

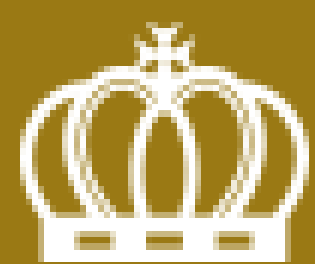
DAVIDSONS DEVELOPMENTS

BUILDERS AND PLACEMAKERS



AWARD
WINNING
TEAM

3 generations
OF HOUSE
BUILDERS



THE DAVIDSONS
Difference



Sweet Leys Way Development

Award winning homes, streets and public spaces

Davidsons Homes are pleased to have the opportunity to return to Melbourne and create a new development with memorable homes, streets and public spaces. We see ourselves as more than a house builder - which is why we describe ourselves as 'builders and place makers'.

Our development is in partnership with Alexander Bruce Estates who are well established within Melbourne and very well respected for the high quality of their new developments.

Local residents know and can see that Davidsons and Alexander Bruce build high quality buildings and places. For example, Alexander Bruce carefully crafted The Stackyard in the village, a courtyard based development. Meanwhile, Davidsons' Sweet Leys Way development is an award winning scheme.

Davidsons Homes is a family owned and managed company. The Wilson family have been building homes within the area for three generations, and over that time we've built a strong reputation for quality and have proved that we build in a way that is respectful to local communities. Alexander Bruce Estates is a small local company based in Melbourne headed by James Ottowell and Annabel Roberts.

As you read on, you'll discover more about our development proposals, our emerging ideas and about some of Davidsons' completed developments.

We are keen to know what local residents think about our development proposals, so please let us know.

- What do you like about our proposals?
- What do you think could be improved or done better?

Cancelled consultation evening:

Our original intention was to hold a consultation evening for residents, local councillors and the Civic Society on 25 March 2020 where representatives of Davidsons Homes would be on hand to present and explain our proposals whilst also offering the opportunity to receive comments. However due to the escalating situation with Covid-19 and in response to government advice on social distancing, we have placed the information we intended to present on a dedicated website.

If you wish to discuss the proposals with a representative of Davidsons Homes please contact Matthew Sanders RIBA, Urban Design Manager and we will be more than pleased to 'meet you' over the telephone.

e. msanders@davidsonsgroup.co.uk
t. 07557205317

DAVIDSONS DEVELOPMENTS

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Completed Developments

Our developments are often regarded as some of the 'best addresses in town', with many of our purchasers being residents from the towns and villages we carefully select as great locations for our beautifully designed homes:



Melbourne

Our first major development at Melbourne, Derbyshire replicated the dimensions of the town's square with new homes inspired by local architecture. Parish councillors have since praised the quality of the development on our Company film. The development has secured a number of awards which we are very proud of: Melbourne Civic Society Award (2014), South Derbyshire District Council design commendation and a Built for Life™ Commendation.

Since then, Davidsons Homes has expanded, building numerous developments across the East Midlands and the South Midlands



Queniborough

Drawing inspiration from the more established parts of Queniborough, the main street recreates the feeling of walking through a characterful Leicestershire village. The main street frames a view of the village's church spire.



Rugby

Our distinctive and memorable frontage at Houlton near Rugby has received a Built for Life™ Commendation and is also featured in the government's National Design Guide. Our building frontage sits alongside a linear space that includes a small pond with its own resident duck!



Anstey

Boasting a Built for Life™ Commendation, our Anstey development is focused around a village green inspired space.



Brackley

Davidsons drew inspiration from memorable buildings in the village and created a small network of intimate streets. We developed new homes for this small Davidsons development.



East Leake

A delightful network of streets and spaces create an attractive place to live and play. Our curved house type is a particularly distinctive architectural feature at East Leake - the 'prototype' of this house types can be seen in our signature green colour at our Melbourne development.

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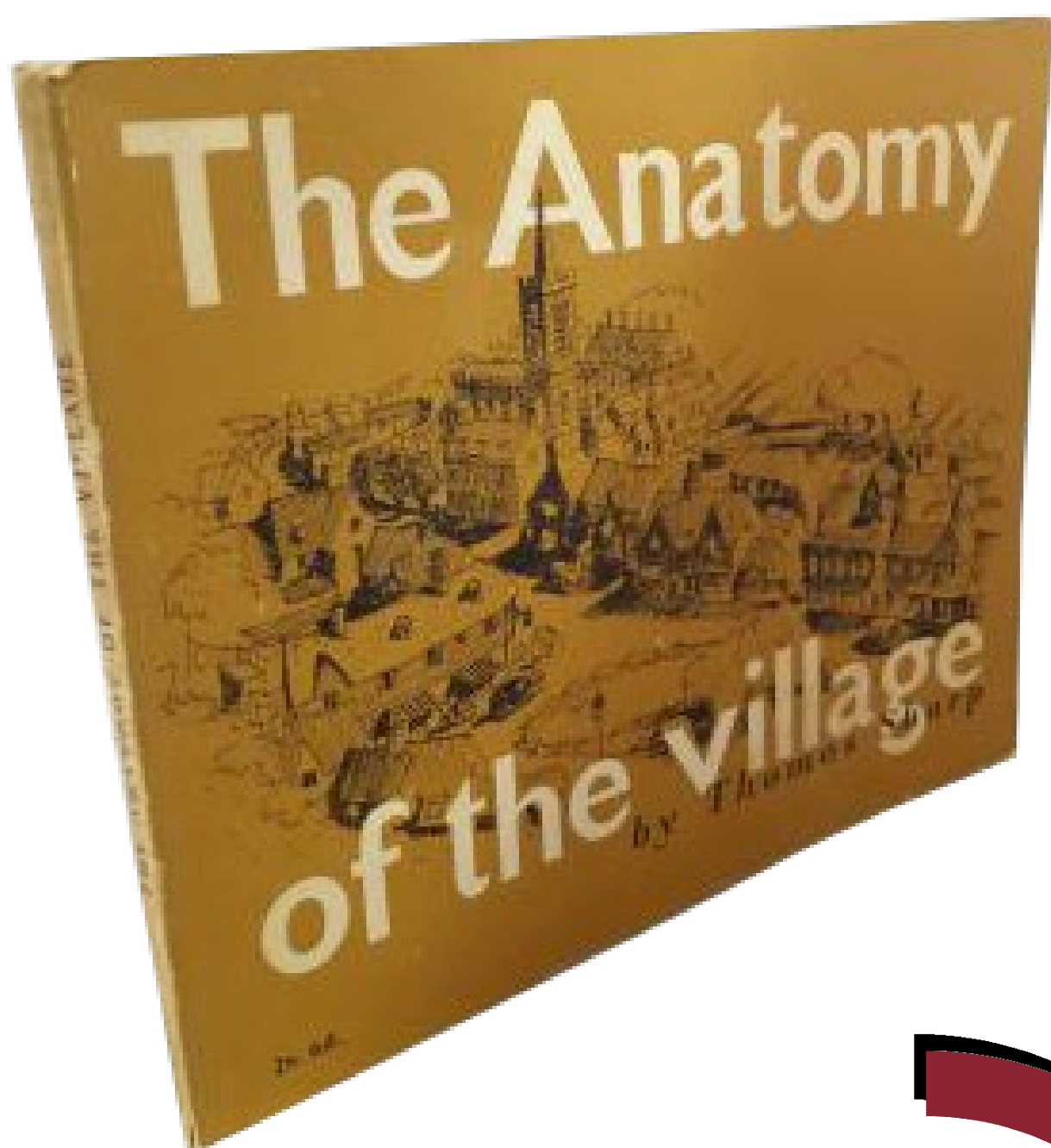
Developing our Ideas



Melbourne Civic Society Award

“A lot of time and thought has gone into producing designs and detailing that reflect Melbourne. This gives a sense of continuity with the rest of the village.”

Comments from the judges of the Melbourne Civic Society Award (2014)



“In the natural growing village the irregularity of the individual buildings creates an air of informality”

Thomas Sharp (1946) The Anatomy of the Village

As we began developing our ideas for the proposed development, we began to think about how we could create a memorable place, drawing inspiration from the more distinctive parts of Melbourne by extending the architectural character established on our earlier development along Sweet Leys Way.

We also identified that we needed to continue the strong and attractive street frontage we created along Station Road creating an attractive entrance into the village.

As part of our efforts to create a memorable place, a small village green is proposed within the development where a new focal tree will be planted. New homes are designed to frame and enclose the village green.

Our intention is to create a development that secures Built for Life™ Commendation – the quality mark for new homes endorsed by the government.

The Anatomy of the Village



Concept Sketch

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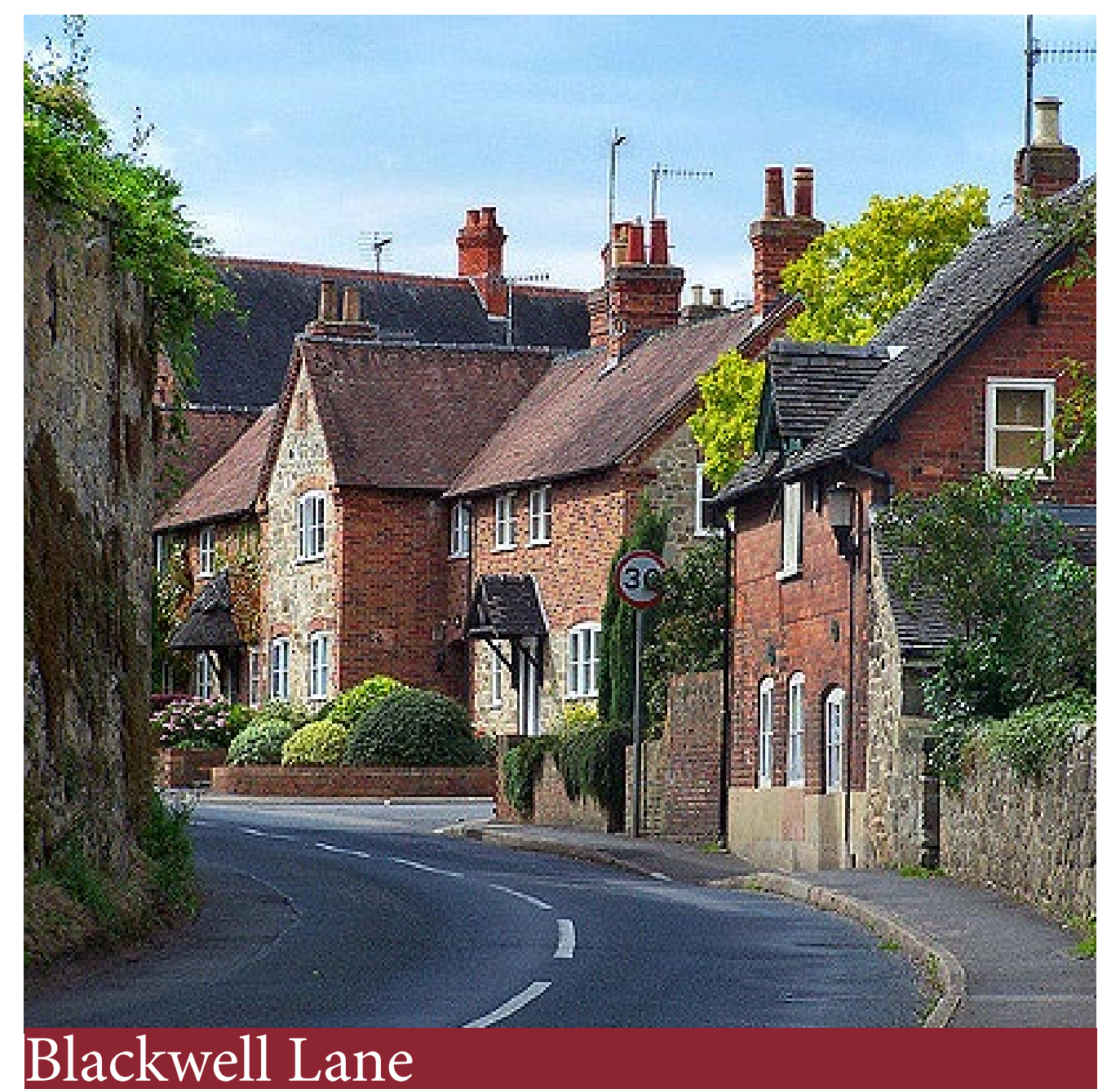
Our Proposals

Our Proposals will create:

- 41 new homes, with 27 homes for sale alongside 14 affordable homes.
- A further 5 new homes (Total 46) will be built by Alexander Bruce Estates for sale.
- Homes for sale will range from two to five bedroom homes.
- Affordable homes will be two and three bedroom homes with one bungalow.
- Public open space.
- Sustainable urban drainage scheme.
- High quality design and materials.
- New homes facing onto Station Road.
- New pedestrian connection to Carr Brook Way allowing existing residents to benefit from the new public open space and children's play equipment whilst also allowing new residents the opportunity to walk through the existing Davidsons development to the pedestrian link to the southern end of Station Road and into the village.



Our homes are traditionally styled and locally inspired homes will be of the same high standard as the Davidsons Homes located on and along Sweet Leys Way. We seek to reflect the true essence of distinctive local characteristics – these being: urban grain and urban form, public spaces, building typologies and building proportions, landscape, boundaries, colours, materials and details.



DAVIDSONS DEVELOPMENTS

BUILDERS AND PLACEMAKERS

Our Proposals



Site Plan

- | | | |
|----------------------------------|-------------------------------|--------------------------|
| 1 Station Road (Site Entrance) | 6 Electricity Sub Station | 11 Carr Brook |
| 2 Existing Davidsons Site | 7 Sustainable Drainage System | 12 Childrens Trim Trail |
| 3 Feature Village Green | 8 Public Open Space | 13 Retained Hedgerow |
| 4 Buffer to Existing Development | 9 Diverted Ditch | 14 Footbridge Connection |
| 5 Landscaping | 10 Ditch with 4m offstand | B Bungalow |

DAVIDSONS DEVELOPMENTS

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Creating Beautiful Houses

The Mix allows for a range of open market houses from 2 bedroom semi detached homes to 5 bedroom family homes. The affordable housing mix (which is 30% of the total) accommodates a range of housing from a 2 bedroom bungalow, 2 bedroom houses and 3 bedroom houses.

All of our homes feature locally inspired architectural references, where possible we aim to take cues from the surrounding village. We also use key buildings as wayfinding points throughout the development.

2 Bedroom Houses



3 Bedroom Houses



4 Bedroom Houses



5 Bedroom Houses



Affordable Homes



<u>Open Market Schedule</u>	
2 Bedroom Houses	2 Units
3 Bedroom Houses	13 Units
4 Bedroom Houses	13 Units
5 Bedroom Houses	4 Units
Open Market Total	32 Units
<u>Affordable Market Schedule</u>	
2 Bedroom Bungalows	1 Units
2 Bedroom Houses	7 Units
3 Bedroom Houses	6 Units
Affordable Total	14 Units
Overall Total	46 Units

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Materials and Detailing

At Davidsons we pride ourselves on our use of Materials and Detailing. Only the best materials are used to ensure they complement our designs. Traditional construction methods such as timber porches and brick built chimneys are also used within the detailing of each house.



Stock Bricks

The use of Stock bricks with soft tumbled edges and a number of different types creates areas of individuality linking to the heritage of the village.



Davidsons Porch Detail

Porches with clay tiles and timber brackets painted in heritage colours reflect traditional construction methods and materials.



Chimneys & Verge and Eaves Detailing

We use authentic traditional detailing such as brick detail courses, exposed verge and eaves detailing, as well as brick built chimneys.



Roof Tiles

Tiled roof with a thin leading edge create a crisp and sharp finish to our houses, in soft reds and greys.



Door Surrounds

Timber painted door surroundings with decorative fluting detail create grand entrances to our homes.



Davidsons Doors

Heritage styled doors and Heritage paint colours reflect the history and architectural door styles of the village.