



## Design Code

Land Opposite the Conifers,  
Coldred, Dover, Kent,  
CT15 5AR

October 2023

Job No 02559

[www.hmy.uk.com](http://www.hmy.uk.com)

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# 1 Introduction

## 1.1 Background to the development

The land opposite The Conifers is a parcel of land on the periphery of the village of Coldred in East Kent, earmarked for the small-scale development of five self-build dwellings in the new draft Dover Local Plan.

In May 2021 an outline planning application was submitted by Hazle McCormack Young LLP (HMY) for the erection of 5no. detached self-build dwellings with vehicular access, which was subsequently approved at planning committee in March 2023.

HMY has now been appointed to produce a Design Code for for the masterplan of development, which is being submitted for approval by Dover District Council to discharge condition 6 of Outline Planning Consent ref 21/00882.

## 1.2 Introduction to the site

Coldred is a small village 4 miles north west of Dover, just north east of the Kent Downs Area of Outstanding Natural Beauty. The village manor and church have stood for almost one thousand years, over which time a low-density arrangement of houses has assembled around the junction of what is now Coldred Road and Church Road. A village green with a public house and duck pond sit at the heart of the village, which has retained a rural character and is surrounded by open farmland.

The development site itself is described for the purposes of planning as 'land opposite the Conifers' and is 0.83 hectares of light woodland on the edge of the village with direct access on to Coldred Road. It borders open farmland to the west and the generous rear gardens of Church Road to the east.

The site lies within the 'Shepherdswell with Coldred' civil parish, and within the 'Coldred - Village Green Conservation Area' (designated 24/06/1976).

## 1.3 Design Code purpose and use

Subject to approval by the local authority, this Design Code will govern the key design principles behind the development of the site and establish the parameters that subsequent applications for reserved matters approval must abide by, including:

- Access arrangements across the site
- The spatial arrangement of dwellings
- The form and scale of dwellings
- Building form and height
- Architectural composition and materiality
- Construction and sustainability standards
- Communal and private landscaping and buffer planting
- Measures to preserve privacy

The development is to be implemented in accordance with the Design Code, as required by planning condition. The particulars of the five self-build homes will require consent from the local planning authority prior to construction in the form of Reserved Matters Applications. Subsequent application for extensions, alterations, or outbuilding must also adhere to the code.

Below: Coldred location in the context of East Kent



Above: Masterplan location in the context of Coldred village

# 2 The Masterplan

## 2.1 Introduction to the masterplan

The primary functions of the development masterplan and associated Design Code are:

- To set out a clearly defined framework for the development of the site into a shared private access lane and five self-build homes
- To carefully curate the visual impact of the development on the key views from the Village Green and Coldred Road to ensure that they preserve the local rural village character, form, and scale
- To carefully curate the visual impact of the development on the shared private access lane to ensure that the development itself is a pleasant, attractive, and interesting place to live
- To clearly set out the access, parking, and refuse arrangements to the self-build plots
- To provide self-builders with clear design constraints to prevent overlooking, overbearing, and overshadowing between plots
- To describe the biodiversity and landscaping strategy for the site, including the retention of existing trees and habitats
- To set of the high standards of design quantity required
- To set the high standards of sustainability required
- To do all of the above without stifling the creativity or ingenuity of the self-builders so that they can create innovative homes tailored to their own needs and personalities



Key View 1: From the village green



Key View 2: From the entrance to the village on Coldred Road



Key View 3: From the entrance to the village on Coldred Road

Below: Ariel view identifying key views





## 2.2 Illustrative masterplan

To aid in the development and communication of this Design Code an illustrative masterplan has been developed to show an example of how the principles of the code might be applied to the site. As such the massing, forms, and materials represented in the graphics of this document are merely an illustrative example of how the code could be realised. The success of this development will come from the ingenuity of the self-builders and their differing interpretations of the Design Code. Perspective views of the illustrative masterplan can be found in section 5 of this document.



## 2.3 Access to the site

The development will involve the existing gated access track being upgraded into a new high quality private access lane. This will provide the single point of vehicular and pedestrian access into the site.

The access lane will accommodate emergency vehicle access and refuse collection. A visibility splay with 43m viewing distance in either direction will allow for safe manoeuvring onto Coldred Road.

## 2.4 Movement within the site

The northern end of the access lane will incorporate a large turning head to facilitate the safe manoeuvring of vehicles. As such it will not be necessary for any vehicle to reverse down the access lane or to leave the site in reverse gear. The access lane is not intended to be used for parking, as each house will have space for multiple vehicles to park in their private forecourts.

## 2.5 Management of the site

Ownership of the private access lane will be retained by a management organisation responsible for maintaining the landscaping and vehicle carriageway. The individual self-build plots will be sold as freeholds with occupants responsible for maintaining their own properties.

## 2.6 Refuse collection

Refuse from the five self-build homes will be collected by the local authority in the conventional way. Residents will be responsible for presenting their waste for collection at the property boundary on collection days as per local authority guidelines. The turning head has been sized to allow refuse lorries, fire tenders, and other large vehicles to turn and leave the lane in forward gear. Vehicle tracking for a typical refuse lorry is shown on the adjacent site plan.



Photo of existing gated access track



Illustrative masterplan showing access arrangements



# 3 The Lane

## 3.1 Defining the lane

The private access lane will follow the tradition of rural lanes in the local area, which are characterised by soft planted verges and organic extents which gently meander through nature.

The transition from public highway to the private access lane will be marked by a line of stone setts.

Parking for residents and visitors will be off-street, provided on the private forecourts of the homes, it is not intended that vehicles park on the access lane other than for short term loading or collection.

## 3.2 Private access

Pedestrian and vehicle access to the five homes will be directly on to the access lane.

Each plot is to have one vehicle access opening onto the lane, measuring between 3m and 3.8m in width. Horseshoe style driveways with multiple entrances are not permitted.

## 3.3 Materials

The carriageway of the private access lane is to be comprised of locally quarried crushed stone chippings on a Cellweb type reinforcement and containment substrate. No kerb stones are required as the carriageway will have soft verges formed with discreet shallow format pinned sheet edging. A line of granite setts will be used to mark the boundary between the private access lane and the public highway which is tarmacadam. No drainage grilles are expected to be required as the soft verges will be used to absorb any surface water run off from the permeable carriageway with any buildup being collected gradually percolated at the on-site rain-gardens.

The plots will have open boundaries to the access lane, defined using only soft planting and traditional boundary stones.

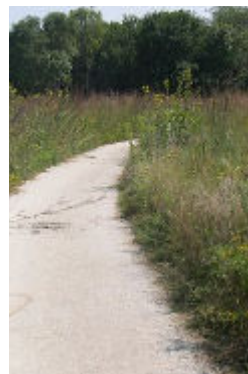
Other than a private road name sign and a discreet utilities cabinet, no street furniture is proposed.



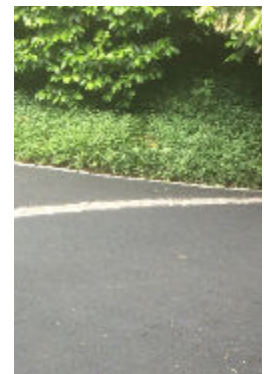
Church Road north of Coldred being a good example of the rural access lane typology



A good example of a contextual access gate and boundary treatment to Court Farm in north Coldred



Crushed limestone carriageway



Granite sett edging



### 3.4 Landscaping and biodiversity

#### Woodland Buffer Zone

The access lane will be separated from the adjacent farmland by a landscaped buffer zone, which will be maintained in the manner of light woodland by the management organisation. The existing native hedgerows will be enhanced and indigenous shrubs and wildflowers will be introduced and maintained between the western verge of the carriageway and the western boundary hedgerow to achieve biodiversity net gain.

A small electrical cabinet will be provided beside the turning head, screened within the buffer planting, to house the electrical and data distribution boards for the new homes.

#### Existing Trees

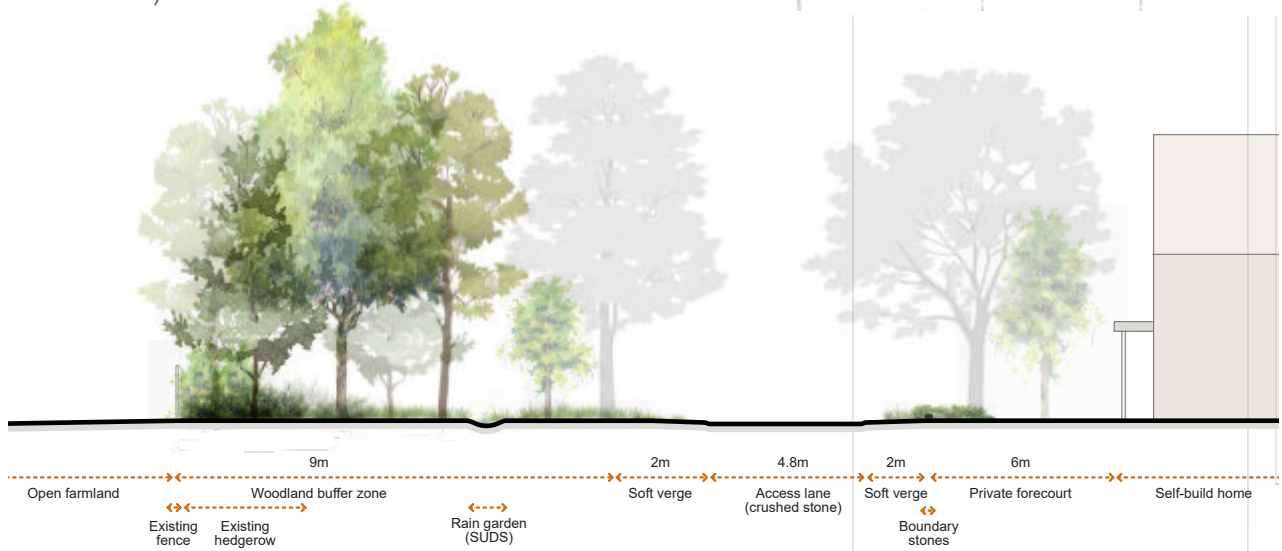
The site already benefits from a diverse range of existing vegetation including multiple mature trees. Many of which contribute significant value to the character and biodiversity of the site. All healthy indigenous trees on the shared lane which do not physically clash with the construction of the new carriageway will be protected and retained. Non-indigenous trees such as the cypress trees will be felled to make way for more suitable planting.

#### New Trees

A small number of new new trees will be introduced to supplement the existing ecology and fill in visual gaps in the treeline. An indicative arrangement of new trees is shown on the adjacent plan in pale green, alongside the existing trees in dark green.

#### Artificial Lighting

No artificial lighting is proposed on the access lane itself, the entrance to which is sufficiently well lit from existing street lighting on Coldred Road. Self-builders may incorporate a reasonable level of external lighting within their plots but this should be appropriate for the rural village setting, use low-energy fittings, and must conform to the standards of Guidance Note 8 (Bats and Artificial Lighting At Night, by the Bat Conservation Trust in partnership with the Institute of Lighting Professionals).



Illustrative section through laneway



# 4 The Homes

## 4.1 Building standards

The new homes on the site will be designed to achieve high levels of quality and sustainability. Many of the buildings in Coldred are hundreds of years old and the new self-build homes should be of sufficiently high quality to aspire to similarly long lifespans. These progressive building standards will be controlled by requiring the five self-build homes to achieve the following:

### Passivhaus Standard

To achieve the Passivhaus Standard in the UK a new home must adopt a form and fabric first approach to sustainable design. With sufficiently high levels of thermal insulation and air-tightness it will be possible to provide the majority of heating for the homes using only captured sunlight and ambient body heat. The result being a series of buildings with significantly reduced energy requirements and improved comfort for the occupants.

### Gas Free Development

The self build plots will not be connected to the gas network and will not rely on combustion appliances for heating or cooking. Induction hobs should be used to replace gas hobs, and sustainable alternatives to gas boilers will be used such as:

- Heat pumps
- Electric boilers
- Solar thermal heating

### On-site renewables

Some form of on-site renewable energy generation is required from each plot. These could include:

- Solar photovoltaics
- Solar thermal
- Wind power generation

Self builders are encouraged to consider the benefits of pairing on site renewables with battery storage.

### Parking and electric vehicle charging

Each self-build home will be required to provide at least one electric vehicle charging point. Plots must be configured to provide sufficient space to allow at least two vehicles to be parked in the private forecourt without blocking-in.

### Drainage

Each home may either be connected to the existing foul sewer system or individual approved treatment plants. However surface water from the self-build plots is not permitted to enter the sewer system and must be sustainably soaked away on-site. The gardens are sufficiently large to accommodate conventional soakaways. Rainwater harvesting is highly encouraged and will help facilitate sustainable and cost-effective maintenance of the large gardens.



The required standard of certification



The certifying body for new Passivhaus homes



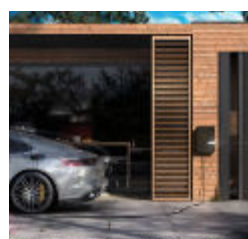
Induction hob



Solar PV panels



Domestic scale wind generator



Electric vehicle charging

## 4.2 Construction management

The configuration of the masterplan will likely result in both multiple construction projects occurring simultaneously and in people living in proximity to ongoing works.

To help ensure the good operation of the site and preserve good neighbourly relations it is required that the self-builders submit construction management plans for approval by the local authority prior to construction, and that their main contractors commit in writing to implementing the measures below:

- Up to date contact details for self-builders and their site managers are to be distributed to be sent to the management organisation and all self-build plot holders
- Fortnightly progress emails are to be sent to the management organisation and all self-build plot holders highlighting upcoming large deliveries, particularly noisy works (i.e. piling), and key project milestones
- Notwithstanding any local authority requirements, no construction noise is to be emitted outside the hours of 7:30am to 5:30pm Monday to Friday, and 8:00am to 13:00pm on Saturdays with no noise permitted on Sundays

In addition to the above it is strongly recommended, but not mandatory, that main contractors be registered with the Considerate Constructors scheme. This is a voluntary scheme to promote high standards and accountability across the construction industry.

## 4.3 Building typology, mass, and scale

The self-build homes must integrate into the rural character of Coldred village. A patchwork of different building styles and periods, where the prevailing typology is two-storey pitched roof detached homes.

- New homes are to be configured as detached residences of two principal stories, with accommodation in the roof-space permitted
- New homes must follow the massing constraints set out in the Diagrams 1 and 2 overleaf
- The gross external area of new homes must not exceed 20% of the total plot area

### References for the local vernacular



Church Road



Church Road



Coldred Road



The Green



Court Farm



Coldred Manor



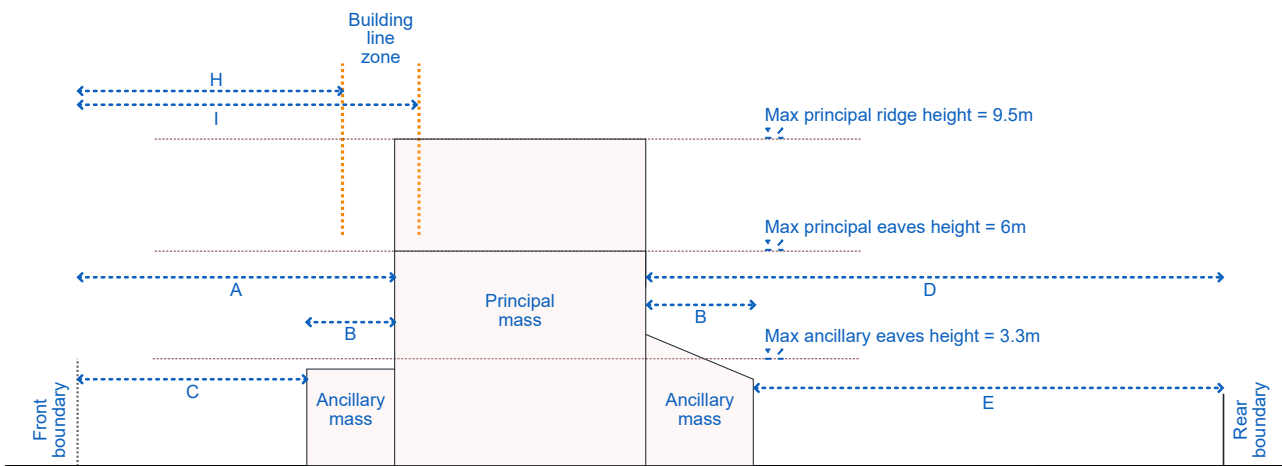
Church Road



The Green

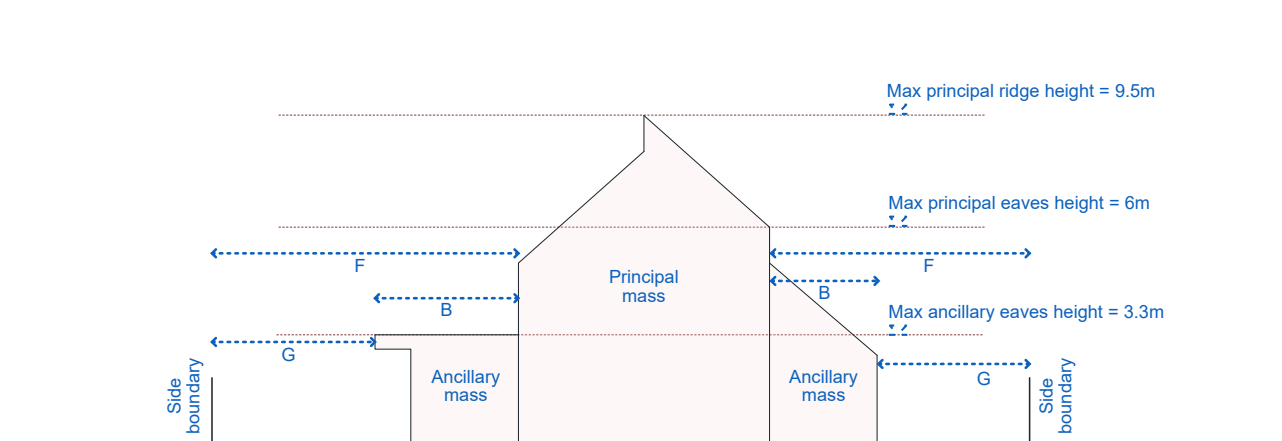


Diagram 1: Front to back constraints on new homes



Not to scale

Diagram 2: Side to side constraints on new homes



Not to scale

#### Constraints Key

- A = 6m minimum distance from front boundary to principal mass
- B = 5m maximum distance from principal mass to ancillary mass
- C = 5m minimum distance from front boundary to ancillary mass
- D = 12m minimum distance from rear boundary to principal mass
- E = 10m minimum distance from rear boundary to ancillary mass
- F = 6m minimum distance from side boundary to principal mass\*
- G = 3m minimum distance from side boundary to ancillary mass
- H = 6m minimum distance from front boundary to building line
- I = 8m maximum distance from front boundary to building line\*\*

#### Note

Ancillary mass is any part of the building with an eaves height lower than 3.3m (i.e. single-storey elements)

Principal mass is any part of the building with an eaves height greater than 3.3m (i.e. two-storey elements)

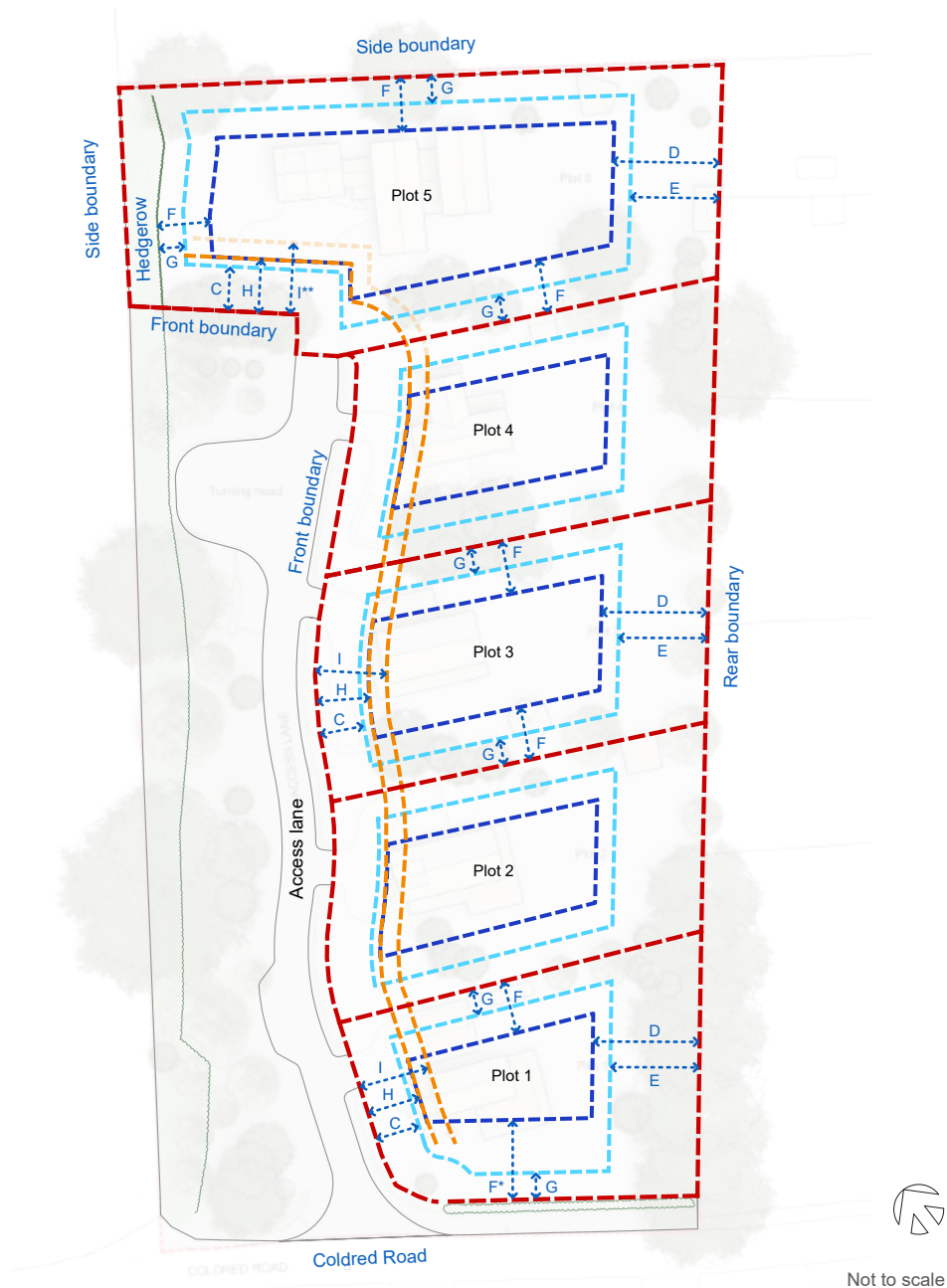
Partially subterranean elements are permitted but must comply with the constraints on ancillary mass

Building line is the elevation of principal mass facing the front boundary

\*Note that in the case of the boundary between plot 1 and Coldred Road this constraint is increased to 9m

\*\*Note that in the case of plot 5 this constraint does not apply

Diagram 3: Plan constraints on new homes



#### Constraints Key

- A = 6m minimum distance from front boundary to principal mass
- B = 5m maximum distance from principal mass to ancillary mass
- C = 5m minimum distance from front boundary to ancillary mass
- D = 12m minimum distance from rear boundary to principal mass
- E = 10m minimum distance from rear boundary to ancillary mass
- F = 6m minimum distance from side boundary to principal mass\*
- G = 3m minimum distance from side boundary to ancillary mass
- H = 6m minimum distance from front boundary to building line
- I = 8m maximum distance from front boundary to building line\*\*

#### Build Zone Key

- Plot boundary
- Ancillary mass constraint zone
- Principal mass constraint zone
- Building line constraint zone

#### Note

Ancillary mass is any part of the building with an eaves height lower than 3.3m (i.e. single-storey elements)

Principal mass is any part of the building with an eaves height greater than 3.3m (i.e. two-storey elements)

Partially subterranean elements are permitted but must comply with the constraints on ancillary mass

Building line is the elevation of principal mass facing the front boundary

\*Note that in the case of the boundary between plot 1 and Coldred Road this constraint is increased to 9m, and note that in the case of the north west boundary to plot 5 this is to be measure from the retained hedgerow

\*\*Note that in the case of plot 5 this constraint does not apply



## 4.4 Building materials

Self-builders should select the facing materials for their homes based upon their sustainability, their contribution to the varied local character of the village, and for their robust performance across the years of the building's use.

The local vernacular of the village is highly varied, and self-builders will be required to reflect this in their individual designs. Each plot is intended to be unique and excessive homogeneity between adjacent plots is to be discouraged.

A well-considered composition of facing materials should be used to add interest and variety to the site. Where a single primary facing material is being used this should be punctuated and articulated using building elements in a different material. Particular care should be given to the architectural composition of principal elevations, including the elevation of plot 1 facing Coldred Road.

Suitable facing materials include:

- Clay or recycled ceramic bricks, ideally non-fired
- Timber boarding, timber sheeting, timber shingles, or exposed timber framing
- Stone blocks, ragstone, or napped flint
- Clay or slate based roof tiles or hung tiles
- Standing seam zinc
- Metal rainwater goods

Other materials may be used in small quantities but should not define the overall appearance of the buildings. The intention of this code is not to stifle the creativity or ingenuity of the self-builders and facing materials which do not appear on the above list will be considered but must be well justified on the grounds of quality, visual character, and sustainability.

Unsuitable facing materials include:

- Concrete blockwork
- Cementitious or plastic based panels
- Large expanses of material lacking texture, such as flat render
- Materials with short lifespans
- Cement or plastic based roof tiles or hung tiles
- Plastic rainwater goods
- Plastic faced window frames

## 4.5 External plant

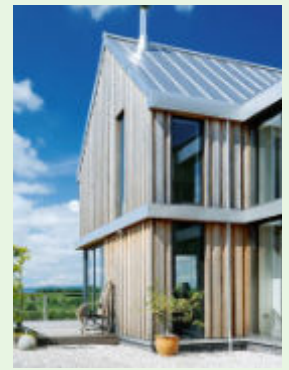
Any external plant should be designed to preserve the natural and attractive character of the area. Unsightly plant should be screened from view from the shared access lane.

One of the most desirable qualities of the site is its quiet rural setting, which self-builders will be required to preserve. Any external plant which emits noise, such as air source heat pumps or mechanical ventilation units, must be located no less than 5m from a side or front boundary unless justified by a suitably detailed acoustic report demonstrating that there will not be unacceptable noise impact on adjacent properties or the shared access lane.

### References for suitable facing materials



Stone bricks, larch cladding



Profiled timber, contrast banding

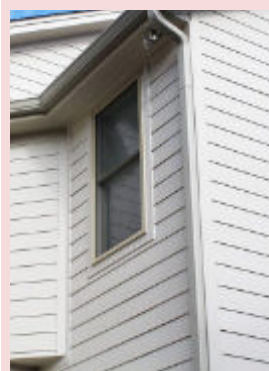


Brick, oak cladding, clay tiles



Stone, cedar cladding

### References for unsuitable facing materials



Plastic-faced cladding products



Concrete roof tiles



Large expanses of plain render



Plastic rainwater goods

## 4.6 Boundary treatments

### Between forecourts

The self-build homes will have private forecourts open to the access lane. To preserve the openness of the site neighbouring forecourts will also have open boundaries forward of the building line (as defined in section 3).

Plot boundaries between forecourts will be defined by traditional boundary stones set at grade. Forecourt boundaries are not required to provide privacy or visual screening, if self-builders want to increase the privacy of their forecourts this should be achieved via a suitable planting strategy.

### Between rear gardens

Rear of the building line boundaries between homes, including those of off-site properties, must be defined by a suitable physical boundary consisting of a wall or fence between 1.5m and 2m in height. Rear garden boundary treatments must provide a reasonable level of privacy to adjacent properties.

Suitable boundary treatments include:

- Clay or recycled ceramic brick walls
- Stone block, ragstone, or napped flint walls
- Good quality timber fencing
- Hurdle fencing (provided permanent rooted posts are used)

Unsuitable boundary treatments include:

- Exposed concrete posts or gravel boards
- Concrete blockwork or panel systems
- Exposed concrete posts or gravel boards
- Wire fencing

All boundary treatments must be fair-faced on both sides.

Any boundary treatments incorporating hazards such as barbed wire, razor wire, glass shards, or anti-climb spikes are strictly prohibited.

### References for suitable boundary treatments



Venetian timber fencing



Brick wall with timber slat trellis



Brick garden walling

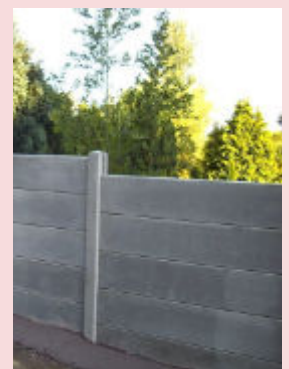


Hurdle fencing

### References for unsuitable boundary treatments



Concrete gravel boards and posts



Concrete panel systems



Wire fencing



Razor wire anti-climb treatment



## 4.7 Outbuildings

Where possible, the supporting spaces required for the fundamental functions of the dwellings should be accommodated with footprint of the main house (i.e. laundry, plant, and refuse storage). However due to the generous plot size and rural character of the area it is anticipated that the self-build homes may chose to benefit from outbuildings such as detached garages, garden rooms, office/art/music studios, sheds, and stores. The Design Code recognises that these types of structures are appropriate for the area if well designed, subject to the following constraints intended to preserve the attractive and open setting of the site:

- Outbuildings may not be built forward of the building line
- A maximum eaves height of 3m for outbuildings
- A maximum ridge height of 4m for outbuildings
- A 2.5m maximum height limit within 1.5m of plot boundaries
- The aggregate gross external area of outbuildings may not exceed 10% of the total plot area.
- Outbuildings must be positioned and articulated to preserve the rural and open character of the site
- Outbuilding materials should follow the guidance contained in section 4.4 and should either be an extension of the palette for the main house, or be of a contrasting subservient palette designed to reduce the visual impact of the structure or disappear into the landscape
- Bins must not be visible in the forecourt and should be concealed using either a suitable bin store or screening



Detached traditional garage



Detached modern garage

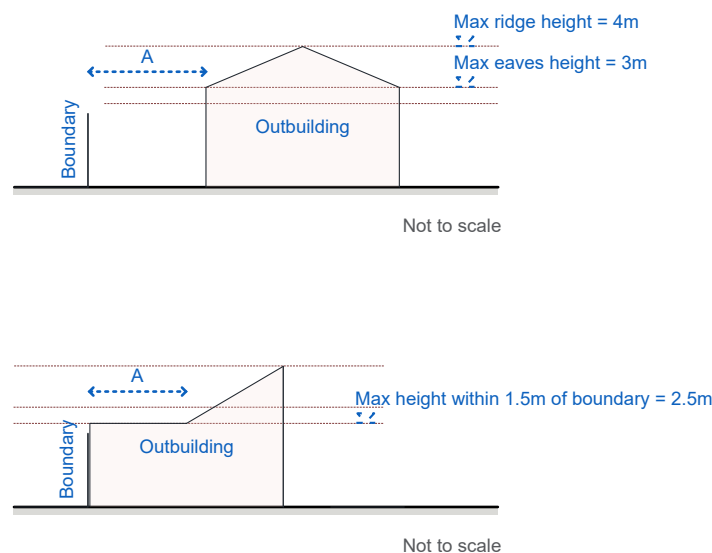


Office studio with cycle store



Garden room

Diagram 4: Constraints on all outbuildings



### Constraints Key

A = 1.5m minimum distance from boundary to any part of outbuilding higher than 2.5m

## 4.8 Privacy and overlooking

### Balconies and roof terraces

Balconies and roof terraces are permitted but may not compromise or the appearance or architectural quality of the homes or the privacy of neighbouring plots. Balconies and roof terraces are acceptable only on the main house and will not be accepted on outbuildings.

Balconies and roof terraces may be constructed only in accordance with the following constraints:

- Minimum distance from plot boundaries of at least 6m
- The finished floor level is no higher than 3.3m

Above heights of 3.3m only recessed terraces are acceptable subject to the following constraints:

- The finished floor level does not exceed 6m
- The recessed terrace faces due west ( $\pm 20^\circ$ )
- The recessed terrace has solid walls obscuring views over adjacent properties

These constraints are summarised in Diagram 5 below.

### Side-facing windows

As a consequence of the large plot sizes, low development density, and enforced spacing between homes, overlooking from side-facing windows will not generally compromise the privacy of adjacent plots. Side windows are therefore permitted subject to the following constraint:

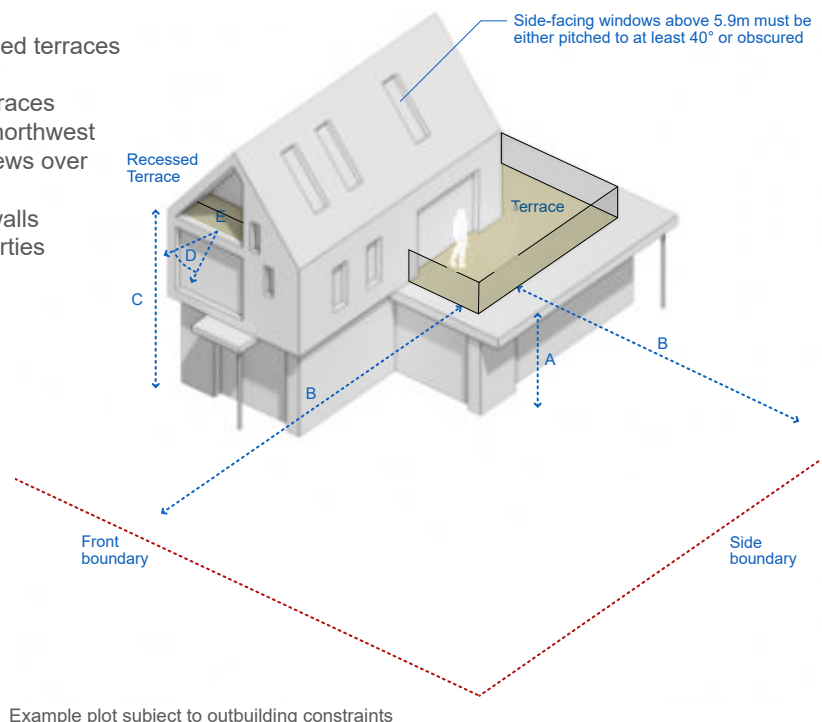
- Any side-facing windows higher than 5.9m above ground level must be either pitched to at least  $40^\circ$  or obscured
- Pitched windows with fold-out balustrades are not permitted



### Diagram 5: Overlooking constraints

#### Constraints Key

- A = 3.3m maximum height for non-recessed terraces
- B = 6m minimum distance from boundary
- C = 6m maximum height for recessed terraces
- D = Recessed terraces must either face northwest or be designed in such a way that views over adjacent properties are fully blocked
- E = Recessed terraces must have solid walls obscuring views over adjacent properties



# 5 Illustrative Design

## 5.1 Precedent examples

### Bunch Lane, Surrey By Vint & Smith Architects

An architect's own self-build to create a new-build family home on the site of a dilapidated bungalow, completed in 2018. With a budget of £452,000 this build achieved 300m<sup>2</sup> of floor space with high standards of fit-out quality and sustainability. This contemporary home uses a palette of good quality brickwork, timber, and zinc to compliment the natural character with a crisp but timeless aesthetic.



Bunch Lane, Surrey

### Mayfield Passivhaus, East Sussex By Hazle McCormack Young LLP

A 6-bed self-build family home built within a historic landscaped garden, completed in 2016. Using a highly insulated timber frame superstructure and raft substructure founded on permanent insulated form-work, the 450m<sup>2</sup> six bedroom house is heated in peak demand times with less than 4.5KW of heat input, or the equivalent of a pair of electric fan heaters, boasting high energy efficiency, but also extremely high levels of environmental comfort.



Mayfield Passivhaus, East Sussex

### The Nook, Monmouthshire By Hall + Bednarczyk Architects

A self-build four-bed family home on a rural valley site in East Wales. An excellent example of sustainable vernacular materials being employed to deliver a sharp modern design intent, enabling the home to sit comfortably in its setting. At 250m<sup>2</sup> this scheme provides a generous layout for modern semi-open plan family living.



The Nook, Monmouthshire



## 5.2 Illustrative design visuals

The below images show a conceptual impression of how the Coldred Village site might be developed in accordance with the principles of this Design Code.





The below image shows the building zone constraints in the context of the illustrative masterplan

#### Build Zone Key

- Plot boundary
- Ancillary mass constraint zone
- Principal mass constraint zone
- Building line zone constraint for principal elevation

## 6 Schedule of compliance

The following schedule is intended to be a helpful tool in demonstrating compliance with the central requirements of the Design Code. The schedule is not an exhaustive list of the design factors that should be considered.

Design Code	[✓]	Description (if required)
<b>3.2 Private access</b>  Is a vehicle access way proposed between 3m and 3.8m wide? If gated, does any part swing out onto the lane?	  <input type="checkbox"/> <input type="checkbox"/>	
<b>4.1 Building standards</b>  Will the proposal meet PassivHaus design standards? Is the proposal gas-free? Does the proposal incorporate a sustainable alternative to gas? Does the proposal incorporate on-site renewables?  Is at least one electric vehicle charging point provided? Is there space for two vehicles to be parked in the private forecourt without blocking-in?	  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/>	
<b>4.2 Construction management</b>  Does the applicant agree to implement the construction management requirements listed on section 4.2?	 <input type="checkbox"/>	
<b>4.3 Building typology, mass, and scale</b>  Is the building typology two-storeys with a pitched roof?  Is the building line set 6-8m from the front boundary? (Note that the upper constraint does not apply to plot 5)  Is all principal mass more than 5m from front boundary? Is all principal mass more than 6m* from the side boundaries? (Note that in the case of the boundary between plot 1 and Coldred Road this constraint is increased from 6m to 9m) Is all principal mass more than 12m from the rear boundary? Is all principal mass set no higher than 9.5m in height? Are the principal eaves set no higher than 6m in height?  Is all ancillary mass more than 5m from front boundary? Is all ancillary mass more than 3m from the side boundaries? Is all ancillary mass more than 10m from the rear boundary?  Is the gross external area of the house less than 20% of the total plot area?	 <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/>	
<b>4.4 Building materials</b>  Have all materials been selected on the basis of sustainability, contribution to varied village character, robustness, and lifespan? Have suitable high quality materials as described in section 4.4 been specified? Have unsuitable materials as described in section 4.4 been avoided?	 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	



<p><b>4.5 External plant</b></p> <p>Has any unsightly external plant been screened from view from the the shared lane? <input type="checkbox"/></p> <p>Is any noisy plant either located more than 5m from a side or front boundary or justified by a suitably detailed acoustic report? <input type="checkbox"/></p>		
<p><b>4.6 Boundary treatments</b></p> <p>Is the boundary open to the access lane and between forecourts forward of the building line? <input type="checkbox"/></p> <p>Does the boundary treatment between rear of the building line consist of a wall or fence between 1.5m and 2m in height? <input type="checkbox"/></p> <p>Has a good quality boundary treatment been specified as described in section 4.6? <input type="checkbox"/></p>		
<p><b>4.7 Outbuildings</b></p> <p>Are no outbuildings proposed forward of the building line? <input type="checkbox"/></p> <p>Do all outbuildings have a maximum eaves height of 3m? <input type="checkbox"/></p> <p>Do all outbuildings have a maximum ridge height of 4m? <input type="checkbox"/></p> <p>Are any outbuildings within 1m of a boundary set below 2.5m? <input type="checkbox"/></p> <p>Are any outbuildings positioned and articulated to preserve the rural and open character of the site? <input type="checkbox"/></p> <p>Do any outbuildings follow the materials guidance in section 4.4? <input type="checkbox"/></p> <p>Is the material palette either an extension of the palette for the main house, or a contrasting subservient palette designed to reduce the visual impact of the structure or disappear into the landscape? <input type="checkbox"/></p> <p>Are bins concealed from the shared access lane using either a suitable enclosure or screening? <input type="checkbox"/></p> <p>Is the aggregate gross external area of all outbuildings less than 10% of the total plot area? <input type="checkbox"/></p>		
<p><b>4.8 Privacy and overlooking</b></p> <p>Are all non-recessed balconies or terraces set no higher than 3.3m? <input type="checkbox"/></p> <p>Are all non-recessed balconies or terraces further than 6m from any boundary? <input type="checkbox"/></p> <p>Are any recessed terraces set no higher than 6m? <input type="checkbox"/></p> <p>Are any recessed terraces facing northwest (<math>\pm 20^\circ</math>)? <input type="checkbox"/></p> <p>Do any recessed terraces have solid walls obscuring views over neighbouring properties? <input type="checkbox"/></p> <p>Are all side-facing windows higher than 5.9m above ground either pitched to at least <math>40^\circ</math> or obscured? <input type="checkbox"/></p> <p>Are all pitched window free of fold-out balustrades? <input type="checkbox"/></p>		

## 7 Schedule of areas

The following schedule is a reference for the relative areas of the five plots on the site:

Plot Number	Plot Area	Build Zone	Max GEA	Approx GF GIA
1	941 m <sup>2</sup>	409 m2	188 m2	164 m2
2	1,010 m <sup>2</sup>	486 m2	202 m2	176 m2
3	1,095 m <sup>2</sup>	547 m2	219 m2	192 m2
4	1,021 m <sup>2</sup>	482 m2	204 m2	177 m2
5	1,810 m <sup>2</sup>	1,099 m2	362 m2	328 m2

# 8 Plot Layout Plan

Subject to approval

## Drawing Key

- New carriageway
- Permeable crushed stone on Geoweb reinforcement system
- New carriageway
- Impermeable granite setts on mortar bedding
- Soft verges
- Grassy banks with wildflowers and low-level shrubbery
- New rain garden (SUDS)
- Shallow rain garden with gravel base
- Existing hedgerows
- To be protected and retained
- Proposed hedgerows
- To match existing
- Existing trees
- To be protected and retained
- Proposed trees
- Indigenous species
- Extent of self-build plots
- To be the subject of future applications
- Extent of development site

