

Lowfield Green

Self-Build Design Code

Introduction

The Lowfield Green development situated in Acomb, off from Dijon Avenue will provide numerous opportunities. New mixed tenure residential housing, bungalows, flats, a care home and a health and public service building, all built around landscaped green spaces, including a new 'village green'.

As well as the above mentioned opportunities, the site will also deliver 6 serviced self-build plots. Planning for self-build can be confusing and buyers are often unsure of what would be deemed acceptable on a site. This document, which has been pre-agreed with planning officers, provides clear guidelines on what can and should be involved in the construction of the homes on these plots.

The dimensions and guidance given below are the margins that can be designed in. They are not targets and small and more varied designs within these dimensions are highly encouraged.

Planning applications must be entered as reserved matters applications, as specified in the contract. Designs must adhere to the rules provided below. All plans must still be agreed by planning development officers and plans that are of an unsuitable design may be rejected.

Plots

There are six plots in total, with two different sizes available. Four of the plots will measure 9m wide, while the remaining two will be 7.5m wide. All plots are approximately 25m in length, varying from 24.9m to 25.4m.

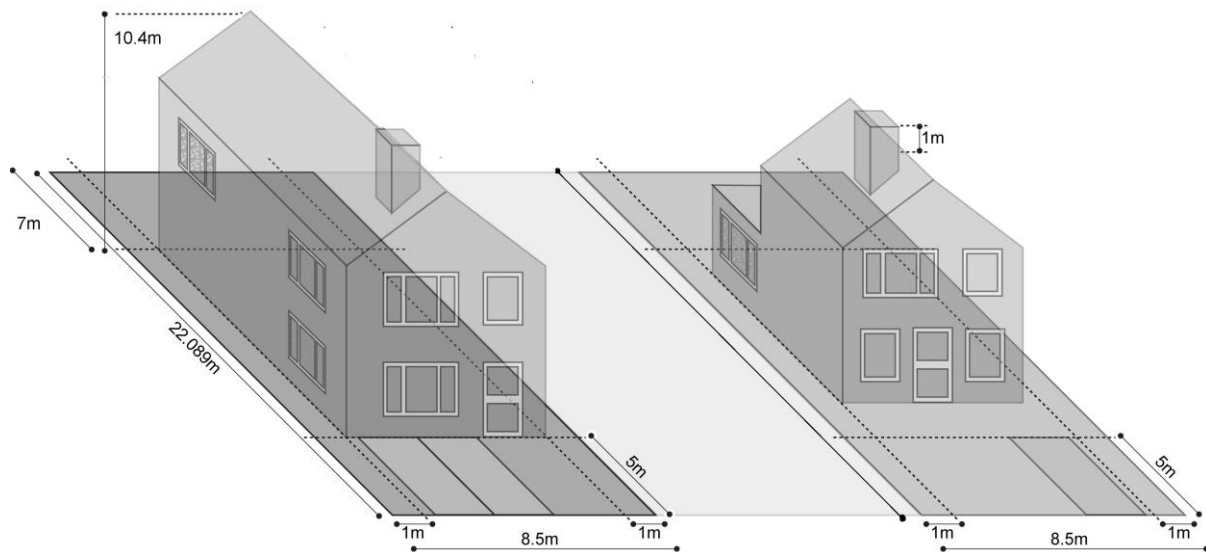
Build area and height

The build area for a house should be:

- The building line of the property should start within 5m to 6m of the front boundary.
- No closer than 7m to the rear boundary.
- No closer than 1m to either boundary on the sides of the plot.
- The maximum ridge height should be no greater than 10.4m. The maximum building height means the height of your home when measured from ground level of the plot to the top of the highest part of the roof excluding any external chimneys, flues, soil or vent pipes or other structures for renewable energy generation.
- The height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.

These measurements are for the maximum build area and are not targets. Smaller designs and designs of varying shapes within the dimensions are encouraged.

Diagram of maximum build dimensions



General

- All houses should be a minimum of two bedrooms.
- External boundary treatments (sides and back) should be in the form of wooden fencing between 0.8m and 2m high.

Windows

Any window located in a wall forming a side elevation of your home and facing a boundary with a neighbouring house must be :-

(i) obscure-glazed unless the cill of the window is more than 1.7 metres above the floor of the room; and

(ii) Non-opening

Exceptions may be accepted where it can be demonstrated that the boundary treatment would prevent direct overlooking issues from ground floor windows.

Materials

Sustainable building materials that reflect the local built environment of the site are deemed most appropriate for inclusion in proposals. This section should act as guidance and all other materials will be considered. All external materials and finishes will be subject to prior approval by the Planning Authority. The local palette of materials is varied with a mixture of interwar, and post war properties. The common materials for the area include red, brown and buff brick, as well as white render materials. Some timber finishes are also present in the local vernacular. All external materials and finishes will be subject to prior approval by the Planning Authority. Clay and Slate Tiles are common for roofing in the area, with white and grey window frames for finishes.

Parking

The authorities car parking standards are expressed as a maximum level of provision. This is a ceiling not a target to be aimed for;

1-2 bedroom properties; 1 space per dwelling

3+ bedroom properties; 2 spaces per dwelling

The general minimum standard for a parking space is 4.8m x 2.4m

Space for bike storage should also be present on the property.

Frontage

All areas at the front of the property which are not specified as parking, or a footpath to the door of no more than 1.2m wide, must be planted.

Waste

Wherever possible we collect waste from the front edge of a property so access to the front or storage space at the front or side of the property is beneficial from a waste presentation point of view.

Timeline for Development

Restrictive Covenants will be applied to the sale of plots and Developers will be expected to submit reserved matters applications to the Local Authority within 6 months of purchase completion. Construction works are to be commenced no later than 12 months after land purchase completion and construction completed no later than 24 months after land purchase completion. Construction completion will be evidenced by receipt of a Completion Certificate from Building Control.