O A K W R I G H T S<sup>\*</sup>

## Design Code and Plot Passports



## INTRODUCTION AND GENERAL PRINCIPLES

The design code and plot passports have been carefully developed to provide flexibility. This ensures the purchasers can develop a truly custom and bespoke build to meet their dreams and needs, while ensuring that the houses complement one another and sit well in their context and the surrounding area of Kingsthorne.

Each plot has a specifically designed build zone, within which the footprint of the house must sit. This provides flexibility to balance front/rear garden sizes, views, solar gains and a good degree of design freedom.

The buildable footprint for each plot is also designed, which provides the opportunity for individual design, without the risk of over-development of the build zone.

There are also definitions for maximum ridge heights, distances to the plot boundaries, the identification of the orientation of the principal elevation (to ensure that the houses address the street) and landscaping features.

While the plot passport allows for a good degree of design flexibility, with regards to positioning, size, materials and overall design, it is to be noted that the custom build designs will be subject to approval by the Local Planning Authority. Therefore, the dimensions and sizes given in this document are outline references, subject to detailed design and consequent approval.



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## MATERIALS AND EXTERNAL FINISHES

Helenswood, Kingsthorne has been developed with a "Country/Barn" design focus and as such the design code includes a series of specifications on the external material finishes to be used on the plots. This ensures a harmonious and complimentary design evolution, while providing the utmost flexibility in the individual's final design.

External finishes are restricted to the following broad categories, with a focus on high quality, natural finishes:

- External Stonework: Natural Stone (not reconstructed).
- Brickwork: Traditional Hand-moulded/thrown bricks (not modern extruded). Colours from red, multi reds and blue plinths and features .
- Render: Tones within the natural/pastel colour with primary and dark colours to be avoided.
- Timber Weatherboarding: Natural timbers, e.g. Oak/Larch. No cementbased timber "effect" cladding systems.
- Roof Coverings: Natural Slate & Clay tiles (no concrete tiles/man-made slate). With traditional lead flashing/detailing. No second storey flat roofs.
- Rainwater Goods to be copper, galvanised steel, cast iron, powdercoated aluminium or uPVC (not white) for guttering, fascia's or soffits.
- External Windows and Doors to be stained/oiled/painted wood, or powder-coated aluminium clad softwood.
- External landscaping/driveways: Resin-bound gravel, loose gravel, permeable block paving, paving slabs or permeable tarmacadam.











**Indicative Materials** 

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\*Indicative house layout shown

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## PLOT 1 – PLOT PASSPORT

### PLOT CONDITIONS

- A minimum number of two parking spaces are to be provided on the plot (garage, covered spaces, driveway spaces combined).
- The principal elevation is to address the access lane and plot entrance.
- Boundaries: Between plots shared responsibilities with each plot owner. Between plot and lane/field planted with native hedgerow species, timber post, rail & wire fence.
- Refer to Page 3 for material palette requirements.

Plot Area:	917 m <sup>2</sup>	Garage Footprint = 37 m <sup>2</sup>
Max. House Build Area:	210 m <sup>2</sup>	Max. Garage Build Area = 74 m <sup>2</sup>
House Footprint:	130 m <sup>2</sup>	
Max. Ridge Height From FFL	8.5m	
Max. Number of Bedrooms:	3	
Min. Number of Parking Spaces:	2	
Number of floors above ground:	2	

#### Notes:

-The house and garage footprint areas may interchange if their combined total doesn't exceed the stated total footprint. If these areas need to be expanded, a new drainage plan for the plot will be required.



-Red line denotes the plot boundary. -No build within 1.25m of any boundary.

-House and Garage shown are an example of what could be designed and built.

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# Site for redevelopment for 2 dwellings (use Class C3) with associated infrastructure

### PLOT 2 – PLOT PASSPORT

### PLOT CONDITIONS

- A minimum number of three parking spaces are to be provided on the plot (garage, covered spaces, driveway spaces combined).
- The principal elevation is to address the access lane and plot entrance.
- Boundaries: Between plots shared responsibilities with each plot owner. Between plot and lane/field planted with native hedgerow species timber post, rail & wire fence.
- Refer to Page 3 for material palette requirements.

Plot Area:	2103 m <sup>2</sup>	Garage Footprint = 37 m <sup>2</sup>
Max. House Build Area:	280 m <sup>2</sup>	Max. Garage Build Area = 7
House Footprint:	150 m <sup>2</sup>	
Max. Ridge Height From FFL	8.5m	
Max. Number of Bedrooms:	4	
Min. Number of Parking Spaces:	3	
Garage Footprint = 37 m <sup>2</sup>	Number of floors above ground: 2	
Max. Garage Build Area = 74 $m^2$	Notes :	

-The house and garage footprint areas may interchange if their combined total doesn't exceed the



-Red line denotes the plot boundary. -No build within 1.25m of any boundary.-House and Garage shown are an example of what could be designed and built.

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PLOT 1 - EXAMPLE HOUSES



PLOT 2 - EXAMPLE HOUSES

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PLOT 2 – EXAMPLE HOUSE



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## PLOT 1- EXAMPLE HOUSE DESIGN







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## PLOT 2- EXAMPLE DESIGN







## PLOT 1 & 2- EXAMPLE GARAGE (NOT TO SCALE)



