

Rose Cottage - Design Ethos Statement

With the exception of Rose Cottage, the immediate housing surrounding the site to both Copper Beech Close and Sycamore Close is either late 1960s or early 1970s architecture, with very basic and simple elevations in terms of both appearance and material palette. Most of the houses have multi-red LBC common facings to the walls, with some plots at the end of both roads with either buff LBC common facings or a render finish and profiled concrete interlocking tiles. There is no detailing within the brick faces, just stretcher bond throughout.

Across the road to the north is the flatted development of Ellerslie Court, built in the mid-1990s, the walls clad in yellow multi-stocks, with red stock detail banding and soldier coursing, with concrete interlocking roof tiles. In terms of appearance, there is nothing particularly outstanding, but the development is a perfect representation of buildings in the 90s.

Most recently is the planning permission granted in 2024 for the McCarthy & Stone Development on the old bowling green site, facing onto Milton Road. The choice of materials, whilst traditional are a common colour palette for modern developments, using red and dark blue bricks, with slate grey aluminium panel detailing and window joinery, and slate grey roof tiles.

It is this latter and recent approval where our proposed design, appearance and materials palette draws most comparison and inspiration. Whilst in some cases blending in with the surroundings or copying the vernacular may be appropriate, that is not the case with the application site. There would be zero architectural merit in following the appearance of the housing immediately adjacent and opposite the application site.

Westoak Homes whole design ethos is bringing fresh contemporary design into their projects and developments, using modern methods of construction such as SIPS build and/or timber frame, and providing high levels of insulation to the envelope along with renewable technologies such as Air Source Heat Pumps. Just as the existing houses represent their eras, we need new developments to represent current modern-day architecture, providing a narrative around changing trends, new materials, new technologies. If we simply repeat what has been done to "blend in", we're leaving nothing behind for the Architecture's history.

Therefore, the new dwellings have been designed to blend traditional and contemporary materials with the common modern day colour palette of reds and greys.

The traditional materials are the red facing bricks to the lower walls, as a nod to the immediate surrounding houses, and slate roofs (albeit modern composite such as Cedral Rivendale or Thrutone). The contemporary materials comprise of standing seam zinc/aluminium cladding and window/door joinery in anthracite grey, with black aluminium sheet cladding to frame the entrance porch of plot 2 and balcony/porch surround of plot 1. There is also a panel on natural timber vertical cladding on both plots 1 & 2.

The overall appearance, whilst distinctive, is not considered to be obtrusive to its surroundings. The red brickwork definitely grounds the houses to the past, whilst the darker tones of the cladding, roof and window joinery firmly place them in the present, the here and now.

Furthermore, the proposals would open up the opportunity to renovate and refurbish the exterior of Rose Cottage to bring it up to date, as it is very much isolated in its siting and appearance from the existing built environment.