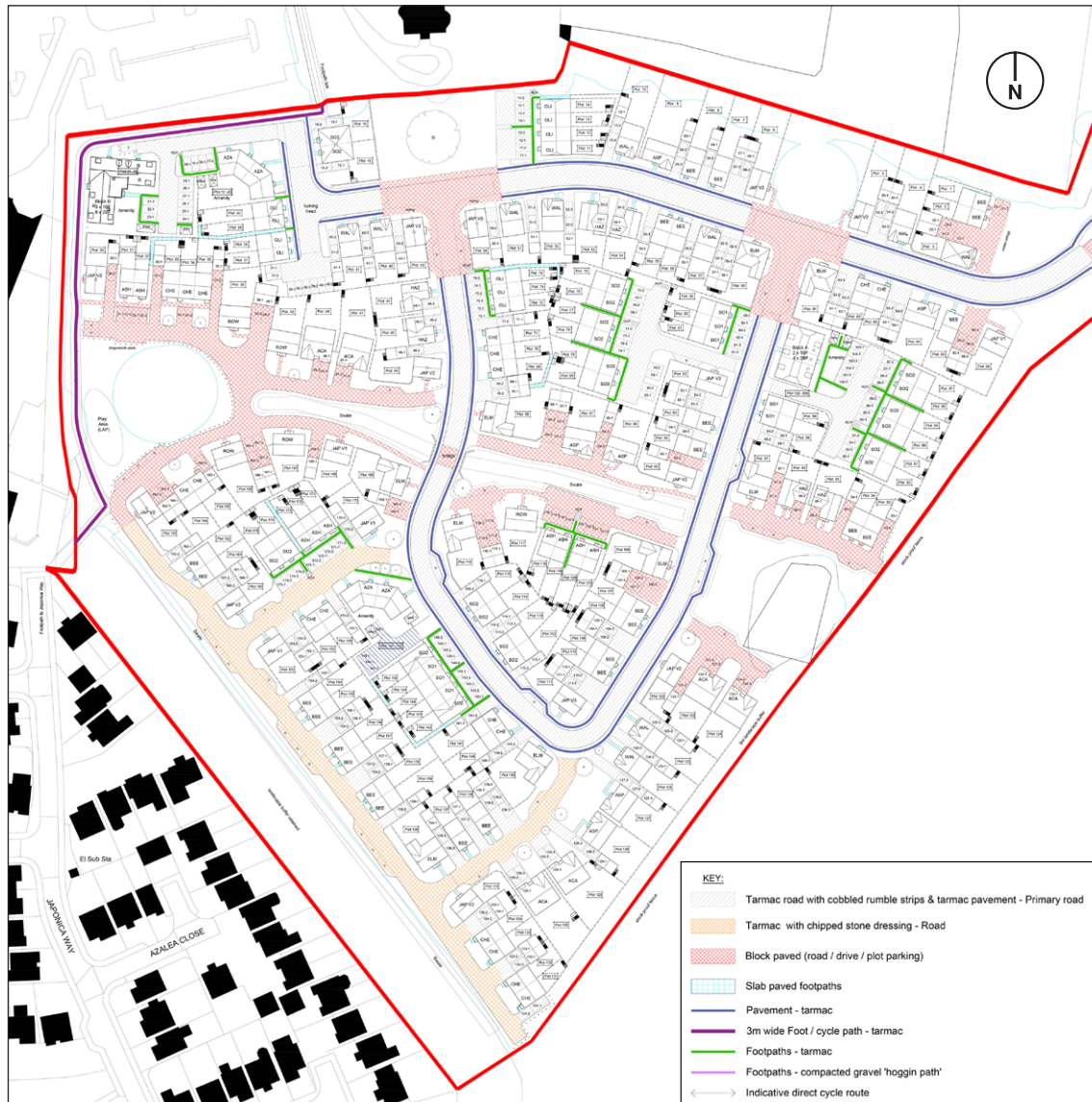


Boundary materials plan

4.8 Surface materials

A variety of surface treatments will be used to reflect the street hierarchy from tarmac roads and pavements for the primary routes to block paving for private drives.

The plan below illustrates the distribution of surface materials used for vehicle, pedestrian and cycle links throughout the site.



Surface materials plan

4.0 Proposals

4.9 Landscape

The existing landscape character of the area consists of large mature native tree and mixed native hedgerow forming the boundary treatments to fields/developments. This feature shall be continued with significant boundary planting proposed along the whole of the eastern edge of the site; made up of large native trees and mixed native species hedgerow.

The scheme will be landscaped in accordance with the recommendations of the Landscape Consultant. Features of particular note are the copse and pond along the eastern boundary; amenity space and play area to the south of East Leigh House; and play area on the western boundary adjacent to a footpath link between Japonica Way and the northern boundary.

All the existing trees and hedges to be retained shall be protected by a fence during construction of the development. For further information, please refer to the arboriculture report

The proposed landscaping strategy shall incorporate the following design principles:

- Retention of the existing mature trees (TPO) and hedges.
- Strengthening and maintaining boundary screening.
- Swale ecological corridor east-west link.
- Swales of good quality design using local vernacular materials, with no greater than 1in3 bank gradients.

- Promoting a legible road hierarchy that clearly demarcates pedestrian and vehicular priority; achieved through the use of various surface materials.
- Creation of high quality public open space, local area play and amenity spaces.
- Proposed trees with ample room to grow.
- Reduction of the impact of hard standing through the use of tree and shrub planting.
- Planting in open spaces with limited natural surveillance shall be designed to be low level so that it does not obscure natural surveillance.
- Shrub planting in front of houses to create defensible space and visual amenity along the roads.
- Dwellings fronting onto public open spaces providing natural surveillance.
- Surface water drainage prevented from draining onto the public highway.
- Design to include walls and fences.
- Design to include any external lighting of the site and to minimise any potential for lighting disturbance.
- Design to provide suitable bat foraging/commuting habitat within/around the site



5.0

Sustainability

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- 5.1 Domestic waste and recycling
 - 5.2 Flooding
 - 5.3 Energy
 - 5.4 Community
 - 5.5 Open space
 - 5.6 Adaptability
 - 5.7 Crime
 - 5.8 Public Transport
 - 5.9 Parking
 - 5.10 Cycling
 - 5.11 Materials
 - 5.12 Crime prevention and community safety
 - 5.13 Inclusiveness - access for all

5.0 Sustainability

5.1 Domestic waste and recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.

Provision will be made within dwellings for the storage of recyclable waste to assist in encouraging recycling within the household. This space will generally be provided either in kitchens or utility rooms.

External residual and recyclable waste storage will generally be within rear gardens for terraced and semi-detached houses without garages, and as part of the garage provision for semi-detached and detached properties with on-plot parking. .

5.2 Flooding

To slow down the surface water run-off rates and reduce the risk of flooding elsewhere, the following drainage features have been incorporated into the proposed development;

- The amount of hard landscaping will be minimised, whilst the use of porous and permeable surfaces will be maximised.
- All surface water will be disposed of through the use of a SuDS strategy.

5.3 Energy

The new houses will provide the following in their specification:

- Improved thermal detailing.
- All windows will be double-glazed.
- A Home Owners' Pack will be provided.

5.4 Community

A Home Owners' Pack will be provided with the dwellings which will contain at least the following information:

- Local transport services.
- Utility suppliers.
- Energy efficiency.
- Local amenities.
- Refuse collection.
- Recycling facilities.
- Local organisations and community groups.
- Environmental technologies installed in the home.
- Water efficiency information.

5.5 Open space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape context.



5.6 Adaptability

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies.

5.7 Crime

The design of the scheme has followed the principles set out within Secured by Design and will comply with Building Regulations Part Q. This will ensure a residential environment that puts occupants safety at the forefront and which in turn will create a high quality environment for the long term.

5.8 Public transport

The site has good transport connections with a bus route within 0.5 miles on Exton Road with services to Havant and 1.3 miles to Havant railway station with connections to Portsmouth, Brighton and London Waterloo.

5.9 Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided is considered to be appropriate for the proposed mix and the location of the site.

5.10 Cycling

In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to the town centre facilities.

Cycle storage is provided in garages or garden stores for houses. Secure storage provision will further encourage their ownership and use.

5.11 Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential

