



Approved Outline Scheme

Land at King Alfred Way, Newton Poppleford





Proposed Detail Scheme

Land at King Alfred Way, Newton Poppleford





A - A'



B - B'



C - C'



D - D'

Architectural features:

Mainly detached houses with either brick or render finishes and black timber-clad upper floors.

Black timber clad lean-to garages.

Gable roof dormers and gable roof projections. Bargeboards and exposed rafters stained black. Feature canopies.

Materials:

Roof and canopy tiling of either soft terracotta clay colour or slate effect.

Hung clay colour tiling to gables.

Local red colour brickwork walls and plinths.

Render walls in pastel shade.

Doors and windows in either white or dark grey dependent on housetype, black sills.

Conservation colour front doors / garage doors.

Boundaries:

Mainly street boundary hedging.

Wooden gates.

Green verges with occasional street trees.

Housetypes

Land at King Alfred Way, Newton Poppleford

Street Scenes

There is a wide range of local architectural styles, materials and traditions in the built form of Newton Poppleford. These are expressed in the new buildings and boundary treatments to reflect the local vernacular and contribute to local distinctiveness.

The aim is to integrate the development into the existing village by providing a sensitive and appropriate extension to the village.

The proposed arrangement of dwellings has been designed to create an appropriate scale and to respond to the topography across the site. The development provides a sustainable mix of tenures to include a proportion of affordable housing achieved through shared equity and low-cost models.

A carefully chosen palette of materials and planting has been utilised. Street boundary edging is softened by the use of hedge planting.





Coleridge Medical Centre

Land at King Alfred Way, Newton Poppleford

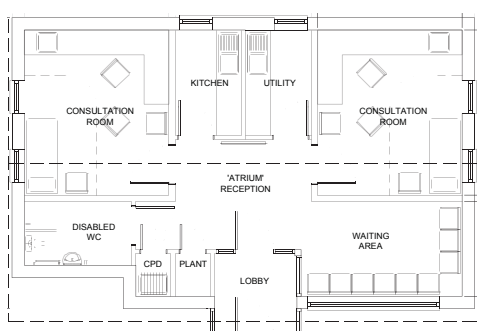
Surgery

The new development facilitates the delivery of a much-needed Doctors' Surgery for Newton Poppleford - a significant addition to local community facilities.

It is appropriately located at the approach to the new development and, as an important new destination, will feature prominently within village life – quickly assimilating the new development into the networks and pattern of the village.

The Surgery is designed as a simple architectural form to complement its rural setting. Its design is derived from the residential character of the development, with render and black timber as feature cladding, settling into the surrounding architecture with its slate roof. Its design facilitates future expansion if required.

There will be parking provision for 12 vehicles and adequate cycle storage facilities will be provided.



CLINTON DEVON ESTATES



Local Character

Land at King Alfred Way, Newton Poppleford



White Render



Red Orange Brick



Clay Coloured Tile Roofing



Slate Tile Roofing



Clay Coloured Tile Hanging



Black Timber Cladding

Typical Materials



Photomontage

Land at King Alfred Way, Newton Poppleford



View from field gate adjacent to the East Devon Way - Existing



View from field gate adjacent to the East Devon Way - Outline Planning Scheme



View from field gate adjacent to the East Devon Way - Reserved Matters Scheme



View from field gate adjacent to the East Devon Way

The establishment of a maximum ridgeline height of 55.5m (AOD) for the Outline Planning Scheme has been maintained during the development of the Reserved Matters Scheme. This ensures that the development is restricted to the lower slopes of the site to avoid breaking the skyline and to mitigate any potential landscape impacts.