

8.3. Key Elevations

The height of the majority of housing in the UK is very similar. Typically families require 3-4 bedrooms at first floor for occupational reasons along with all communal space (living and dining rooms along with kitchens) with access to parking and gardens at ground floor. Typically the amount of accommodation at first floor (bedrooms) is equal to the required area at ground floor. As a result most housing in the UK is two storeys.

Three storey properties typically provide too much bedroom space for the required communal space however as there is a significant change in level across the site at Langarth, the provision of split level accommodation (access and garage parking at grade, with main living area at first floor opening up on to south facing gardens) is logical and appropriate and therefore results in three storey properties.

Window proportions and positioning has been given detailed consideration to all properties. Front elevations are typically provided with larger window that will give the street an appropriate level of elegance and quality.

Rear elevations are typically provided with opening to terrace area. Side elevations are typically windowless however these elevations are provided with window openings where necessary (views, vista, etc.)

A variety of materials (see separate section in report) provide separation between upper and lower floors (especially in apartment blocks) but also vertically. Housing is typically provided with two main materials per front elevation. This strategy ensures a sufficient level of quality and scale to the housing

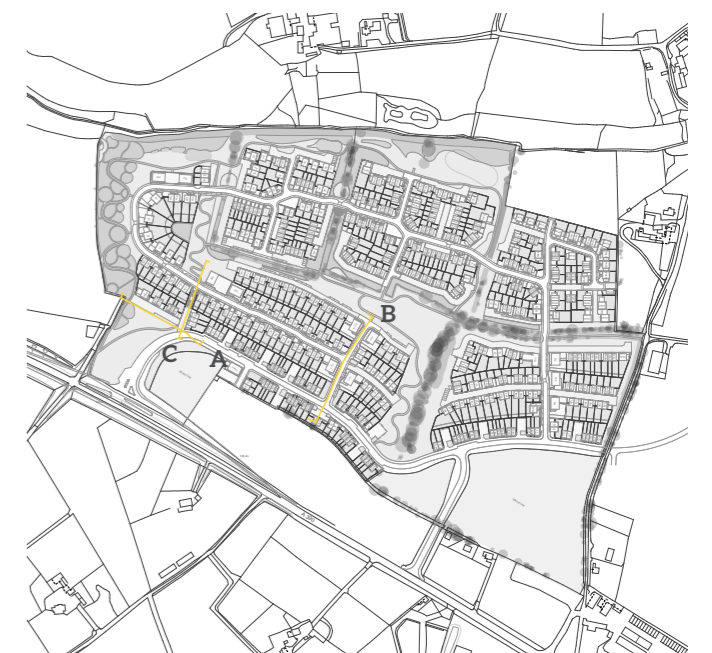


Key Elevation A
Scale: 1:250





Key Elevation C
Scale: 1:250



8.4. Materials

A range of building materials are provided for the scheme. These have been principally determined by local and regional character but is also based upon a number of factors including, buildability, cost and robustness.

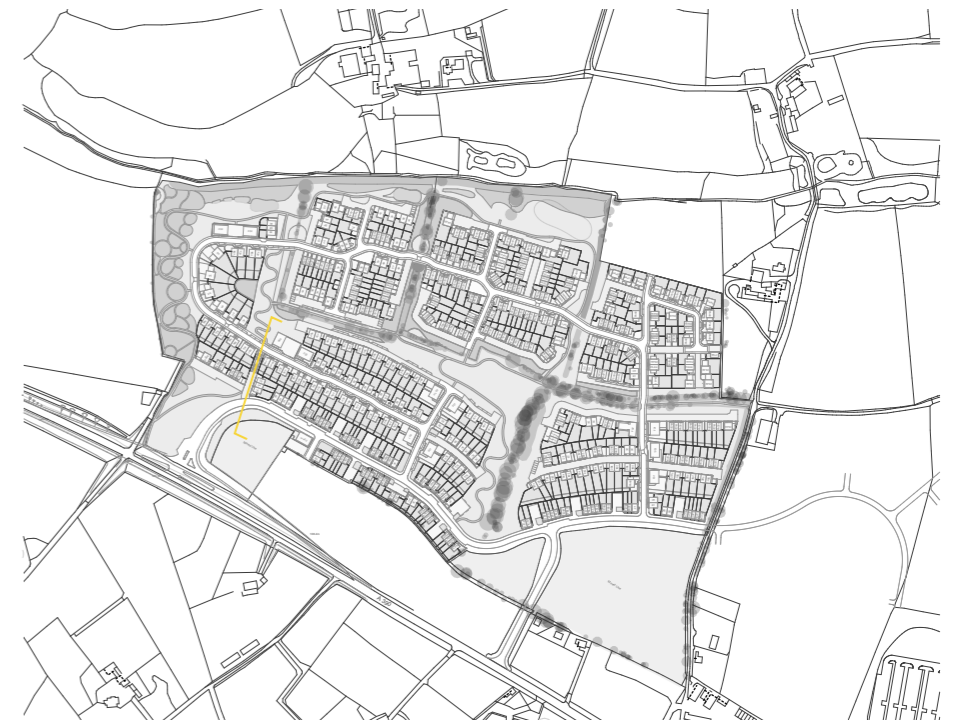
Reference has been given to the Cornwall Design Guide when considering materials for the buildings. The following principle materials are proposed:

1. Stone. A commercially appropriate local stone such as granite will be used for some of the elevations. It is anticipated the exact stone will be agreed with a planning condition.
2. Render. A smooth white render is proposed for the majority of the elevations
3. Slate roofs to all housing and apartments.
4. Feature boarding is included to provide visual interest and variety in key locations. The exact detail will be agreed as a planning condition. Natural timber is not recommended due to staining and maintenance issues.
5. Doors and window frames are typically dark grey.

Stone cladding will be used for entire properties in key locations (junction/nodes/etc). This method ensures interest and enhanced quality to the overall development.

Boundary walls in all locations will be stone/clad in stone. The exact locations of the stone walls are provided in this document.

Further details on landscape materials are indicated within the separate section of this report.





Site Section
Scale: 1:250

8.5. Sunlight Study

8.5.1. Non Split-Level Housing Street

As part of the requirements of the outline planning consent, a study has been undertaken to assess the light quality for the development.

Two areas have been analysed. The two areas were chosen as it was considered that they were the densest or could potentially have an impact on daylight and sunlight due to the severe north facing topography for the site where the split level property was provided.

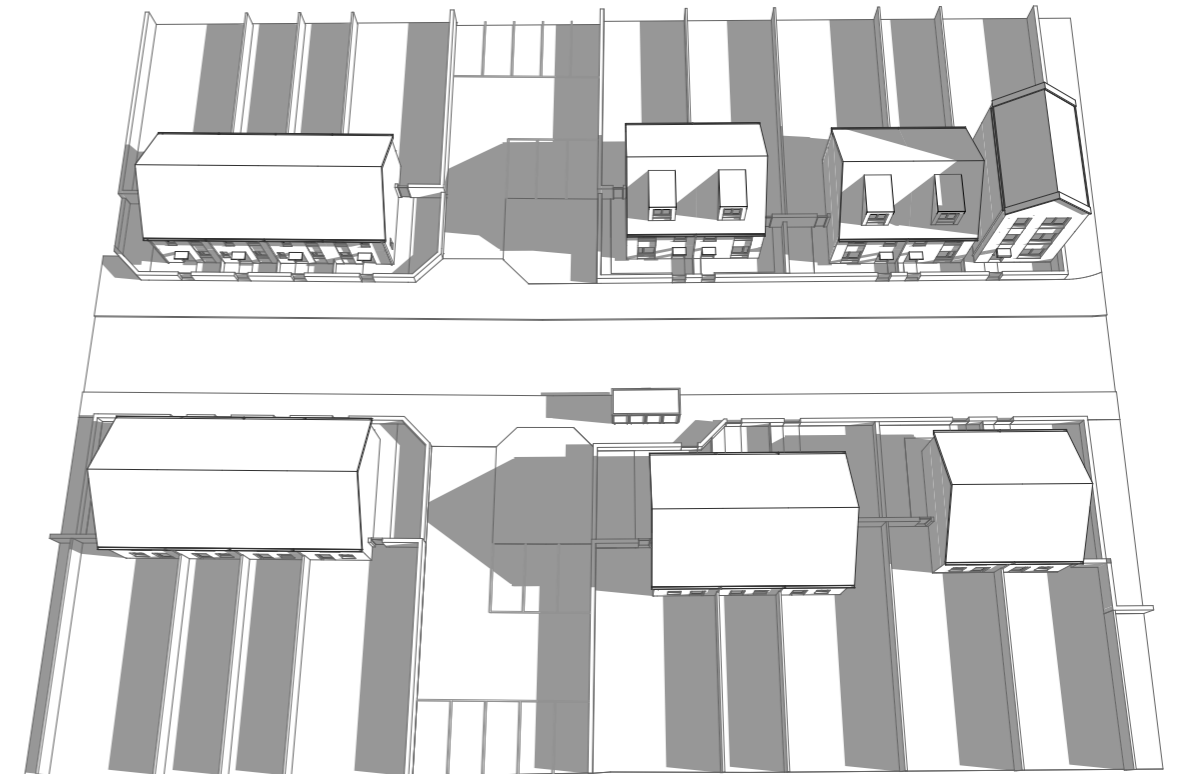
The areas were assessed at different times of the day and different times of the year. Times were at 9am, 12pm and 5pm (3pm in winter). Midsummer, midwinter and the equinox (21 March/21 September) were assessed. Based on these times and dates, each areas were assessed for a total of nine different conditions.

The first area was along the Northern Access Road. The housing density in this area is at its greatest. The general topography in this area is less dramatic. The properties are typically two storeys. Some are three.

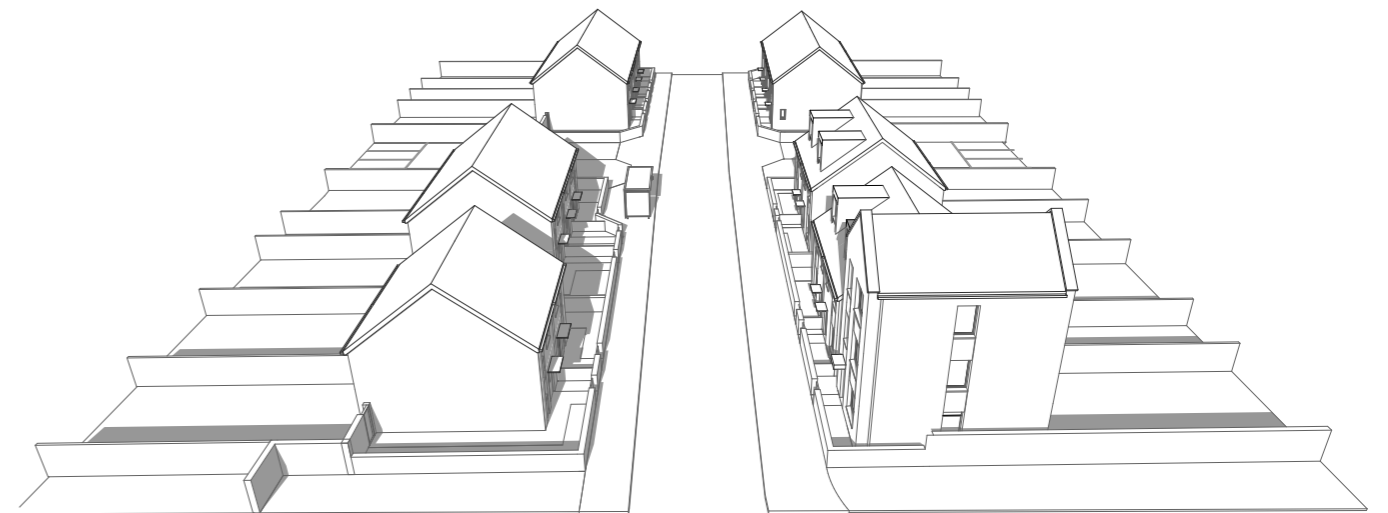
Due to the topography and housing layout, the general lighting conditions in this area are typical to a residential scheme with good urban design principles. As properties front on to the NAR on both sides, some gardens are north facing and some are south facing. As a result we consider the levels of sunlight and daylight are acceptable



Equinox 9:00

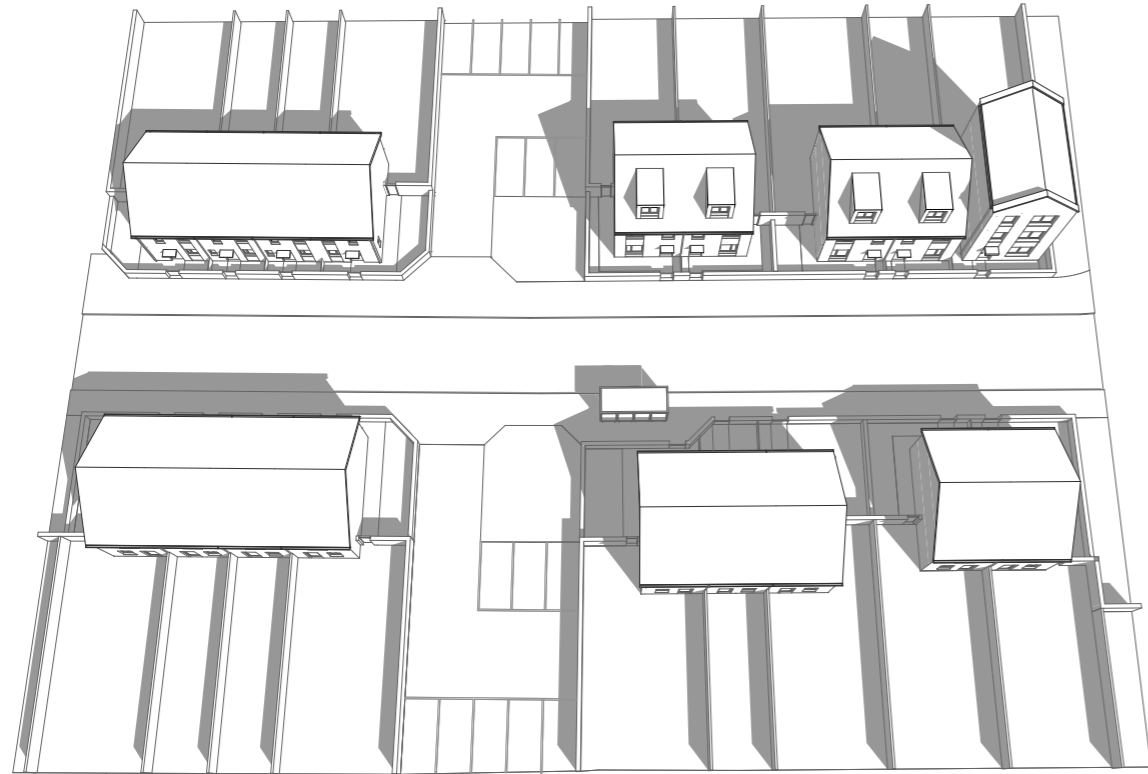


High view of non-split housing street in the morning



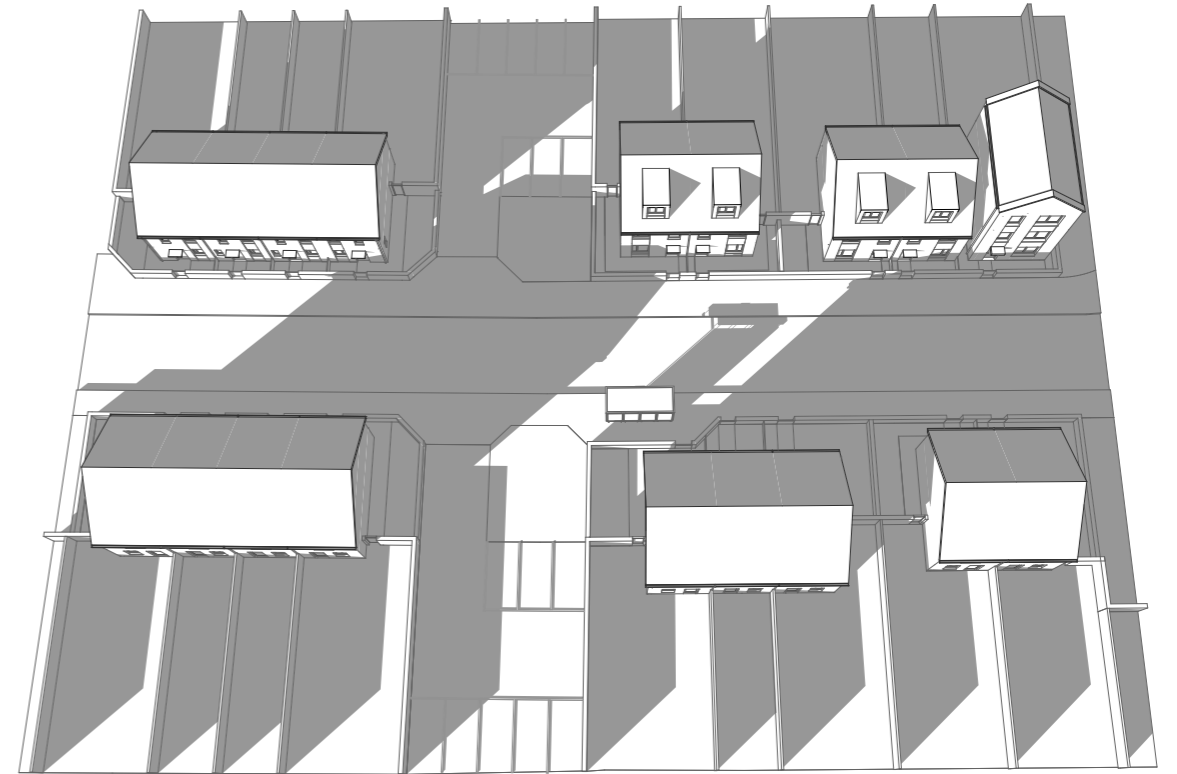
Lower view of non-split housing street in the morning

Equinox 12:00

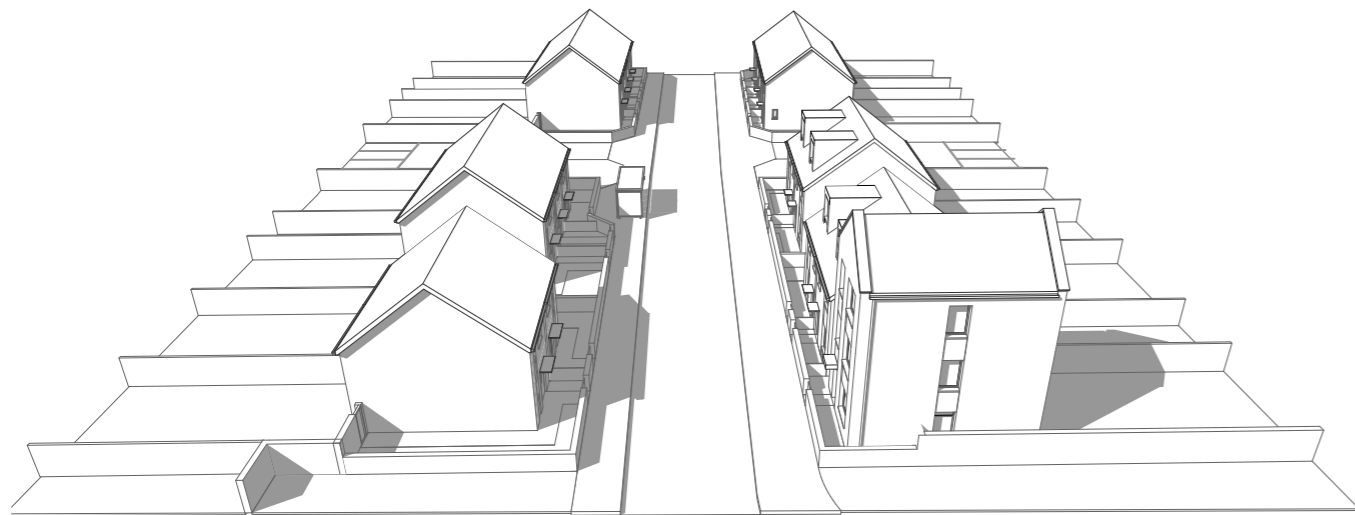


High view of non-split housing street at noon

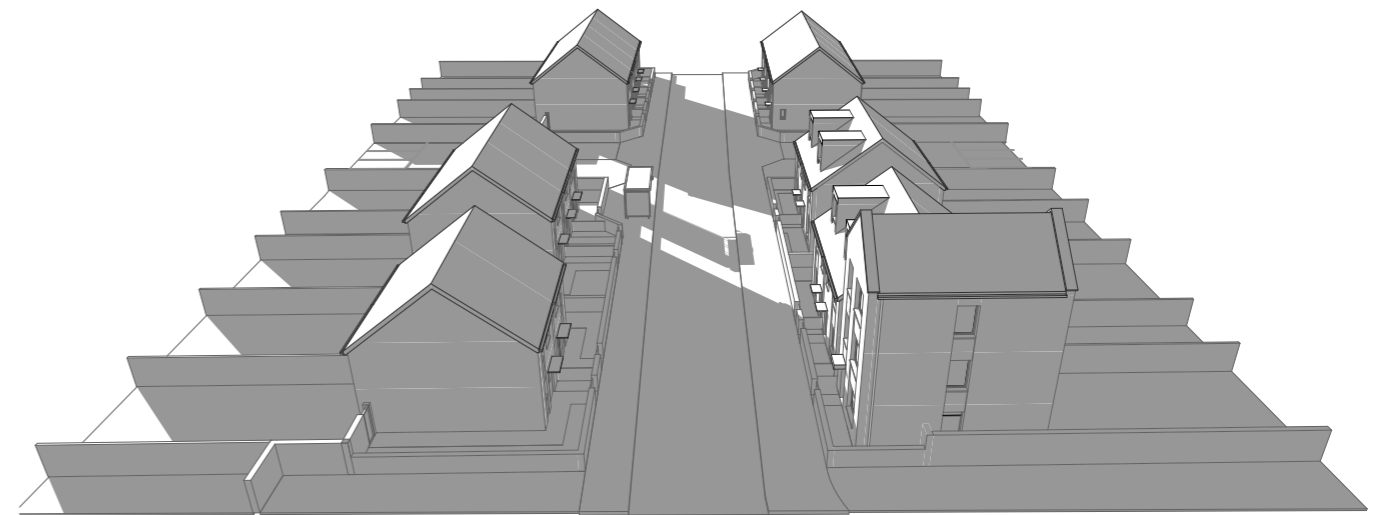
Equinox 17:00



High view of non-split housing street in the evening



Lower view of non-split housing street at noon



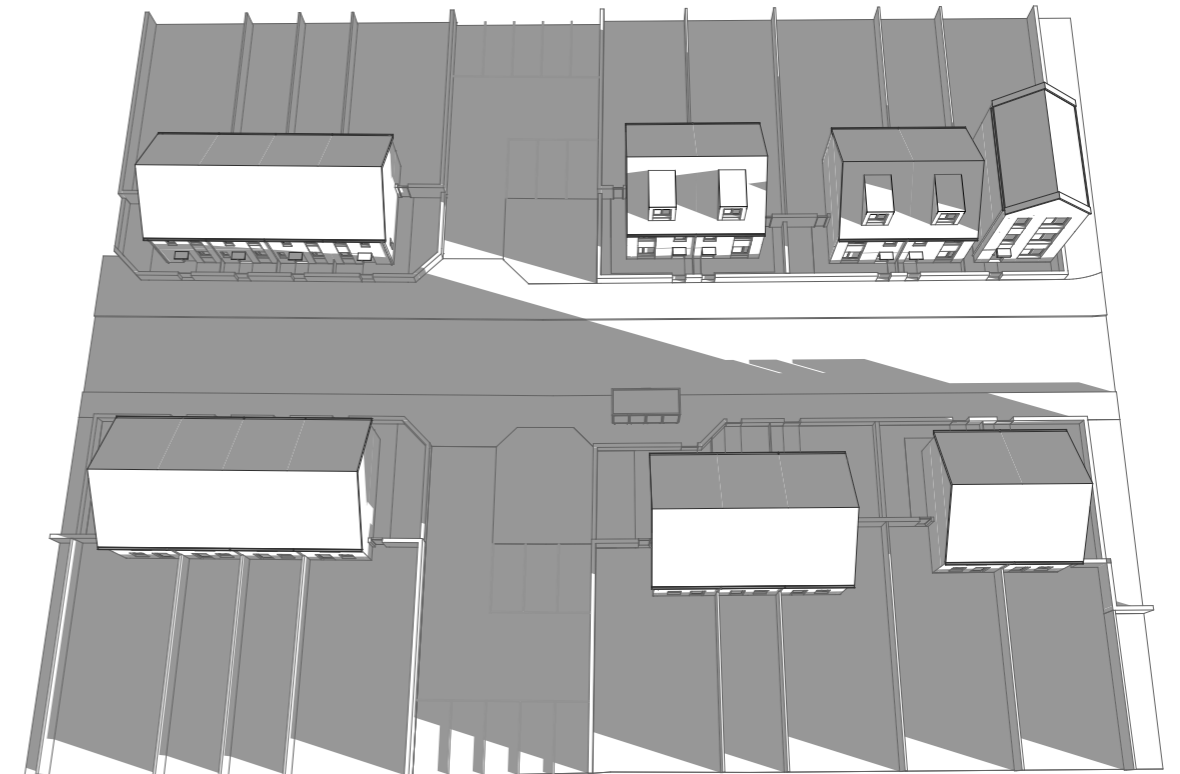
Lower view of non-split housing street in the evening

8.5. Sunlight Study

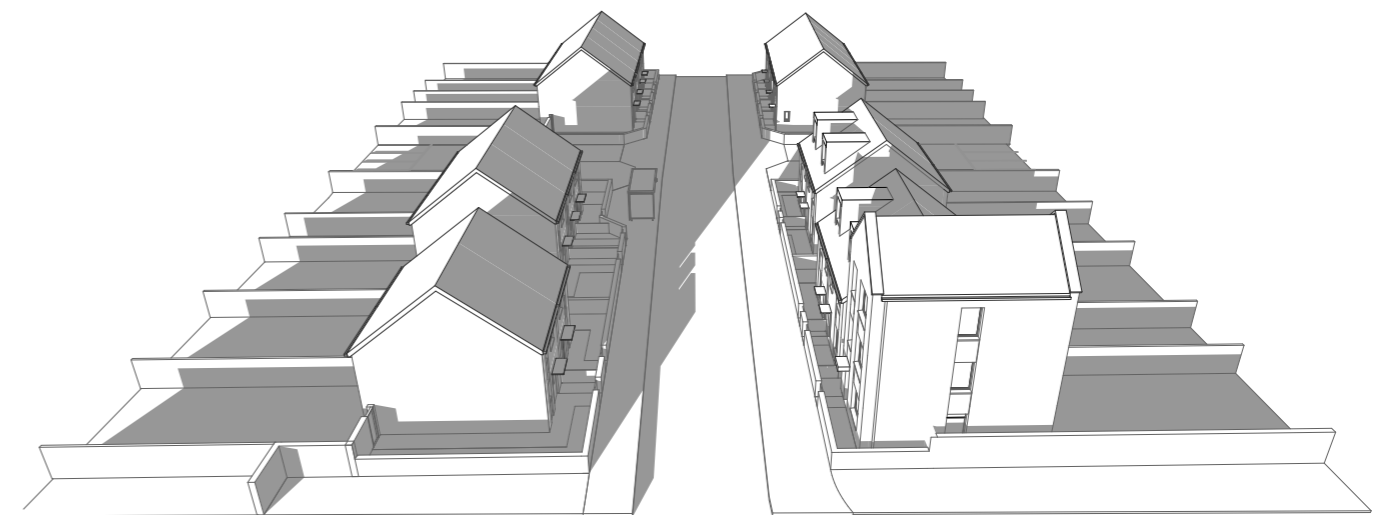
8.5.1. Non Split-Level Housing Street



Winter 9:00

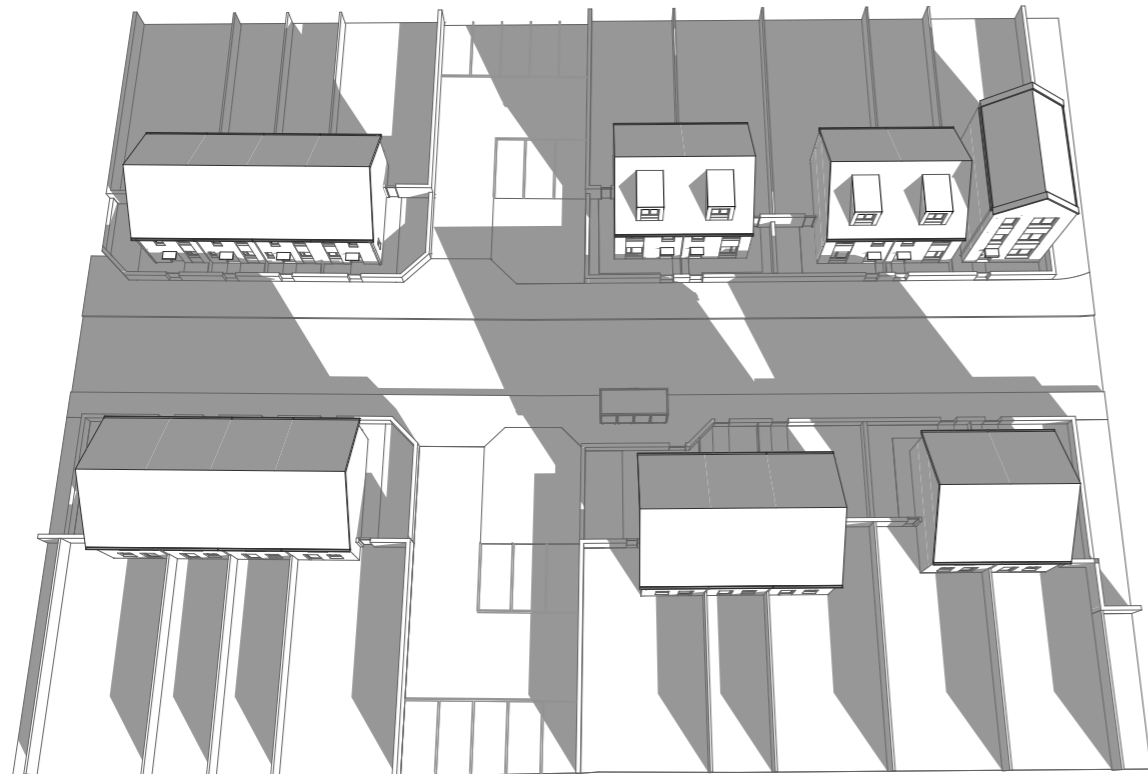


High view of non-split housing street in the morning



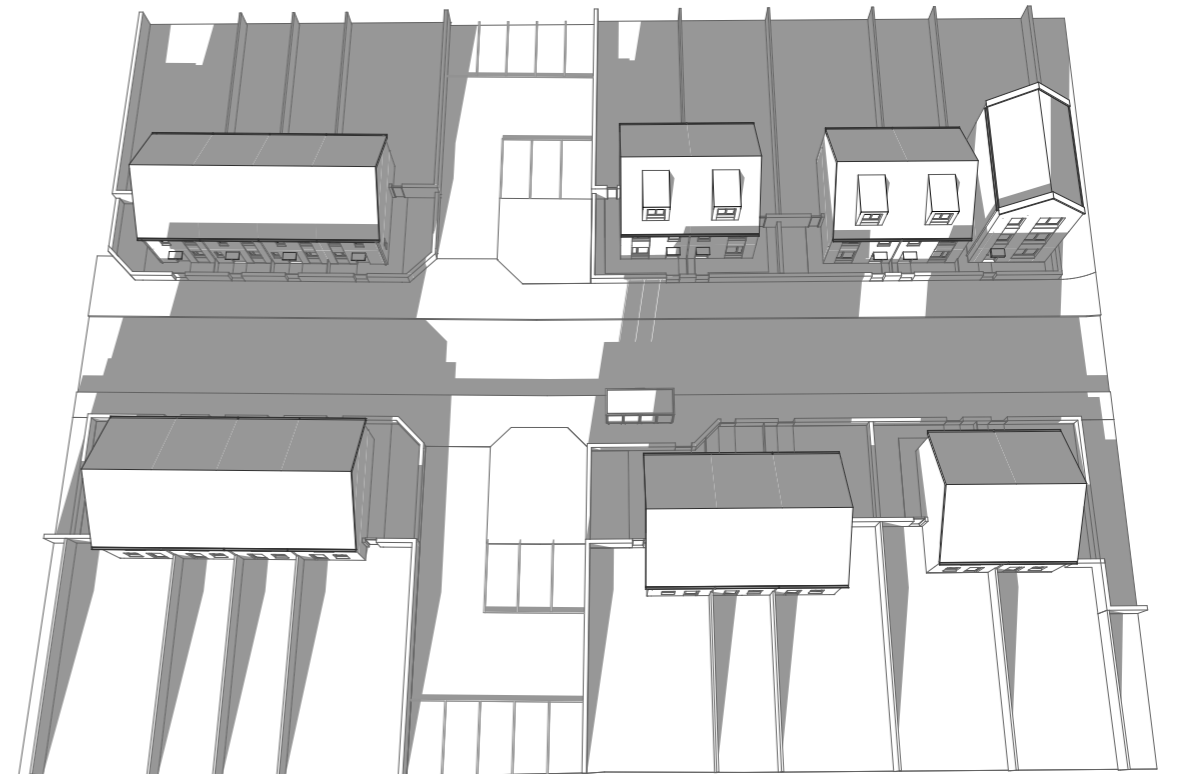
Lower view of non-split housing street in the morning

Winter 12:00

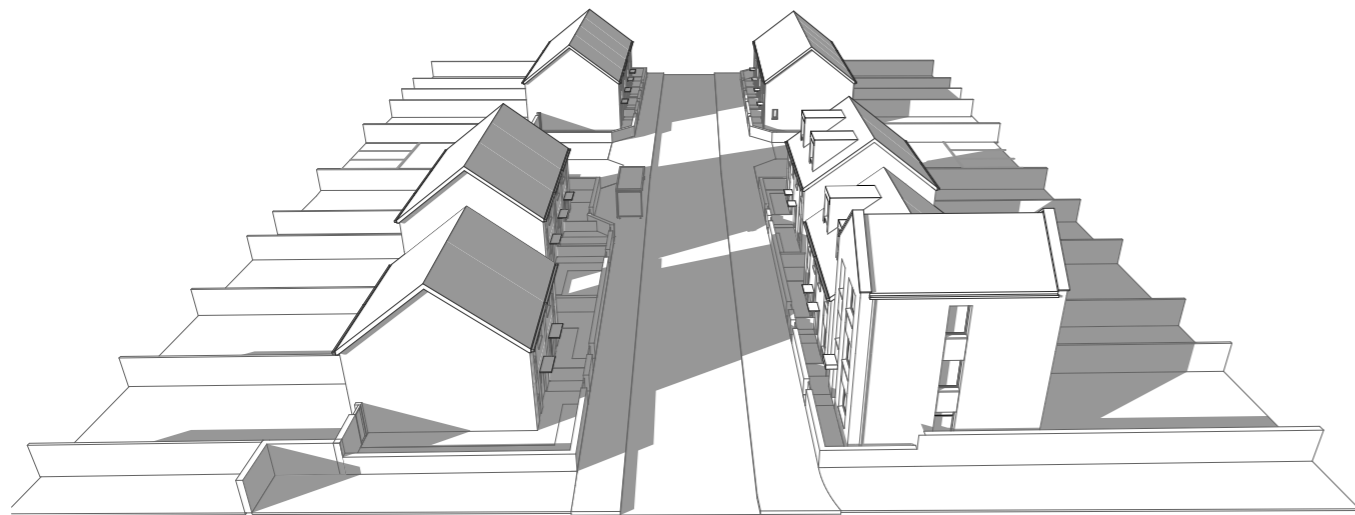


High view of non-split housing street at noon

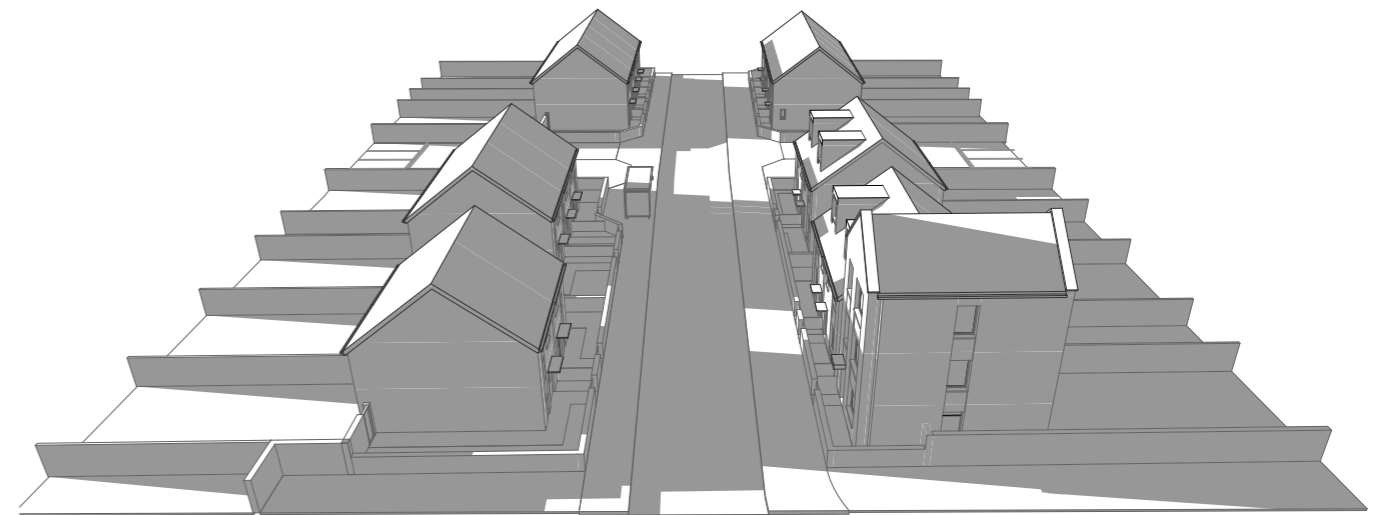
Winter 15:00



High view of non-split housing street in the evening



Lower view of non-split housing street at noon



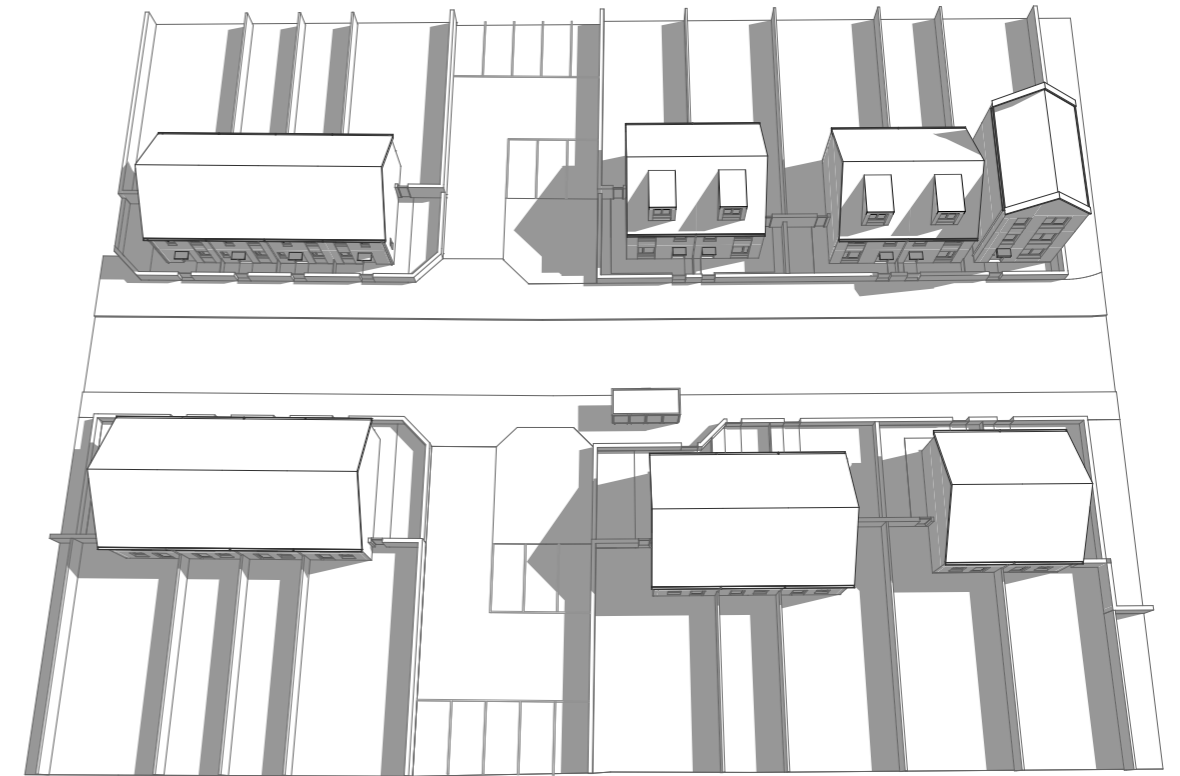
Lower view of non-split housing street in the evening

8.5. Sunlight Study

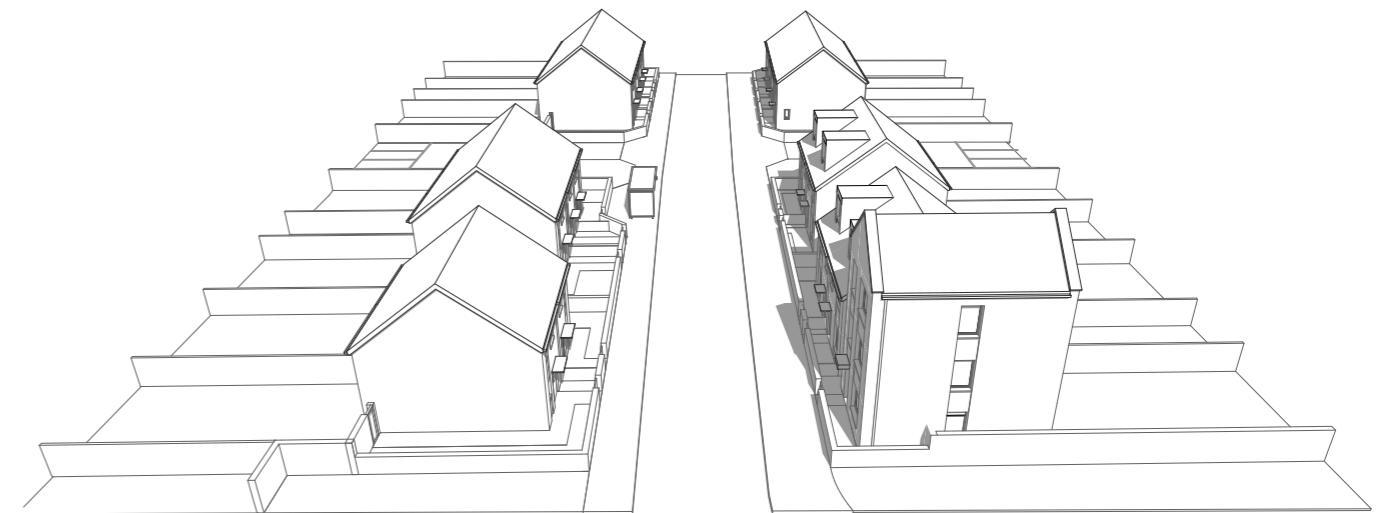
8.5.1. Non Split-Level Housing Street



Summer 9:00

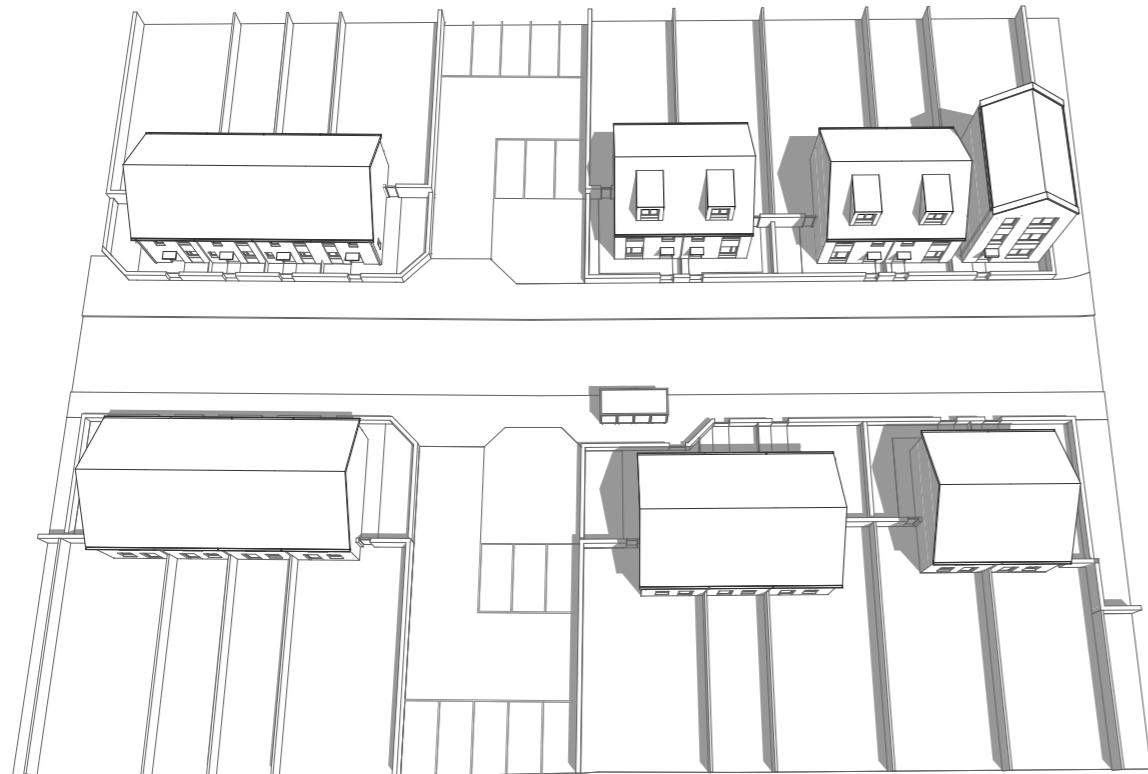


High view of non-split housing street in the morning



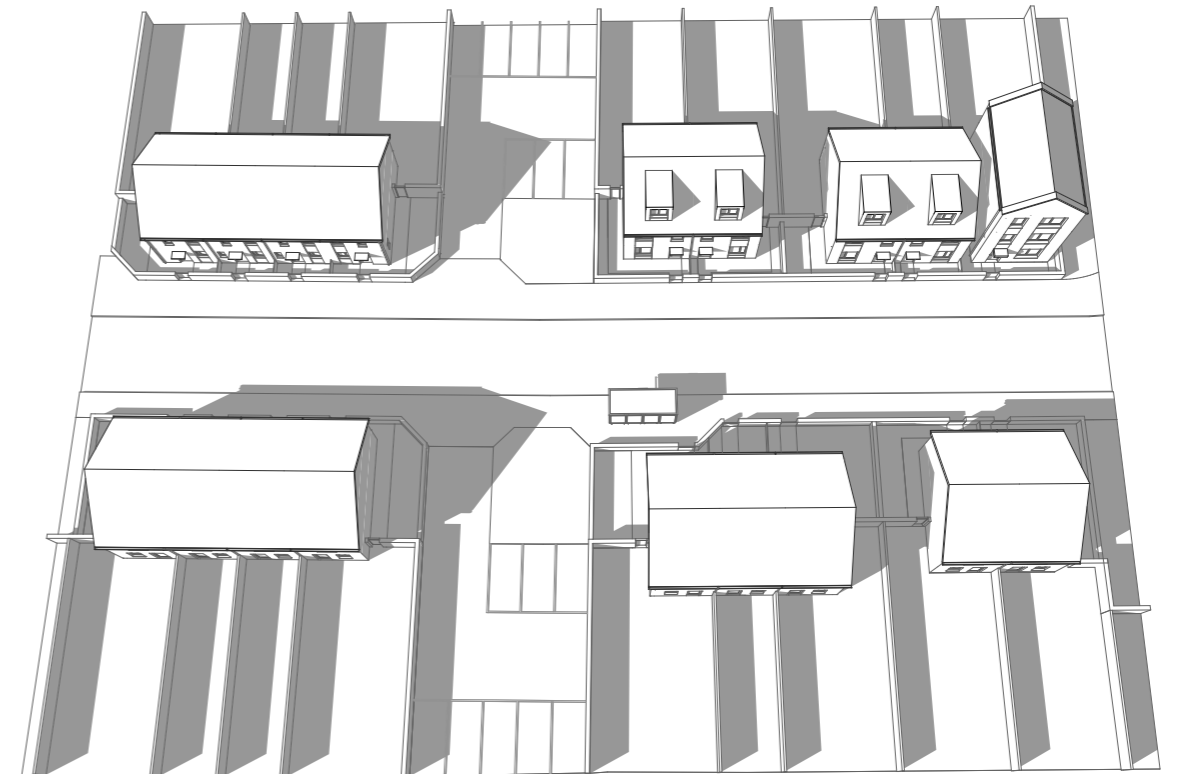
Lower view of non-split housing street in the morning

Summer 12:00

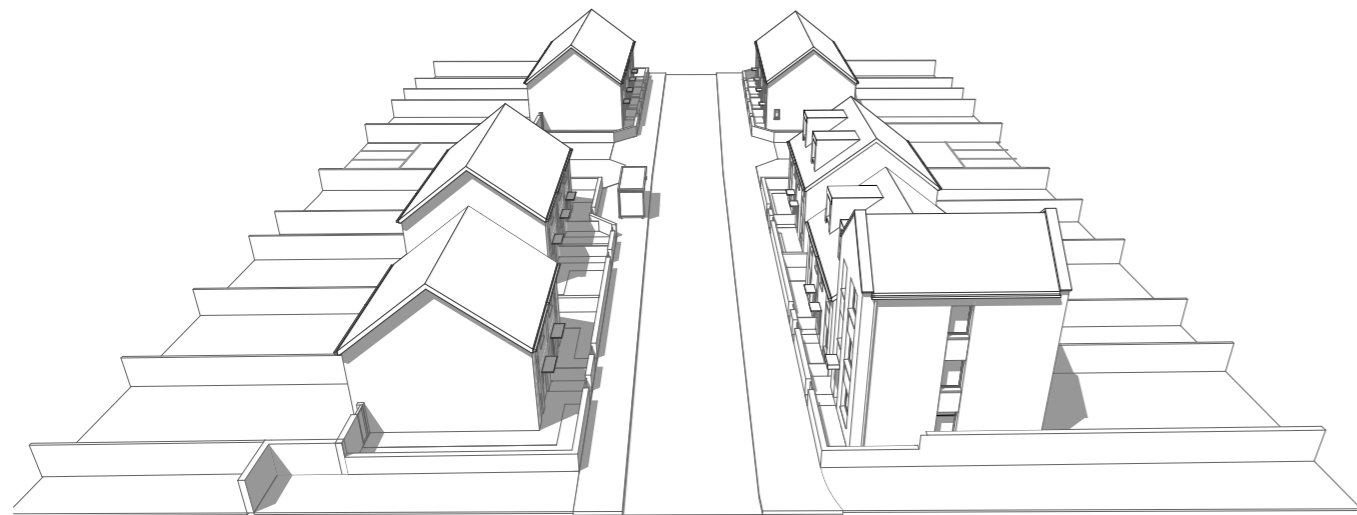


High view of non-split housing street at noon

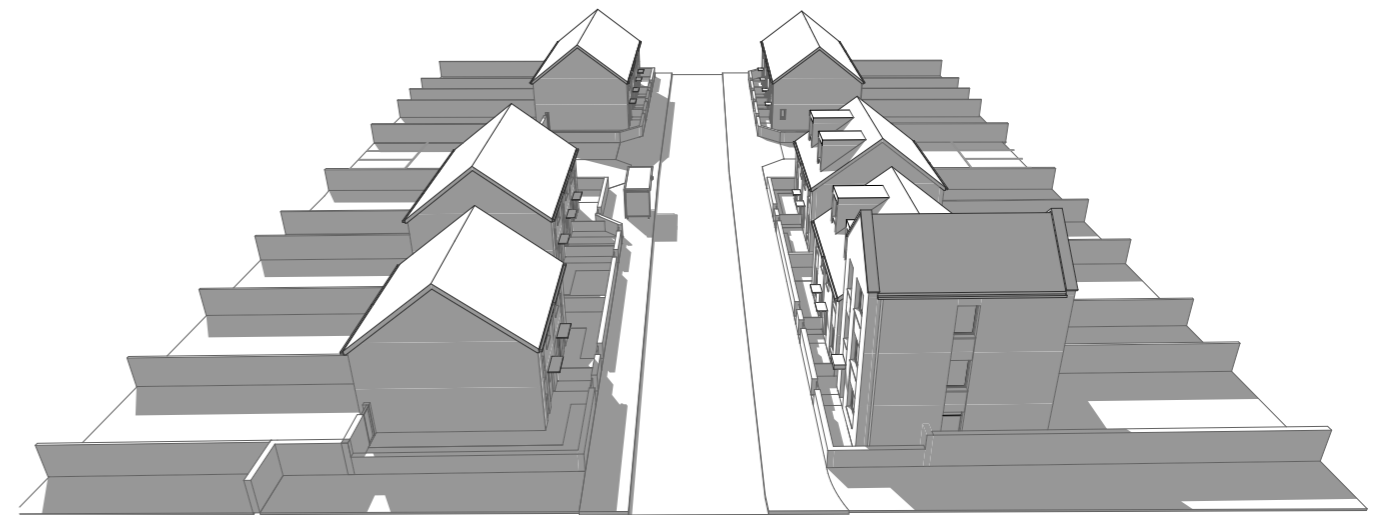
Summer 17:00



High view of non-split housing street in the evening



Lower view of non-split housing street at noon



Lower view of non-split housing street in the evening

8.5. Sunlight Study

8.5.2. Split-Level Housing Street

The loop road that accesses the majority of the site has a number of house types that sit on the different topographical conditions. This section reviews what is considered to be the most adverse area in regard to natural lighting.

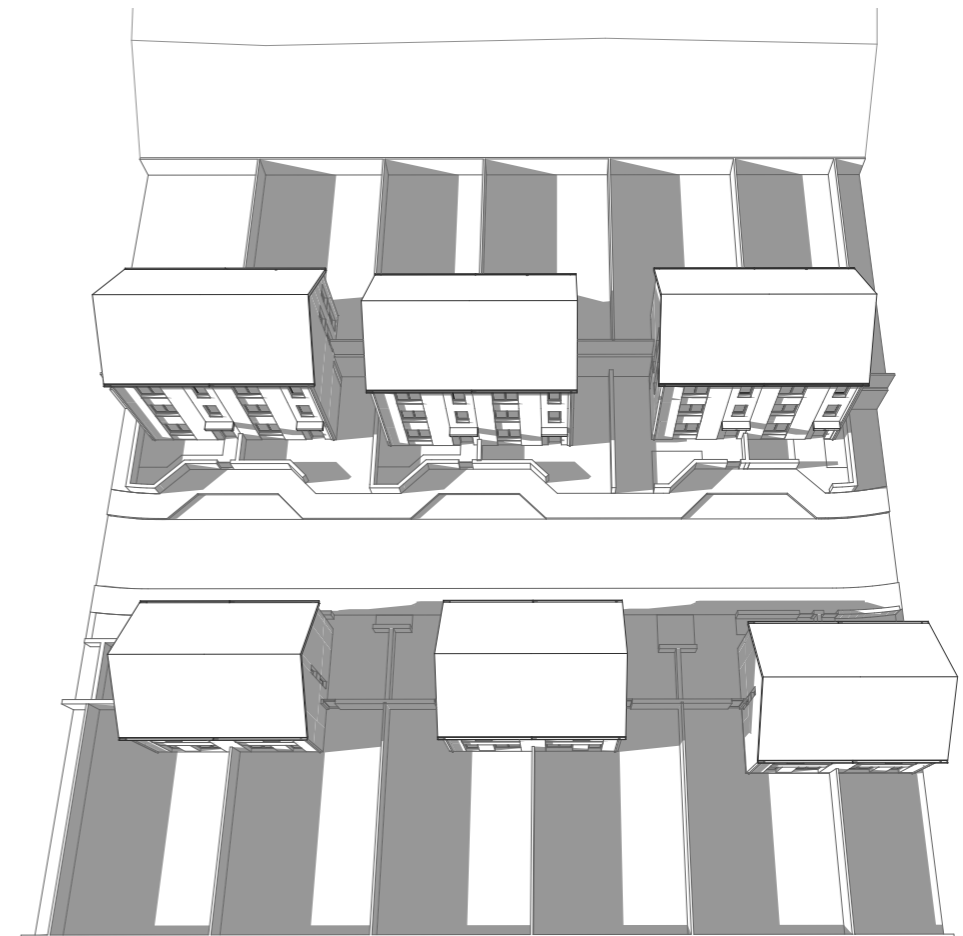
This area has split level housing that faces north onto the street. The split level housing is three storeys at street level but uses the change in level across the site and therefore is two storeys with south facing gardens to the rear. This arrangement ensures good levels of light are provided into these houses and the south facing gardens with level access from the main living space will be an attractive and distinctive feature to these properties.

The street will be part in shade especially from mid morning however gaps between the properties will provide sufficient levels of natural lighting in this area.

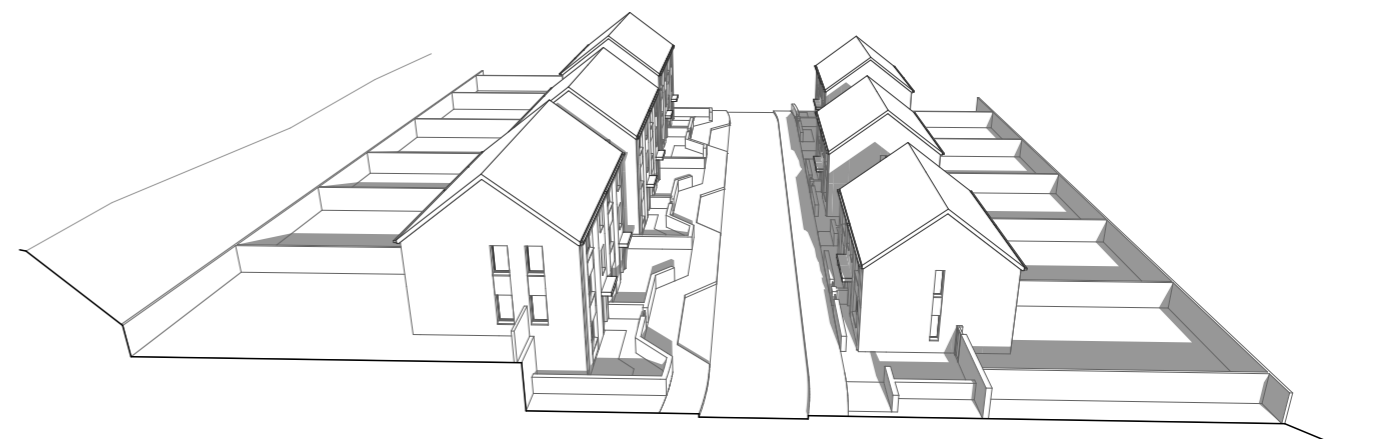
The properties to the northern side of the street are two storeys with north facing gardens. This layout is a result of the urban design strategy (street frontages with rear gardens). As these properties are two storeys with driveways at the side it is considered that there will be acceptable levels of natural lighting in this location.



Equinox 9:00

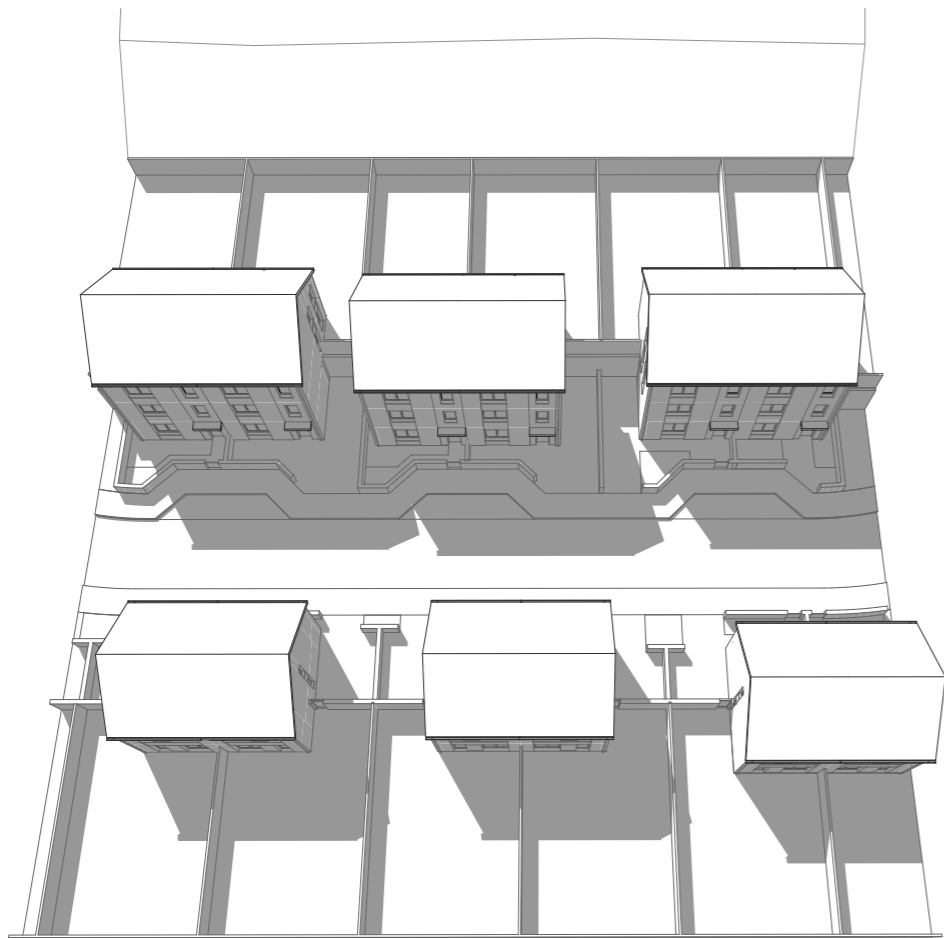


High view of split housing street in the morning



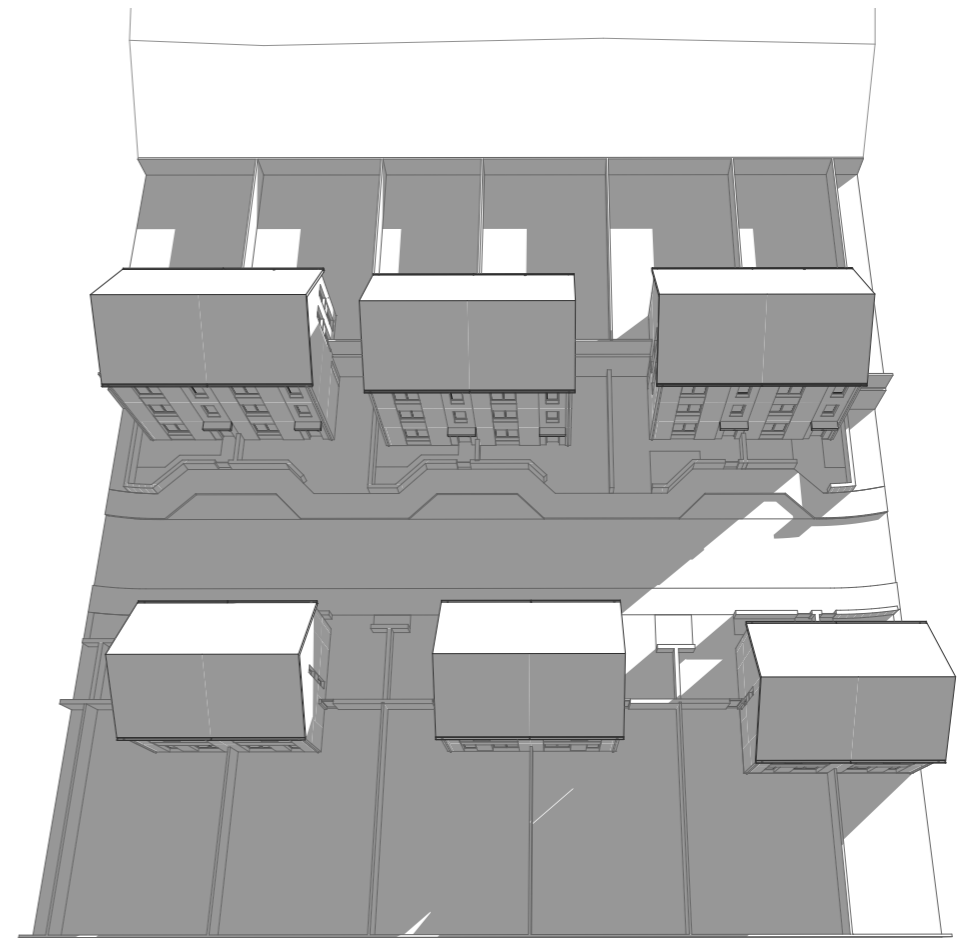
Lower view of split housing street in the morning

Equinox 12:00

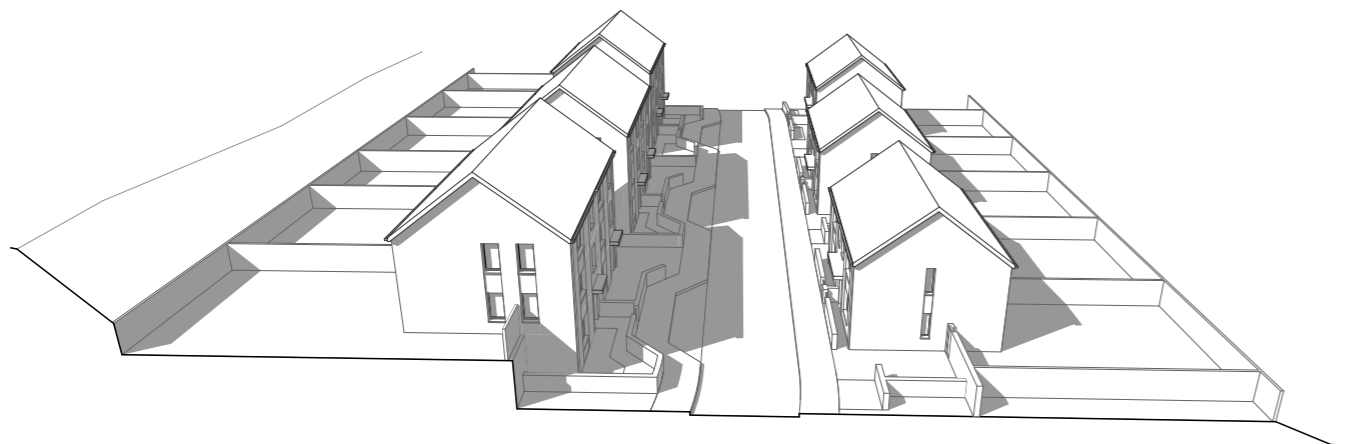


High view of split housing street at noon

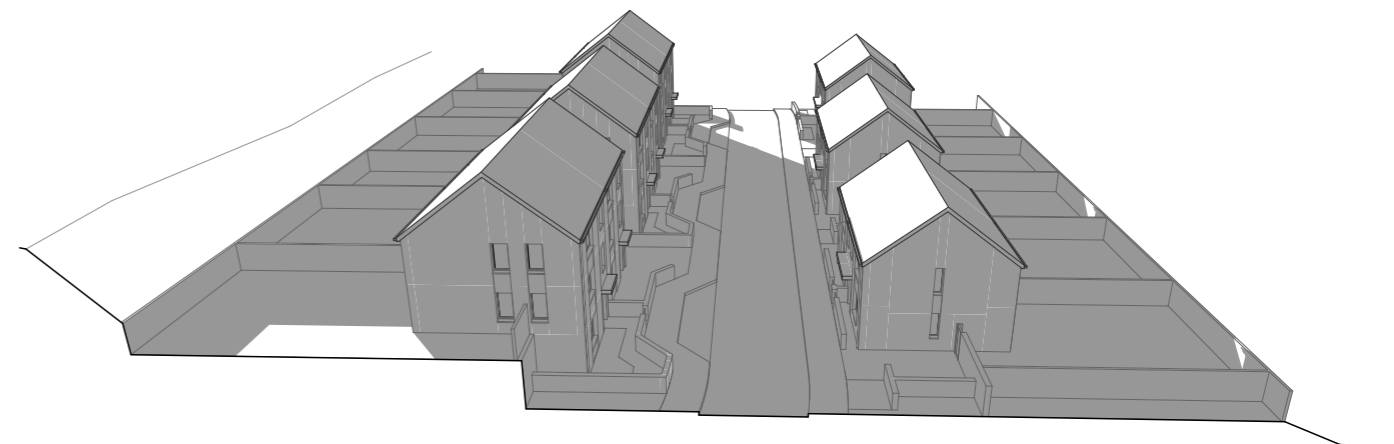
Equinox 17:00



High view of split housing street in the evening



Lower view of split housing street at noon



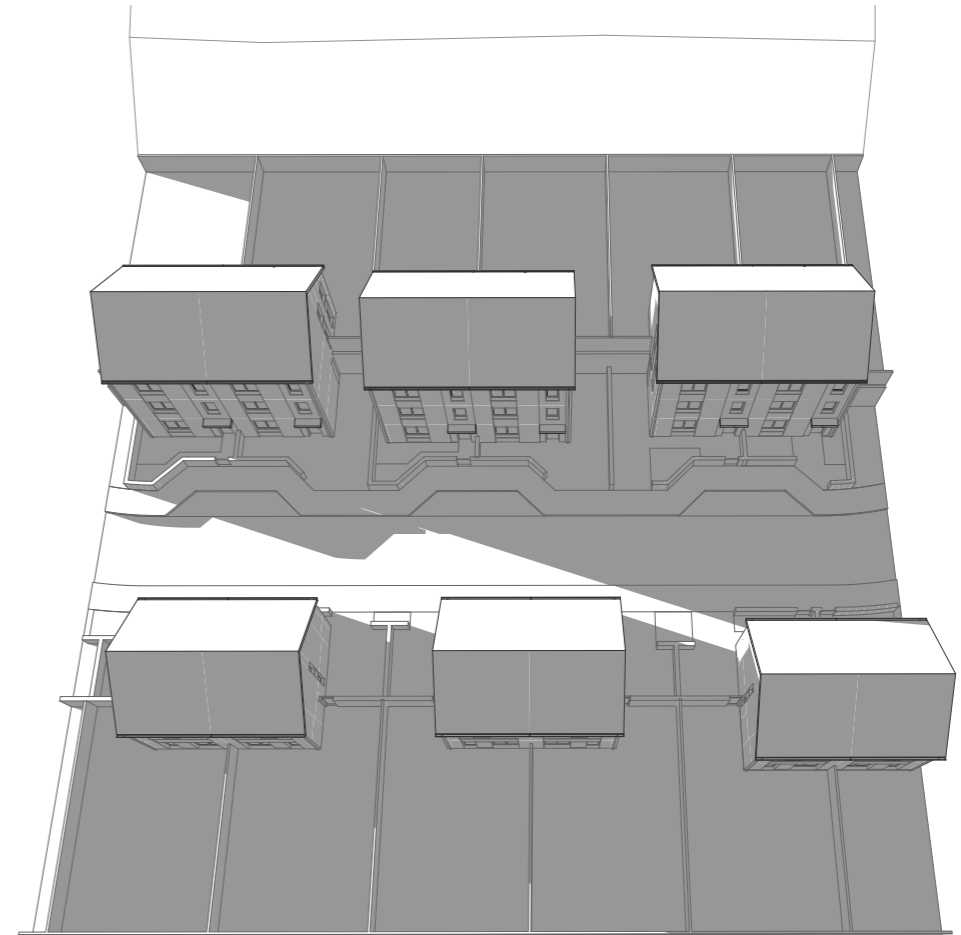
Lower view of split housing street in the evening

8.5. Sunlight Study

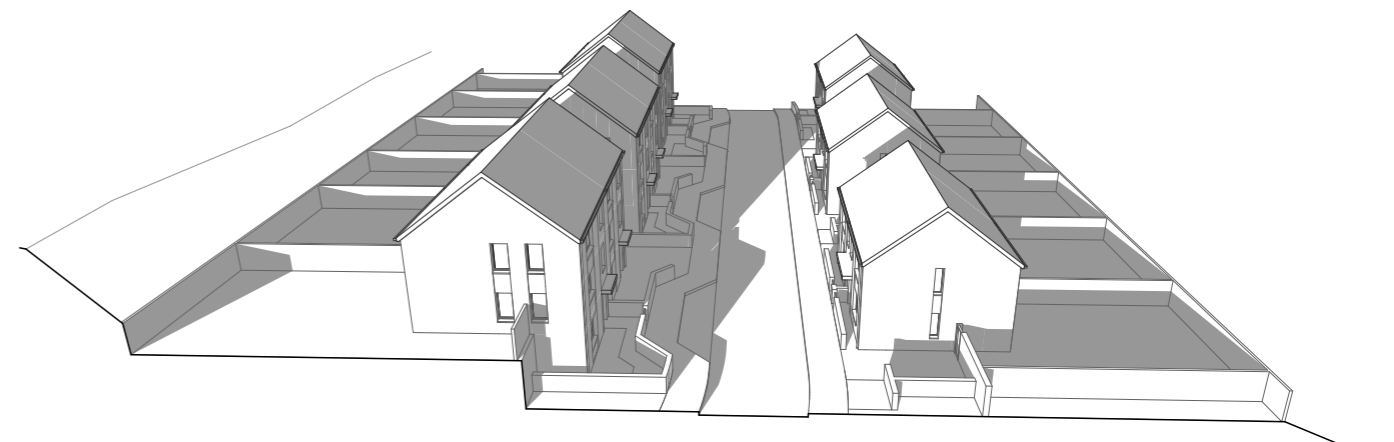
8.5.2. Split-Level Housing Street



Winter 9:00

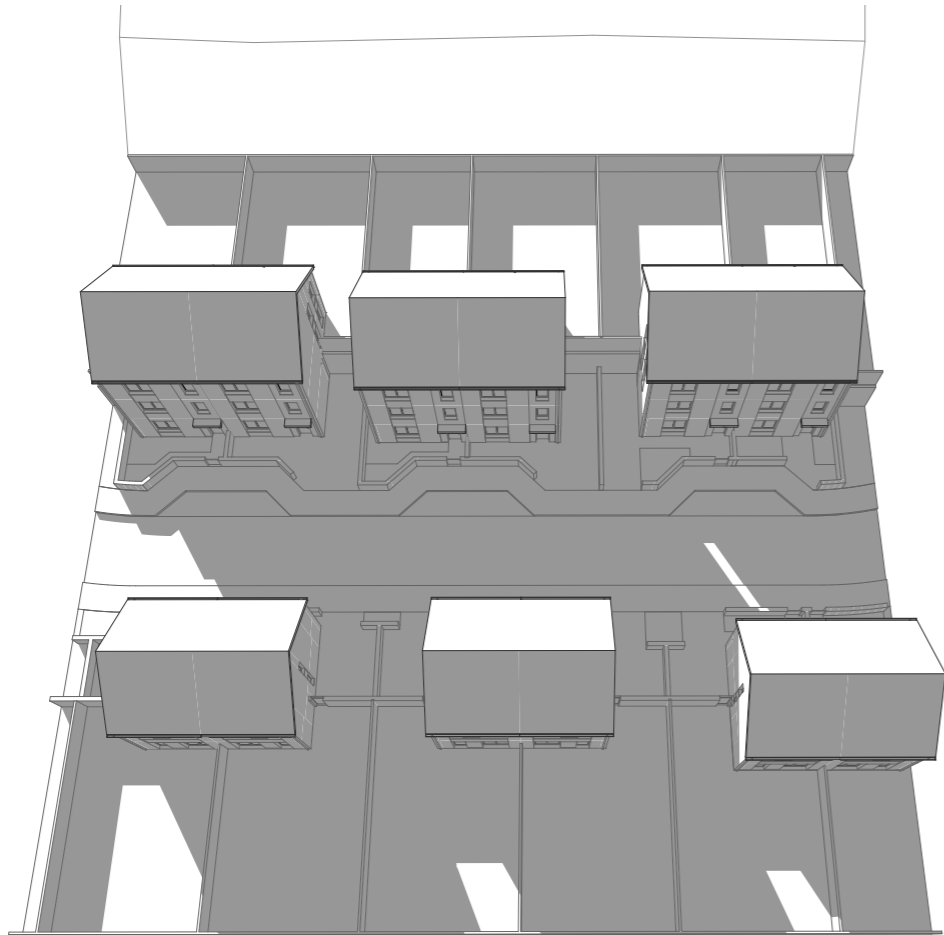


High view of split housing street in the morning



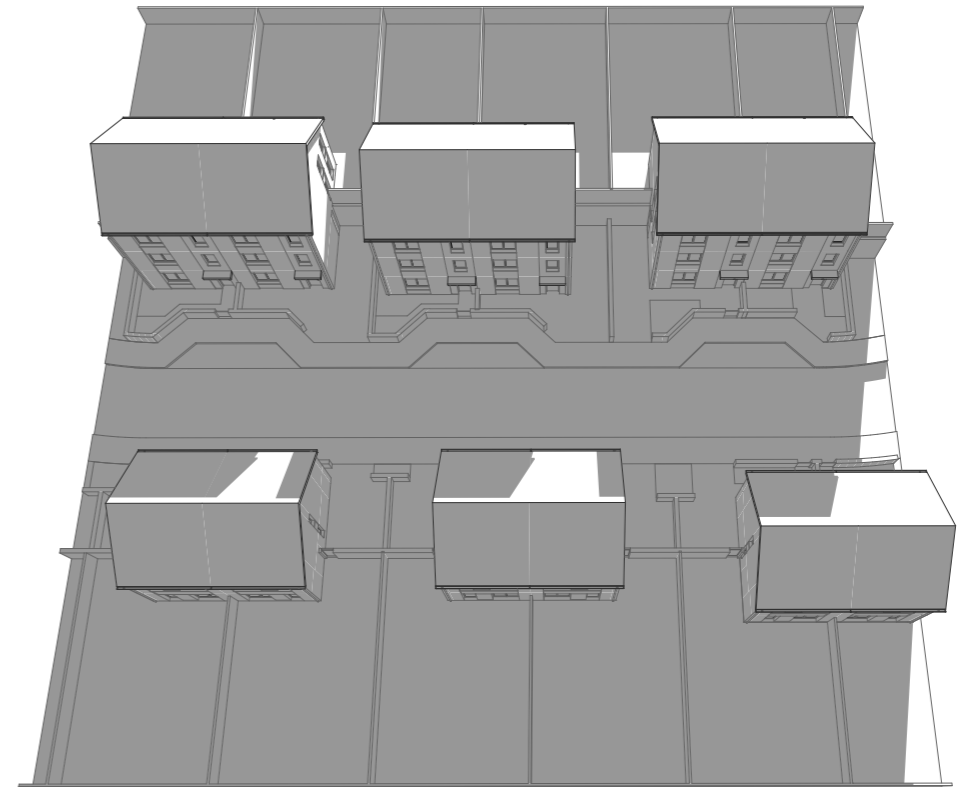
Lower view of split housing street in the morning

Winter 12:00

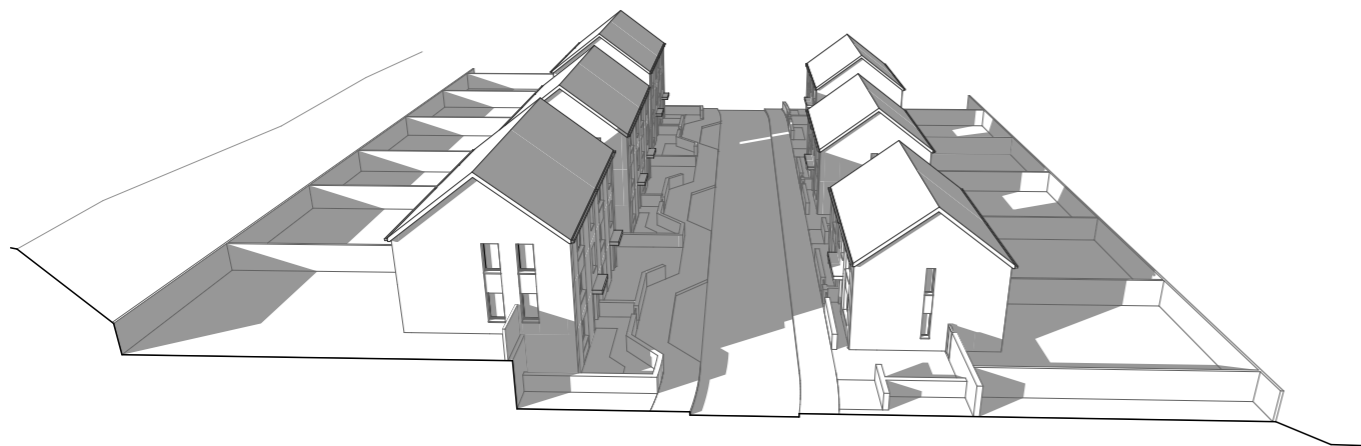


High view of split housing street at noon

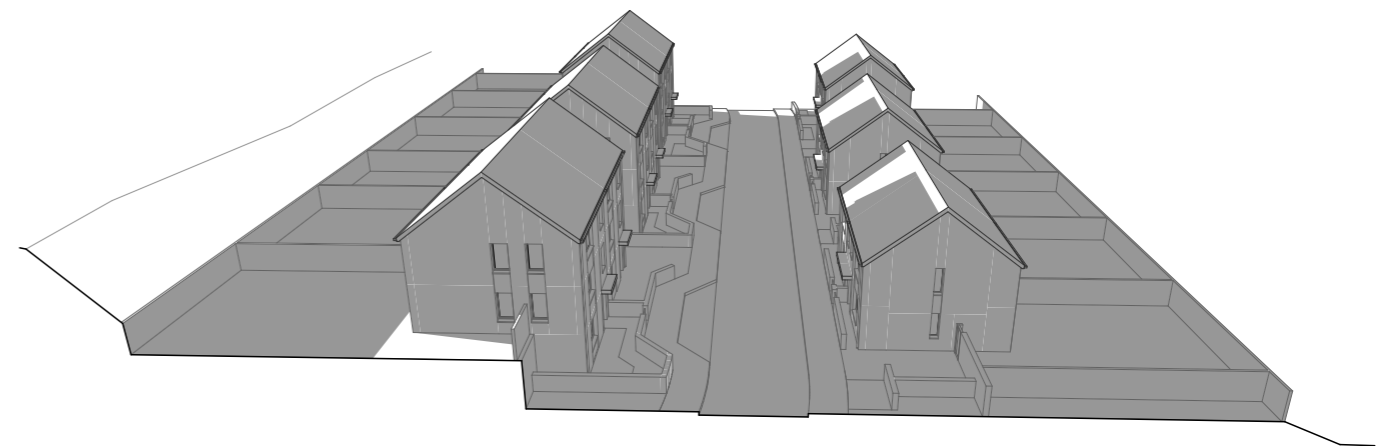
Winter 15:00



High view of split housing street in the evening



Lower view of split housing street at noon



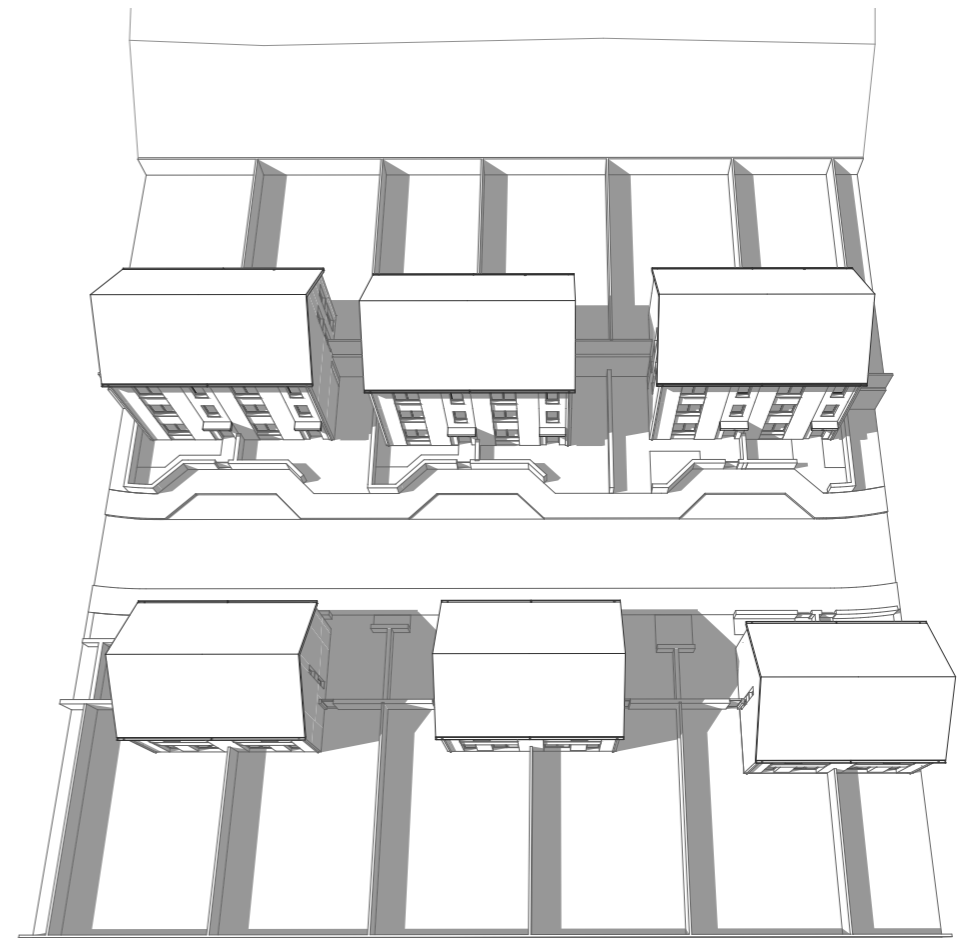
Lower view of split housing street in the evening

8.5. Sunlight Study

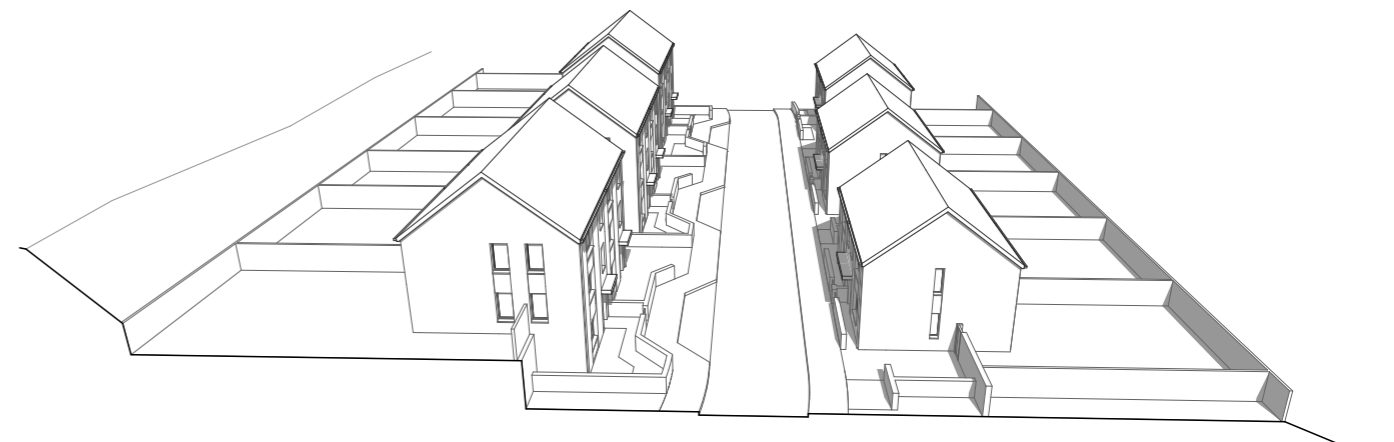
8.5.2. Split-Level Housing Street



Summer 9:00

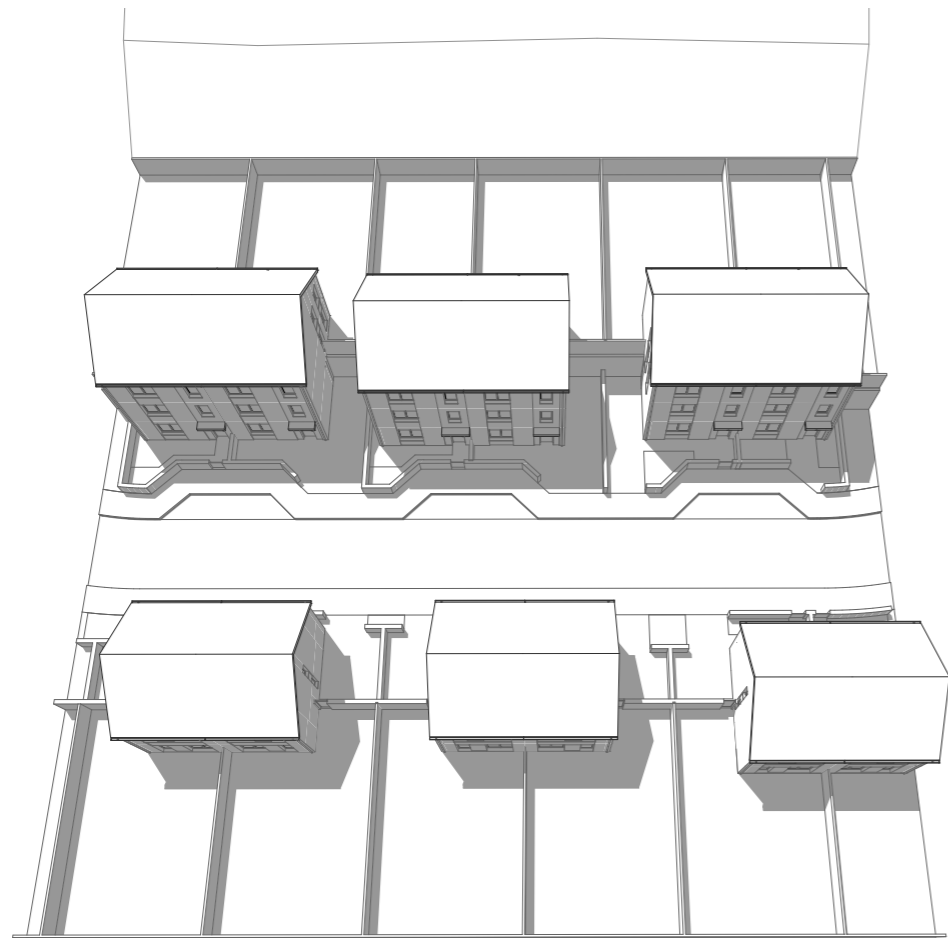


High view of split housing street in the morning



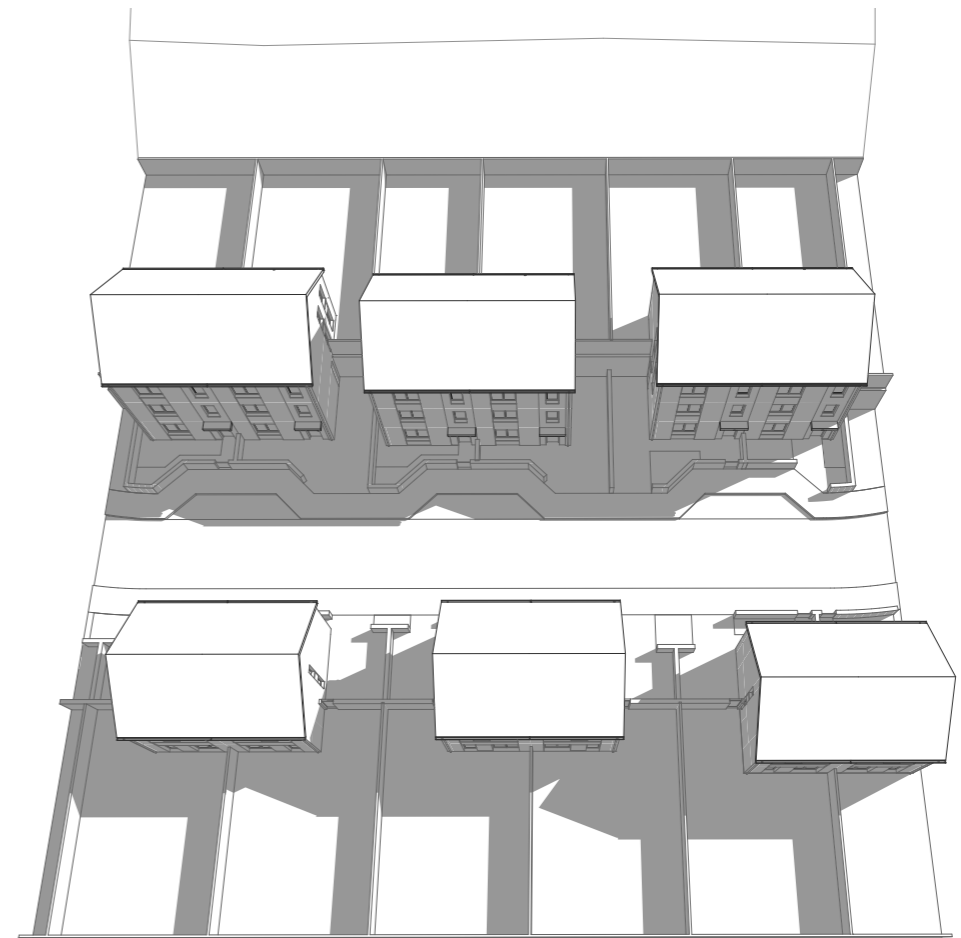
Lower view of split housing street in the morning

Summer 12:00

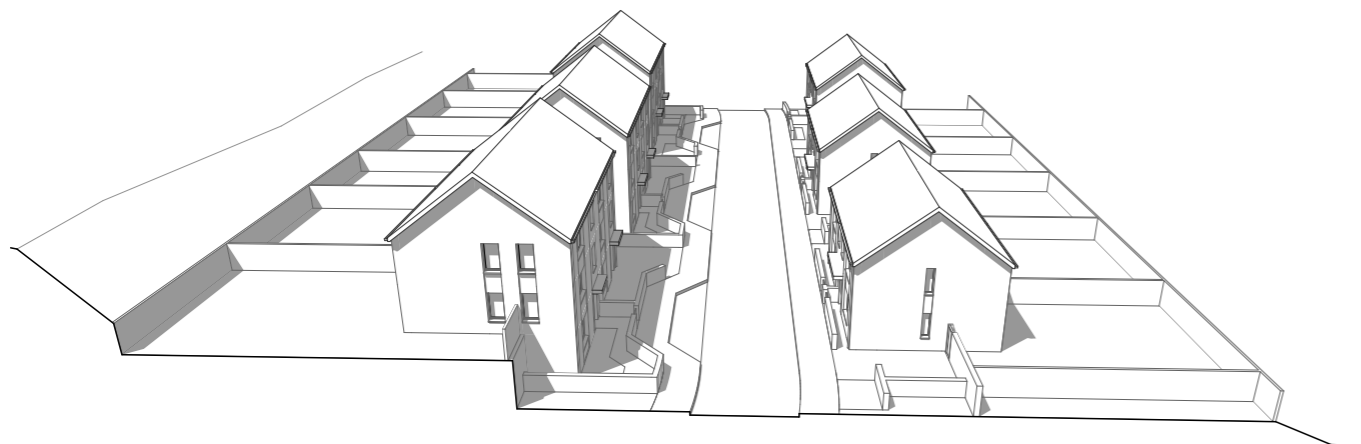


High view of split housing street at noon

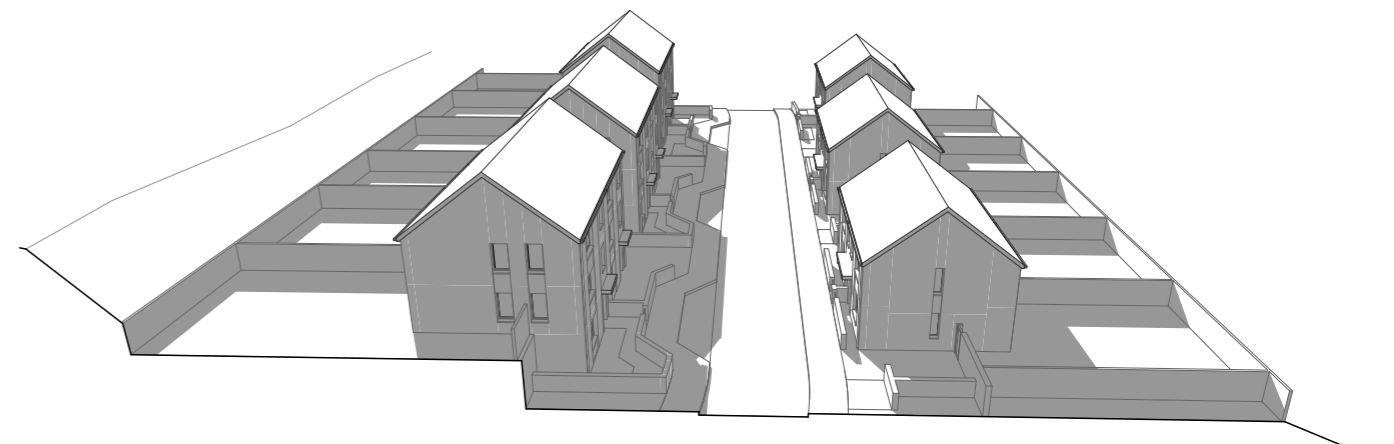
Summer 17:00



High view of split housing street in the evening



Lower view of split housing street at noon



Lower view of split housing street in the evening