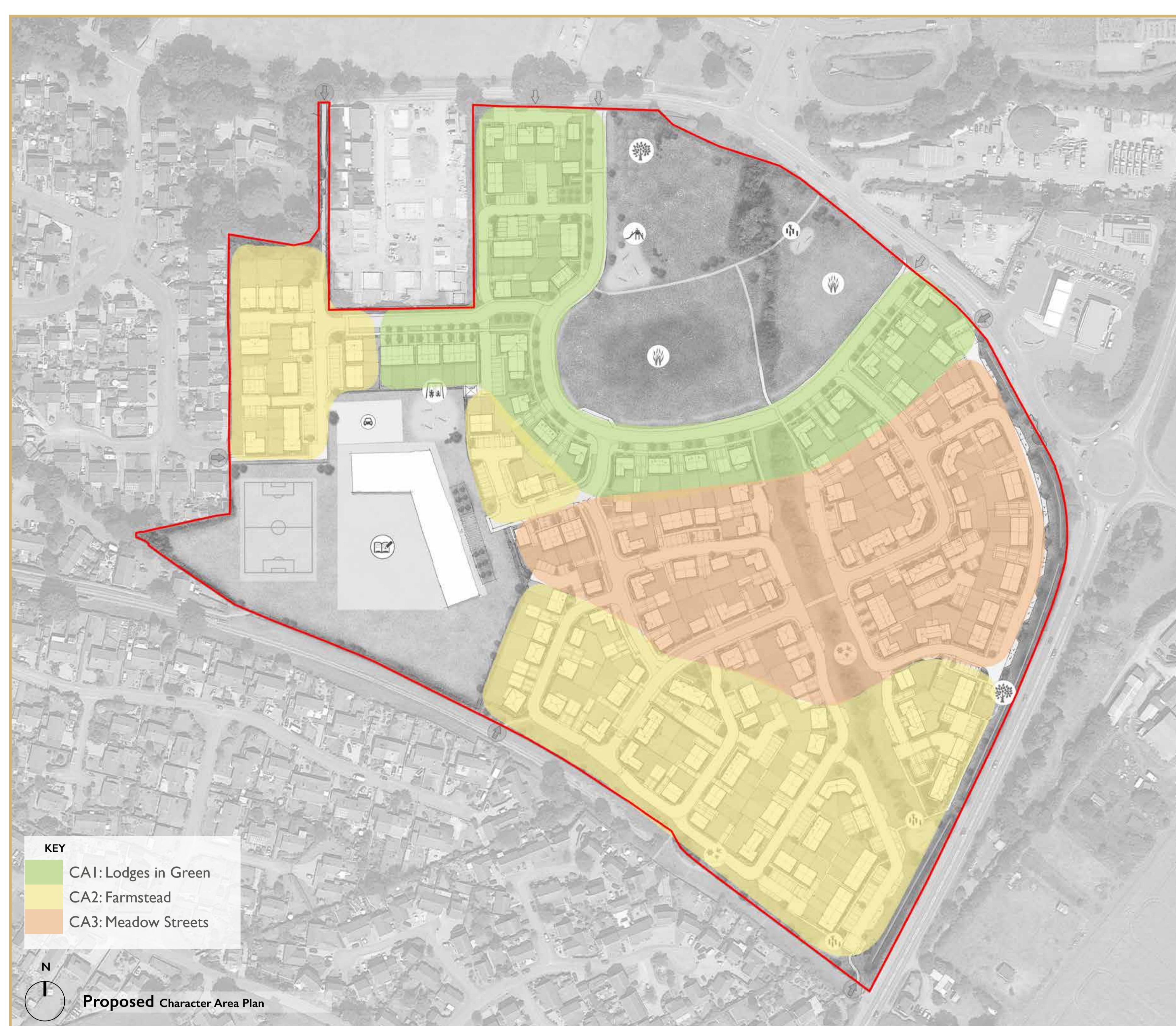


# Character Areas

Three character areas are proposed, to ensure the new development reflects local character and is in keeping with the area.

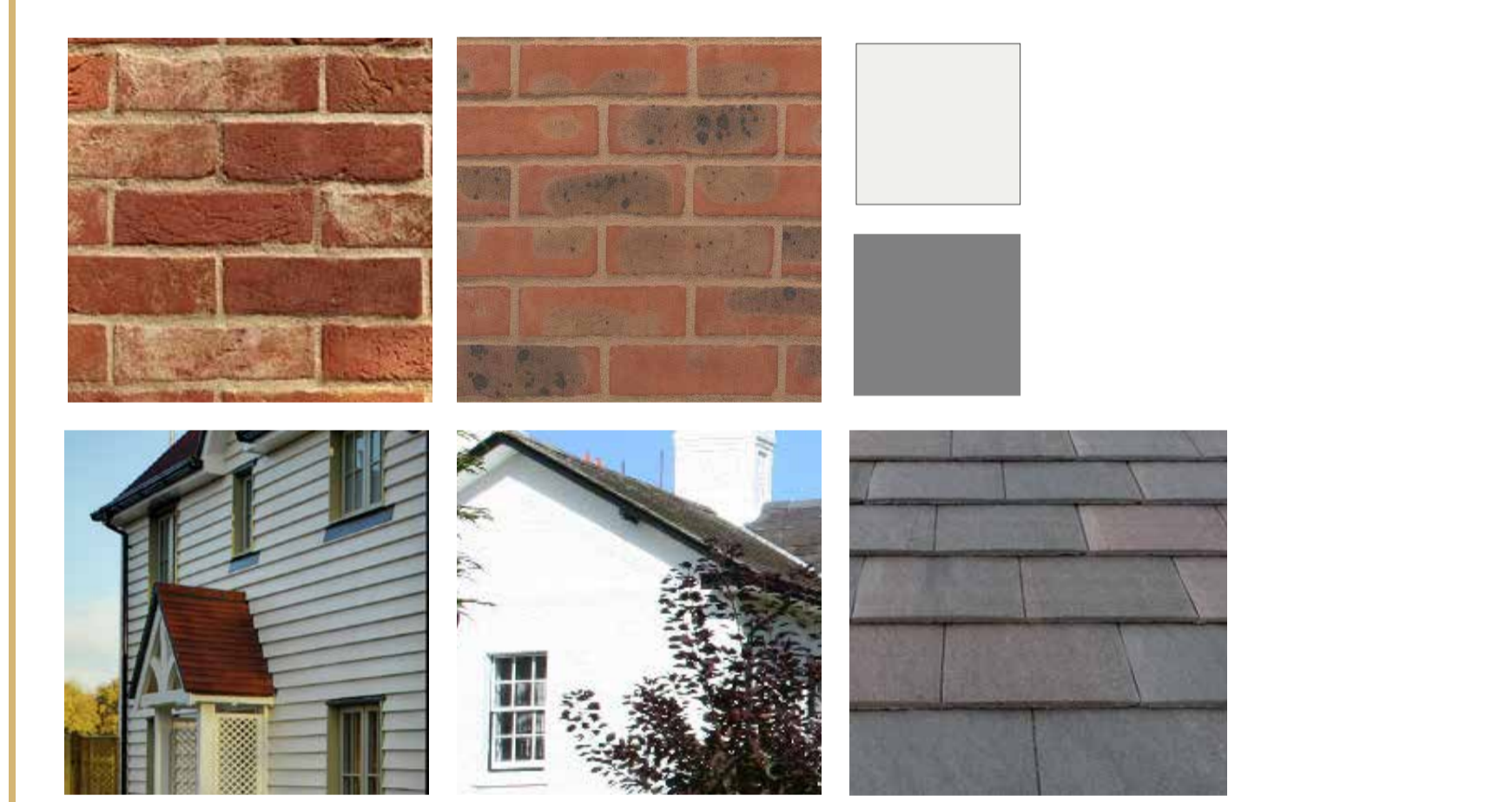

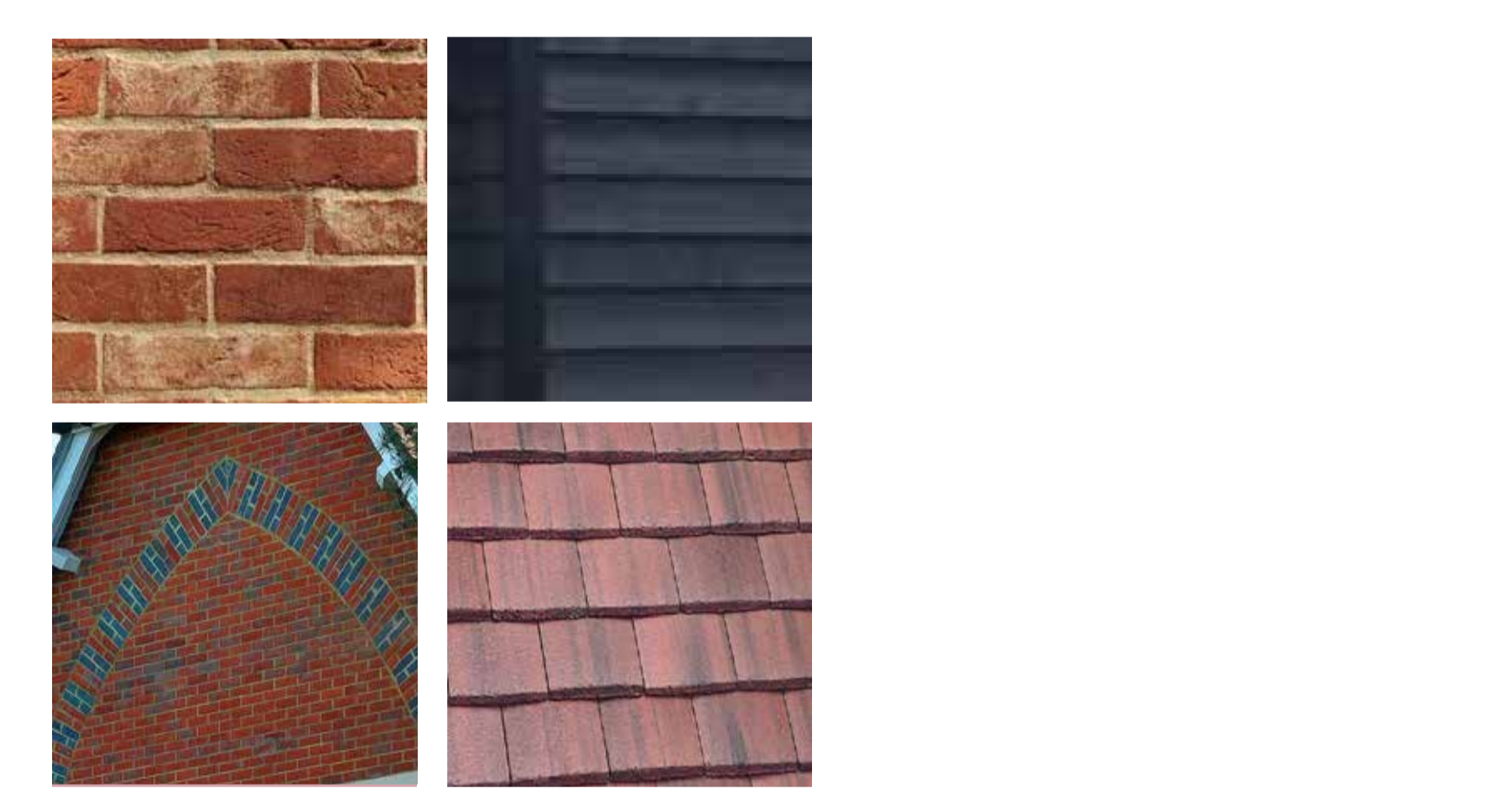



## Architectural Approach

An analysis of local vernacular has found the use of mainly brick, with a mixture of red and orange and occasional yellow or yellow white for workers cottages. Brick detailing such as quoining, patterning with grey or blue bricks, dentilled cornice below the eaves and decorative brick string course can be found. Pantiles are a common roof pattern across different architectural forms.



## Character Areas

These features have informed the following proposed character areas shown below:

CA1: Lodges in Green	CA2: Farmstead	CA3: Meadow Streets
<ul style="list-style-type: none"> <li>• Marker plots in contemporary Edwardian style with white panel cladding or occasional render</li> <li>• Architectural form is mostly villa and detached dwellings with simple silhouette, roofscape and chimneys creating interest in roof line</li> <li>• Occasional gable use and/or bay windows on certain house types to create interest</li> <li>• Porch designed as a flat roofed linear canopy frame inspired by the loggia</li> </ul>	<ul style="list-style-type: none"> <li>• Inspired from the local vernacular cottages defining the streetscape</li> <li>• Domestic style detached and semi-detached buildings, mostly symmetrical building form</li> <li>• Facade articulation includes bays, dormers and string course</li> <li>• Terraces and cottages in landscaped home zones creating strong community cohesion</li> <li>• Traditional brick material palette and occasional grey brick detailing, with a contemporary flare of black weatherboarding</li> </ul>	<ul style="list-style-type: none"> <li>• Dwellings set within a strong landscape enclosure or landscaped linear routes</li> <li>• Traditional vernacular of semi-detached and terrace buildings, with a mix of symmetrical and non-symmetrical form</li> <li>• Facade articulation includes stone porch detailing and brick pattern detailing</li> <li>• Varied material palette including red and buff brick, occasional weatherboarding and red and grey tile roof</li> </ul>
 	 	 

Examples of Hopkins Homes houses

