Design and Access Statement

DAVID LLOYD CLUBS
NEW LEISURE CLUB
WENDLEBURY ROAD, BICESTER

Hadfield Cawkwell Davidson

2018-260_September 2021_Rev03

Fig.1 DISTRICT LOCATION PLAN

Fig.2 SITE AERIAL VIEW

David Lloyd CLUBS

DAVID LLOYD CLUBS
NEW LEISURE CLUB
WENDLEBURY ROAD, BICESTER

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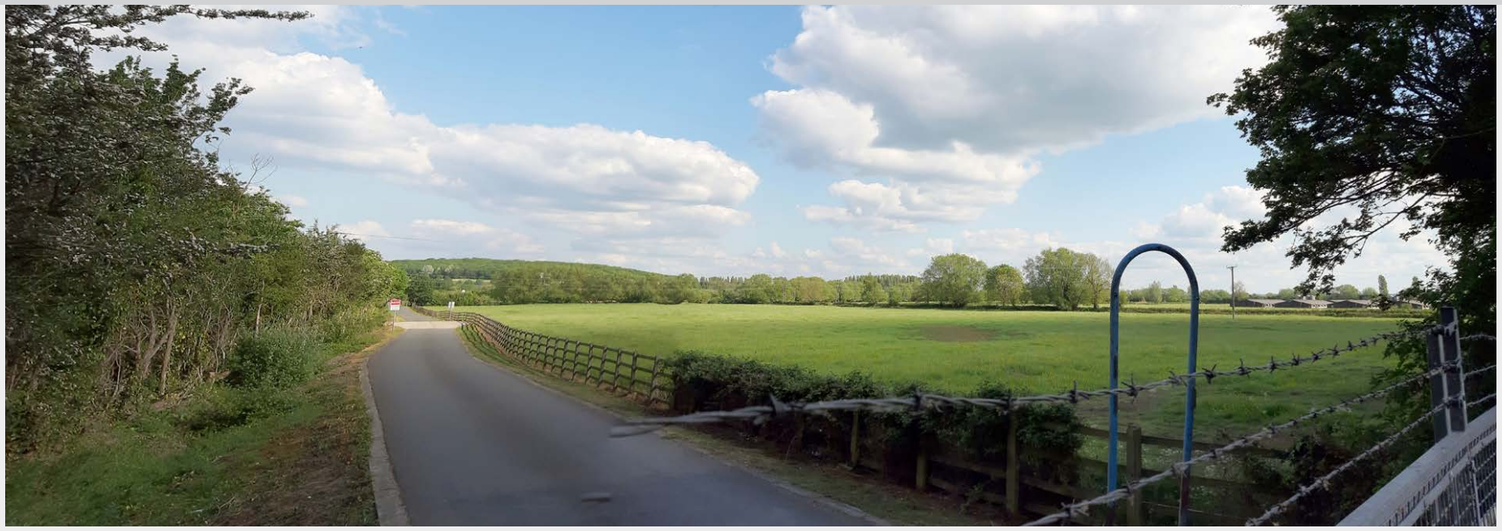

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Fig.4 SITE LOCATION PLAN

1. INTRODUCTION

1.1. Introduction

This proposal seeks full planning consent for the development of a new leisure club, a tennis court enclosure, external pool, terrace areas, external sports facilities, associated parking and landscaping on land fronting Wendlebury Road to the South of Bicester Town Centre.

In September 2020, application 19/01740/HYBRID was permitted, this included:

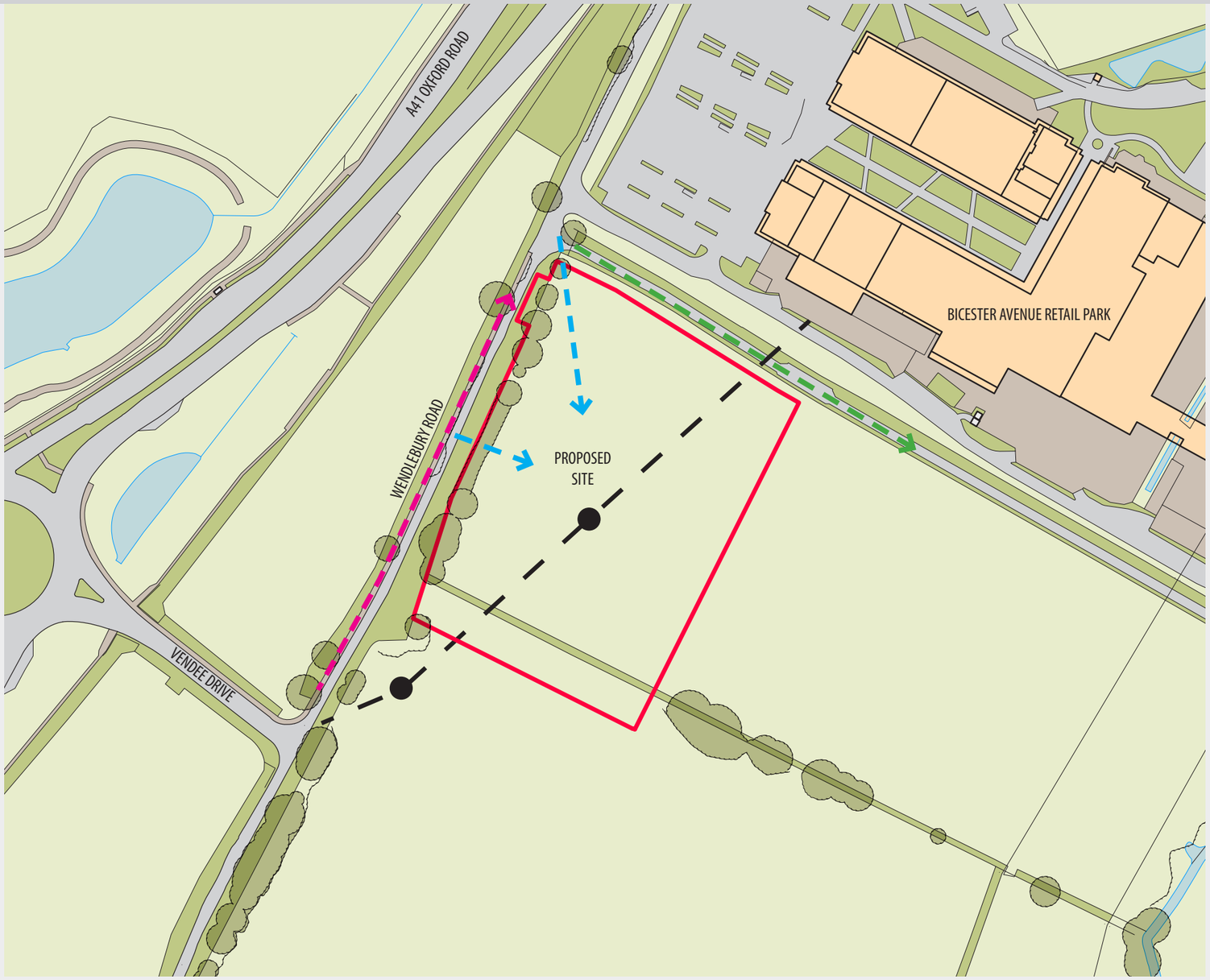
- Outline planning permission (all matters reserved except for access) for B1 development (Use Classes B1a and/or B1b and/or B1c);
- highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road);
- creation of a wetland and landscaped areas and associated infrastructure works.
- Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.

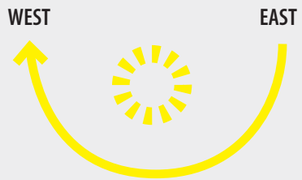
David Lloyd has since revised its ambitions for the site including the opportunity for Padel Tennis, an exciting racquet sport being introduced across its new clubs. Further minor changes, including changes to the entrance to the club, have been introduced to respond positively to internal space planning as well as minor changes to the exterior of the building. This improves both the wider sports offer of the proposal, and the functionality of the building and is entirely appropriate in the context of the proposed scheme.

The purpose of this statement is to describe the design process and to demonstrate how the proposed scheme responds to the site context and the opportunities and constraints presented by both the site and its surroundings.

It is intended that this report should be read in conjunction with the supplementary reports, documents and drawings accompanying the application.

Fig.5 SITE ANALYSIS





KEY

- Key Views
- Pedestrian / Cycle Access
- Vehicle Access
- Electricity Overhead Cables and Pole
- Existing Trees and Hedgerow

1:2000 0 50 100 m

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2. SITE AND SURROUNDING CONTEXT

This section identifies the key characteristics of the existing site, landscape features, key approaches and considers the constraints and opportunities to which the proposal is required to respond.

2.1. Location

The site chosen for development is located on the eastern side of Wendlebury Road to the South of Bicester Town Centre, adjacent the Bicester Avenue Retail Park.

2.2. Access

Vehicular access is proposed from Wendlebury Road via a new junction, and the site is readily accessible both from the centre of Bicester to the North and the surrounding towns and villages.

The site on Wendlebury Road is connected to the wider road network via the Oxford Road (A41), which links to the M40 Motorway at Junction 9.

A combined footpath / cycle path runs along the Western edge of Wendlebury road, providing site access for cycles and pedestrians.

The nearest bus stops are located immediately to the north of the site in the Bicester Avenue Retail Park, and the Bicester Park and Ride is situated to the West of the site on the opposite side of the A41.

The Bicester Village Railway Station is located to the North East of the proposed site, with links to neighbouring towns including Oxford and Bedford.

2.3. Existing Site

2.3.1 Immediate Surroundings

The site is bounded on its Northern edge by an existing roadway which provides access to a Thames Water facility which lies to the North East of the site. Further North is located the Bicester Avenue Retail Park which accommodates a garden centre, and several large retail units.

Land to the North West of the site is currently being developed as a new residential area, part of the Cherwell Local Plan (2011 – 2031) which sets out the strategy for the growth of the District over the coming years. This area is known as Kingsmere and will provide new homes, schools, public open space, health and sports facilities, employment and local facilities. An additional 28 hectare area of land is also intended for development to the West of Kingsmere, contained within the inside of the Vendee Drive Perimeter Road which connects with Wendlebury Road outside the proposed development site.

The site chosen for the development of the new Leisure Club is referred to in the Local Plan as Bicester 10 and is categorised as a New Employment Site.

To the West of the site, the Bicester Park & Ride is located on the opposite side of the A41, with Chesterton Village further West, beyond which lies the M40 Motorway.

Land to the South of the site is predominantly agricultural with a poultry farm located on the neighbouring site.

2.3.2 Topography

The topography of the site is predominantly flat, sloping gently down hill from North to South. Site levels are 66m AOD to the North and 64m AOD to the South.

2.3.3 Existing Landscaping

The site extends to approximately 1.67 hectares, comprised of mainly grassland with trees and hedgerow lining the Western boundary with Wendlebury Road. The Northern boundary is open to the Thames water access road, beyond which lies an additional tree line screening views of the Bicester Avenue Retail Park. The southern and Eastern boundaries of the site are open to the surrounding open greenspace.

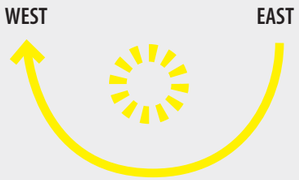
2.3.4 Key Views

Due to the screening effect of trees on the North and Western boundaries, key views of the proposed site are limited to those from Wendlebury Road at the Thames Water access point and field access gate, (Photographs 1 and 3).

2.3.5 Overhead Cables

Overhead electricity cables currently cross the site, running from the South West corner to the North East, with an electricity pole located centrally within the site. The cables will be diverted as part of the development and the electricity pole will be removed.

Fig.6 SITE STRATEGY



KEY

Site Entrance

Building Entrance

Key Views

ACCESS

Vehicular Access Route

Pedestrian / Cycle Access Route

1:1250 0 25 50 m

3. SITE STRATEGY

3.1. Brief

The brief from David Lloyd Leisure was for a premium facility that delivers a range of active and leisure pursuits for the whole community.

Essential facilities to be provided include:

External Sports Facilities

3 court permanent tennis air-dome enclosure
3 Padel courts
Battle Box
Multi-Use Court

Swimming

5 lane, 20m internal pool
400/800mm deep learner pool
4 lane, 25m outdoor pool
Outdoor children's pool

Health and fitness

3 court sports hall
100 - 120 station gym
3 studio spaces - spin, high impact and mind & body studios
Children's soft play and activity space

Spa

Internal spa - pool, relax, sauna and steam
External spa garden - pool, sauna and relax

Leisure

Lounge including adult lounge/business hub
External lounge terrace

Ancillary

Reception, changing, staff, catering kitchen/cafe bar

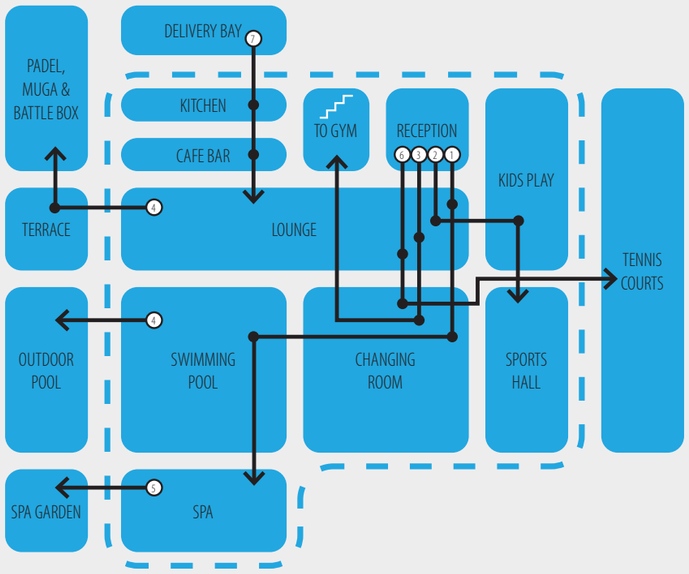
External

245 car spaces including 10 disabled and 5 parent & child
30 cycle parking spaces
Delivery area

3.2. Relation of Elements

Key to realising the David Lloyd Club concept are the relationships between the interior spaces and adjacencies of interior and exterior functions. All activities are organised around the main reception and lounge as follows:

1. Reception/lounge to male, female and family change to main/ kids pool to spa.
2. Reception/lounge to kids activity to sports hall.
3. Reception/lounge to male and female change to gym and studios (high impact, spin and mind & body).
4. Lounge/pool to external terrace/pool and ext. sports facilities.
5. Spa to spa garden.
6. Reception/lounge to male, female and family change to 3 court tennis dome.
7. Delivery bay to catering kitchen to cafe bar to lounge.



3.3. Site Strategy

When developing the site strategy, the findings from the assessment of the physical context were taken into account together with the requirements of the design brief and the essential relationships between the internal and external functions of the proposed leisure club.

The leisure club has been positioned centrally within the site plan, with the external tennis courts, terraces and outdoor pool utilising the space between the building and the site perimeter.

The pool terrace is orientated south to maximise the number of usable hours and enhance the amenity value of the space. The principal lounge area and internal pool open up onto this space, forming interconnecting views and linking internal / external uses. The main entrance to the building is orientated towards the site access point and is clearly visible to visitors upon arrival.

In order to organise vehicular movement around the site, it follows that the vehicular access point to the site should be located to the north via Wendlebury Road.

Fig.7 PROPOSED SITE PLAN

WEST EAST

KEY

01 David Lloyd Leisure Club
02 Permanent Tennis Enclosure
03 Padel Courts
04 Battle Box
05 Multi Use Court
06 Lounge Terrace
07 Outdoor Pool
08 Spa Garden
09 Car Park
10 Cycle Parking
11 Deliveries

1:1250 0 25 50 m

N

4. SCHEME PROPOSAL

4.1. External Works

- 245 dedicated car parking spaces (including 10 disabled spaces & 5 parent and child spaces)
- 30 covered cycle spaces.
- Floodlit, fenced synthetic padel courts, battle box and multi-use court
- Permanent tennis dome enclosure, holding 3 tennis courts.
- Landscaping, including tree planting and sustainable urban drainage.

4.2. Site Levels

A detailed site levels exercise was completed in order to find the optimum levels for the building and associated external spaces.
It was necessary to take into account relevant considerations such as:

- Site drainage and gradient requirements.
- Accessibility of the building and site by disabled users.
- Visual impact of the building on its surroundings.
- Reduction in the quantity of material imported / exported from site.
- Vehicle and pedestrian access from Wendlebury Road.

The proposed levels strategy is illustrated on the existing and proposed site sections drawing which accompanies the planning application.

4.3. Landscaping

The proposed landscaping has been designed to allow the proposed development to assimilate into the existing landscape and minimise its impact on surrounding views.

- The scheme should maintain, wherever possible, all landscape features of value with potential enhancement through additional structural landscape planting.
- Existing natural landscape features should be retained where possible.
- The development has been located toward the centre of the site, pulling views of the roofline away from the mature boundary and maximising the extent of mature landscape features retained around the perimeter of the site.
- The landscape strategy for the Proposed Development will maximise the use of native species, planting mixes and patterns that are consistent with local landscape character.

Fig.8 VIEW OF CLUB FROM TENNIS COURTS

4. SCHEME PROPOSAL

4.5. Form and Massing

The form of the building is derived from both the building's function and the spatial requirements of the internal spaces.

Many of these spaces have precise criteria for their specifications / dimensions, both in terms of area and clear height. The spaces which have influenced the massing of the building are the sports hall, pool hall and fitness suite.

The sports hall is arranged along the elevation parallel to the inflatable tennis dome and gradually increases in height towards the centre of the building.

Spaces with similar requirements such as the gym and studios have been grouped together to simplify and organise the composition.

Spaces which provide glazed facades have been positioned along the West and South elevations, ensuring that these elevations remain as active as possible on the approach to the building and from the outside lounge and pool.

4.6. Plan Layout

4.6.1 Overview

The internal floor plan has been organised to facilitate easy access and flow between related functional areas. Upon entry, the layout allows for a view of the family activity area and seating area. The learner and 5 lane pools are accessed primarily via the male, female and family changing areas.

The gym and studio facilities located at first floor level allow users privacy from the more visually connected spaces at ground floor.
The first floor is accessed via an internal stair and lift which is located adjacent the ground floor reception. The stair-core provides a direct link to the studio, squash and spin facilities without the need to access the main gym area.

4.6.2 Ground Floor

The ground floor plan includes:

- Large reception / lounge, with seating and bar.
- Adult lounge / business hub
- Family area inc. children's softplay area and 2 kids activity rooms.
- 2 kids pools, 400mm and 800mm deep
- 20m 5 lane swimming pool.
- Family, male and female changing facilities.
- Spa featuring hydro pool, sauna, steam room and relaxation areas.
- 3 court sports hall.

4.6.3 First Floor

The first floor plan includes:

- Gym.
- Spin studio.
- High impact studio.
- Mind and body studio

Fig.9 PROPOSED GROUND FLOOR PLAN

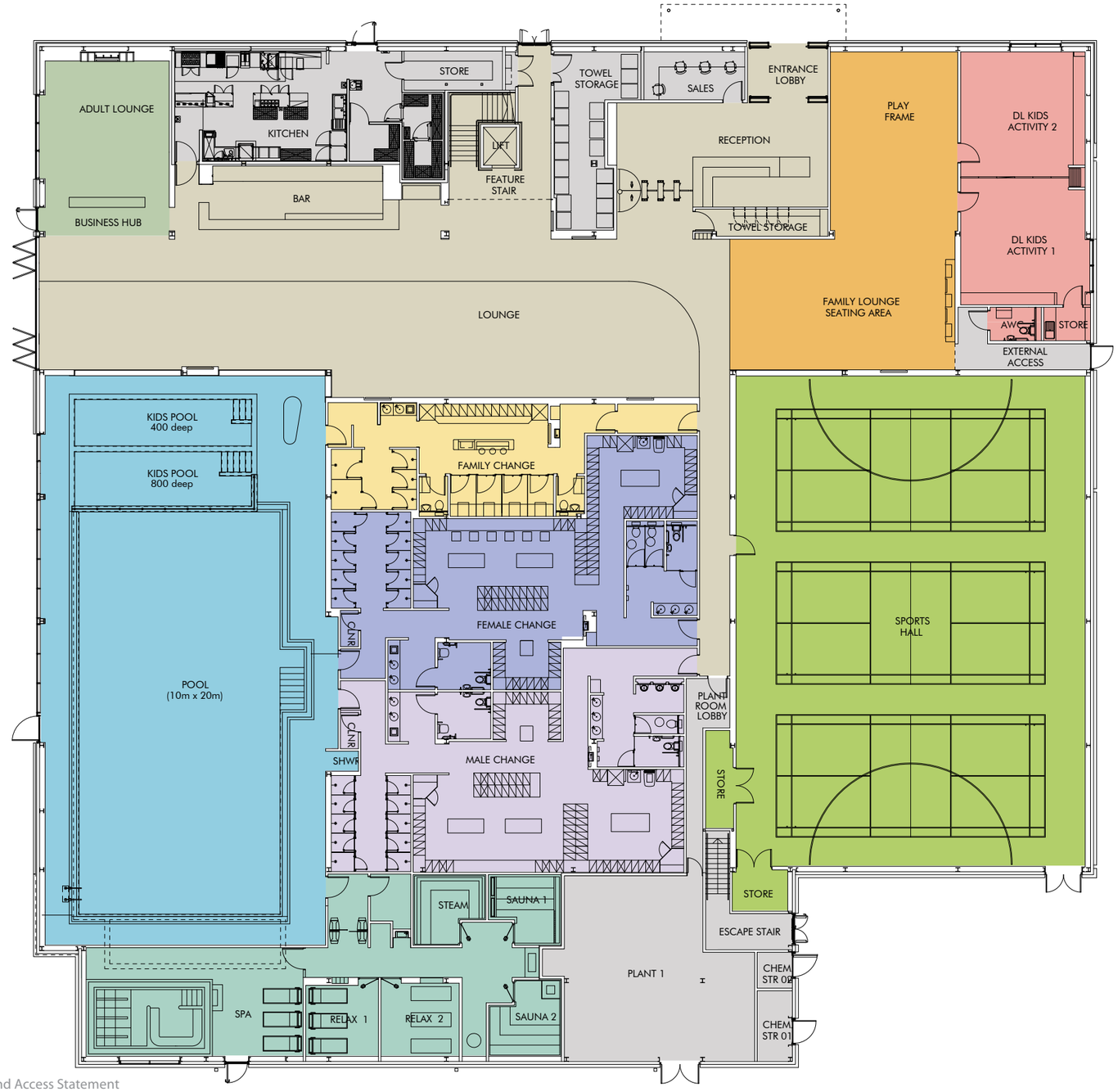


Fig.10 PROPOSED FIRST FLOOR PLAN

4. **SCHEME PROPOSAL**

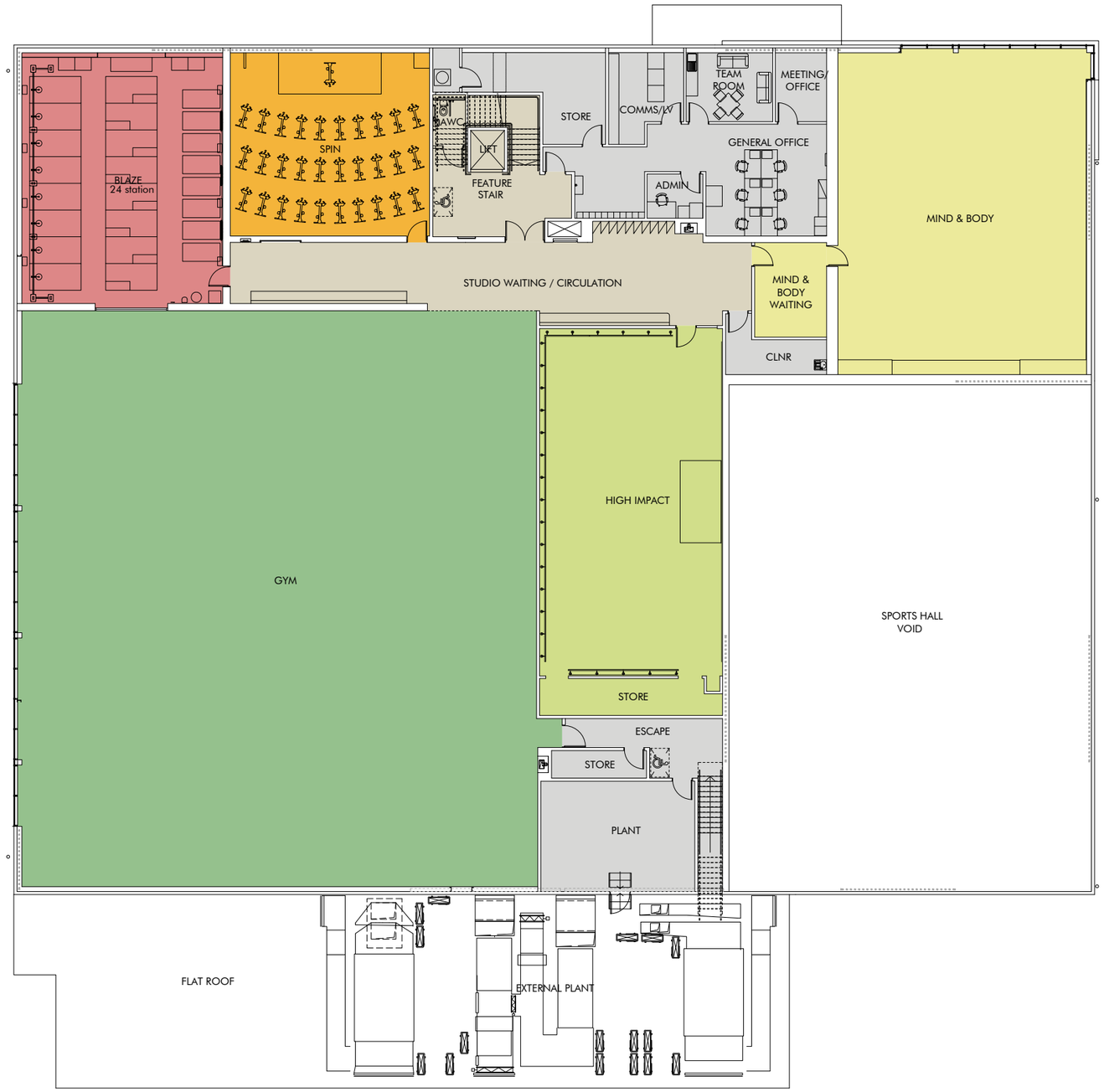


Fig.11 VIEW FROM POOL TERRACE

5. APPEARANCE

5.1. Material Choices

Because of the size of the proposed development it was highly important to break up the volume to visually bring the building down to a more human scale. A key tool for breaking down the volume of a building is material choice and variation. See "MATERIALS SAMPLES" on page 33 for more details.

1. Entrance Highlight Material: Timber Cladding
This element of the building facade is designed to highlight the building's entrance and stands in relief to the grey cladding. By ensuring that the entrance is easily visible from the car park and site entrance, visitors to the building will be guided and their user experience of the club increased. The choice of a more naturalistic material is also designed to soften the building's facade.

2. Feature Element Material: Contemporary Cladding
This feature element of the building is in slight relief from the facade, and faces out to those entering through the car park, wrapping around the building onto the outdoor pool / terrace elevation.
The key views of the site will be from the site entrance at Wendlebury Road. As such, it is important that the north western corner of the building be distinctive and visually interesting.

3. Primary Wall Material: Glazing
Glazing is used as a tool for both breaking up the form of the building but also for diminishing the barrier between inside and outside.
By placing glazing at ground level on the southern facade, the boundary between the internal lounge and external terrace, as well as the internal and external pools, is blurred and movement is encouraged between them. The activities seen inside are an advertisement for the club and encourage users outside to explore the possible activities inside.
Glazing is used heavily in areas of maximum activity within the building and used sparingly elsewhere, to give the building a feeling of vibrant activity.

4. Secondary Wall Material: Cladding
This provides a stable basis for the building, allowing other elements to draw the eye.

5. Plinth Material: Staffordshire Blue Brindle Brick
Providing a podium on which the rest of the building sits, the brick allows the other elements to appear to float above the plinth, lessening the overall volume of the building.

Fig.12 ELEVATIONS

5. APPEARANCE

Fig.13 AERIAL VIEW FROM WEST

Fig.14 AERIAL VIEW FROM SOUTH

6. PERMANENT TENNIS DOME

Fig.15 Typical Tennis Dome Elevations

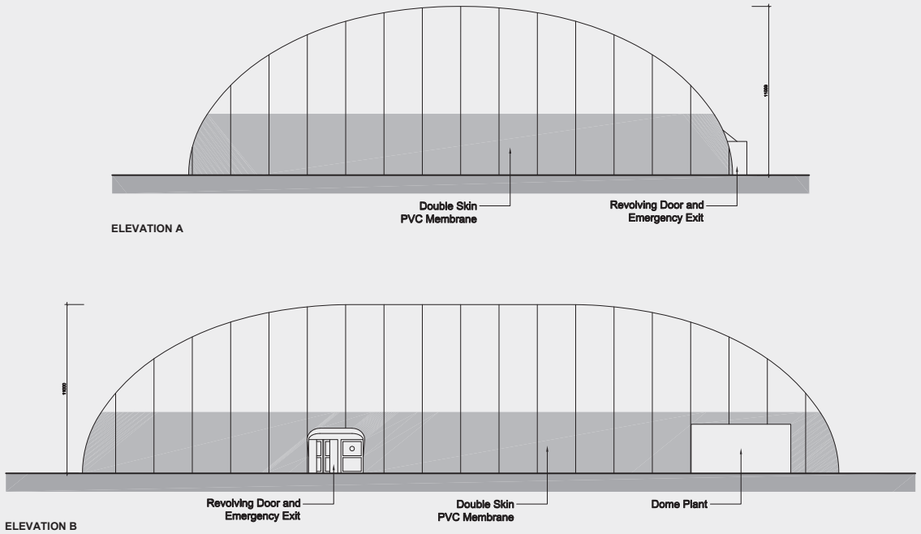


Fig.16 External of typical airdome

Fig.17 Internal of typical airdome

One permanent tennis dome is proposed as part of the development, covering 3 courts and measuring approximately 49m x 35m with a floor area of 1,700m^2. Access to the dome is to be via a self supporting revolving door which limits air pressure loss. Fixed steel fire exit doors are to be provided for emergency escape.

The inflatable airdome will allow tennis to be played on the courts all year round regardless of weather conditions. The curved shape of the dome and its maximum height are designed specifically to cater for LTA requirements based on court play and ball curvature. The permanent airdome covering is constructed from a series of membranes which are layered on top of each other. The main membrane is manufactured from two layers of fire-retardant polyester fabric, coated with PVC on both sides and welded together in vertical panels.

6.1. Lighting & Maintenance

Lighting of the dome is provided by LED fittings suspended internally within the dome structure. The airdome will be cleaned on a regular basis from the outside in order to maintain its visual appearance.

6.2. Access

The centre has allocated disabled parking and full level access to the club with disabled changing and appropriate sporting facilities within. Although the airdome has a revolving entrance door, disabled access is afforded via the fixed steel emergency exit door.

6.3. Plant

Electric fans are used to inflate and maintain the integrity of the tennis dome enclosure. These fans are housed in a small plant enclosure adjacent the tennis dome.

7. MULTI-USE COURT

Fig.18 Multi-Use Court in David Lloyd Colchester

Fig.19 Multi-Use Court In David Lloyd Farnham

The Multi-Use Court will sit alongside the terrace and be bounded on one side by the proposed Battle Box (see page 24). The playing surface will be cushioned acrylic / artificial grass and the markings will allow multiple sports to be played. The court will be surrounded by a 3m high super twin bar steel fence and 4 lighting columns will be placed at the corners of the playing surface.

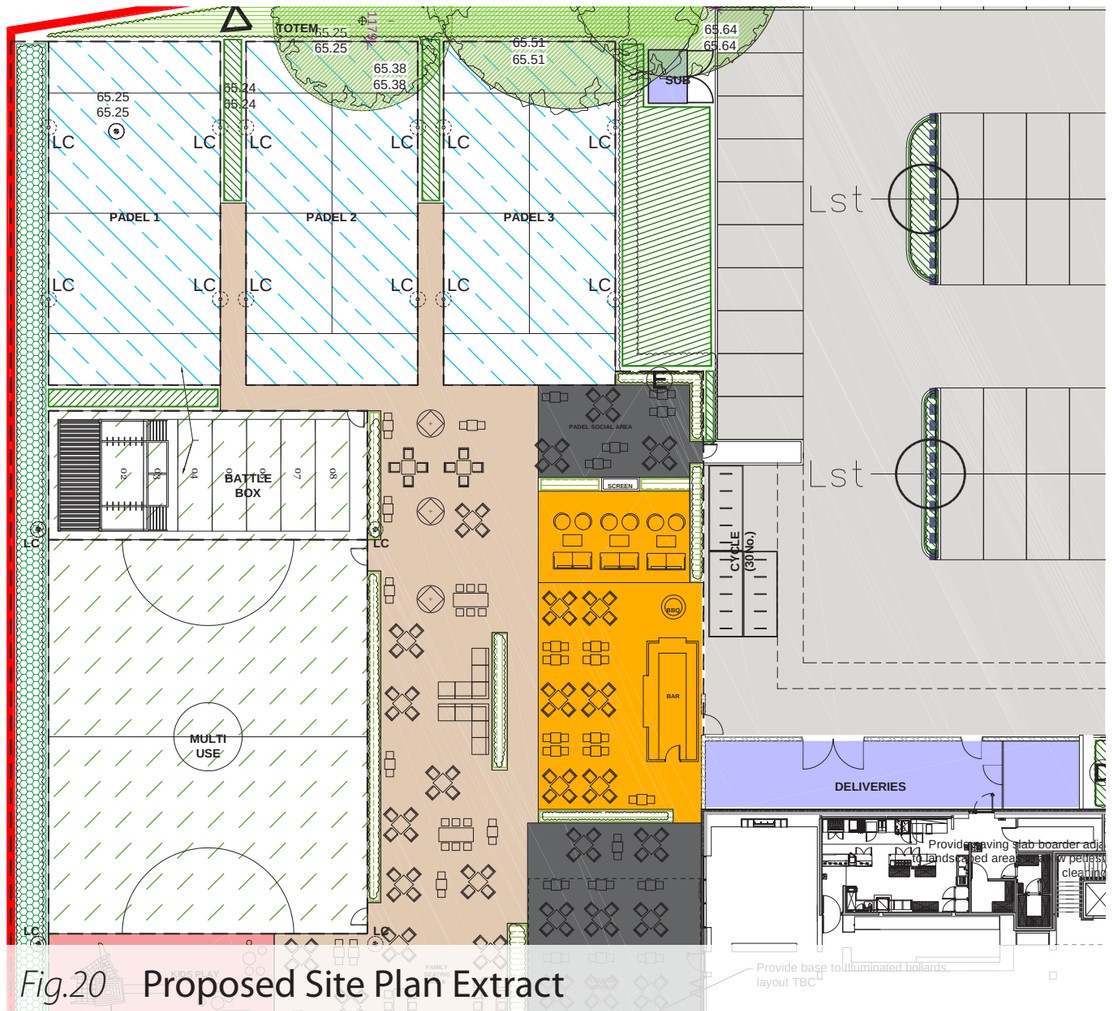


Fig.20 Proposed Site Plan Extract

8. BATTLE BOX

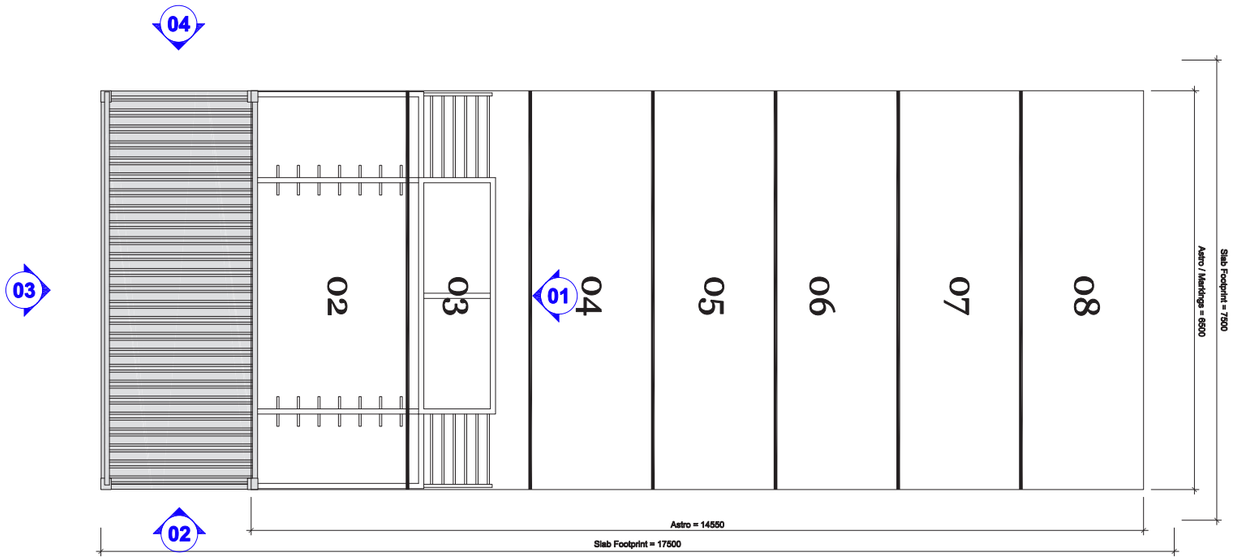
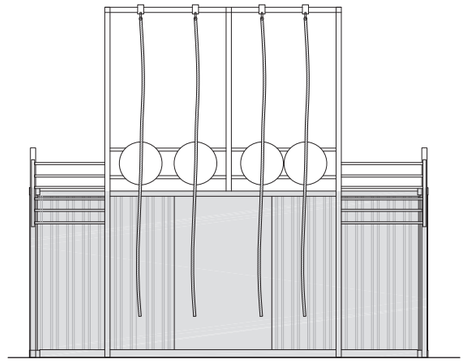
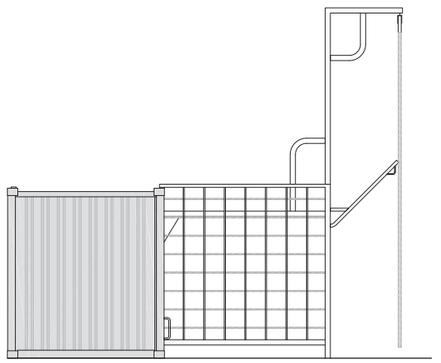


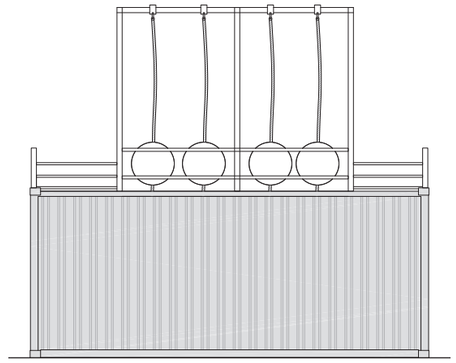
Fig.21 Battle Box Plan and Elevations



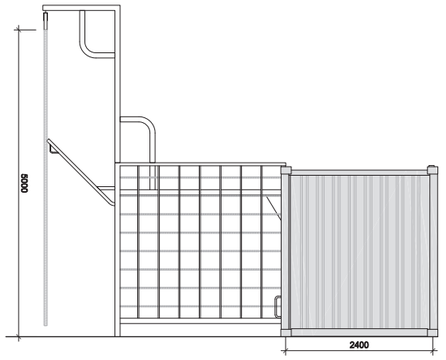
ELEVATION 01



ELEVATION 02



ELEVATION 03



ELEVATION 04

The Battle Box is a brand of outdoor, bootcamp-style workout class that has been popular in a number of David Lloyd clubs across the country.

The branded black shipping container acts as a base, which contains all the necessary equipment for the classes. The container itself has a number of ropes and climbing obstacles on it that form many of the stations for the class participants.

In front of the container is a small area of artificial turf with printed markings, showing the zones of activity. The Battle Box and associated artificial turf is enclosed by a 1.1m high fence on two sides and 3m on the sides bounded by the Multi-Use Court.

9. PADEL COURTS

Fig.23 Rendered aerial view of Padel Courts

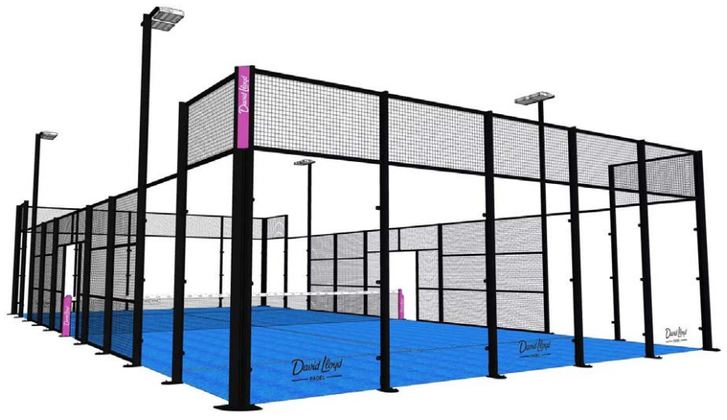


Fig.22 Typical Padel Court 3D Renders

9.1. Introduction

Padel tennis is a form of tennis that is easy to play, fun and extremely sociable. It is played mainly in a doubles format on an enclosed court about a third of the size of a tennis court and can be played in groups of mixed ages and abilities, as it is not power dominant. The rules are broadly the same as tennis, although you serve underhand and the Perspex walls are used as part of the game with the ball allowed to bounce off them.

Padel is one of the fastest growing sports across continental Europe, with over six million people currently playing in Spain alone. As of November 2020 there are around 6,000 active padel players across Britain. There are also currently 107 padel courts at 52 clubs – a number that is set to grow substantially over the coming years.

David Lloyd are at the forefront of this tennis revolution in the UK and are now proposing all of their new clubs to be provided with premium Padel facilities.

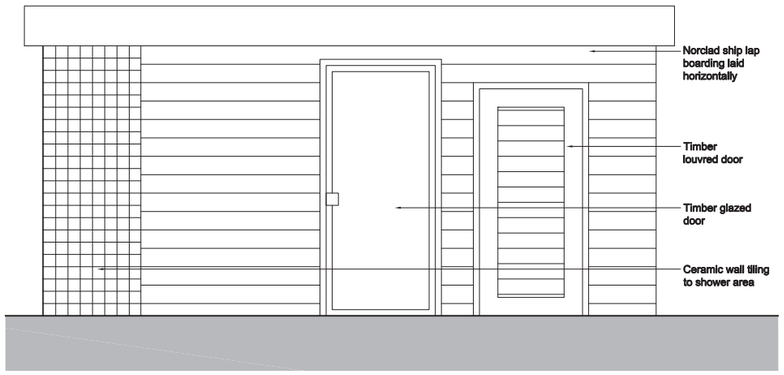
9.2. Design Proposal

Designed to stay true to the sport's origins, these 3 padel courts will feature a pillars type structure and anti-injury mesh infill panels and 10mm approved glass resulting in attractive and minimalist aesthetics. The playing surface will be the latest technology in artificial grass, ensuring that these facilities will be attractive to everyone from total beginners to seasoned players.

The 4no. 240W LED projectors used to evenly light each court offer a large reduction in potential energy use when compared to traditional halide lamps, with longer life and greater eco-efficiency.

Fig.24 Spa Garden Furniture

Fig.25 Typical David Lloyd Spa Garden



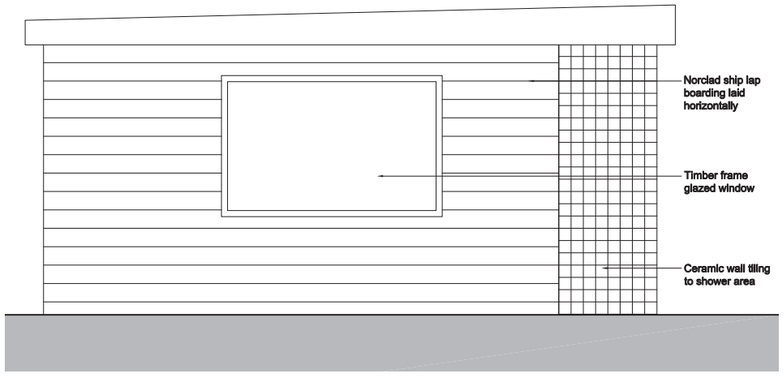


Fig.27 Typical Sauna Elevations

Fig.26 Low Maintenance Colourful Border Planting

Fig.28 Combination Of Concrete Paving And Resin Bound Gravel Path

10. SPA GARDEN

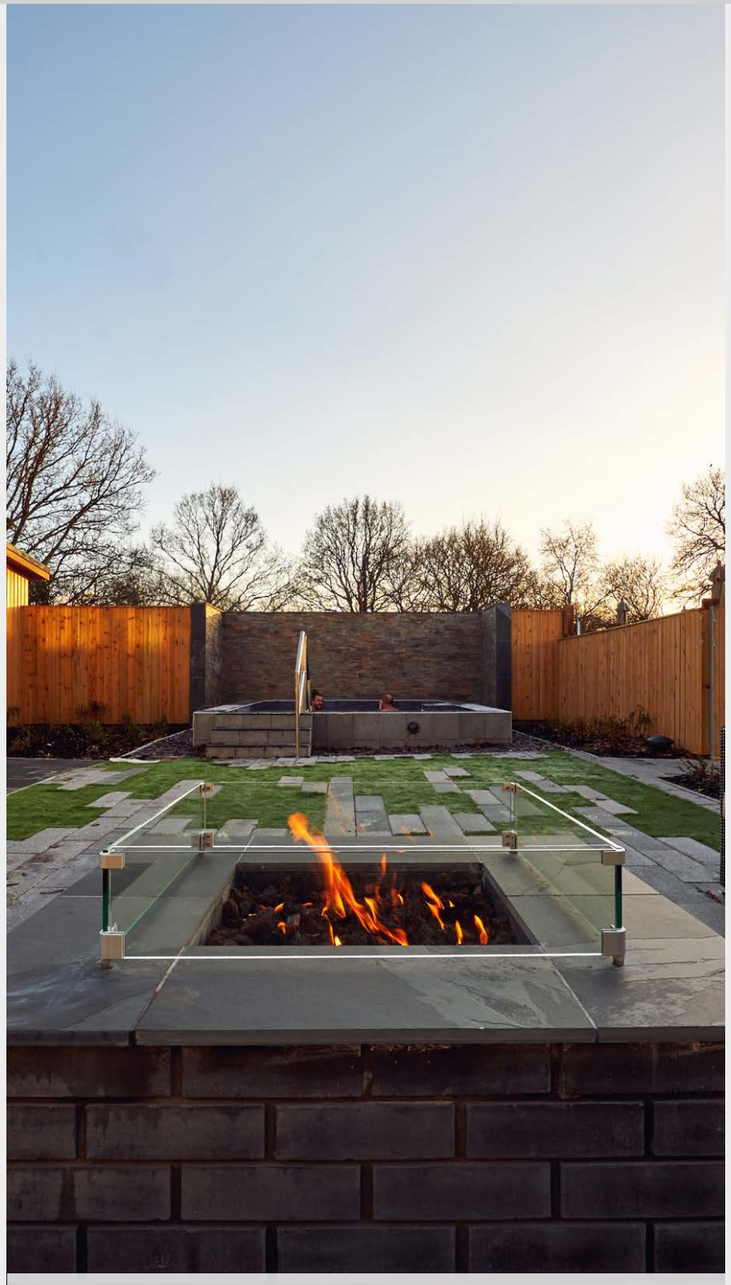


Fig.29 Typical Spa Garden As Built

10.1. Materials

Materials have been chosen to reflect the nature of the design and include:

- Sauna walls finished externally with close boarded horizontal timber cladding.
- Sauna roof finished in light weight composite tiles.
- Doors and windows in timber.
- Spa Pool finished in mosaic ceramic tiling.

10.2. External lighting

It is the intention that the proposed Spa Garden lighting will operate during the evening and a number of low intensity light sources are proposed. All external lighting will incorporate LED light sources.

The proposal includes:

- Lighting bollards to define the area around the Spa Garden facility.
- Low level lighting around the perimeter of the spa pool incorporated into the tiled upstand.
- Feature underwater lighting incorporated into the spa pool.
- Under eaves lighting to the principle elevations of the sauna.

10.3. Hard landscaping

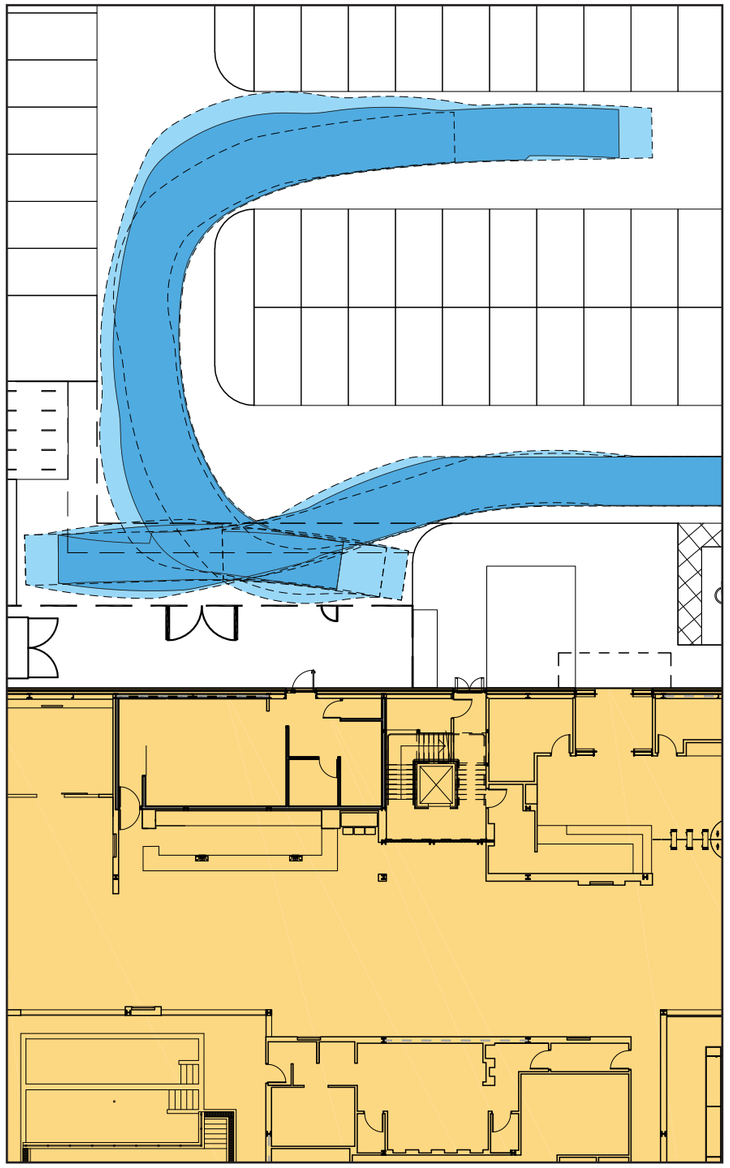
A range of hard landscaping materials are proposed in order to define the various functional zones in the spa garden. These include a combination of the following surfaces:

- Millboard enhanced grain decking in smoked oak finish to define areas for furniture.
- Marshalls Celestia skimmed concrete paving to the main path, while resin-bound gravel will be used for the fire pit area.
- Artificial grass will be used in combination with other materials
- A blend of limestone and grey slate chippings used within the planted areas.

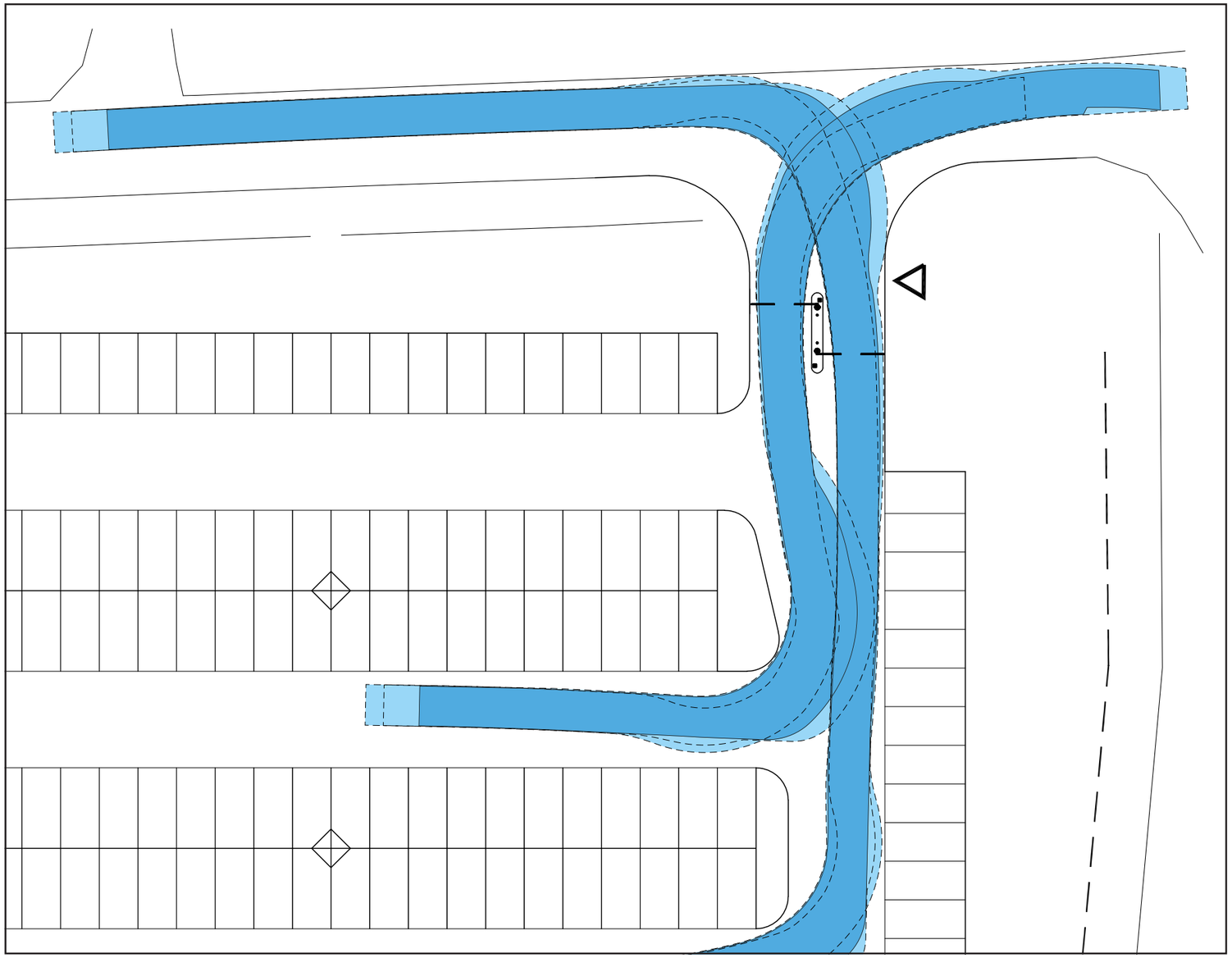
10.4. Enclosure

In recognition of the level of privacy required in this type of development, it is proposed to enclose the whole spa garden with a 2.4m high close timber fence including feature wall panels with strip stone finish and slate capping.

Fig.30 VEHICLE TRACKING DIAGRAMS



SERVICE DELIVERY YARD - REFUSE VEHICLE



SITE VEHICULAR ENTRANCE - REFUSE VEHICLE

11. ACCESS

11.4.1 Vehicle Access

Vehicle access into the carpark is off Wendlebury Road via a new road junction.

Vehicles enter and leave the site via a dedicated access point with barrier controls.

Delivery and refuse vehicles travel the perimeter of the car park to a dedicated delivery bay provided adjacent the kitchen service entrance into the building entering and circulating throughout the site in a forward direction only, as demonstrated in vehicle tracking diagrams, Fig.25.

11.4.2 Parking Provision

Parent & child and disabled parking is provided adjacent the building within the car park with direct access to the main entrance.

The car park facilities meet the requirements of the Building Regulations including accessible bays with drop kerbs.

Pedestrian routes from the accessible parking spaces to the main entrances will be level, clearly sign-posted and adequately lit along the allocated route.

11.4.3 Pedestrian/Cycle Approach

Combined pedestrian and cycle access into the site is from an existing cycle / footpath which runs along the length of Wendlebury Road. Cycle parking is provided within the car park, and a clearly defined pedestrian route leads to the main building entrance.

Pedestrian walkways will meet the requirements of the building regulations including drop kerbs and tactile paving points to crossings.

The building façade is bounded by a paved footpath leading to a level entry main entrance.

Footpaths will be appropriately lit.

All access points to the building are provided with level threshold access.

11.4.4 Entrance Lobby

Automatic opening doors are provided to the main entrance (Fail safe open on activation of fire alarm). Weather matts will provide firm texture, be suitable for wheelchair travel, flush with floor finish and be of sufficient length to cover whole entrances. This will reduce trip & slip hazards.

11.4.5 Movement within the building

Members enter directly into the reception area with the staffed desk adjacent.

The area is well lit and natural light is provided by glazing to the entrance lobby.

Staircase between ground and first floor provided in accordance with requirements of Approved Document M.

Lift access is provided between ground & first floor.

Corridors are at least 1500mm wide where practicable (generally 1200mm minimum).

11.4.6 Reception

Low desk section will be provided in the countertop for wheelchair access.

Induction loop available.

Lighting designed to avoid shadows and silhouettes.

11.4.7 Club Lounge

Low section provided in bar countertop for wheelchair access.

Floor surface: Carpet, tiles & vinyl flooring to lounge/dining areas.

Lighting designed to avoid shadows and silhouettes.

11.4.8 Changing Facilities

Facilities provided for ambulant disabled persons within locker rooms including WC's & showers.

Accessible WC's provided in Male & Female Changing, laid out to BS8300 standards and to be in accordance with Approved Document Part M.

Floor surface: class C (R11) ceramic tiles.

Drinking fountains provided with bottle filler spouts.

Changing rooms provided with a telephone point linked to the reception desk.

11.4.9 Sanitary Provision

Toilets have been designed to suit requirements of Approved Document M and DDA.

WC compartments and facilities will be provided as per Approved Document M and BS8300.

Grabrails will be installed correctly, and contrast suitably in colour and luminance with the surroundings.

Slip resistant floors.

Adequate colour contrast between walls, floor, ceilings and fittings to aid visually impaired people.

Compartment door controls which are easily operable by all users. Door controls will be able to be operated so the user can open the door with one hand using a closed fist, e.g. a lever handle. All door opening furniture will contrast suitably with the door.

11.4.10 Gym

Drinking fountains provided with bottle filler spouts.

11.4.11 Poolhall

A mobile pool hoist is provided to be operated by trained staff members.

Floor surface: class C (R11) ceramic tiles.

Pool Hall provided with panic alarm & telephone linked to reception desk.

11.4.12 Wayfinding

The scheme has simple internal circulation.

The directional and information signage adopted in the club will be supplemented with pictograms or symbols, wherever possible.

11.4.13 Means of Escape

Visual beacons are provided to WC's .

No voice evacuation system provided. Music systems to switch off when alarm sounds.

Internal escape stairs are used as means of escape from first floor, to be in accordance with Approved Documents part B and M.

Disabled refuges provided at top of escape stairs. Intercom link provided for assistance.

A staff management plan will be in place for the evacuation of disabled people.

12. **SUSTAINABILITY**

12.1. Sustainability

Below is a brief list of the sustainability measures that this development will utilise.

- The building will utilise a fabric first approach to sustainability / low energy initiatives, rather than opting for expensive bolt on solutions.
- The building will be carefully detailed to achieve a well-insulated external envelope.
- Materials and details will be selected to maximise air tightness.
- Careful space planning has increased efficiency by limiting circulation spaces and maximising active spaces.
- A compact building footprint combined with a carefully considered building section has reduced the overall volume of the building and minimised the amount of energy required to heat / cool the space.
- The design considers building orientation to take advantage of solar gains, natural daylight and reduces the need for artificial lighting.
- When artificial lighting is required, low energy LED fittings will be used.
- Renewable energy generated from CHP (Combined Heat and Power)

Fig.31 VIEW OF BUILDING APPROACH

C D

B1

B2

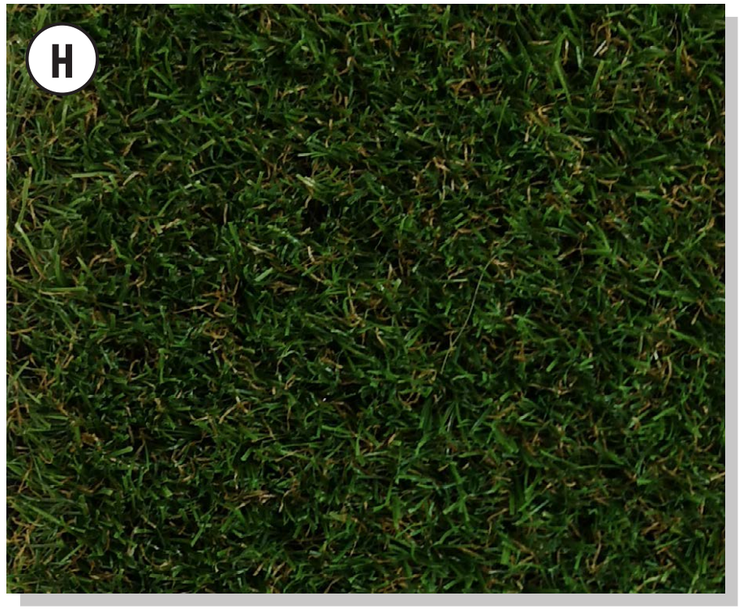
B3

E F

ELEVATIONS MATERIALS:

- **A** Masonry plinth - Staffordshire blue brindle
- **B** Feature finish, rainscreen cladding
  - **1** RAL 6034
  - **2** RAL 6027
  - **3** RAL 6033
- **C** Horizontal 'flat panel' composite cladding - Colourcoat Prisma Oyster
- **D** Polyester powder coated aluminium metal louvre - Colourcoat Prisma Oyster
- **E** Polyester powder coated aluminium curtain walling / glazing frame - RAL 7016 Matt
- **F** Polyster powder coated aluminium parapet capping / flashing - RAL 7016 Matt
- **G** Timber cladding - Norclad, Scandinavian Redwood

13. MATERIALS SAMPLES



SPA MATERIALS:

H Artificial turf - Verde Hometurf
J1 Millboard decking - Coppered oak
K Bradstone Stonemaster paving
- **1** Mid Grey
- **2** Light Grey
- **3** Dark Grey

L2 Dark Grey Paving

TERRACE MATERIALS:

H Artificial turf - Verde Hometurf
J1 Millboard decking - Golden oak
K Bradstone Stonemaster paving
- **1** Mid Grey
- **2** Light Grey
- **3** Dark Grey

L1 Buff Paving
L2 Dark Grey Paving

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