

Harrison, Liz

From: Oliveira, Marta (Contractor)
Sent: 03 February 2025 13:23
To: Harrison, Liz
Subject: Oak Cottage

Hi Liz,

I have reviewed the updated information for this site uploaded to Salesforce.

In general, the scheme presents a good example of a modern design style which will blend in its context.

Notwithstanding the comment above, there are a few important outstanding concerns:

- The proposed rooms facing exclusively north, particularly those on the lower floor with balconies above, would be overshadowed most of the time as they will not receive much if any sunlight. A shadow analysis should be carried out in order to demonstrate that adequate level of daylight and sunlight are received in those habitable rooms and that they meet the minimum recommendation.
- In terms of roof materials, it is recommended to reduce the variety of roofing materials proposed as it is important to ensure that an excessive number of materials are not employed in a single scheme as this often results in a discordant composition. I.e. to propose natural slate, instead of both the dark grey and grey roof tile; and red plain clay tiles, as they are natural, more noble and they weather naturally, in keeping with other commonly used walling materials such as clay bricks, adding a beautiful finishing touch to the roof of any building.
- Also, it is recommended to propose white painted brick instead of white render as it would tie in better with what has been used on the adjacent Boorley Gardens development. We understand it will be a managed building with appropriate maintenance and that painted bricks can also “peel”. However, it would be much easier to fix a painted brick than any issues that can arise regarding the render.

I hope these comments are of help.

Kind regards
Marta

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