

SWINGGATE PARK

SELF/ CUSTOM-BUILD PLOTS DESIGN CODE



Taylor
Wimpey



CUSTOM BUILD RESIDENTIAL PLOTS

Brief

Outline Planning was granted under application WD/2019/2542/MAO for up to 370 homes on land to the west of Park Farm, Hellingly, hereafter referred to as Swingate Park.

Policy HG7 'Self Build and Custom Build' of the Submission Wealden Local Plan requires development sites of 20 dwellings or more to provide 5% of the total number of homes available for sale as Self/Custom-Build housebuilding plots. The development at Swingate Park will provide 19 self / custom-build plots.

Reserved Matters consent was granted under application WD/2022/2135/MRM for 351 homes, leaving an area set aside for the self/custom-build plots. The plots will be marketed for customers to purchase and thereafter submit an application for a self/ custom-build property in accordance with this Design Code.

Each plot will be fully serviced with utilities such as gas, electricity, water, and sewerage infrastructure. Both foul and surface water drainage will be provided by connection to mains services within the site.

Plot Principal

The 19 self/ custom-build plots are located to the western boundary of the site facing a large swathe of trees outside the site. The primary pedestrian and vehicular accesses are off the main spine road of the Swingate Park development.

The plots will be designed to face onto the shared road and orientated to avoid overlooking and encroachment of the amenity on neighbouring properties. The building line should be set back from the road by 2m to accommodate for a landscaped area at the front of each plot. To prevent the terracing between properties a minimum of 1m will be retained between the dwelling and plot boundary.

Each plot will have two allocated parking spaces to the side of their plot and large gardens to the rear at a minimum of 10.5m deep. The garden area should meet the requirements as prescribed by Wealden District Council. This is 50m² for 2-bedroom dwellings and 100m² for 3/4 bedroom dwellings.

'To create a high quality residential development that integrates within its landscape and built context to create a distinctive sense of place.'



Key:

- 1 - Tree belt outside of site boundary.
- 2 - Access to custom build plots from main spine road.
- 3 - Tandem visitor car parking spaces.



- 4 - Shared surface road.
- 5 - Swale.
- 6 - Turning head for refuse vehicle.

Code: Plot Principals

A - Principal elevations should be orientated to face the shared surface road.

B - Habitable rooms to be orientated appropriately and avoid overlooking and encroachment of amenity on neighbouring properties.

C - Minimum garden depth of 10.5m and meet the size requirements as prescribed by the Local Planning Authority.

D - Minimum distance to plot boundary 1m.



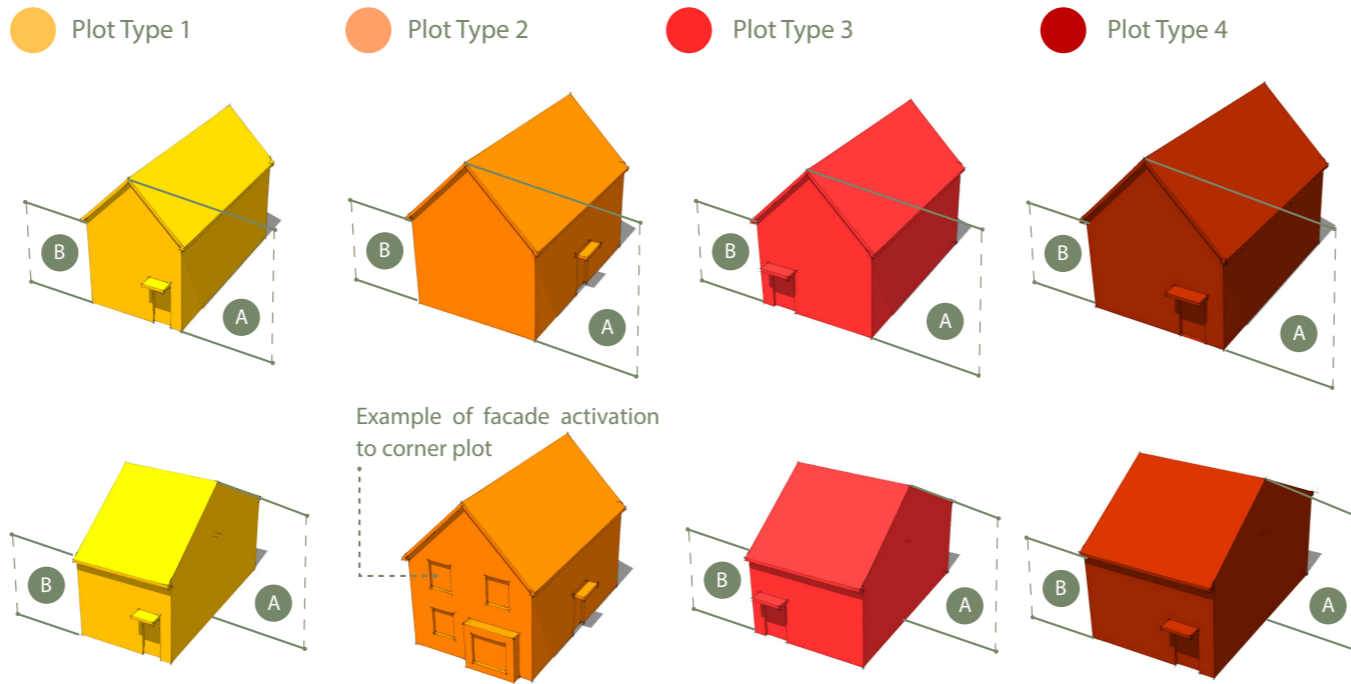
Key:

- Orientation of front elevation to address swale and tree belt.
- Habitable room windows



CUSTOM BUILD RESIDENTIAL PLOTS

Massing examples (not limited to):



Massing Principal

The purchasers will submit detailed designs for their respective plot to the local authority including building height, ancillary elements, roof design and internal floor space.

The principals of scale and massing of the self/ custom-build dwellings should relate to the Swingate Park scheme as approved in the Reserved Matters Application WD/2022/2135/MRM.

Code: Scale and Massing

- Buildings must be no taller than 2 storeys in height.
- The maximum permitted ridge height for the development is 9.75m (A).
- The maximum permitted eaves height for the development is 5m (B).
- The gross internal floor area to comply with Nationally Described Space Standards.
- The roof over main element of the building should be a minimum pitch of 35 degrees.
- Ancillary elements such as bay windows and detailed porches are encouraged where subservient to dwelling.
- Gable forms and front to back roofs must be in keeping with surrounding context.

Parking Principal

All parking will be provided in accordance with East Sussex County Council Parking Standards as outlined in the tables below, clearly stating the number of spaces required per dwelling in relation to its size.

Dwelling Size	Min. Parking Provision
1 Bed Dwelling	1 Spaces
2 Bed Dwelling	2 Spaces
3/4 Bed Dwelling	2 Spaces

Dwelling Size	Min. Parking Provision
1 Bed Dwelling	1 Cycles per unit
2+ Bed Dwelling	2 Cycles per unit



Code: Parking and Cycle Storage

- Parking space sizes should be 2.5m x 5.0m with 6m manoeuvring zone in front.
- Where a parking space abuts either the wall of the house or the physical plot boundary, an additional 0.5m is to be added on each side of the parking space.
- All parking must be within the plot boundary and sited adjacent to the side of the plot.
- A store of minimum size 2.15m x 1.25m to be provided in the rear garden areas to accommodate 2no. cycles.



CUSTOM BUILD RESIDENTIAL PLOTS

The core principal of custom build plots is providing varied design. The appearance should be promoted with local vernacular and materiality informed by nearby development.

Key features (not limited to):

Features can include the following, although not all need to be applied to every plot:

A - Vertical / Horizontal weatherboard.

B - Feature metal window surround.

C - White/grey window frames.

D - Projecting brick detail.

E - Feature soldier course detail.

F - Grey fascia board.

G - Flat roof porch canopy.



Swingate Park



Detailing Principal

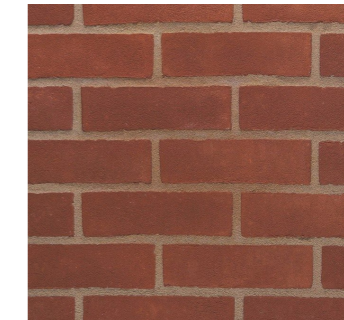
The Self-Build philosophy should allow for variety in the building design, whilst also encouraging a relationship with the wider Swingate Park development and the local character.

The reserved matters for Swingate Park developed an architectural character and dwelling detailing. The scheme has approved materials shown to the right, including a variety of brick types, roof tile colours, and weatherboarding at first floor level. These materials should be considered as part of the applications that come forward for the plots.

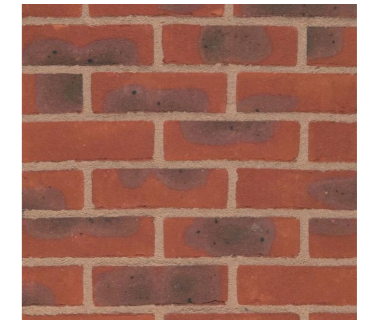
Code: Materials application and treatments

- The predominant facing material should be brick.
- Weatherboard is welcomed on some plots if appropriate.
- Roof materials to compliment the brick / weatherboard colour.
- Windows to be UPVC or timber in grey (RAL 7030, 7016) or white.
- All materials specified per plot to be agreed with Wealden District Council.

BRICK TYPES

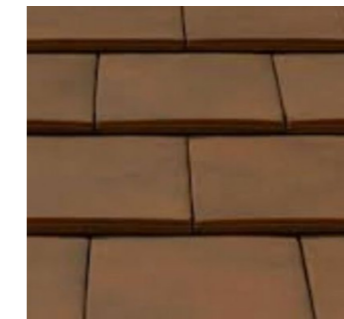


Terca Warnham Red Stock

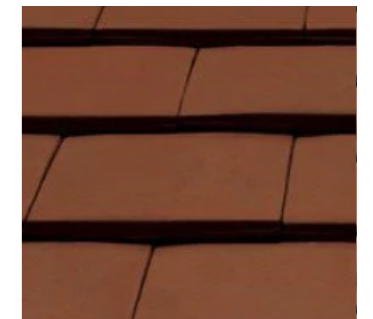


Terca Maplehurst Light Multi Stock

ROOF MATERIALS



Sandtoft Clay Roof Tile
Flanders

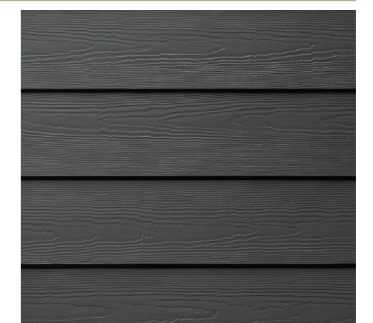


Sandtoft Clay Roof Tile
Natural Red

CLADDING MATERIALS



White Weatherboarding



Dark Weatherboarding





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