

Dwelling Design

5.0

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MATERIALS LAYOUT

LEGEND

FACING BRICKS & RENDER

- BRICK TYPE 1
RED MULTI STOCK TYPE 1
- BRICK TYPE 2
RED MULTI STOCK TYPE 2
- RENDER TYPE 1
Pearl - Monocouche - Roughcast

GABLE PANELS

- TUDOR BOARD
- RENDER W/ BRICK DETAIL

BARGE BOARD COLOUR

- WHITE
- BLACK

FRONT DOOR COLOURS

- BLUE GREY RAL 7031 FRONT DOOR, CANOPY & GARAGE DOOR (IF APPLICABLE)
- STONE GREY RAL 7030 FRONT DOOR, CANOPY & GARAGE DOOR (IF APPLICABLE)
- SQUIRREL GREY RAL 7000 FRONT DOOR, CANOPY & GARAGE DOOR (IF APPLICABLE)
- AGATE GREY RAL 7038 FRONT DOOR, CANOPY & GARAGE DOOR (IF APPLICABLE)
- GREY BLUE RAL 5008 FRONT DOOR, CANOPY & GARAGE DOOR (IF APPLICABLE)
- PEBBLE GREY RAL 7032 FRONT DOOR, CANOPY & GARAGE DOOR (IF APPLICABLE)
- BLACK FRONT DOOR, CANOPY & GARAGE DOOR (IF APPLICABLE)

ALL RAINWATER GOODS TO BE BLACK
WINDOWS TO BE WHITE UPVC
FASCIAS AND SOFFITS TO BE WHITE / BLACK UPVC
METER BOXES TO BE WHITE

- IG DOOR
REF-NG1P
- IG DOOR
REF-NG94

ROOF TILES

- SLATE GREY ROOF TILE
- PEAT BROWN ROOF TILE



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SURFACE MATERIALS LAYOUT

SURFACE MATERIALS LEGEND

- INDICATES AREAS OF TARMAC WITH TEGULA EDGING
- INDICATES AREAS OF TARMACADAM
- INDICATES AREAS OF FOOTPATH TARMACADAM
- INDICATES PERMEABLE BLOCK PAVING TO PRIVATE DRIVES. BRICK MULTI OR SIMILAR
- INDICATES BLOCK PAVING TO RAISED TABLE JUNCTIONS. BRICK MULTI OR SIMILAR
- INDICATES POS AREA
- INDICATES TURFED AREAS - READ IN CONJUNCTION WITH LANDSCAPING SCHEME FOR AREAS OF TREE & SHRUB PLANTING
- STANDARD 900mm PATHWAY TO FRONT OF PLOTS 600mm TO REAR



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HOUSE TYPES

The house types take inspiration from the character, detailing and styles that can be seen in the vicinity of the site.

Cameron Homes are committed to the highest quality of design and detailing in all of its developments.

It is acknowledged that good quality architectural detailing is intrinsic to delivering a convincing development.

In particular, the elevation design and architectural detailing will pay particular attention to the following:

- Use of good quality materials including stock bricks and subtle traditional detailing.
- The use of render in a modern maintenance free material that provides a traditional feel.
- External front and garage door styling will be selected to provide a cohesive design approach with complimentary style and finishes.
- Traditional canopies and door surrounds to compliment the design style of the dwellings.
- Garden wall boundaries facing the street will be brick in prominent locations.
- Service entry points, meter boxes and extract fans will be carefully positioned to ensure that they are concealed and not visible from the access road.

The proposal aims to strike a balance between designing dwellings in response to the local vernacular and also creating an attractive modern development in its own right with a clear structure and identity.

A variety of house types have been developed for this scheme. Elevations of each house type have been developed with contextual responsiveness at the forefront of the design approach.

Windows have been positioned to overlook the access road and provide surveillance. Focal buildings are designed with additional windows in side elevations to minimise blank elevations.

The proposals are simple yet offer a good level of variety . To provide continuity, elevational treatments will adopt a simple vernacular and palette to the local context.

The dwellings will be primarily brick, with a small amount of render on plots at key locations.

Materials are a palette of red brick, brown roof tile and render.

Additional gable features include tudor boarding and brick detailing in render.

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Sustainability

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EV CHARGING POINTS

LEGEND

 EV Charging Point



Sustainability 6.0

SUSTAINABLE BUILDING TECHNIQUES

The proposals will be delivered in line with current building regulations and where appropriate, will be built with sustainable construction techniques.

Sustainable construction measures could comprise a combination of the following; improved energy efficiency through careful building sitting, design and orientation, considering fabric efficiency in the design of buildings, use of building materials capable of being recycled, an element of construction waste reduction or recycling.

SUSTAINABILITY

The scheme has been developed from the outset with sustainability at its core. The development incorporates where possible sustainable design features to achieve high standards in sustainability throughout the development.

The measures are a fundamental part of the holistic approach to the scheme and are fully integrated into the development in a way which enhances the appeal of the scheme and its distinctiveness.

ENERGY EFFICIENT BUILDING DESIGN

As with all energy efficient development it is key to reduce energy demand of the buildings from the outset. All buildings will be designed to improve on minimum energy efficiency standards wherever possible which will in turn reduce heat loss.

Dwellings will be provided with a high proportion of low energy light fittings and appropriate lighting and heating controls.

MATERIALS AND WASTE

Materials will be carefully selected based on their environmental impact. When choosing between materials wherever practical, materials with lower environmental impact will be used.

Cameron Homes only use suppliers that have Sustainable Timber Procurement Policy and are committed to specifying and purchasing timber products sourced from sustainable managed timber forests and certified schemes.

The waste hierarchy provides a framework of how management can be more sustainable, moving away from the reliance on disposal and increasing recycling, composting, reuse, recovery and ultimately waste reduction.

However, when assessing waste management proposals, the waste hierarchy should be used as a guide. A certain amount of flexibility is needed to arrive at the most balanced and environmental, social and economic solution and is likely to involve a mix of options.

Conclusion

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Conclusion 7.0

SUMMARY

In summary, it is clear from this Design and Access Statement, and the documents submitted to accompany the application that the proposal is an acceptable form of development for the site.

The proposal seeks to develop the site sensitively in relation to its location and taking into consideration the sites constraints.

Vehicular and pedestrian access from Kennel Lane provide access to the dwellings.

The house types have been designed to take architectural cues from the sites context, respecting local character, whilst providing modern energy efficient homes.

With all of the above in mind, Cameron Homes has aimed to create a development which represents high quality design and makes the best use of land whilst complying with respective policies.



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Kennel Lane, Witherley

Design & Access Statement

February 2026



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