

Summary

- 11.1 To summarise, the proposed development is for two new highly energy efficient and comfortable 4 bed family dwellings that have been designed to sit sensitively within the rural context and have minimal impact on the existing views and ecology of the site.
- 10.2 The dwellings and their setting have been carefully considered to respond to the existing development pattern in the area and landscape character and to relate appropriately in scale to one another and Clyst Hayes on the adjoining site.
- 10.3 Contemporary detailing has been applied to a traditional Victorian Sussex style with gable ends, overhanging porch eaves, various roof slopes and window sizes, that reflect the typical architectural profile of the local area.
- 10.5 The pair of buildings with pitched roofs in a pastoral setting is in keeping with the rural character of the broader group of buildings evident on either side of the railway line. The proposed materials are traditional: clay tile roofs, timber cladding, local reddish/brown brick and brown upvc windows.
- 10.6 The language is recognisably vernacular and in keeping with the character of the area and the design has been considered to not cause any harmful impact on the nearby historic Grade II Listed building of Clyst Hayes.
- 10.7 The proposal is highly sustainable in terms of very low operational energy use and high energy saving construction as well as close proximity to public transport notwithstanding the strategic primary transport links to be delivered as part of the neighbouring Mowbray masterplan.
- 10.8 The result is a well considered and appropriately scaled development that sits comfortably within this natural and traditional setting , providing high quality accommodation whilst enhancing the ecology and habitat of the site and complying with national and local planning policy.



Front Elevation