

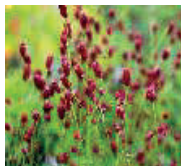


Landscape plan

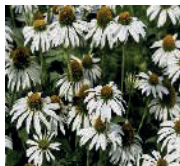
ESSENCES



Anemone japonica



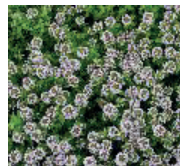
Sanguisorba officinalis



Echinacea



Verbena bonariensis



Thymus citriodorus



Allium schoenoprasum



Sesleria autumnalis



Dryopteris erythrosora



Sarcococca confusa



Mahonia x media

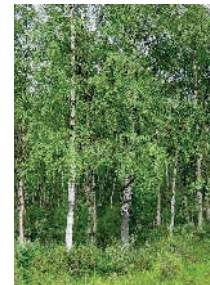


Tellima grandiflora

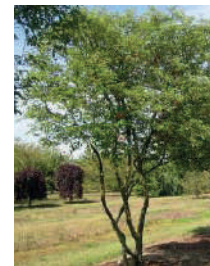
TREES



Common Hawthorn



Silver Birch



Juneberry



Bird Cherry

3.0 LANDSCAPING

3.1 LANDSCAPE ANALYSIS

A landscape scheme, developed by Nick Dexter Studio, will be submitted with the planning application. Please refer to those documents for landscape related matters.

3.1.1 Hard landscape

The hard landscaping in the development is respectful to the site's surroundings and the green nature of the area. Permeable surfaces will be included wherever possible, to manage rain water attenuation.

The proposed hard landscape are:

- The grasscrete at the south-west side; the grasscrete is going to be the main entrance for emergency access and for maintenance only.
- The grey brick paving is the prominent material that occupies the paths leading to each of the dwelling entrances and a connection between the houses and communal gardens to the east.
- Stone or similar is proposed in the communal gardens at the east side of the development.
- High quality stone kerbs and delineation of areas using paving sets and stone where appropriate.
- Concrete private bridges, to the main entrance of the private terraced houses.
- Light coloured porcelain paving to the private terraces on the lower ground floor.

3.1.2 Soft landscape

The aim is to create ornamental and naturalistic planting combinations that provide all year round interest and which are simple to maintain.

The site boundaries will be enhanced with new tree planting along with a supporting mix of shrubs and perennial plants to create a diverse understorey. The selected species will include native trees and berrying plants to help create a diverse and wildlife friendly ecology.

The proposed soft landscape are:

- New tree planting with a supporting mix of shrubs and perennial plants to create a diverse understorey.
- Stepped planted bed around all the private terrace
- Green wall at the north east facade to protect the neighbour gardens view.

3.0 LANDSCAPING

3.2 MEADOW ROOF

Land continues to be replaced with impervious surfaces due to population growth and urbanisation, and the necessity to recover green space is becoming increasingly critical to maintain environmental quality; reducing runoff and improving water quality.

Planting to the roof tops will provide visual interest from afar and a welcoming habitat for pollinators. The proposals are for a fully-intensive meadow roof, this has a substrate of soil, which is a significantly more 'full' landscaping proposal than a sedum blaket; which is common amongst contemporary developments.

3.3 ECOLOGY

The twentieth century has seen a sharp decline in the variety of wildflowers in the UK countryside, leading to a decline in certain insect and bird populations. The creation of new meadows in semi-urban settings provide a diversity in planting that attracts insects and other invertebrates (including butterflies, bees, spiders and millipedes), birds and mammals.

Insect hotels, bird and bat boxes will be set up around the site to provide nesting and hibernating sites for important invertebrates such as bumblebees, solitary bees, hoverflies and lacewings.

The variety of planting layers and communities increase the biodiversity of the site, the focus being on native species. An increase in the variety and number of insects will cause an increase in local bird and bat populations. All of this contributes to a healthy ecosystem, both locally within the site and for the surrounding area as a whole.

See Nick Dexter's landscape proposals for further details.

3.4 MAINTENANCE

Please refer to the Landscape Architects maintenance drawing 900 which outlines that this will be the responsibility of the new residents of Barratt Mews.



Front Elevation - Landscape Architects Visual



View of courtyard - Landscape Architects Visual



The Schwegler 2F - General purpose bat box.



Schwegler Underground - Bumble Bee Box;



Nest box



Schwegler Solitary - Bee and bug nest

4.0 DESIGN

4.1 LOWER GROUND FLOOR PLAN

The development is part below the ground level. This is to maximise the space, while minimising the impact. Likewise the freeform organic roof and the excavation outline allow the proposed terraced houses to blend naturally with the new landscaping. Nevertheless, the design of the proposed terraced houses maximises the opportunity for south-facing glazing, allowing the natural light to the lower ground floor. Each single property has a private terrace with double stepped planting bed.

To simplify the reading of this documents the terraced houses will be addressed with a number 1 to 5, house 1 being to the west and house five being on the eastern-most end.

4.1.1 Coach House

This is the only detached property in the development. The lower ground floor accommodates two double bedrooms with en-suite, a bathroom and a home office. The two bedrooms are facing east and have independent access to the communal external terrace.

4.1.2 Terraced house - Type 1 (House 1, 2 & 3)

These are the first three terraced houses to the north-west. The properties are 3 bedroom 4 person houses. To the Lower ground Floor, accessible through a staircase in the middle of the floorplan, are located one master double bedroom, two single bedrooms and a home office. The three bedrooms are occupying the southern facade, so they can benefit from the natural sunlight. Each bedroom has access to the external terraced area. The office to the north-west accommodates a lightwell to allow natural light in the room. The bathroom has been placed to the north as well, between the office and the master bedroom en-suite.

4.1.3 Terraced house - Type 2 (House 4 & 5)

These are the first two terraced houses to the south-east.

Similar to the other three, are 3 bedrooms 4 person houses. These, due to the smaller size, don't include a home office. The bathroom is located to the north-west corner of the floor plan. Due to the position within the excavation, House 4 has the bedrooms with the access to the external terrace to the south. House 5, instead, has the two single bedrooms with the external access to the south and the master bedroom with the external access to the eastern side of the property.



Lower Ground Floor Plan

4.0 DESIGN

4.2 GROUND FLOOR PLAN

4.2.1 Coach House

As previously described, this is the only detached, three storey high, property of the development. It has direct front access from the south, and adjacent to the entrance is a dedicated cycle store for two bikes.

From the entrance hallway, a staircase leads to the upper and lower floors and a generous open space accommodating the kitchen/living/dining.

4.2.2 Terraced house - Type 1 (House 1, 2 & 3)

As previously described these are the first three terraced houses to the north-west.

These are all 114 m² in size and the bigger of the terrace houses. Access to the property is similar between the three houses via a gently sloping bridge, over the courtyards below.

In front of the wide and long entrance hall, the transversal staircase that serves the lower ground floor separates the entrance from the open plan kitchen. The kitchen (to the north-west side) opens to the dining area to the north east of the building which is lightened by organic shaped rooflights. The living room is the brightest area in the house due to its full height curved glass wall.

4.2.3 Terraced house - Type 2 (House 4 & 5)

As previously described, these are the terraced houses to the south-east.

The houses are 94 m² and have a similar ground floor layout to house type 1, except for the reduced size. However house 5 lacks an external ground floor terrace due to being the end of terrace.



Ground Floor Plan

4.0 DESIGN

4.3 FIRST FLOOR PLAN

The Coach house is the only building in the whole development to have the first floor plan, since the rest of the properties are only one single storey above the ground level.

Accessed from the main stair, the first floor accommodates a further two double bedrooms, both with ensembles. The bedrooms have views to the south and to the east.

4.4 ROOF PLAN

The green meadow roof is the string design features that the scheme will be recognised for. The curves undulate along the terrace and taper down towards the ground level at each of the ends. The roof form will also slope down towards the north, to maintain that the proposals will be no higher than the established boundary fences to the gardens of Barratt Avenue.

Within the roof is a combination of rooflights and openings that provide natural light into the ground floor of the dwelling, and in some instances extra light into the courtyards at lower ground floor level.



First Floor Plan



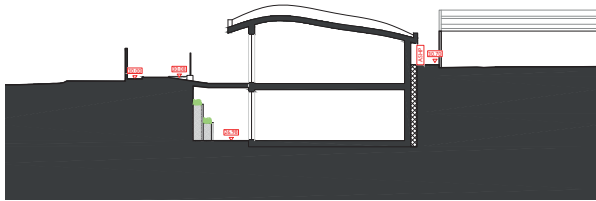
4.0 DESIGN

4.5 ELEVATION

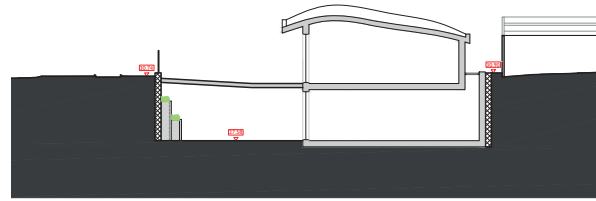
As one of the main features of the development, the organic roof form will be experienced and appreciated from within the development as well as the surrounding properties.

Below the feature canopies will be full height glazing, of which some instances are curving. As well as providing as much natural light into the properties as possible, this will also give the appearance of a lightweight structure as the roof appears to float on glass.

The section shows all of the design considerations, in terms of light, views and the overall concept of a development being absorbed by the landscaping.



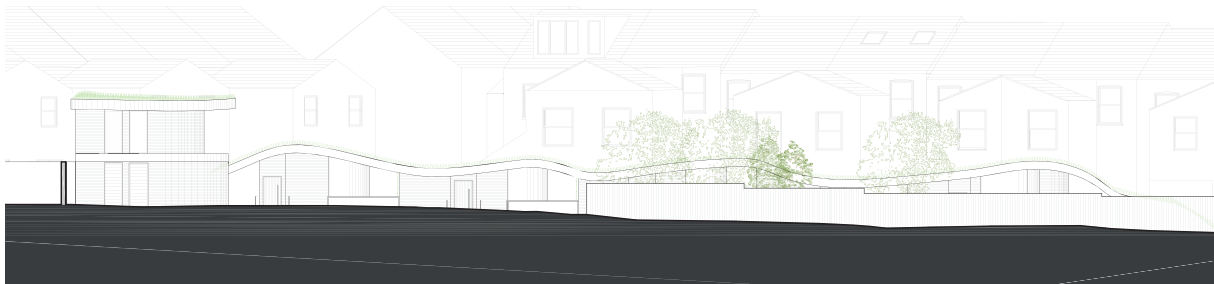
Section B-B



Section C-C



Front Elevation - Section A-A



Section D-D

4.0 DESIGN

4.6 MATERIALS

4.5.1 Existing materials

The existing surrounding context, including 140 Station Road, have brick as the predominant walling material. The addressed existing property has brick-arches to most window heads and door heads. The existing roof has an asphalt finish. Also, the outbuildings on-site are constructed of brick and corrugated metal roofs, except for the glazed greenhouse.

Some of the surrounding properties in the terraced houses have been rendered and painted in various colours. There is also a mixture of slate and clay tiles to the adjoining roofs.

4.5.2 Proposed materials

White brick and render are the prevailing proposed walling material, to keep the development light and bright. There are also large expanses of glazing, to maximise the natural light intake. Concrete will be the finish for the bridges that connect the external paths to the terraced houses.

Windows and external doors will be of powder coated aluminium.

The roof will be entirely covered by soil and planted meadow. See Nick Dexter Studio's landscape scheme for more information.

See section 3 for more information relating to landscaping materials.



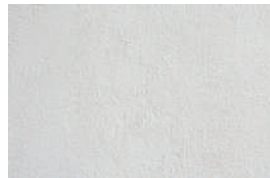
Green Wall



White brick



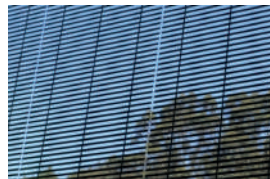
Gabion wall



White render



Meadow roof



BIPV Sunplus-Solaria



Grasscrete



Green Wall

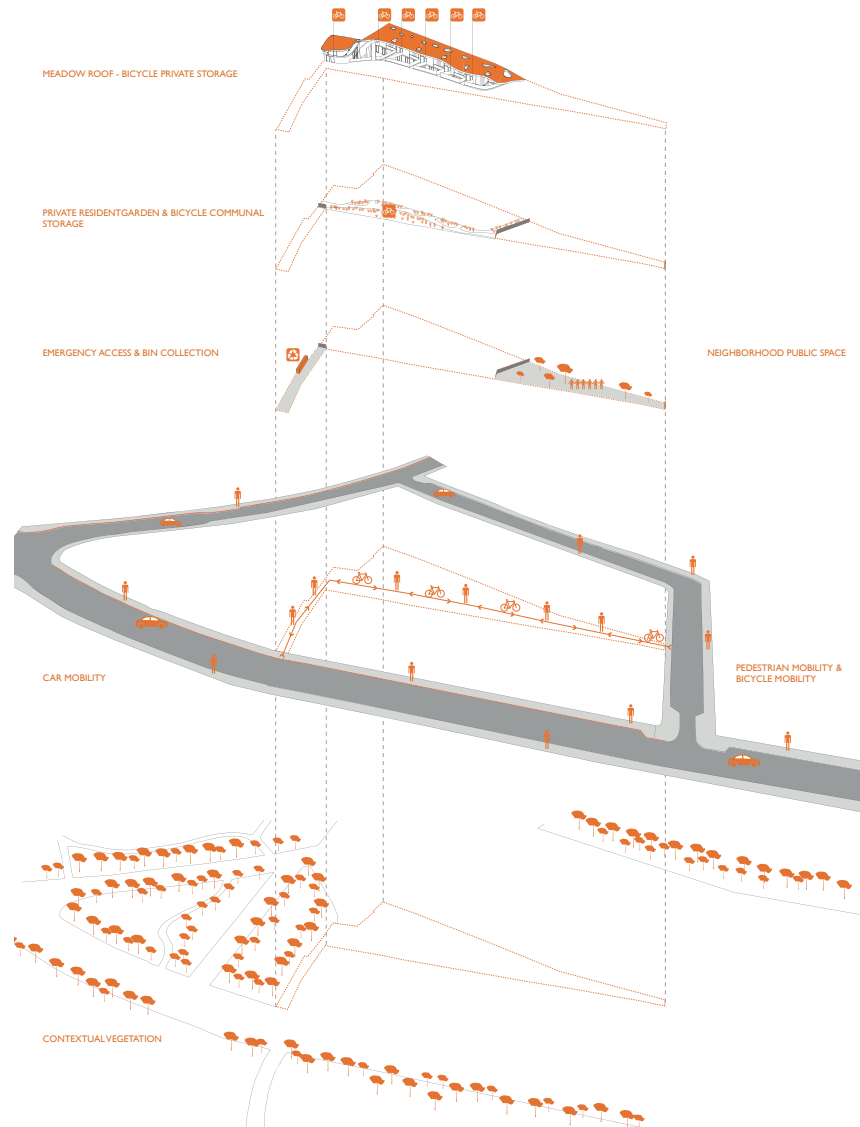


Gray brick paving



Timber doors





Accesses diagram

5.0 ACCESS STATEMENT

5.1 EXTERNAL ROUTE TO SITE ACCESS POINT

There will be no alteration to the location of the existing site main accesses, which is in the south west corner (from Station Road) and from Barratt Avenue to the east. However, the access from Station Road will be improved by creating an even surface of grasscrete paving and vehicular access will be removed, except for emergencies and maintenance purposes.

5.2 PEDESTRIAN & CYCLE ACCESS

There are three gates in total. Pedestrian entry to the development is off Station Road (south), the central gate will have a secure code (if agreeable by the planning department). The entrance from Barratt Avenue (east) will lead to the communal gardens and will have a separate secure code (if agreeable with the residents).

The entrance off Station Road will be for residents only whereas the entrance off Barratt Avenue will be for both residents and the surrounding residents whom will have access to the communal areas.

5.3 RESIDENTIAL ENTRANCES & CYCLE PARKING

A gate with key/code has been discussed within the site, to prevent non residents accessing the residential area. This will also include access for the private cycle store within each of the houses.

5.4 VEHICULAR ACCESS

No vehicular access will be permitted on site but in case of emergency. To the start of the site entry, an automatic light bollard with key/code will be installed. This will potentially be lowered in case of a vehicle (such as fire brigade or ambulance) needs access to approach the dwellings. This is another reason to even the access to one single surface, to facilitate the possible quick access.

The proposal improves the existing neglected area, creating a secure development for existing and future residents. All of the spaces will be illuminated with security lighting. There will be a perceptible difference in the quality of spaces that promotes positive-use.

LRATM