

APPEARANCE

- 3.11 Artstone and red brick is proposed across the development. Gateway with feature plots including a contrasting red brick to add some variety and interest to the streetscene.
- 3.12 Windows will be white uPVC with panelling and stone heads and cills.
- 3.13 Roofs will include a grey thin leading edge tile to create a contemporary yet appropriate response to the local character.
- 3.14 Formal hedgerows are proposed within front gardens to create a clear separation between the public and private realm.
- 3.15 The proposed materials palette for the scheme has been developed after site visits and analysis of the local vernacular to ensure that the proposals are in-keeping and respect the local character.



LANDSCAPE

- 3.16 A detailed tree and landscape strategy has been developed to ensure that an appropriate approach is taken when considering the retention, removal and enhancement of the site.
- 3.17 High quality trees will be retained as far as possible to maintain some of the existing character of the site. Some removal is necessary to allow suitable access and regrading of the landform.
- 3.18 New tree, hedge, shrub and scrub planting will compliment the existing setting whilst boosting the biodiversity benefits of the scheme. This approach will also contribute to the development being an attractive, healthy and desirable place to live.



AMOUNT

3.19 A total of 50 new homes are proposed across the site via a new access off Green Road. New landscaping proposals and enhancement of the existing site will introduce an abundance of ecological benefits for local wildlife whilst also contributing to the attractive setting of the new development.



ACCESS

- 3.20 As mentioned previously, access is proposed off Green Road at the north western boundary of the site. To achieve safe and appropriate access, a section of the stone wall and some existing trees will need to be removed.
- 3.21 The new access will create an attractive gateway, utilising the stone material of the existing wall. New tree planting is proposed across the site to mitigate for losses.



Figure 9: Materials Plan

HOUSETYPES

- 3.22 The proposed homes will offer an appropriate mix to suit the needs of people wishing to move to this part of Dodworth. The majority of the new homes will be three bedroom properties, with some two, four and five bedroom examples included to reach a wider audience of future homeowner.
- 3.23 The examples shown (illustrative) provide an indication of the high quality new homes that Newett Homes are currently developing. The architectural detailing is constantly evolving to create an appropriate response to each development site. Newett Homes are constantly developing their approach to new housing to create attractive schemes where future owners can feel pride in their new homes.





Figure 10: Landscape Masterplan

LANDSCAPE

- 3.24 A range of indicative tree and shrub species have been selected to contribute to the character of private and communal spaces through the development.
- 3.25 Trees planted could be a combination of large canopy species and narrower columnar varieties for locations closer to buildings.

- 3.26 The planting designs will be more domestic in scale for private garden frontages with compact species of trees and a more diverse range of plants used. Scent, movement, colour and form will create seasonal interest and will be combined to create an attractive streetscape with added biodiversity benefits for local wildlife.

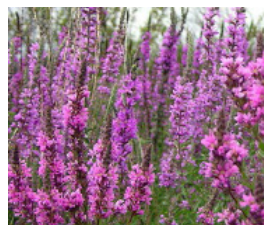
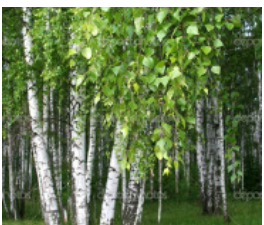
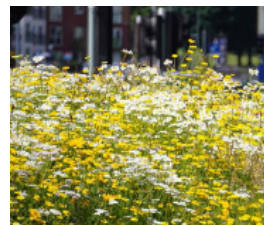
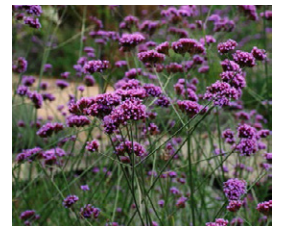
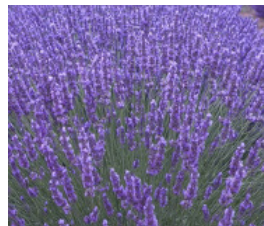




Figure 11: Boundary Treatments Plan