

give an attractive "Garden City" feel to this part of the development which could then be enjoyed by all the inhabitants of the area.

Comments on the Individual House Types

Type A

Externally this is a well designed block of flats, well detailed and with a great deal of visual interest. It is built from a palette of contemporary materials skilfully combined. However the complete lack of south facing windows in the majority of the flats is completely unacceptable. It is strongly recommended that the layout be reversed so that the current south elevation becomes the north elevation and vice versa.

Types B, C, D, E, F, H, I, and J

Again these are tidy designs although there are concerns over how the differing patterns of render will appear along long rows of houses of differing types. It is strongly recommended that the rendered streetscapes are requested from the applicant prior to making a decision. There are additional concerns as to how this pattern of rendering will relate to the adjoining estate which features a strong pattern of REGULAR rendering on the rows. It is recommended that the precise choice of concrete tile be conditioned as some are much more attractive than others. It is also recommended that the details for the flat roofs facing the street are obtained. Should these be a conventional felt roof with wood barge boards then this will soon deteriorate and look untidy which would not be acceptable on a front elevation. The bays on design E are a particularly nice feature. Type F is a bit bland with only a single story extension being rendered. It is advised that this elevation also feature a large cedar panel. Type I is partially imaginative in its use of massing.

Type G

This design appears a bit unbalanced and lacks the surety of touch that some of the other designs have. The bay appears to be too large and prominent almost hiding the door which has appeared to have been squeezed in as an afterthought. There is a fundamental imbalance between the size of the bay and that of the window.

Types H, J, L, and M,

These seem to be much less adventurous in their use of innovative massing and palette of materials is of an appreciably lower standard architecturally.

Type K

These are very austere and barrack like and resemble Local Authority flats of a generation ago. It is recommended that these have a greater proportion of their front elevation rendered, and that some cedar cladding be introduced onto this elevation

It is recommended that the use of various coloured renders, tiles and bricks be explored and that these extend beyond the usual creams and red-browns.

Energy Efficiency

There are no specific proposals for micro generation facilities, grey water systems or solar panels mentioned on this application. In addition the orientation of many buildings on the development is completely unacceptable. Out of a total of 166 dwellings sampled, 56 (34%) were oriented so that the primary living spaces face south as best practice requires, 63 (38%) are oriented east- west and 47 (28%) have their living spaces facing north. This lack of forethought is no longer acceptable and it is strongly recommended that the layout of the development is altered so as to increase solar gain to individual properties and hence minimize the overall energy consumption of the estate. This is precisely the type of development that could attract ecologically aware customers who would be prepared to pay an additional precept for a sustainable home and it is recommended that at least a proportion of this large development has such sustainable features included.

Conclusion

Although this is a generally a well thought out design and the majority of the houses are acceptable from an architectural viewpoint there is still room for some improvements as outlined above. Although architecturally the design is probably acceptable as it stands it is recommended that the developer is encouraged to either adapt the designs as suggested above or justify his design philosophy as there are doubts as to whether this development is of an equally high standard as that which has been permitted immediately to the south of this scheme.

There are however very substantial reservations in respect of the sustainability of this development especially since a few minor amendments and low cost additions could greatly enhance this aspect of the development. It is therefore recommended that the development be refused unless it is amended to include a significant number of sustainable features.

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