

LA POINTE - DESIGN OPTIONS - OCTOBER 2020

FOR HILLSTONE GUERNSEY LTD.



SITE ANALYSIS PLAN

Form /site layout

Pitched roofs over rectangular base, both single and double storey, volume of a similar scale to adjoin buildings. Placement of the forms on the site is set back from the granite boundary wall similar to adjoining properties, the proposed units run parallel with the boundary with elements set at an angle, the purpose of which is to set the body of the proposed homes back into the site creating space and openness around the protected buildings of Mares Pelles and Homeland mitigating any impact on the setting of the protected buildings. The large open garden to the eastern most dwelling maintains openness around Home lands retaining its current setting. This also maintains the openness of the current undeveloped area of land.

Both solar thermal and photovoltaic panels will be provided enabling pre heating of hot water and micro generation of electricity for the individual homes.

Trees /RPA's

The buildings are set back clear of the RPA's, any hard landscaping to the perimeter of the homes will be formed in permeable paving and thereby not harming the existing trees. Our Arbor-culturalist is to be retained for the period of the works and will ensure that any works undertaken near the trees will follow his method statements.

Junction Widening/ Visibility

The new boundary wall to the realigned road junction will be constructed outside of the RPA's of the existing trees. The realigned road junction will improve the visibility splays to the east and the west along Braye road and will exceed THS 33m visibility splays.

The new site access will be formed and will provide THS compliant visibility splays, the new walls will be constructed outside of the existing tree RPA's thereby by causing no harm to the trees. Hard surfacing within the "access area" will be finished in permeable paving.



The larch cladding is designed to assimilate the building into the wooded backdrop and is designed to naturally age turning a pale larch cladding untreated can have a life expectancy of approximately 50 years and therefore is a low maintenance natural product the resins contained within the timber makes it durable and very resistant to rot and decay



Larch Cladding

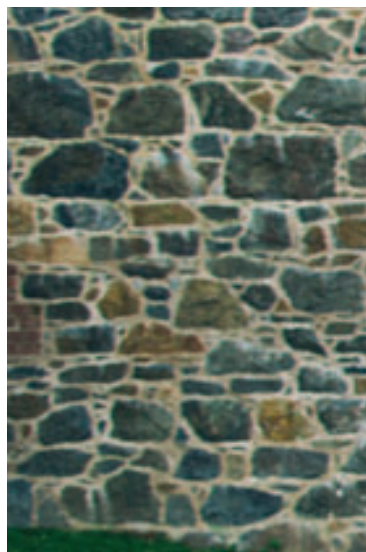


Natural Slate

Slate is an abundant natural mineral product that is both ecological and sustainable with service life of 100 years.



Granite walling



The granite elements relate directly to the dry stone boundary walls and to some of the adjoining granite adjoining buildings, it roots the building into its context. The granite elements will be sourced where ever possible locally , it can be split and re -faced by skilled local stone masons.

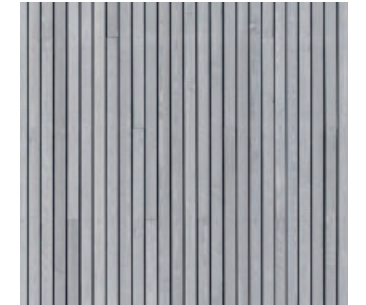
Render

The use of proprietary render system will avoid the use of cement products, which require a high degree of energy to be made; proprietary render products will exceed the lifespan a traditional render system and will require less maintenance to maintain, saving time, money and energy.





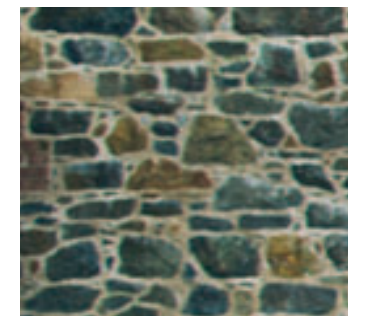
Natural slate roof finish



Larch cladding



Render finish



Granite Walling

Option A - Slate roof, Larch cladding, Render

Roof – natural slate/ solar PV /solar thermal

Walls – natural Granite, Larch cladding and render

Windows and doors – anodized aluminium

Slate is an abundant natural mineral product that is both ecological and sustainable with service life of 100 years. The designed form of the building orientates the main roof to a southerly aspect, exposing the solar panels to the optimum amount of sun exposure.

The granite elements relate directly to the dry stone boundary walls and to some of the adjoining granite adjoining buildings, it roots the building into its context.

The render elements relate to the many examples of the adjoining rendered buildings within the vicinity this element binds the building into the built landscape.

The larch cladding element softens the two storey element, and directly relates the building to trees of the site, the larch will not be treated and will over time turn silver grey and will merge into the backdrop of the existing trees. Larch is a sustainable material and will have a service life exceeding 50 years.

Aluminium windows are sustainable first the material is very durable and lasts a very long time , secondly aluminium is 100% recyclable requiring very little energy to turn it back into its raw state ready to be repurposed.

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Natural slate roof finish



Render finish



Granite Walling

Option B – Granite Plinth with Rendered first floor.

Roof – natural slate/ solar PV /solar thermal (as Option A)

Walls – natural granite and render

Windows and doors – anodized aluminium (as Option A)

In this option the ground floor is finished in granite forming a plinth for the building and relating directly to the dry stone boundary walls and to some of the adjoining granite adjoining buildings, it roots the building into its context. The granite elements will be sourced where ever possible locally, it can be split and refaced by skilled local stone masons.

The render elements relate to the many examples of the adjoining rendered buildings within the vicinity this element binds the building into the built landscape. The use of proprietary render system will avoid the use of cement products, which require a high degree of energy to be made; proprietary render products will exceed the life span a traditional render system and will require less maintenance to maintain,

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Natural slate roof finish



Granite Walling

Option C – Granite finish.

Roof – natural slate/ solar PV /solar thermal (as Option A)

Walls – natural granite

Windows and doors – anodized aluminium (as Option A)

Adopting a granite finish to the homes, changes the character of the buildings to more of a traditional farm stead, the natural granite external finish complements the site surrounded by the protected trees, whilst retaining an air of contemporary design in the location and proportion of the buildings windows and doors.

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For : Hillstone Guernsey Ltd

Project Ref : 10342

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