

3.8. Appearance and Principles

The gateway of the development is defined by a semi-circular entrance wall consisting of brick piers and metal railings. With the site positioned on the edge and the built form set back from 'The Hale' access road and the allotment land. It is considered that this will help integrate the proposed design into the location on the edge of the settlement (similarly to the entrance wall of Chesterton Lodge).

From this singular vehicle access point from 'The hale', the proposed development has four frontage dwellings. These are illustrated on street scenes and the 3 dimensional representations and show the dwellings set in a curve with generous separation. Plot 4 is a key frontage dwelling and its layout and fenestration allows it to act as a corner turner facing both 'The hale' and the POS with habitable rooms overlooking the public realm. It typically follows the site principle of ground floor windows larger than first floor. This plot uses narrow modular casements with glazing bars with stone heads and cills. Shown constructed in stone on its main façade, it utilises brick quoin detailing in reference to the structural weakness of common walling stone on corners. The rear element of this plot is shown in brick to replicate an extension to the property. It also has a large feature porch to define the entrance using timer posts and a king post type truss gable in further acknowledgment of its semi-rural location.

A traditional 45 degree angle roof uses simple barge boards and boxed eaves and a chimney to follow local form. Plot 1 replicates this at the other end if the 'frontage' with 2 middle plots (2 & 3) using entirely brick as the facing material and featuring front facing gables. These plots also use narrow module windows and bay windows on the ground with semi-dormer windows at first floor as a nod to local usage of dormers. Again, stone cills are used, but to add variety, brick arched headers are also used with brick corbelling at eaves and

Simple lean to porch, rural door and side light with small box windows help as some randomness to these plots to give gateway building rhythm, movement and character.

The detached frontage dwellings are separated by interspersed with double garages that present both eaves and gable roofs to add to the variety of roof forms.

All of these elements and details are present in the existing built form of Chesterton.

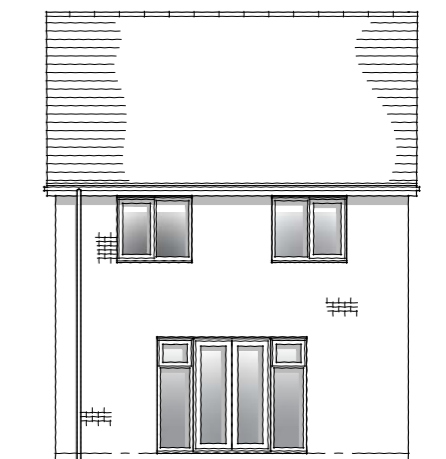
Moving into the proposed development (see street scene CI/Z) again the dwellings are widely spread along the street frontage facing the open space and allotments beyond. Both stone and brick is used as the main material on these plots. Large windows to ground floor and smaller to the first and a variety of porches, door types, gables, chimneys add further variety and interest.

Street scene 'B' illustrates the dwellings that are set back behind a 'green finger' from the open space to the boundary with the adjacent field. Again a mix of stone and brick detailing is used. Almost all of the plots that border the field boundary to the south are stone. This helps relate the edge of settlement into the village context.

Further into the site, the density increases with more use of semi-detached and terraces as shown on street scene D. The detailing and fenestration rationale in this area of the site is underpinned with simpler forms to give the appearance of cottage terraces. This form of vernacular is present in Chesterton and many of the architectural characteristics have been incorporated into the design, such as simple rural style front doors, brick/stone cills, porches, and bays and also use of gable on front elevations.



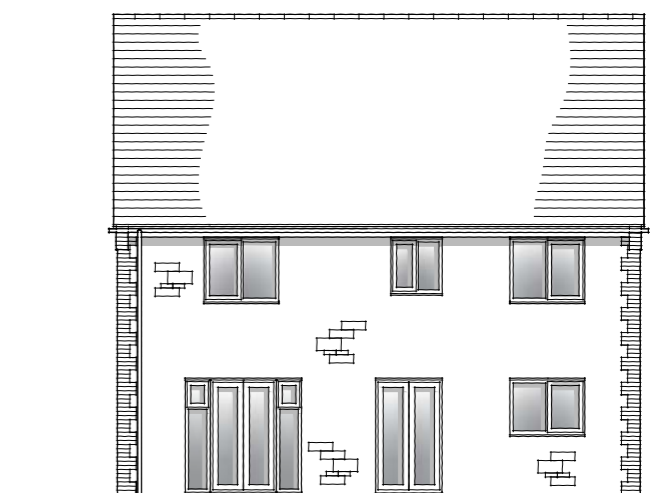
FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION

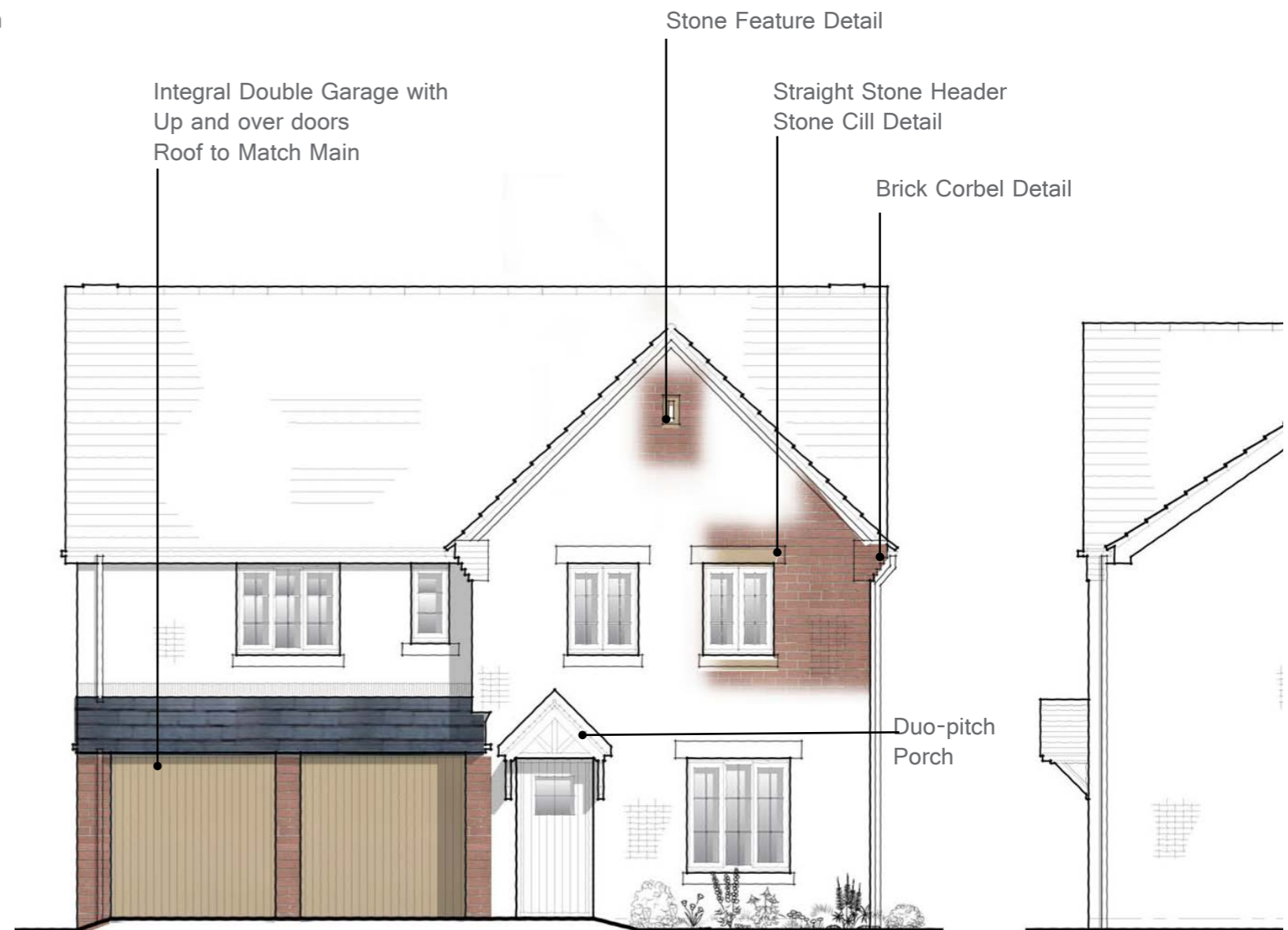




Appearance and Principles Continued

verge. Despite the change in density, in this part of the site, the dwellings enjoy wide front to front spacing with the street incorporating of street parking spaces. Dwellings are also separated with on-site parking or garaging. This spacing allows the dwellings along the northern side of the street to have less overshadowing from the dwellings opposite through different parts of the day, as the sun moves across the site from east to west. This part of the site is interconnected with the rest of the site via a shaved surface square. Slowing traffic the square aids pedestrian access through the site connecting the open spaces and local area of play, and on to the area illustrated in street scene 'E'. Populated with larger dwellings, this part of the site overlooks the attenuation basin

(pumping station), and generally look onto the SW boundary and fields beyond. The lower density in this area with detached dwellings on larger plots will assist the developments setting on the edge of the village. Again, both stone and brick is used and use of local details are incorporated such as brick quoins, gables, bays, porches and chimneys. The roof forms use boxed eaves with barge boards to verges. Forward facing gables use feature gable vents. The brick dwellings are shown with contrasting quoins as used locally and fenestration again uses the principle of larger windows on the ground floor. The proposed development therefore utilises local detailing and form in balance with layout and scale to aid the site in becoming an integrated part of the village.





3.9. Street Elevations



STREET SCENE A



STREET SCENE B