

boon brown

Northstowe  
NMA Proposal

# Northstowe NMA Proposal

Project

**NMA Application**

Client

**Keepmoat Homes**

Date

**23 January 2024**

Architectural Director | Architect

**Boon Brown Ltd**

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# Revision History

Revision reference key

- I - Information
- F - Feasibility
- P - Planning
- T - Tender
- C - Construction
- R - Record

Revision	Date	Description	Status	Created	Checked
01	23.01.2024	NMA Proposal	P	AB	DD

# Document Summary

## **Introduction**

This document has been created to provide visual aid in relation to an NMA to application 21/02310/REM.

In the most part, the approved drawings for the original application are black and white, so this short report shows how the alterations to the facades will be seen in colour. There are also precedent images which demonstrate the proposed finish and design intent.

# Replacement locations

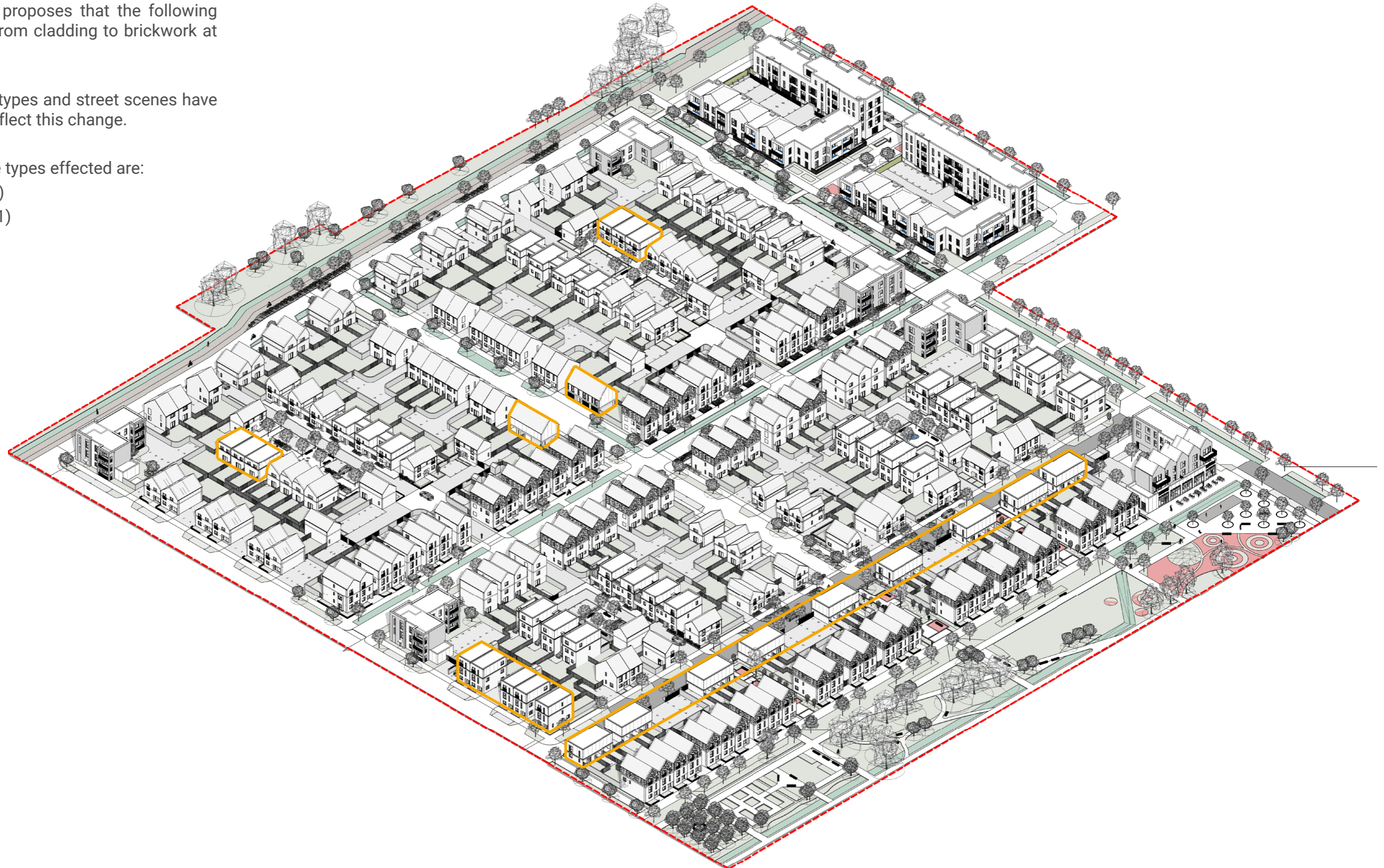
## Cladding replacement

Within this NMA it proposes that the following plots are changed from cladding to brickwork at high level.

The relevant house types and street scenes have been amended to reflect this change.

The following house types effected are:

- Lancaster (ST01)
- Brentwood (ST01)
- Stratford (ST01)
- Stirling (ST04)
- York (ST01)

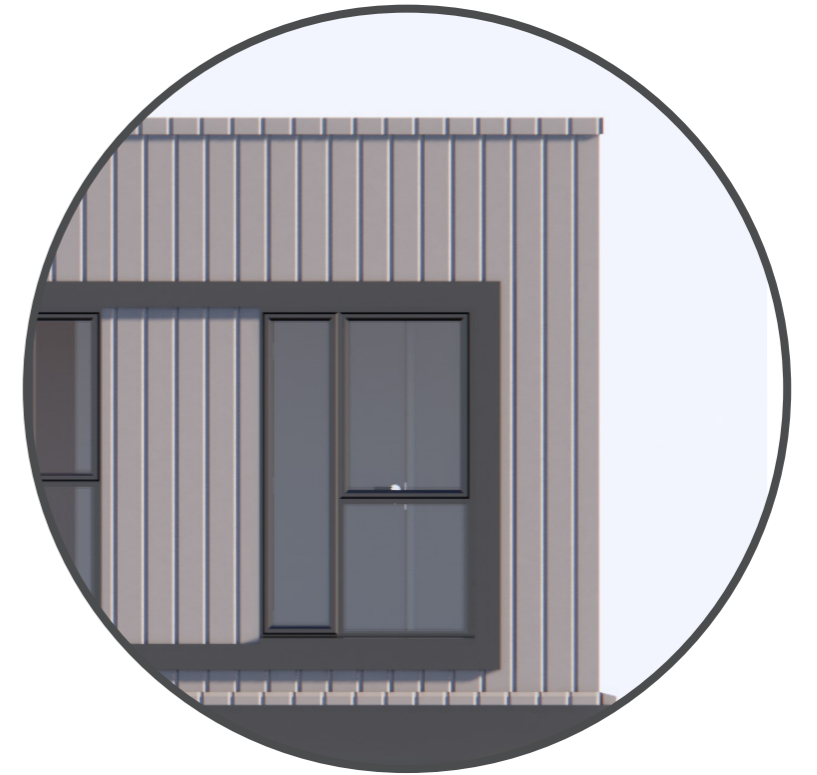


# York (sample elevation)

## Approved

### Cladding

To assist your decision-making, this document includes a before and after (approved and proposed) for the York and Stratford house types as a sample. This is to demonstrate how the proposed brickwork would look, provided in larger scale coloured drawing format. The below is the approved elevation of the York type.



# York (sample elevation) Proposed

## Brickwork Proposal

Inset brickwork in a vertical pattern is now proposed. This is across the front elevations of the plots effected. An inset detail is aligned to either side of windows and at regular intervals, echoing the vertical cladding pattern used elsewhere.



## Brickwork at Phase 2 Northstowe

Brick is already a prominent building material used throughout the Fenways parcel at Northstowe. It is also noted as the 'predominant material' of choice within the Design Code, with cladding noted as a secondary elevational treatment. The removal of cladding in particular areas would not constitute as a deviation from the Design Code.

## Brickwork palette

Grey bricks are already used throughout the Fenways parcel, and are found in recessed porches, with engineering brick used at lower courses below DPC. The use of grey brick reflects the cladding colour seen elsewhere at higher level, working harmoniously with the current palette.

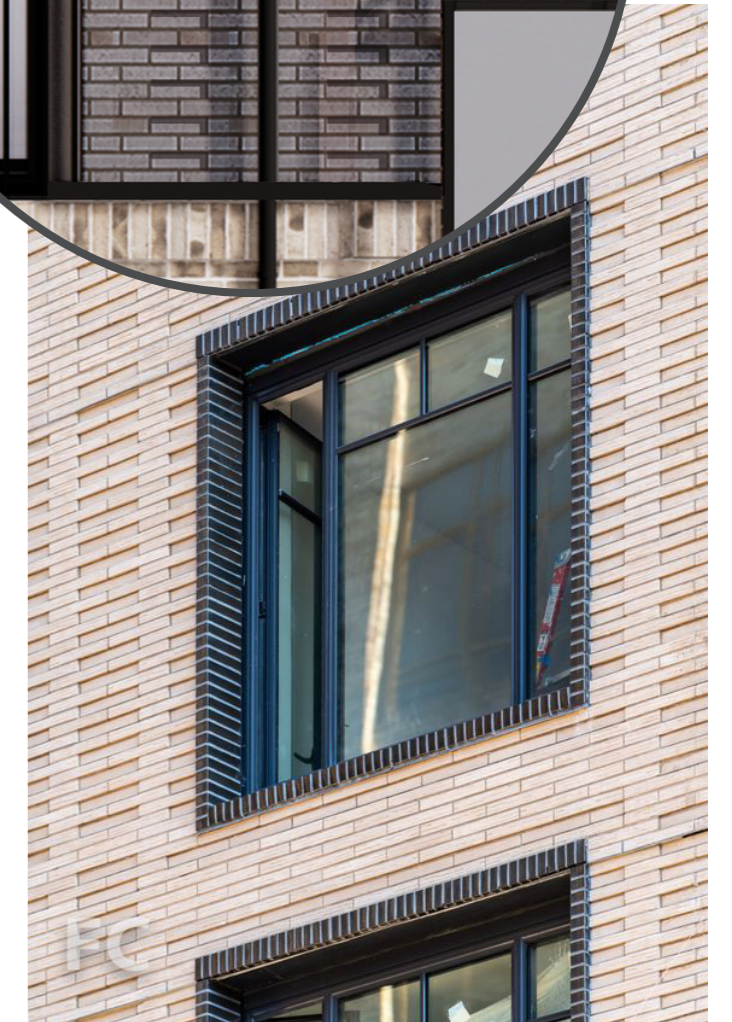
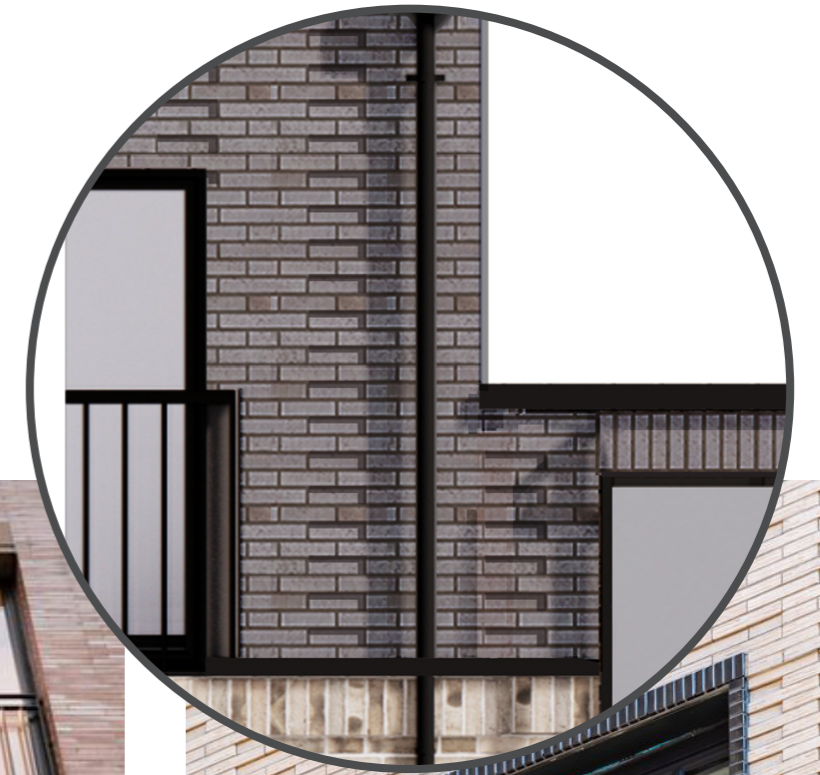


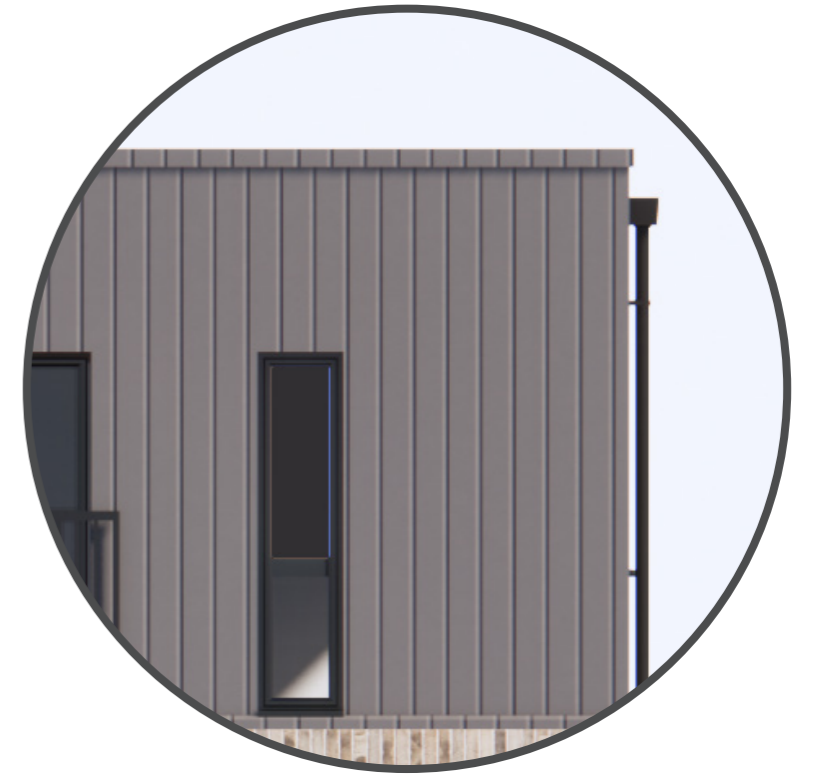
Image aboves : Example of inset brickwork detail

# Stratford (sample elevation)

Approved

## Cladding

Below the approved Stratford house type utilising cladding.





# Stratford (sample elevation) Proposed

## Brickwork

Below is an example of how the brick and inset detail is applied on a Stratford.

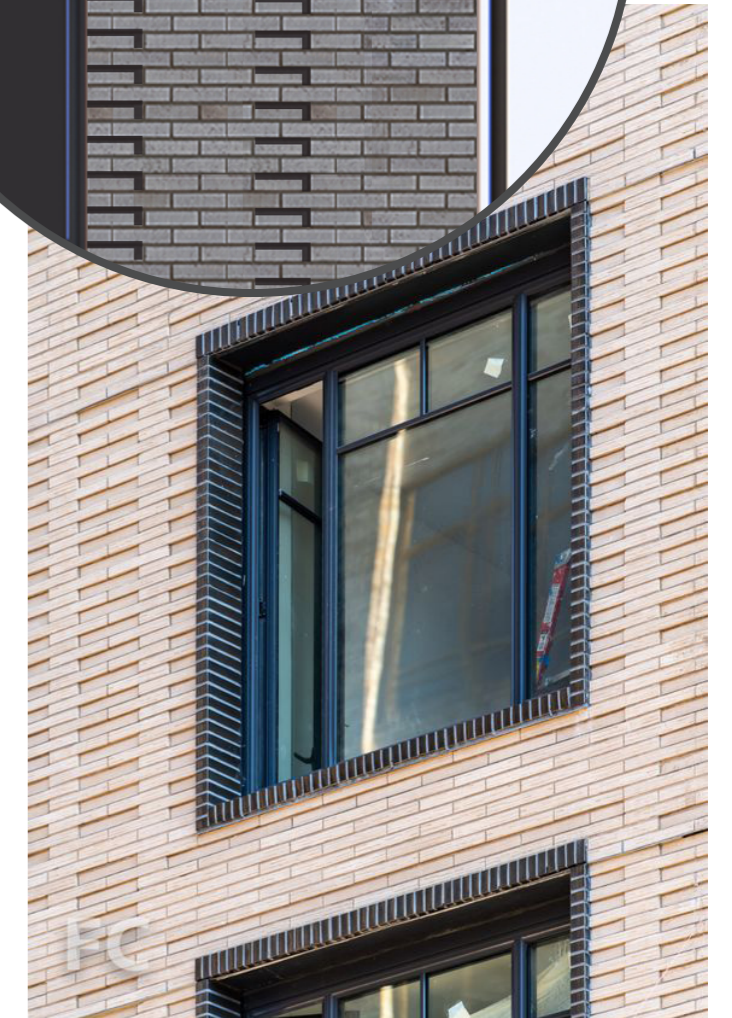
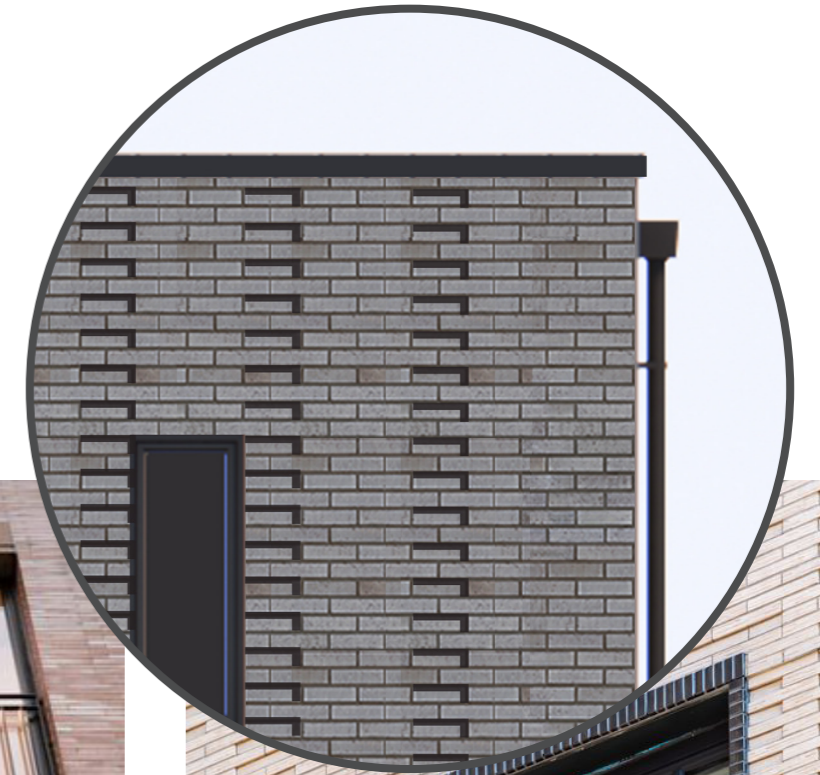
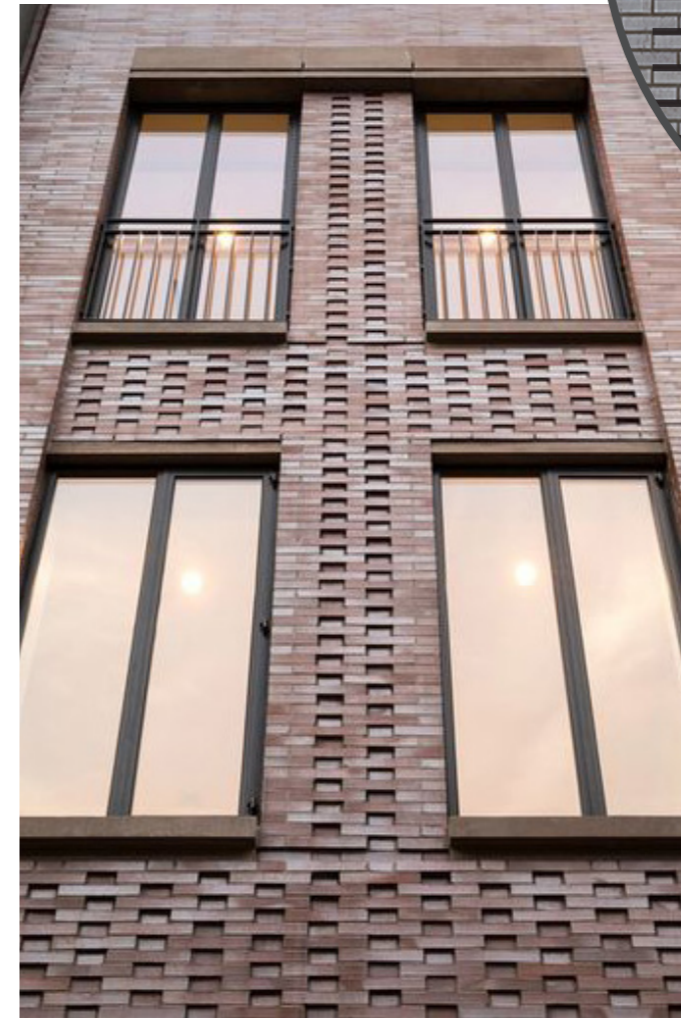


Image aboves : Example of inset brickwork detail

# Conclusion

## Summary

The suggested alterations pose minimal change to the overall scheme vision demonstrated at the full application stage.

The changes proposed comply with the Design Code material guide, and work sympathetically with the materials already found within the parcel.

Verticality is maintained through the brickwork inset detail, which will give similar impression to the cladding. The brick colour choice ensures that at a distance, the contemporary mansard concept is retained.

There are additional performance benefits which should also be noted, which include improved robustness, as traditional brickwork is less prone to weathering than aluminum systems, therefore requiring less maintenance for home owners. There would also likely be an improved thermal performance for a brickwork substitution, as these typically perform better than aluminum cladding systems.

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