

# Land at Norton Road, Thurston

SELF-BUILD / CUSTOM BUILD DESIGN CODE

Prepared by Pegasus Group, on behalf of Vistry Group | P25-1874\_GD001C | September 2025

Vistry Group





**“ The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”**

**(PARA. 131, NPPF DEC. 2024)**



Pegasus Design

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Everything we do is Expertly Done.

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DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS SPREADS



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### Self Build / Custom Build Location Plan

# 01 Introduction

- 1.1 This document has been prepared by Pegasus Design as a requirement of the S106 associated with outline planning consent, which is being constructed by Vistry Group. Hybrid planning permission for Phase 3 was granted by Mid Suffolk District Council in December 2023 (LPA Ref: DC/20/01716) for the erection of 112 no. dwellings (including 43 affordable units), together with associated access, infrastructure, landscaping, and amenity space (applied for in full), as well as 9 self-build plots (applied for in outline with all matters reserved; access to be considered). The Self Build / Custom Build plots are located to the north of the Cavendish View development.
- 1.2 Hybrid planning consent was approved in December 2023, subject to a number of planning conditions and obligations, to include the requirement for the submission of “Self Build / Custom Build Housing provisions” under the S106 definitions. This document is submitted to satisfy the requirements of the S106. Planning conditions 35 to 40 relate to the outline planning permission and the self-build plots:

**35. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION**

Application for approval of all of the reserved matters must be made within four years from the date of this permission which shall include the marketing period described in the associated S106 agreement.

Development of each Self Build / Custom Build plot shall then commence within two years from the approval date of the last of the reserved matters for that plot.

**Reason** – To enable the adequate marketing of the Self Build / Custom Build plots Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**36. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: APPROVAL OF RESERVED MATTERS**

Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called “the reserved matters”) shall be obtained in writing from the Local Planning Authority.

**Reason** – To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

**37. SPECIFIC RESTRICTION ON DEVELOPMENT: SELF BUILDS**

The 9 dwellings as identified on plan P18-2417-72 shall solely be built out as self-builds in line with the associated s106 agreement unless otherwise agreed in writing with the Local Planning Authority. Reason: In the interests of meeting the districts self-build dwelling needs.

**38. DETAILS REQUIRED WITHIN RESERVED MATTERS SUBMISSION: FOUL AND SURFACE WATER DRAINAGE**

Foul and surface water drainage details shall be submitted as part of the reserved matters application for each self-build dwelling. Reason: To ensure appropriate foul and surface water drainage arrangements are provided to serve each dwelling.

**Note: This condition does not need to be formally discharged, the details need to be provided within the reserved matters submission.**

**39. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Walkover Survey and Badger Check 2021 (James Blake Associates Ltd., January 2022) and the Preliminary Ecological Appraisal (Base Ecology, December 2016).

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

**Reason** - To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

**40. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BIODIVERSITY ENHANCEMENT LAYOUT**

Prior to development above slab level for each plot, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (BASEcology, December 2016) shall be submitted to and approved in writing by the Local Planning Authority.

The approved enhancement measures shall be implemented in full prior to first occupation, and all features shall then be retained.  
Reason: To enhance protected and Priority Species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 1.3 By way of context, the number of “Self Build / Custom Build” units to be delivered on the site was established at the hybrid planning application stage, which identified the following breakdown.
- The erection of 112 no. dwellings (inc. 43 no. affordable) together with associated access, infrastructure, landscaping and amenity space (applied for in full) and 9 no. Self Build / Custom Build plots (applied for in outline with all matters reserved, access to be considered).
  - Planning permission to enable construction of 9 of the dwellings to be provided as Self Build / Custom Build Housing, and “or the avoidance of doubt reference to Self Build / Custom Build Plot” shall refer to one individual plot or land required for construction of dwellings to be provided as Self Build / Custom Build Housing.



## DEFINITION OF CUSTOM-BUILD & SELF-BUILD

- 1.4 The statutory definition can effectively be simplified to.

***“A home built to plans or specifications decided by the occupant. When considering whether a home is a Custom Build or Self-Build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.”***

***(Right to build task force March 2021).***

- 1.5 As set out above, this Design Code and (indicative) Plot Passport covers the Self Build / Custom Build plots which fall within the residential development on Land at Norton Road, Thurston. The Self Build / Custom Build plots are: 01 to 09 (See Self Build / Custom Build Plot Location Plan).

- 1.6 The principles outlined in this document are based on the site-wide Design and Access Statement. The purpose of this document is to ensure that the development of Self Build / Custom Build units follows the principles established within the site-wide code, including materiality and character, while providing design options to the end user to meet the Self Build / Custom Build obligations.

## CUSTOM BUILD PROCESS

- 1.7 A purchaser will choose one of the plots available through the Sales & Marketing team and choose from the variety of primary design inputs available within the document. Once the plot, and other design elements have been chosen, Vistry Group will be responsible for delivering the house and providing the purchaser with a thorough handover. For more details, refer to the dispersal strategy section.

# 02 Design

## SELF-BUILD / CUSTOM BUILD PURCHASERS' CHOICES AND PRIMARY INPUTS

### Choice 1 – Pick a Plot

- 2.1 Up to 9 Self-Build / Custom Build plots will be identified on a plan across the site.
- 2.2 The Self-Build / Custom Build plots will be detached with parking in between.

### Choice 2 – External Materials

- 2.3 Each plot has a variety of materials to choose from (which are consistent with the DAS), but provides the flexibility for a purchaser to put their own stamp on it. This can include a choice of red brick with slate roof, buff brick with slate roof, or render with clay tiles.
- 2.4 The above material options can be discussed with the sales operatives. Furthermore, customers will be able to choose from a variety of door/window styles, door canopies, headers/cills and brick detailing, as demonstrated on the page opposite.

### Choice 3 – Internal Specification

- 2.5 The purchaser will be offered a wide choice on internal specifications which will include a choice of the following:
  - Kitchen options
  - Bathroom options
  - Tile options
  - Internal door, architrave and skirting options
  - Architectural ironmongery options
  - Fixtures and fitting options

### Choice 4 – Bespoke Decoration Options

- 2.6 Each plot will be offered a choice of bespoke decoration options, including paint and wallpaper options. Bespoke options can be discussed with the sales operatives.





Door & Window Styles



Heads & Cills



Brick Detailing



Door Canopies



## TYPE 1

### MATERIALS PALETTE



CLAY TILE



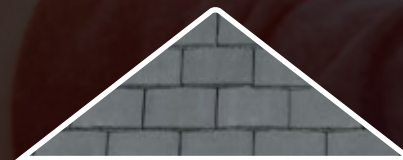
RENDER



RED BRICK PLINTH

## TYPE 2

### MATERIALS PALETTE



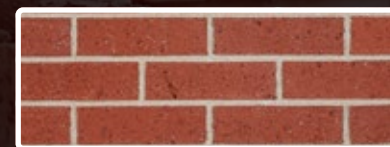
SLATE TILE



RED BRICK



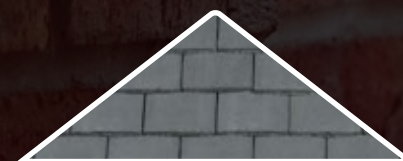
STONE/BRICK BANDING



RED BRICK

## TYPE 3

### MATERIALS PALETTE



SLATE TILE



BUFF BRICK



STONE/BRICK BANDING



BUFF BRICK



## BUILDING HEIGHTS, LAYOUT AND APPEARANCE

- 2.7 The 9 no. Self-Build / Custom Build plots will be provided as serviced plots to the north of the development. It is envisaged that the units built in this location will reflect the local vernacular, front onto the open space, and will be up to 2 storeys in accordance with the sensitive green edge location. Dormers will not be permitted by the Council, but may be acceptable on a bungalow. The Council will not accept any dwellings that are or are perceived to be 2.5 storeys in height.
- 2.8 The illustrative layout shows a looser arrangement for these plots, aligning with the site's northern edge and providing an opportunity for a sensitive transition in character as urban areas move to rural.
- 2.9 It is intended that these nine plots will represent innovative and bespoke designs that respond to the local vernacular of Thurston and the character of the Cavendish View development in which they are situated, and that they will also incorporate high sustainability standards.
- 2.10 The materials palette for the Self-Build / Custom Build units are set out below. These are based upon the character area materials palette within the wider site and will be consistent with the DAS and Design Code. These include:
- Red brick;
  - Buff brick;
  - Render ivory / white;
  - Render yellow / cream;
  - Real slate tiles, avoiding Spanish slate;
  - Clay pantiles;
  - Black front door;
  - White barge boards / fascias / canopies;
  - White UPVC windows; and
  - Black rainwater goods.

## INTERNAL SPECIFICATION

- 2.11 A range of internal specification choices for the Self-Build / Custom Build units will be offered to the customer by the sales team, and will provide a variety of options ranging from kitchen upgrades, tile and flooring options, bathrooms, and other fixtures. These will be discussed with the customer once their interest has been registered and their aspirations understood.

## BOUNDARY TREATMENTS

- 2.12 The nine plots offer opportunities for landscape, including ornamental planting beds, structural hedgerows and decorative trees. Customers can choose the front boundary treatments to residential plots and primary road verge from a range of options, including:
- 1.2m high post and rail fence
  - Hedgerow planting
  - Ornamental shrub planting
  - Timber Bollards
- 2.13 Development plots will be defined by 1.8m high brick walls to the sides and to the rear (brick wall to match associate dwelling)—a brick wall with hedging on the frontage to clearly define public and private spaces.



**Timber Post and Rail Fence**



**Ornamental Shrub Planting**



**Hedgerow Planting**



**Timber Bollards**



## PARKING

2.14 Parking should be designed in line with the guidance contained within Manual for Streets and Suffolk Guidance for Parking Technical Guidance (fourth edition October 23 or may be updated ), as follows:

- 1-bedroom dwellings to be provided with 1 no. parking space
- 2-bed and 3-bed dwellings with 2 no. spaces
- 4-bed dwellings 3 no. spaces.

2.15 Allocated parking should be provided on-plot and generally located to the side of dwellings with an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.

## ECOLOGY

- 3.1 Condition 40 on the decision notice for Phase 3 (LPA Ref: DC/20/01716) requires that prior to development above slab level for each plot, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (BASEcology, December 2016) shall be submitted to and approved in writing by the Local Planning Authority. Within the built development phase neighbouring these nine plots, enhancements have focused on hedgehogs, integrated bat boxes, and bird boxes. The Council also has an application validation checklist outlining its expectations regarding biodiversity enhancements. It is recommended that advice from an ecologist be sought on the enhancement measures directly suitable for each plot.

## RESERVED MATTERS

- 3.2 The applicants of each plot will need to lead and inform the design evolution from the start and clearly demonstrate this in the submission of a Reserved Matters application. The Council expects there to be engagement with them through pre-application advice to discuss stylistic approach and details.

## SERVICING

- 3.3 The plots will be provided with access to a public highway and connections for electricity, telecommunications, water and wastewater.



# 03 Sustainability and Ecology

## ENERGY STATEMENT

- 3.4 An Energy and Sustainability Statement (June 2023) has been prepared by AES on behalf of Linden (Thurston) in support of the wider Phase 3 development. This set out a number of principles for the wider scheme, including applying a fabric-first approach to sustainable construction, demonstrating that improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO2 emissions are minimised. It also assessed a range of potentially appropriate low-carbon and renewable energy technologies for feasibility in delivering a further reduction in CO2 emissions, concluding that Air Source Heat Pumps are considered an appropriate technology for the site. There is also the possibility for the use of PV panels on the development. The SES report identified that all dwellings will have Electric Vehicle charging (EVC) infrastructure to ensure the development is adaptable in accommodating a future shift to electric vehicles for personal transportation. The development will additionally consider the longer-term impacts of a changing climate, building in resilience through the construction specification and managing overheating risk through consideration of thermal mass and solar gain. Appropriate provision for internal waste and recycling storage will be provided to ensure that recycling can be split into the appropriate streams for collection.
- 3.5 Individual energy statements will be required for each plot, and the Council has its own application validation requirements for Sustainability Design and Construction Statements. Noting the sustainability principles established for the wider site, individual statements will need to be provided to demonstrate how individual plots will meet the Council's requirements to achieve SAP A Rating.

# 04 Plot Passports

## PLOT PASSPORT – PLOT 01 Land at Norton Road, Thurston

- 4.1 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.2 Plot 01 will follow key design practices, shown on the plan opposite, including but not limited to:

### Access and Parking

- 4.3 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

### Boundaries

- 4.4 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

### Community

- 4.5 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

### Household Waste and Recycling

- 4.6 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

### Landscaping

- 4.7 A Plot 01 will allow for 3.4m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

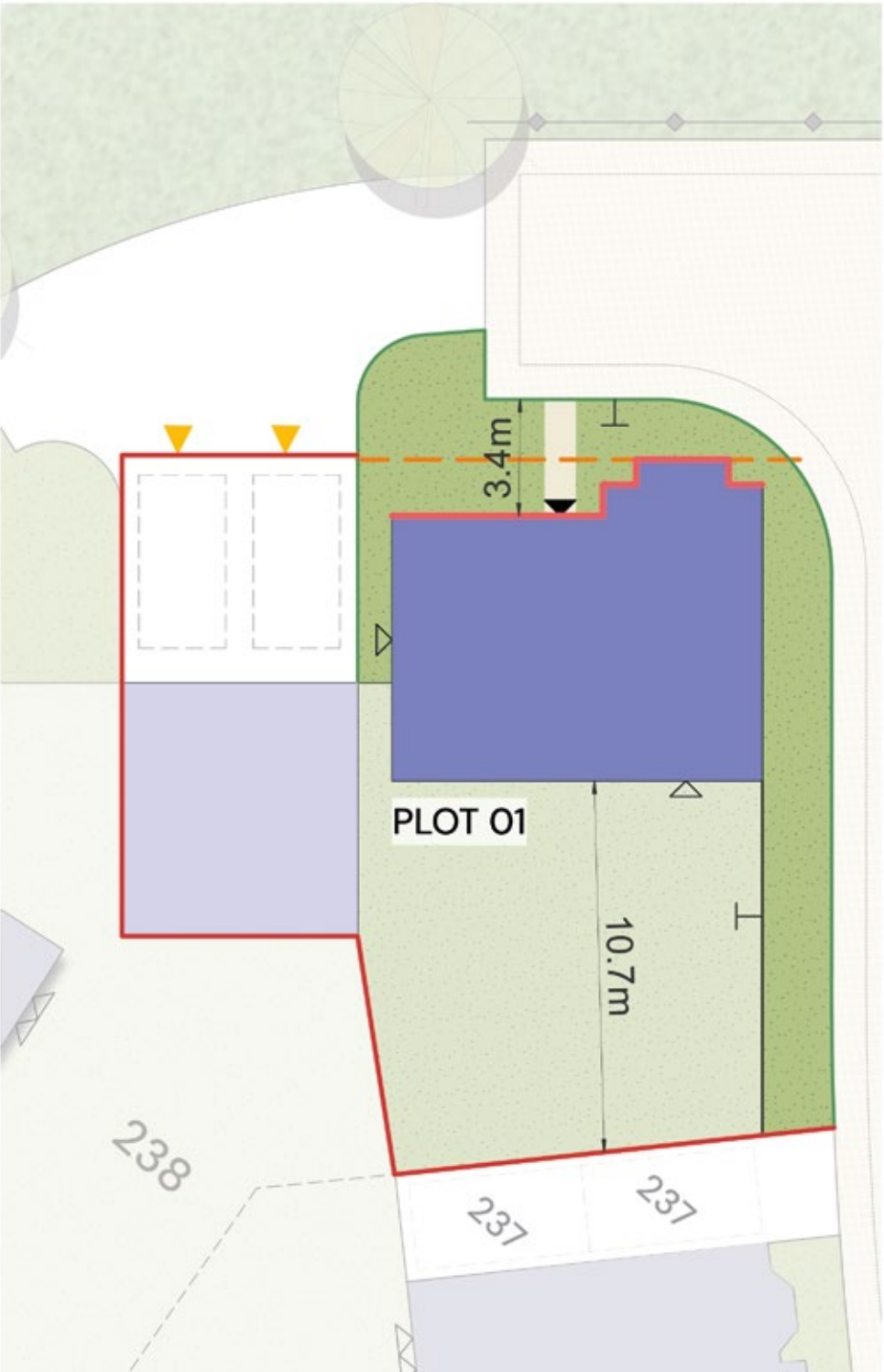
### Materials

- 4.8 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.9 These materials are respectful to the surrounding character and is customisable for the homeowner.

### Further information

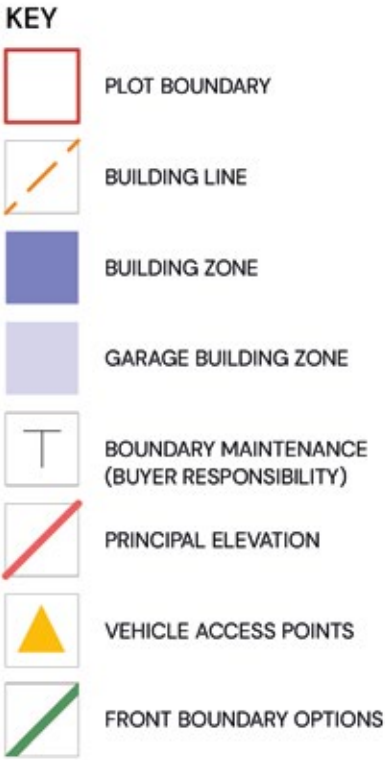
- 4.10 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.11 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.





Design Principles Plan

Land at Norton Road, Thurston



| USE  | Custom Build Residential |
|--|--------------------------|
| PLOT SIZE  | 388.8 sqm                |
| BUILDING AREA ZONE<br>(excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT<br>(including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                         | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                           | 2                        |
| MAXIMUM RIDGE HEIGHT                             | 8m                       |
| MAXIMUM EAVES HEIGHT                             | 4.9m                     |

Technical Requirements Table

Self-Build / Custom Build Design Code

# PLOT PASSPORT - PLOT 02 Land at Norton Road, Thurston

- 4.12 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.13 Plot 02 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.14 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.15 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.16 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.17 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

- 4.18 A Plot 02 will allow for 3.4m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

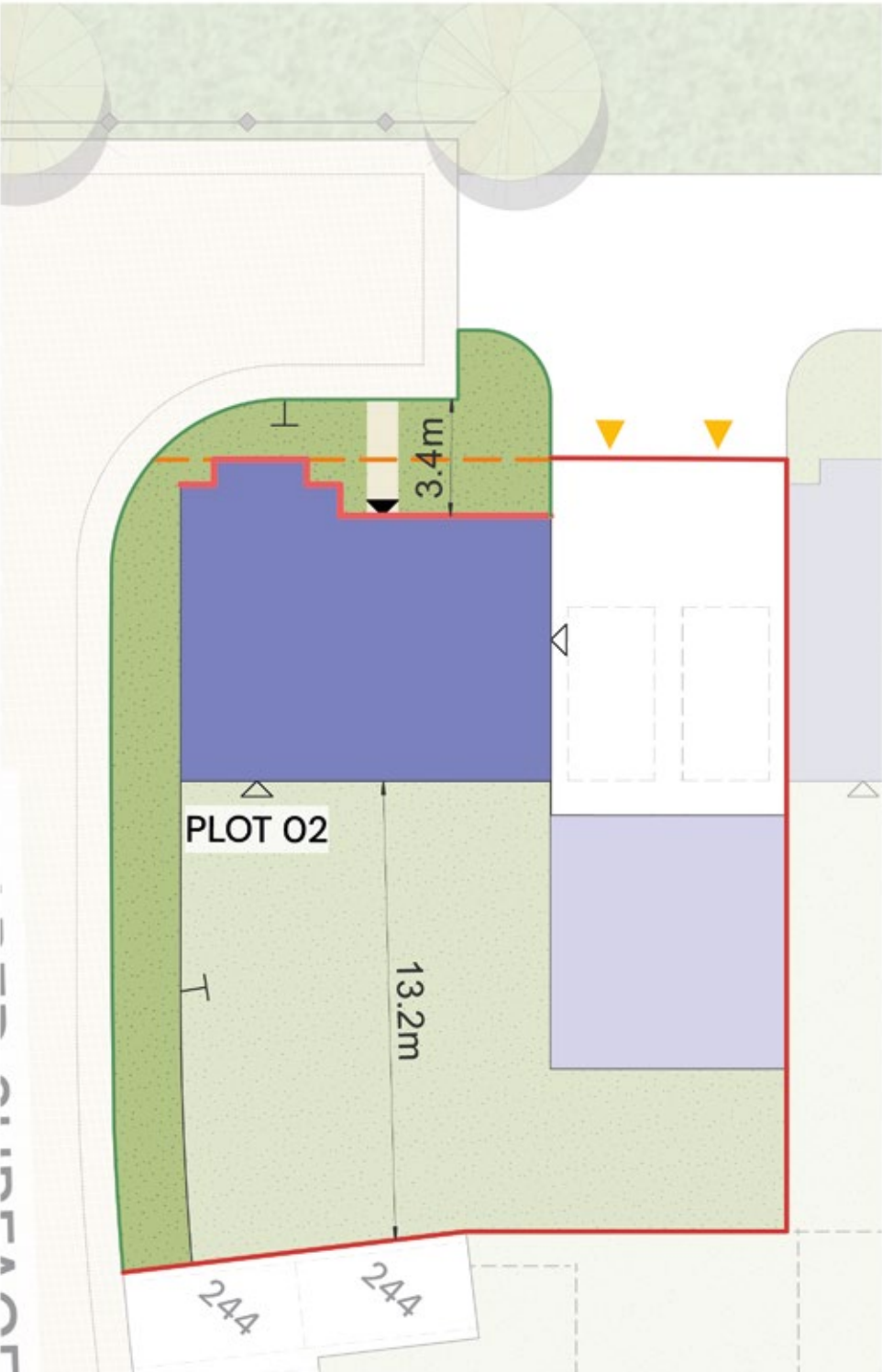
## Materials

- 4.19 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.20 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

- 4.21 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.22 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.





Design Principles Plan

Land at Norton Road, Thurston

**KEY**

- PLOT BOUNDARY
- BUILDING LINE
- BUILDING ZONE
- GARAGE BUILDING ZONE
- BOUNDARY MAINTENANCE (BUYER RESPONSIBILITY)
- PRINCIPAL ELEVATION
- VEHICLE ACCESS POINTS
- FRONT BOUNDARY OPTIONS

| USE   | Custom Build Residential |
|---|--------------------------|
| PLOT SIZE                                     | 460.4 sqm                |
| BUILDING AREA ZONE (excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT (including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                      | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                        | 2                        |
| MAXIMUM RIDGE HEIGHT                          | 8m                       |
| MAXIMUM EAVES HEIGHT                          | 4.9m                     |

Technical Requirements Table

Self-Build / Custom Build Design Code

# PLOT PASSPORT - PLOT 03 Land at Norton Road, Thurston

- 4.23 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.24 Plot 03 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.25 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.26 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.27 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.28 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

- 4.29 A Plot 03 will allow for 5.4m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

## Materials

- 4.30 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.31 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

- 4.32 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.33 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.





Design Principles Plan

**KEY**

- PLOT BOUNDARY
- BUILDING LINE
- BUILDING ZONE
- GARAGE BUILDING ZONE
- BOUNDARY MAINTENANCE (BUYER RESPONSIBILITY)
- PRINCIPAL ELEVATION
- VEHICLE ACCESS POINTS
- FRONT BOUNDARY OPTIONS

| USE   | Custom Build Residential |
|---|--------------------------|
| PLOT SIZE                                     | 424.9 sqm                |
| BUILDING AREA ZONE (excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT (including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                      | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                        | 2                        |
| MAXIMUM RIDGE HEIGHT                          | 8m                       |
| MAXIMUM EAVES HEIGHT                          | 4.9m                     |

Technical Requirements Table

# PLOT PASSPORT - PLOT 04 Land at Norton Road, Thurston

- 4.34 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.35 Plot 04 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.36 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.37 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.38 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.39 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

- 4.40 A Plot 04 will allow for 5.3m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

## Materials

- 4.41 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.42 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

- 4.43 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.44 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.













Design Principles Plan

Land at Norton Road, Thurston

**KEY**

-  PLOT BOUNDARY
-  BUILDING LINE
-  BUILDING ZONE
-  GARAGE BUILDING ZONE
-  BOUNDARY MAINTENANCE (BUYER RESPONSIBILITY)
-  PRINCIPAL ELEVATION
-  VEHICLE ACCESS POINTS
-  FRONT BOUNDARY OPTIONS

| USE   | Custom Build Residential |
|---|--------------------------|
| PLOT SIZE                                     | 426.5 sqm                |
| BUILDING AREA ZONE (excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT (including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                      | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                        | 2                        |
| MAXIMUM RIDGE HEIGHT                          | 8m                       |
| MAXIMUM EAVES HEIGHT                          | 4.9m                     |

Technical Requirements Table

Self-Build / Custom Build Design Code

# PLOT PASSPORT - PLOT 05 Land at Norton Road, Thurston

- 4.45 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.46 Plot 05 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.47 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.48 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.49 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.50 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

- 4.51 A Plot 05 will allow for 4.4m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

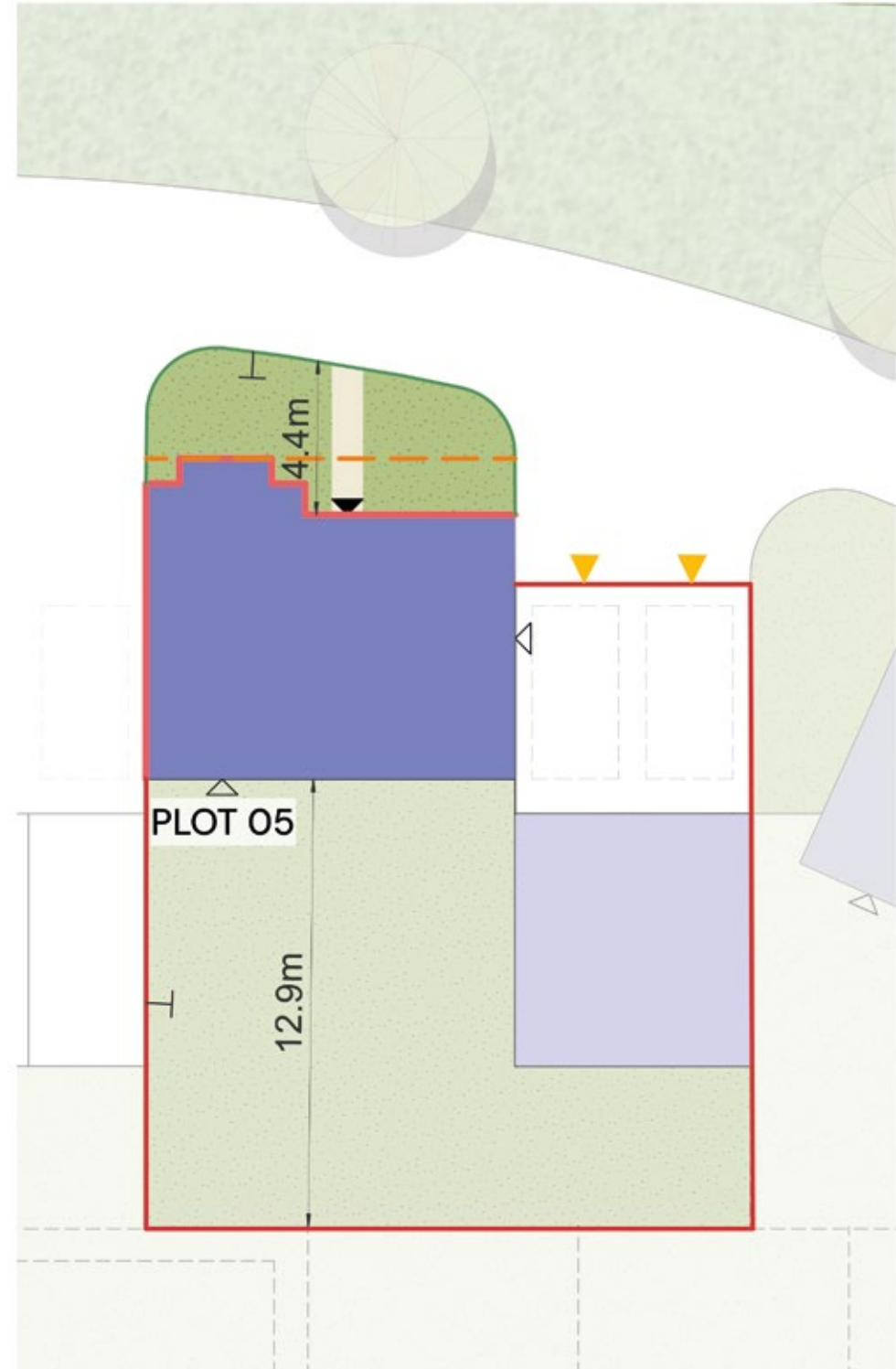
## Materials

- 4.52 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.53 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

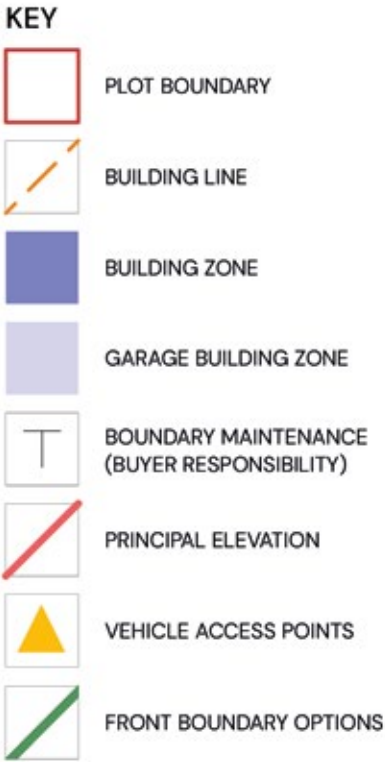
- 4.54 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.55 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.





Design Principles Plan

Land at Norton Road, Thurston



| USE   | Custom Build Residential |
|---|--------------------------|
| PLOT SIZE                                     | 392.1 sqm                |
| BUILDING AREA ZONE (excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT (including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                      | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                        | 2                        |
| MAXIMUM RIDGE HEIGHT                          | 8m                       |
| MAXIMUM EAVES HEIGHT                          | 4.9m                     |

Technical Requirements Table

Self-Build / Custom Build Design Code

# PLOT PASSPORT - PLOT 06 Land at Norton Road, Thurston

- 4.56 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.57 Plot 06 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.58 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.59 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.60 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.61 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

- 4.62 A Plot 06 will allow for 2.7m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

## Materials

- 4.63 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.64 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

- 4.65 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.66 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.





Design Principles Plan

Land at Norton Road, Thurston

**KEY**

- PLOT BOUNDARY
- BUILDING LINE
- BUILDING ZONE
- GARAGE BUILDING ZONE
- BOUNDARY MAINTENANCE (BUYER RESPONSIBILITY)
- PRINCIPAL ELEVATION
- VEHICLE ACCESS POINTS
- FRONT BOUNDARY OPTIONS

| USE   | Custom Build Residential |
|---|--------------------------|
| PLOT SIZE                                     | 381.6 sqm                |
| BUILDING AREA ZONE (excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT (including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                      | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                        | 2                        |
| MAXIMUM RIDGE HEIGHT                          | 8m                       |
| MAXIMUM EAVES HEIGHT                          | 4.9m                     |

Technical Requirements Table

Self-Build / Custom Build Design Code

# PLOT PASSPORT - PLOT 07 Land at Norton Road, Thurston

- 4.67 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.68 Plot 07 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.69 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.70 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.71 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.72 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

- 4.73 A Plot 07 will allow for 2.9m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

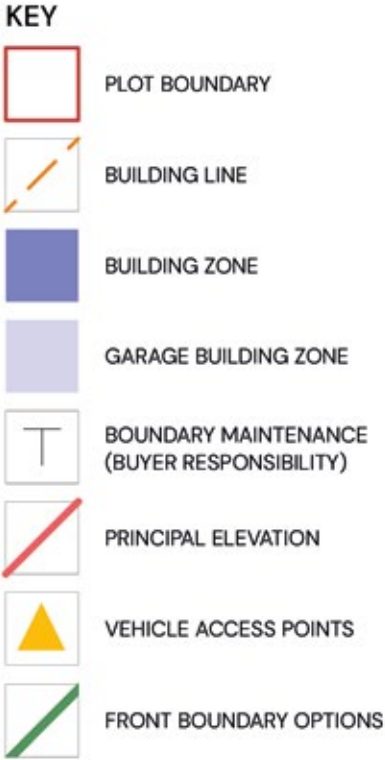
## Materials

- 4.74 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.75 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

- 4.76 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.77 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.





| USE   | Custom Build Residential |
|---|--------------------------|
| PLOT SIZE                                     | 398.6 sqm                |
| BUILDING AREA ZONE (excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT (including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                      | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                        | 2                        |
| MAXIMUM RIDGE HEIGHT                          | 8m                       |
| MAXIMUM EAVES HEIGHT                          | 4.9m                     |

Design Principles Plan

Technical Requirements Table

# PLOT PASSPORT - PLOT 08 Land at Norton Road, Thurston

- 4.78 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.79 Plot 08 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.80 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.81 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.82 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.83 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

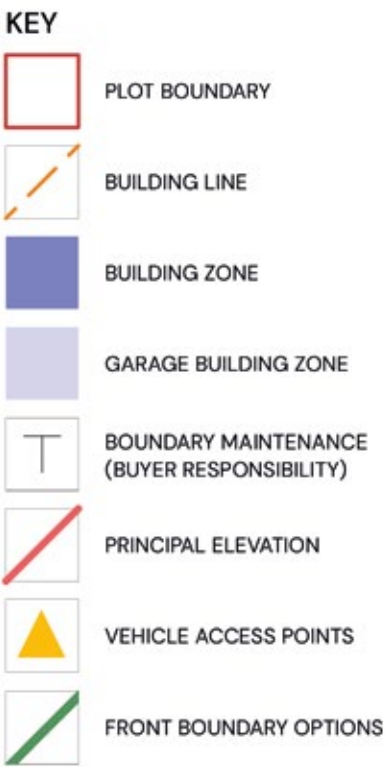
- 4.84 A Plot 08 will allow for 5.2m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

## Materials

- 4.85 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.86 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

- 4.87 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.88 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.



| USE   | Custom Build Residential |
|---|--------------------------|
| PLOT SIZE                                     | 565.4 sqm                |
| BUILDING AREA ZONE (excluding garage)         | 87.7 sqm                 |
| MAXIMUM BUILDING FOOTPRINT (including garage) | 137.3 sqm                |
| MAXIMUM FLOOR AREA (GIA)                      | 3,169 sqm                |
| MAXIMUM NO. OF STOREYS                        | 2                        |
| MAXIMUM RIDGE HEIGHT                          | 8m                       |
| MAXIMUM EAVES HEIGHT                          | 4.9m                     |

Design Principles Plan

Technical Requirements Table



# PLOT PASSPORT - PLOT 09 Land at Norton Road, Thurston

- 4.89 The Plot passport has been prepared to describe key design parameters set by the planning permission (LPA Ref: DC/20/01716). The Design Code will guide the permissible design, scale, form and finish of the house.
- 4.90 Plot 09 will follow key design practices, shown on the plan opposite, including but not limited to:

## Access and Parking

- 4.91 Access to the plot is required to be maintained. There should also be pedestrian access from the shared surface to the front door. The design code also specifies allocation of parking spaces and cycle storage on the plot in accordance with the local standards. The parking provided is set between the housing to reduce massing.

## Boundaries

- 4.92 Boundaries are to be maintained by the plot owner, and the front boundary should be implemented once the house is completed.

## Community

- 4.93 Land at Norton Road, Thurston, is designed to create a long-term friendly community. Surrounding Plots will most likely be at different stages of construction throughout the initial term of occupancy. Neighbouring plots are encouraged to engage with each other, notifying each other of any deliveries, large machinery or construction on shared surfaces for a smooth construction process, and to create a lasting community.

## Household Waste and Recycling

- 4.94 Household waste and recycling is collected from the bin collection point, and the responsibility lies with the owner to place bins out for collection on the allocated day.

## Landscaping

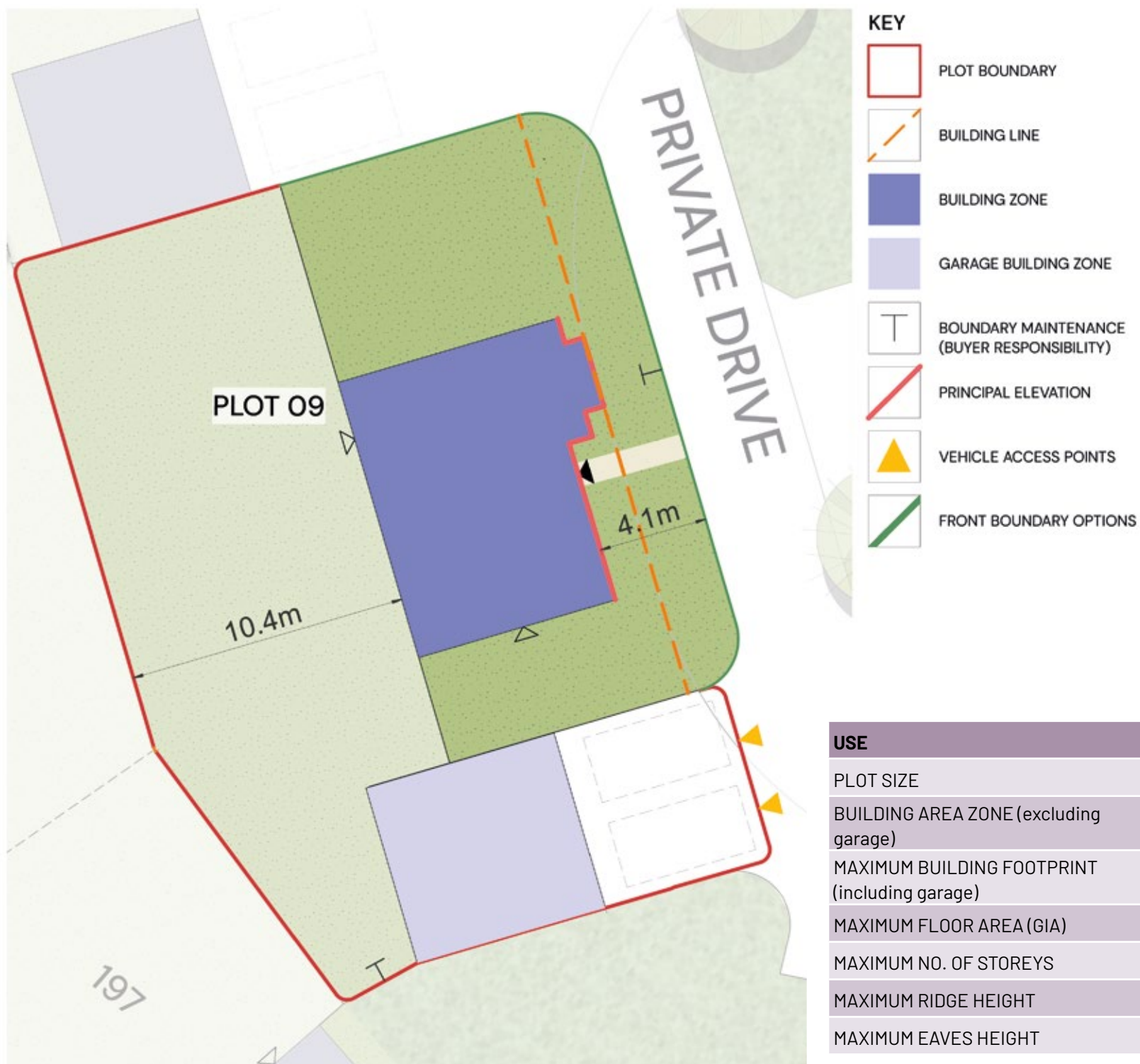
- 4.95 A Plot 09 will allow for 4.1m of ornamental shrub planting to be implemented at the front of the house as per the outlined requirements. Awareness is given to the plot owners that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with the specification set out in the Design Code including species and planting requirements.

## Materials

- 4.96 As specified in earlier document the material palette range includes buff and red brick with feature bricks for decoration, light and dark roof tiles, render, stone cills, white windows and fascias with a black door.
- 4.97 These materials are respectful to the surrounding character and is customisable for the homeowner.

## Further information

- 4.98 The following plans will highlight key design restrictions. For further enquiries regarding the design restrictions, please refer to the approved documents relating to Outline Planning Permission.
- 4.99 The technical requirements may be subject to minor changes. Checks with the sales coordinator can be made for clarification.



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# Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

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