

Land at Willow Bank Road, Alderton, Gloucestershire

Design and Access Statement

In support of a full plans submission for the development of 56 dwellings with associated infrastructure and amenities along with demolition of an existing bungalow

September 2022

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□ Application boundary



Above: Site location

1.0 Introduction

1.1 Background

1.1.1 This design and access statement has been prepared in support of a full plans submission for the development of 56 dwellings with associated infrastructure and amenities along with demolition of an existing bungalow on land to the west of Willow Bank Road, Alderton.

1.1.2 The statement has been prepared by Clifton Emery design on behalf of Backhouse Housing Ltd with expert input from Black Box Planning, Pegasus Group, Clarkson & Woods Ltd, Treework Environmental Practice and Turley.

1.1.3 A previous application at the site for 53 dwellings (ref 14/00747/OUT) was refused at appeal (ref APP/G1630/W/15/3003278) in 2015 for reasons including design quality and connectivity with the existing village.

1.1.4 This new proposal is different in a number of important ways, including the relocation of the proposed new vehicular access further south along Willow Bank Road in addition to a separate pedestrian-only access to the north. Improvements have also been made to the general site layout.

1.1.5 This report along with the associated submission documents, provides details on the following aspects of the proposed development:

- The design and external appearance of the proposed buildings;
- Layout and scale;
- The proposed materials palette;
- The location, extent and layout of open spaces;
- Hard and soft landscape proposals;
- Other works including proposed walls, fences, means of enclosure and screening;
- The arrangements for the disposal of foul and surface water;
- The design, layout, levels, gradients, materials, drainage, lighting and method of construction of all new roads and connections with existing roads;

1.1.6 The design led scheme comprises 1, 2, 3, 4 and 5 bedroom dwellings including 40% tenure neutral affordable homes.

Layout, architectural approach and house types, landscape and highway design proposals have been developed for this scheme with each aspect working towards creating a high quality, distinct development with a strong sense of place borne out of the local area and exemplar developments.

1.1.7 The proposal incorporates circa 0.45ha of publicly accessible open space which accords with the requirements set out in the Local Plan. Open space includes child and youth play areas, a community orchard, wildflower planting to establish accessible natural green space and open amenity recreation areas. These areas will be available to residents of the proposed development and the wider community.

1.1.8 The proposed development will have three points of access. One for both vehicles and pedestrians to the southern end of the site (facilitated by the demolition of the existing property at no.74 Willow Bank Road), a two further pedestrian-only accesses - one in the location of the existing farm track and field gate, and a second connecting the site directly to the allotments which are adjacent to the north.

1.2 The applicant - Backhouse Housing

1.2.1 Backhouse Housing is an award winning, privately owned house builder established to “deliver new homes of outstanding design quality which respond to the needs of today’s contemporary lifestyles.” They intend to bring forward a high quality development that creates a distinct sense of place.

1.3 The site and context

1.3.1 The site is located to the south western edge of the village of Alderton, adjacent to the settlement boundary, approximately 7 miles to the east of Tewkesbury. The village is located approximately 6 miles east of Junction 9 of the M5 with the town of Cheltenham approximately 9 miles to the south of the site, and the City of Gloucester a further 7 miles to the south west.

1.3.2 The site lies on a south westerly aspect with open countryside beyond and is relatively flat. It has a total area 2.62ha / 6.47ac lies to the west of Willow Bank Road and is accessed via an existing track access.

1.3.3 As a ‘service village’, Alderton provides a good range of local services and facilities including a primary school, village shop and pub. The village also supports a range of social and community-led activities.

1.3.4 The site is bound to the north and west by existing hedgerows and to the south west by a mixture of both hedgerow and trees. A band of dense scrub with occasional trees lies centrally in the northern half of the development site. The eastern boundary of the site is formed by the backs of residential gardens associated with properties along Willow Bank Road (nos. 52-72 (evens)). To the north lies the Alderton Community Allotments and to the west and south open countryside.

1.3.5 The site has no visual sensitivity in relation to village’s listed buildings and is outside the setting of the Cotswolds Area of Outstanding Natural Beauty (AONB) given its location south of the existing built area of the village.



□ Application boundary



1.0 Introduction

1.4 About the proposal

1.4.1 The proposal comprises:
Site area: 2.62ha / 6.47ac
Development area: 1.89ha
General open space: 0.45ha
Of which - central open space: 0.093ha

A total of 56 homes comprising:

40% affordable homes (22 no.) with 50% to meet M4(2) requirements and 2 units meeting M4(3) wheelchair accessible requirements:

2 x 1 bedroom apartments
2 x 1 bedroom apartments to meet M3 (3) accessibility standards
11 x 2 bedroom houses to meet M4 (2) accessibility standards
6 x 3 bedroom houses
1 x 4 bedroom house

Along with 34 open market homes:

1 x 2 bedroom bungalow
2 x 3 bedroom bungalows
4 x 2 bedroom houses
11 x 3 bedroom houses
13 x 4 bedroom houses
3 x 5 bedroom houses

All units also meet the Nationally Described Space Standards (NDSS).

1.5 Purpose of the document

1.5.1 This design and access statement illustrates the process that has led to the development of the scheme. It explains the proposals in a structured way, following assessment and analysis of the site and surrounding area. It describes the design process as well as how relevant guidance and feedback has shaped the scheme.

1.5.2 In illustrating the proposals, the design and access statement along with the other submission documents describe the site and its wider context, relevant design guidance - including the

National Design Guide, requirements and policies and the design principles and parameters that have shaped and informed the design proposals.

1.6 Full plans submission content

1.6.1 This design and access statement should be read in conjunction with the suite of supporting documents that accompany the application. These include:

- Planning Statement.
- Arboricultural Impact Assessment.
- Affordable Housing Statement.
- Biodiversity Survey and Report.
- Drainage Strategy.
- Energy Statement.
- Flood Risk Assessment, Drainage Assessment and Water Management Statement.
- Landscape and Visual Impact Assessment.
- Levels Strategy.
- Statement of Community Involvement.
- Transport Statement.
- Waste Minimisation Statement.

2.0

Factors shaping development



A view towards the community allotments



The existing track access from Willow Bank Road



A view towards the south west boundary



The existing track access leaving the site



A view of the central dense scrub



A view looking south across the site



A view towards the southern boundary



A view towards the eastern boundary



Existing stable building in the centre of the site



A view towards the south east corner



A view towards the north east boundary

2.0 Factors Shaping Development

2.1 Constraints and opportunities

2.1.1 The site layout, landscape and architectural proposals that accompany this full plans submission have been designed considering a number of factors that make the site and its surroundings distinctive.

2.1.2 The following factors have had a particular influence on the pattern of development:

- Existing and proposed development, near neighbours and site context;
- Topography and existing gradients;
- Trees, hedgerows and ecology;
- Drainage;
- Transport;
- Utilities;
- Previous reasons for refusal;
- Local character.

2.2 Existing and proposed development

2.2.1 The site is situated to the west of Willow Bank Road to the south of Alderton within the administrative area Tewkesbury Borough Council. Willow Bank Road leads from the B4077, providing the main route into the village from the south. Further access into the village is provided from the east via Dibden Road and from the west via Beckford Road.

2.2.2 Willow Bank Road is lined with residential development to both sides for much of its length - increasing in density toward the village centre. The immediate built context is a mixture of 1 and 2 storey detached dwellings set back from the highway. Older properties towards the village centre are generally tighter to the highway.

2.2.3 Recent housing development in the area includes a 24 dwelling scheme completed on land east of Willow Bank Road in 2017, immediately south east of the application site, and a site of 28 dwellings south of Fletcher Close was approved in 2021 and is well progressed on site.

2.2.4 Alderton village centre provides amenities including a pub, primary school and shop which are easily accessible from

the site. A bus stop located within 200 metres of the site provides access to services beyond the immediate boundaries of Alderton.

2.2.5 Properties in close proximity to the site include 50 - 72 Willow Bank Road (evens). These back onto the eastern boundary of the site. Community allotments are located immediately to the north of the site.

2.2.6 Recommendations

- Provide pedestrian access to Willow Bank Road to improve permeability.
- Provide pedestrian access to the village allotments north of the site.
- Consider the proximity of existing dwellings to proposed properties on the eastern boundary.

2.3 Topography and existing gradients

2.3.1 A topographical survey was commissioned to record the existing features and levels across the application site.

2.3.2 The site slopes gently from a high of around 49.85m AOD in the north west corner to a low of 46.9m AOD in the south east corner giving a fall of 2.95m and an overall gradient of 1:78.

2.3.3 Recommendations

- Levels do not represent a challenge to development.

2.4 Trees, hedgerows and ecology

2.4.1 Treework Environmental Practice were commissioned to undertake an arboricultural impact assessment and tree protection plan for all trees within and adjacent to the site that may be affected by the proposals. The findings of which are set out in the 'Arboricultural Method Statement', which accompanies this application.

Trees

2.4.2 The existing trees (T8 & T16) within the proposed construction site are to be removed with all other trees to be retained.

2.4.3 Recommendations

- Proposals should respect the findings of the Arboricultural Method Statement - keeping development outside of the root protection zones.

Ecology

2.4.4 Development proposals have been informed by and iteratively designed following a suite of historical and updated ecological surveys undertaken by the appointed ecological consultants; Clarkson and Woods Ltd. Update surveys undertaken in 2022 included a baseline habitat survey, reptile survey and seasonal bat surveys, as well as submission of a preliminary ecological appraisal report detailing ecological constraints and opportunities. The site comprises three closely grazed horse paddocks along with a stable block and agricultural barn surrounded by scrub and tall ruderals. Hedgerows and trees bound the site. A block of dense scrub with occasional apple trees is present that separates the two northern fields. The south eastern corner of the site comprises a residential property and associated garden.

2.4.5 The features of greatest ecological value on site are the boundary hedgerows and dense scrub. The majority of the site consists of species-poor grassland fields of low ecological value (with some limited potential as foraging habitat for species such as birds, bats and hedgehogs); which is the main focus of the developable area.

2.4.6 Reptile surveys found no evidence of reptiles on site. Emergence surveys, in line with industry standard guidelines for roosting bats, found no evidence of bats roosting within the site. The stable block was previously identified as a roost in 2014, and, although bats are considered to no longer roost in this building, a precautionary method to demolition will be required. Surveys for foraging and commuting bats have identified at least eight bat species using the site, including barbastelle, common pipistrelle, soprano pipistrelle and lesser horseshoe bat which are all priority species within the Gloucestershire BAP.



Key

- Application boundary
- A Willow Bank Road
- B St Margaret's Drive
- C Fletcher Close
- D Allotments
- Existing access track to fields / stable
- Existing building on-site to be removed
- Existing trees & root protection areas
- Existing hedgerows
- Site contours
- Site gradient
- Offset from existing dwellings along eastern boundary



2.0 Factors Shaping Development

2.4.7 For roosting bats, found no evidence of bats roosting within the site. The stable block was previously identified as a roost in 2014, and, although bats are considered to no longer roost in this building, a precautionary method to demolition will be required. Surveys for foraging and commuting bats have identified at least eight bat species using the site, including barbastelle, common pipistrelle, soprano pipistrelle and lesser horseshoe bat which are all priority species within the Gloucestershire BAP.

- 2.4.8 **Recommendations**
- Biodiversity net gain, in accordance with the NPPF, planning policy and calculated using the Biodiversity Metric 3.1, should be provided through a range of new and enhanced habitats of ecological value on site, with any shortfall to be provided through off-site mitigation.
 - Retain and protect boundary hedgerow and scrub through vegetated buffers within the final site design.
 - Habitat to be retained around the site as dark corridors with a larger area of habitat retained within the southern area of the Site to enable bats to continue to use the site.

2.5 Drainage

2.5.1 Pegasus Engineering were commissioned to prepare a Drainage Statement to advise on appropriate surface water and foul drainage disposal.

Surface water

2.5.2 The site is located entirely in Flood Zone 1 which the NPPF categories as land that has a low probability (< 1 in 1000) of flooding from rivers and sea. The site is at low risk of surface water flooding and has no risk associated with flooding from artificial sources (reservoirs).

2.5.3 Infiltration testing has been carried out at the site and notes that the most northern areas of the development may be suitable to shallow infiltration techniques such as permeable paving however the site arrangements don't lend itself to allow permeable paving to infiltrate into the ground unless at depth. There are no watercourses within or adjacent to the site boundary therefore the outfall for the surface water runoff produced by the development will be towards an existing sewer running within the extents of Willow Bank Road.

2.5.4 Recommendations

- Surface water flows from the development to be restricted to the greenfield runoff rate.
- Provide attenuated storage by a basin.

Foul water

2.5.5 Foul water flows will look to connect via a gravity connection into the existing sewer crossing the proposed access road in the south eastern corner of the site.

2.6 Transport and access

2.6.1 Pegasus Engineering have been instructed to prepare a Transport Statement and provide civil engineering design services.

2.6.2 Access to the site has been prepared with reference to the previous Appeal decision.

2.6.3 Pegasus Engineering have also assessed and refined the proposed site layout to ensure that parking standards are met and that roads meet adoptable standards and can accommodate a range of vehicles including fire tenders and refuse lorries.

2.6.4 Recommendations

- Provide a new vehicular access via a new priority tee junction onto Willow Bank Road.

2.7 Landscape and Visual Impact Assessment

2.7.1 A landscape and visual impact assessment has been prepared by SLR Consulting in respect of the proposed development. The assessment has identified the western boundary as being sensitive to visual and landscape character impacts. The proposals will need to carefully consider inward views and the character, landscaping, massing, arrangement and materiality of development in this area to help to mitigate any impacts.

2.7.2 Recommendations

- Look to suppress building heights in the north west corner where possible.
- Consider the introduction of buffer planting and enhancement of boundary vegetation.
- Consider potential to take advantage of intervening

landscape vegetation to sensitive receptors.

- Arrange buildings forms to avoid an abrupt built edge to the western boundary and open countryside beyond.
- Consider stepping of façades and varying rooflines to break up the built form.

2.8 Previous reasons for refusal

2.8.1 The previous outline application for 53 dwellings (ref 14/00747/OUT) was refused on 5 grounds, summarised as follows:

1. The proposal would result in cumulative development of a scale disproportionate to the existing settlement and consequently would have a harmful impact on the social wellbeing of the community and community cohesion.
2. Lack of adequate provision of housing available to households who cannot afford to rent or buy on the open market.
3. Lack of provision of on or off site playing pitches with changing facilities and sports facilities.
4. Lack of provision for the delivery of secondary education infrastructure and library provision.
5. Lack of provision for highway improvements.

2.8.2 In the Appeal Decision, the Inspector notes that reasons 2-5 were subsequently overcome via a Unilateral Undertaking, so these fell away.

2.8.3 In addition to the cohesion issue, the Inspector also gave weight to the harm to living conditions of residents affected by headlight glare and to the lack of integration with the settlement. Collectively, these three issues were determinative and considered to outweigh the benefits of the proposal. These issues should be addressed by the revised scheme.

2.8.4 Recommendations

- Look to enhance the potential for community cohesion by providing a range of dwelling types and tenures.
- Provide houses, streets and landscape that are designed to be complimentary to the wider village.
- Introduce additional pedestrian / cycle routes to provide improved connections to the village centre.
- Consider alternative access arrangements that limit impacts on adjacent and neighbouring dwellings.





Variation of textures and materials

Ornate porch with climbing plants

Incidental planting



Stone boundary walls with hedge planting

2.0 Factors Shaping Development

2.9 Local character

2.9.1 Alderton benefits from both a Neighbourhood Plan and Village Design Statement which in part help to convey the distinctive features of the area and explain how these should be incorporated into new development.

2.9.2 The Neighbourhood Plan identifies a village characterised by differing building styles and materials that have created a distinctively mixed vernacular style.

2.9.3 As a result of organic growth over time, dwellings of different sizes and styles often sit in close proximity to one another, particularly in the centre of the village.

2.9.4 The Alderton Design Statement identifies the characteristics of the varied built form of the Parish as;

- Timber framed, thatched cottages built on stone or timber plinths and characterised by large external chimneys.
- Larger Cotswold stone farmhouses with steep, stone tiled roofs, prominent gables and dormer windows.
- 19th century terraced stone or white painted or rendered brick cottages with characteristic low-pitched slate roofs.
- Early 20th century semi-detached houses constructed in brick with pebbledash render, often painted white or cream.
- Mid-20th century bungalows, dormer bungalows and detached houses in reconstituted stone.
- 21st century infill and extensions utilising space provided by larger gardens or redundant outhouses.
- Commonly occurring features include varied rooflines, gables, chimneys, porches, cottage style doors, multi-paned and dormer windows and Cotswold stone boundary walls.

2.9.5 While the majority of settlements in the Parish are of low to medium density, the two historic centres of Alderton village feature dwellings of a higher density, including terraced housing built directly on the road line. Towards the village fringes, the built form remains residential in style, but characterised by larger detached properties and bungalows set back from the road by front gardens, boundary hedges or walls and grass verges.

2.9.6 Boundary treatments, where in evidence, take the form of native hedgerow, mellow red brick or low stone walling, often with back planting of beech hedging.

2.9.7 Dormers with ridged, flat or catslide roofs, porches, varied rooflines with chimneys and multi-paned windows are strongly characteristic design features.

2.9.8 Recommendations

- Develop an architectural language that reflects modern technologies but makes reference to locally distinct features from the historic core of the village.
- Consider the use of materials such as stone and brick.
- Consider utilising porches, chimneys and dormers.
- Make use of suitable boundary treatments including hedges and stone walls.

2.10 National Design Guide

2.10.1 The scheme has been developed with reference to the 10 characteristics outlined in the National Design Guide. These are: Context, Identity, Built Form, Movement, Nature, Public spaces, Uses, Homes and buildings, Resources and Lifespan.

2.10.2 The full plan submission scheme will respond to these characteristics by delivering a scheme that:

- Is borne out of the local area and that can be assimilated into the context.
- Has a clear identity - with all components working together to create a cohesive place.
- Is accessible, permeable, navigable, memorable and well laid out.
- Is safe and accessible for all and promotes activity and social interaction and inclusion.
- Integrates existing natural features and adds to the biodiversity and health of the place through the provision of good quality public open space.
- Incorporates a range of public open spaces, trees and vegetation.
- Provides a mix of tenure neutral house types and forms;
- Has homes that are comfortable functional, accessible, efficient, light and airy.
- Reduces resource requirements and has longevity.

3.0

The Approach



Stone window cills



Single storey barn like forms



Interface with open space



Asymmetric composition



Repetition and composition



Brick detailing



Subtle variation



Open space



Boundary treatments



Orchard & mown paths



Incidental planting



Gable to street and eaves to street



Rhythm



Stone boundary wall with hedge planting



Street scene



Buildings near existing trees



Window close to eaves



Turning corners

3.0 The Approach

3.1 Vision

3.1.1 The vision brings together the strategies, objectives and concepts into a summary of the design intent.

The development to the west of Willow Bank Road provides fifty six high quality new homes inspired by the local context and rural estate housing. Its design aims to create an environment with a strong sense of place and a single character formed around a contemporary interpretation of the architecture of Alderton and retained landscape features. Within this single character, the architecture and landscape will provide variety and richness.

New homes will use traditional building forms with contemporary detailing and a simple palette of materials to define an architectural language with rhythm and interest across all tenures. The development will reduce resource use and deliver long lasting homes that will feature quality materials, composed fenestration and refined details which together with carefully controlled interfaces between building and street will reinforce a distinct identity.

1. A place that is easy to navigate

A hierarchy of streets and open space addressed by a range of buildings



- 1 Arrival
- 2 Tree lined primary street
- 3 Memorable open space with orchard, play and retained hedge
- 4 Open space terminated by terraced houses
- 5 Buildings forming a gateway
- 6 Dry basin open space linked to existing hedge and tree planting
- 7 Feature buildings turning corners and addressing streets and spaces
- 8 Buildings terminating views
- 9 Distinctive forms appropriate to their location

2. A multi-functional landscape

Providing a range of spaces and habitats



- 1 Arrival space/gateway
- 2 Tree lined street leading to public open space
- 3 Public open space with community orchard
- 4 Parkland open space with dry basin integrating existing trees and hedgerow and forming part of a green corridor
- 5 Pedestrian/cycle connection to allotments
- 6 Pedestrian/cycle connections to Willow Bank Road incorporating retained hedge and shrub planting
- 7 Gateway to open space
- 8 Retained and enhanced trees and hedgerows

3. A clear identity

A varied environment reflecting the character of the Village



- 1 Buildings turning corners forming gateways and creating features
- 2 Streets with rhythm and repetition - strong gable forms
- 3 Terraced houses with ventilation stacks, varied materials and fenestration
- 4 Lower barn forms and courtyards to soften the development edge
- 5 Space for incidental vegetation, verges, boundary planting and boundary treatments



3.0 The Approach

3.2 Design strategy

3.2.1 The design strategy for the site has been developed to bring forward a high quality scheme with a distinct identity and sense of place that is borne out of its environs, is of its time and is complimentary to context. It aims to draw together the site and context analysis, relevant planning policy, design guidance and the client brief into a series of succinct objectives which culminate in a concept proposal on which the full plans submission would be based.

3.3 Approach

3.3.1 Historically, there are examples of housing developments which follow different rules to typical modern estates – including rural estate and workers housing, garden villages and model villages. These tend to make greater use of structure, repetition and rhythm alongside restrained palettes of materials often from the locality. These types of environments have many attributes which could be applied to modern residential development to create a strong sense of place and attractive environment in contrast to the faux randomness found in many recent housing developments.

3.3.2 A development using these rules, would be well structured and efficient. Architecture and landscape would work together to reinforce the structure of the neighbourhood adding interest and variety to create a distinct place. Local characteristics and features could be referenced while simple and straightforward plotting would deliver composed streets with rhythm. Landscape would help to soften the development and bed it into the context.

3.3.3 In applying this approach to the site, 3 concepts have been developed to help shape the proposals and create the foundation for the quality of place envisaged. These are:

- A place that is easy to navigate
A simple and clear street hierarchy, incorporating a variety of spaces, as well as incidental events to create a memorable place.
- A multifunctional landscape
A series of multi-functional public open spaces that

punctuate the development and help to create a green and leafy environment.

- A clear identity
At important locations, wide fronted and terraced units arranged with eaves to street address the streets and spaces which along with architectural and landscape details generate a distinct character inspired by the local vernacular. Key frontage areas include; the entrance space, village green, junctions, termination of views and important corners.

3.4 Concept layout

3.4.1 The concept layout has a simple hierarchy of streets and spaces that provide a focus, aid legibility and inform the identity of the development. This structure is reinforced through the form, details, dimensions and materials of the architecture and landscape.

3.4.2 The concept layout seeks to deliver the design strategy and high level concept ideas by:

- Creating a high quality residential environment with a distinctive and attractive sense of place that relates well to the surrounding area.
- Providing the opportunity for homes that are flexible, light and airy, with attractive views and that are safe and secure.
- Creating a well structured development, with a simple and clear hierarchy of multi-functional streets and spaces that generate a sense of place, aid wayfinding and help to define the character of the development.
- Within the street hierarchy, create a sense of arrival that sets the tone and first impression for the development through the creation of an entrance space framed and enclosed by a variety of dwelling forms.
- Establishing a focus for the development - a series of open space to which all residents and visitors have access and will become a defining feature of the new place.

- Introducing building forms and a distinct architectural language with repetition and rhythm that responds to the structure of the layout, streets and spaces.
- Delivering 56 new homes at a range of densities to suit their location and desired character.
- Making use of materials that have relevance locally through colour, texture and warmth in all aspects of the development.
- Reinforcing the landscape and ecology of the site through careful positioning of public open space, streets, buildings, trees and planting.



- Application boundary
- A Willow Bank Road
- B Community allotments
- C Existing residential curtilage
- D Open countryside
- 1 Vehicular entrance / access
- 2 Entrance space / gateway
- 3 Tree lined avenue
- 4 Open space
- 5 Play area
- 6 Orchard
- 7 Connection to foot/cycleway
- 8 Buildings addressing the entrance and turning corners
- 9 Terraced properties fronting the open space and orchard
- 10 Gabled properties to create rhythm fronting the avenue
- 11 Dwellings turning corners
- 12 Gabled houses addressing the public open space
- 13 Houses addressing the dry attenuation basin and open space
- 14 Dry attenuation basin and open space
- 15 Retained hedgerows and trees



3.0 The Approach

3.4.3 Dwellings are arranged around 4 broad landscape elements:

- 1** **Entrance space and green corridor**
The primary route through the development leads from Willow Bank Road with wide grassed verges, retained mature hedgerow to the south and new tree planting to either side. The verges extend into a green corridor continuing along the southern boundary leading to the public open space and water attenuation basin in the south west corner. The entrance space is addressed by wide fronted detached houses that provide a gateway to the development.
- 2** **An north-south tree lined avenue**
The primary route through the development leads from the entrance space and provides a direct visual and physical connection to the main public open space to the north. This street is addressed by detached gabled dwellings to the east with a common building line and a strong rhythm. Street trees planting is positioned to reinforce the rhythm.
- 3** **Central public open space and community orchard**
Incorporating the retained mature hedgerow in the centre of the site, the central public open green space comprising play area and community orchard is fronted by both terraced and closely aligned detached houses. To the north side, terraced houses provide a contiguous frontage while detached houses to the east extend the gable character established along the primary route leading to the open space. These homes will provide natural surveillance of the open space.
- 4** **Public open space and water attenuation**
In the south west of the site is a large open space incorporating a water attenuation basin. This has been carefully designed so that part of the area is permanently wet with a more level area that will generally be dry to accommodate a range of recreational activities. The space is addressed to the north by gabled detached units and to the east by a wide fronted detached house. The southern and south eastern boundaries are defined by retained hedgerow and tree planting.

Important plots

3.4.4 Within the concept layout there are a number of plots which will require attention to ensure they can perform specific functions in the layout. These are:

- The gateway plots to the south of the development (plots 1 & 56) - fronting the entrance space and providing a gateway to the tree lined primary street leading north.
- The plots south of the central public open space (plots 5 & 54) - turning the corner whilst providing a gateway to the public open space and fronting the primary street.
- The plots south of the junction between the east-west and north-south spine road forming a gateway to the public open space to the south west (plots 48 & 51) - fronting the park but addressing the primary street and turning the corner as well.
- The plots to the north west corner of the site (plot 37, 38 & 39) - lower barn forms and courtyards to soften the edge.
- The plots where the primary route through the site changes direction (plots 23, 44 & 40) - fronting the primary street and turning the corner.

4.0

The Proposal



4.0 The Proposal

- Application boundary
- 1 Main entrance from Willow Bank Road
- 2 Arrival area and gateway
- 3 Primary tree lined street
- 4 Gateway / key buildings turning corners
- 5 Terraced and semi-detached properties fronting streets and spaces
- 6 Gabled properties creating rhythm and repetition
- 7 Small maisonette buildings turning corners
- 8 Public open space with community orchard and play
- 9 Parkland open space with dry basin
- 10 Secondary street
- 11 Courtyard and private drives
- 12 Pedestrian cycle routes to allotments and Willow Bank Road
- 13 Retained central hedgerow with maintenance strip
- 14 Retained boundary tree and hedgerow planting with maintenance strip
- 15 Retained and enhanced boundary vegetation

4.1 The proposal

4.1.1 This full plans submission proposes fifty six 1, 2, 3, 4, and 5 bedroom new homes including 40% (22 no.) tenure neutral affordable home, publicly accessible open space including children and youth play area, associated highway and drainage infrastructure.

4.1.2 The proposal comprises

56 dwellings including 22 affordable homes (40%).

2 no. 1 bedroom units (3.5%)

2 no. 1 bedroom wheelchair accessible unit (3.5%)

16 no. 2 bedroom units (28.5%)

19 no. 3 bedroom units (34%)

14 no. 4 bedroom units (25%)

3 no. 5 bedroom units (5.5%)

48% of homes will meet the Building Regulations category M4(2) accessibility requirements. 2 no. homes will meet the M4(3) wheelchair accessible requirements.

4.1.3 The scheme will deliver circa 0.45 ha of general open space including the central public space which measures 0.093ha to meet the requirements of the Local Plan. This will include child and youth play areas, an orchard, amenity areas and formal and incidental spaces around the development. In addition to the vehicle and pedestrian access to the south from Willow Bank Road, two pedestrian / cycle connections to the north are proposed, one leading to Willow Bank Road and the other community allotments.

4.1.4 The proposed development responds to the key factors and feedback described earlier in the design and access statement:

Arboricultural and ecological considerations

4.1.5 The proposal retains existing trees and hedgerows and incorporates new tree and hedge planting to establish a green and leafy environment. A small breach is proposed to the northern hedgerow to enable the provision of a pedestrian access to the existing allotments to the north. Proposed development has been kept out of identified tree root protection zones. Shading has been considered where possible. Public open space, green corridors and new habitats have been

designed into the scheme from the outset. A majority of plots feature front hedges.

Drainage considerations

4.1.6 The proposal will be served by a drainage network incorporating a dry attenuation basin which will be assimilated into the new landscape. The proposed drainage strategy will ensure there is no increased flood risk to the site or neighbouring properties as a result of the development.

Highway consideration

4.1.7 Roads, junctions, driveways and parking areas have been tested by the engineers to ensure that large vehicles and cars can navigate the development. Car parking has been provided in accordance with policy. Streets have been designed to make them attractive places for all users.

Local character

4.1.8 Architectural features identified have been incorporated into the scheme proposals to capture some of the essence of the locality.

- A mix of red, buff, yellow and white brick referencing the variation of colour tones in the mix of local materials.
- Building proportions and forms at key locations.
- Window and door proportions and alignments.
- A mix of entrance canopies, porticoes and recessed entrances.
- Simple elevations with subtle brick detailing.
- Steep pitches with windows close to eaves.
- Stone and brick boundary walls.
- Corner windows to important corner turning plots.
- Roof top natural ventilation stack to south facing terrace houses.
- Chimneys to larger 5 bedroom properties.

Previous reasons for refusal

4.1.9 The scheme proposes a series of measures to overcome issues identified through the previous application and appeal process. A wider range of dwelling types and tenures along with a design borne out of the local area and alternative access arrangements to improve the schemes connection to the village are proposed. The alternative vehicular access will help to reduce the impact of development on adjacent and neighbouring dwellings - avoiding using the narrow track way as the main entrance.

4.0 The Proposal

4.2 Layout and street hierarchy

- 4.2.1 The layout has a logical structure utilising a simple grid which responds to the overall shape of the site and identified constraints. The plan form enables a direct connection between the entrance gateway and the main open space to the north.
- 4.2.2 Where possible buildings and parcels have been arranged to form perimeter blocks to help define private areas and ensure active frontages address public streets and spaces. Care has also been taken to design dwellings and plots to perform specific functions in the development such as turning corners, controlling inter-visibility and addressing public areas.
- 4.2.3 Within the structure, a hierarchy of streets and spaces is proposed which is reinforced by the architecture and landscape. The street hierarchy incorporates an entrance space, main open space, a tree lined avenue primary street, secondary streets, private drives, a courtyard and pedestrian pathways which connect back to Willow Bank Road and to the community allotments.
- 4.2.4 Streets and spaces are framed by terraced and detached units with common building lines, consistent elevational treatments and rhythm. Unusually for a modern housing development, the same or similar house types are arranged next to one another to form a carefully composed street scene with a sense of order. Key buildings at gateways and corners have been designed to announce themselves to the street scene through additional features, details and controlled changes in material.
- 4.2.5 Within the structure, a theme of gables addressing the street has been used to reinforce the identity and character of the development, providing rhythm, repetition and interest.
- 4.2.6 The primary street runs from the proposed site access and entrance space through to the main open space to the north. This street is defined by an avenue of trees and equally spaced detached houses on the eastern side presenting gables to the street. The repeated use of the same house type and elevation treatment creates a composed elevation with rhythm providing good enclosure to the street. The properties also have a consistent building line, setback and boundary

treatment. This street type is wider than the lower order streets reinforcing its importance in the hierarchy.

- 4.2.7 The secondary street runs west and north from the primary street providing access to the adjacent properties and a link to the public open space and orchard area. The secondary streets are narrower but with a similar composition to the primary street including continuation of equally spaced detached houses presenting gables to the street. The street is terminated by a contiguous run of terrace units to the north.
- 4.2.8 Tertiary streets and courtyards are formed by a single shared surface. The courtyard and private drives provide access to a limited number of properties. Tertiary streets are narrower, with no footway. These order streets feature incidental areas of planting and breaks in the building line to soften the street scene.
- 4.2.9 The simple geometry and repetition of the plan enables interactions between buildings and streets to be controlled, improving the plotting efficiency of the layout and avoiding leftover spaces.
- 4.2.10 Streets have been laid out with inclusive design in mind. Streets are designed to:
- Give pedestrians priority through the inclusion of shared surfaces and other traffic calming measures such as on street parking where appropriate.
 - Naturally calm traffic speeds through provision of junctions, tighter radii, shared surfaces and changes in material.
 - Provide a logical layout with highways, landscape and architecture providing reference points throughout the development - including kerbs, up-stands and common building lines.
 - Create clearly defined and obstacle free pedestrian routes within streets and shared surface spaces.
- 4.2.11 As the site is relatively level, dwellings have level access and thresholds.

4.3 Legibility

- 4.3.1 An important aspect of the arrangement of the plan is legibility, both in terms of wayfinding and the identity of the place.

Wayfinding

- 4.3.2 To aid wayfinding, a number of devices have been employed within the street hierarchy to create a series of memorable events on the journey through the scheme. These include:
- Forming gateways.
 - Framing views - particularly of the open spaces to create a sequence of views through the scheme.
 - Orientation of buildings.
 - Inclusion of features and details - side windows, corner window, side entry units.
 - Use of subtly contrasting materials.
- 4.3.3 Particular attention has been paid to important buildings within the layout that turn corners or terminate views. Windows to flank elevations have been arranged to add interest and provide natural surveillance of the street. In key locations feature windows have been used to punctuate the street scene - for example at plots, 1, 5, 48, 51 and 54.

Identity and character

- 4.3.4 All aspects of the proposal contribute to and reinforce the identity and distinctiveness of the scheme. The development has been designed to have a single character formed around the street and open space hierarchy.
- 4.3.5 A common palette of materials, fenestration and other details will bring the scheme together as a single place, with the form and arrangement of buildings, landscape and highways proposals creating events within the scheme.

Boundary treatments

- 4.3.6 Stone and brick faced walls are proposed to public boundaries, while close board fencing is generally used to separate gardens. Other boundary treatments including post and wire mesh fencing and estate railings in appropriate locations. Hedges are proposed to most front boundaries.

- Application boundary

- 1 Vehicular access from Willow Bank Road
- 2 Pedestrian access from Willow Bank Road
- 3 Pedestrian access from community allotments

- Primary Street
- Secondary Street
- Tertiary Street
- Private Drive
- Courtyard
- Footpath



Above: Street hierarchy



- A** Willow Bank Road
- B** Community Allotments
- C** Existing properties
- 1** Key buildings
- 2** Corner turning buildings
- 3** Main open space and orchard planting
- 4** Dry attenuation basin and open space
- 5** Courtyards
- 6** Retained mature hedgerow
- 7** Main vehicle access from Willow Bank Road
- 8** Pedestrian link to allotments
- 9** Pedestrian link to Willow Bank Road



1 bed
 2 bed
 3 bed
 4 bed
 5 bed
 Affordable homes

4.4 Amount and use

4.4.1 The layout has been designed to accommodate 56 dwellings, using a variety of types and sizes, providing a broad range of units from 1 bed apartments through to 5 bed detached houses including 40% tenure neutral affordable homes (22 no.).

4.4.2 11 different house types with variations, have been designed for their location and function within the plan. Important plots such as corners and gateways feature variations to the prevailing house type or subtle additional features such as flank or feature windows.

4.4.3 The scheme has a net density of around 30dph, (this density has been calculated using the net developable area).

4.4.4 The proposed affordable provision accords with the requirements confirmed by the Local Authority for a 56 unit scheme. Of the 22 units to be provided, 11 no. (50%) will be category M4(2) compliant and two units being designed for wheelchair accessible category M4(3). Affordable units are tenure neutral and have many features of the open market units including the same brick as the primary facing material as well as the same windows, doors, roofing materials, entrance canopies and roof detailing. Affordable units have been positioned in three groups - G1) a larger group of 10 units to the northern boundary facing the public open space, G2) 4 units in the centre of the site and G3) 8 units to the northern boundary to the left hand part of the site.

Nationally Described Space Standards (NDSS)

4.4.5 All proposed dwellings have been designed to meet the Nationally Described Space Standards for overall dwelling area and individual room sizes.



1.5 storey
 2 storey
 2.5 storey

4.5 Scale and massing

4.5.1 The scheme generally consists of 2 storey dwellings along with three single storey dwellings with rooms in the roof and three 2.5 storey dwellings with rooms in the roof. Garages have both flat roofs (with parapets) and pitched roofs to suit different locations. The building heights strategy seeks to complement existing development in the locality, respecting the predominant use of two storey buildings found in the area, while providing an appropriate level of enclosure to streets and spaces. The building heights strategy is supplemented with tree planting in streets, spaces and plots as well as landscaping and retained trees to help bed the scheme into the landscape.

4.5.2 Floor to ceiling heights of 2.55m to 2.7m (ground floor) and 2.4m (upper floors) are proposed to enhance living accommodation and generate a feeling of space. In addition to more space, the resulting windows are taller providing more light into rooms.

4.5.3 A consistent roof pitch of 50° has been applied to the roofs of all detached units across the development and 45° to all terrace units. Therefore, while the site is relatively level, careful attention has been paid to any steps between properties and ridge and eaves lines where adjacent properties have differing depths to ensure that steps are comfortable, well composed and that the desired street scenes can be achieved.

4.5.4 Buildings address streets and spaces with a mix of both eaves to street and gable to street. This approach creates an interesting development form and helps to reinforce spaces and streets. A majority of roofs face south giving good potential for the use of photovoltaic panels or similar.



■ Garage
 ■ On plot
 ■ Additional Spaces

4.6 Car parking

4.6.1 The sense of place envisioned has helped to shape the response to parking so that parking is appropriate to the character of development in different areas of the proposal. A total of 131 spaces have been provided including; 2 visitor spaces, 95 spaces on plot and 31 garage spaces.

4.6.2 Car parking has been designed to ensure an appropriate level of provision across the site to meet the relevant planning policy requirements at a minimum of:

- 1 space for 1 and 2 bed dwellings (excluding garages)
- 2 spaces for 3 or 4 bed dwellings (excluding garages) and
- unallocated spaces in lay-bys for 10% of 4 bedroom units

4.6.3 Parking has been accommodated in a variety of forms so that it is planned, efficient and well integrated in order that vehicles do not dominate the street scene and public spaces or detract from the overall sense of place. Car parking is generally provided in 3 ways; on-plot to the side of the property often with garages, in a small number of locations on plot to the front of properties, and on street. Each method has been employed in specific situations to manage parking delivery and limit impact.

4.6.4 Continuity of the façade and building line has been prioritised to create the desired street scene. Frontage parking has been avoided where possible. Driveways have been sized to provide comfortable access to cars. Garages are setback from the house frontage to reduce their prominence within the development and reinforce their subservience to the houses.

4.6.5 Two unallocated visitor spaces have been positioned adjacent to the central public open space and to the 4 bedroom properties. Space for bicycle parking based on 1 space per bedroom has been identified on each plot. Space for bicycle storage has been located in the garages where they are in excess of the required 6m x 3m internal dimensions.

4.6.6 Each dwelling will have access to an electric car charging point. Where on-plot parking has not been provided car parking has been arranged so that at least one space is in close proximity to the plot.



● Communal ● Private

4.7 Refuse and recycling

4.7.1 The refuse collection strategy meets the policy requirements in that bin storage and collection areas are within the prescribed drag distance limits - up to 30m for an occupant and 20m for a refuse collector.

4.7.2 Bin storage areas have been identified on each plot. On collection day bins are to be left at the front of each property within the curtilage or on identified areas of hard standing. Frontage storage areas have been avoided in order to manage the prominence of bins and ensure the desired street character is created.

4.7.3 Five areas require bin collection points where private drives or a lack of road frontage means that direct access for bin collection cannot be achieved. These are as follows:

- The terraced houses to the northern boundary.
- Plots 39 & 42 to the north west corner of the site served by a private drive.
- Plot 41 in the south west corner of the site served by a private drive.
- Plot 49 and 50 in the south west corner of the site served by a private drive.



■ South facing roofs ■ Gardens with southerly aspect ● Natural ventilation stacks

4.8 Energy efficiency

4.8.1 The layout has a simple orthogonal grid arrangement, with the main routes running north to south. This enables houses and gardens to take advantage of passive solar gain. In some locations, priority has been given to creating a distinct sense of enclosure to streets and spaces - in these locations roofs have been turned so that the buildings present gables to street and roof east to west.

4.8.2 Houses have been designed so that the main habitable rooms are either at the front or rear of the property. Least used rooms such as utility spaces, WC's and bathrooms have been located to the centre of the dwellings. This helps to maximise the potential for natural daylighting in habitable rooms.

4.8.3 Care has been taken so that buildings do not overshadow one another. 60% of properties have roof slopes which are orientated to south. This provides the opportunity for photovoltaics to be utilised.

4.8.4 South facing terraces are designed with a roof vent positioned over the centrally located stair core promoting a natural stack ventilation strategy.

4.8.5 Backhouse Housing propose a fabric first approach. This involves maximising the performance of the building fabric to help reduce heating bills and improve energy efficiency. At Alderton this will be achieved through maximising airtightness, using good levels of insulation and optimising solar gain, whilst being conscious of the impact of climate change.



4.9.1 Offset to neighbouring dwellings

Proposed houses to the eastern boundary set back from existing properties to ensure an appropriate level of privacy is maintained.

- 1 House type B (plot 6 - 9)
- 2 House type G (plot 10-12)
- 3 Existing residential development
- 4 Retained boundary hedgerow
- 5 Single storey flat roofed garages forming break in elevation



4.9.2 Public Open Space

Proposed houses have been arranged to provide natural surveillance of public areas.

- 1 House type A
- 2 House type G
- 3 House types B & C
- 4 Natural surveillance of public areas from large living room window
- 5 Community orchard
- 6 Community play area



4.9.3 Barn cluster

Plots 37-39 have been designed as a complex of barn forms of single storey height providing a reduced scale to the edge of the site.

- 1 House type S (plots 39)
- 2 House type T (plot 37 & 38)
- 3 Feature flat roofed dormer window signifying the entrance and breaking the eaves
- 4 Timber pergola linking building forms to reinforce courtyard setting
- 5 Shared courtyard with brick faced boundary wall
- 6 Corner turning feature window
- 7 Pitched roof double/twin garages



4.9.4 Back to back distances

Care has been taken to provide suitable back to back distances between plots and rear gardens of minimum 10 metre depth.

- 1 House type E
- 2 House type M
- 3 Elevations with ground floor windows only
- 4 10m deep rear gardens

4.10 Landscape

4.10.1 The landscape proposals seek to provide a series of well defined streets and spaces which will help to establish a sense of place and overall character. The scheme looks to provide multi-functional spaces for the residents and community, creating permeability throughout the site and enhancing existing green corridors.

4.10.2 The landscape seeks to create a scheme which will:

- Create a multi-functional approach to green open spaces for residents and the local community; including areas of informal and formal open space;
- Allow for people of all abilities and ages to access and enjoy the streets and space - to be fully inclusive;
- Provide natural connections to the wider green infrastructure and hedgerow network surrounding the site - retaining existing trees and hedgerows and generating additional opportunities for wildlife, biodiversity and habitat;
- Provide improved foraging and habitat opportunities for wildlife;

- Encourage interaction between people and nature through the concept of borrowed landscape and introduction of community orchard, allowing residents to share and take ownership of communal features;
- Provide sustainable drainage solutions;
- Ensure landscaped boundaries the plots, using a mix of ornamental, native or edible species of tree and hedgerows to define curtilage boundaries and green the street scene.

4.10.3 The layout is defined by a series of landscape elements which align with the concept drivers. These are; the entrance area / gateway, central space and community orchard, tree lined streets and the wetland parkland. Each area will help to create subtle zones within the single overall character envisaged.

The entrance space

4.10.4 The entrance area / gateway establishes a green arrival to the wider development, providing a mix of native avenue tree planting and understorey wildflower, creating a well defined entrance to the scheme. The inclusion of extensive wildflower combined with native tree planting provides a diverse range of habitat options to suit various types of wildlife as well as boosting the site biodiversity. Implementing these landscape features at the site entrance helps to set the tone of the development, providing a leafy and green baseline on the initial approach.

Central space and community orchard

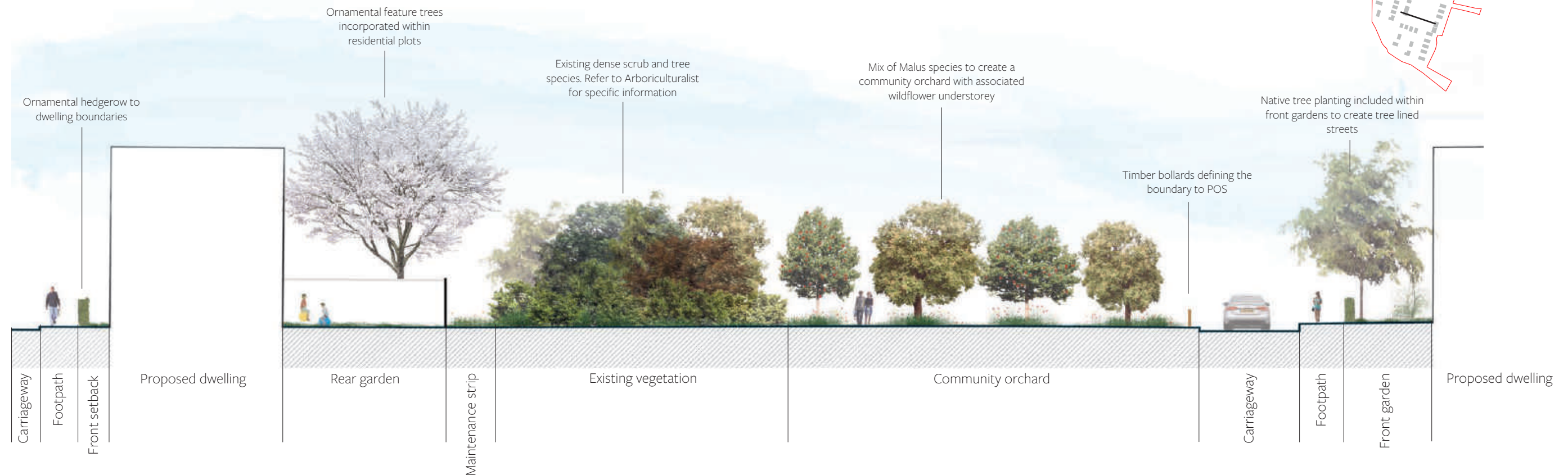
4.10.5 The central space is the focal point of the site and is intended to be a flexible, multi-functional public open space. It is positioned at the heart of the development with easy access. Buildings are positioned on 3 sides, with an existing band of dense scrub and small trees forming the boundary to the west. The proposed dwellings provide a level of enclosure and good natural surveillance. The central space will be bound with feature bollards on the 3 boundaries with open access to the highway infrastructure.

4.10.6 The northern half of the central space is made up of a community orchard, with a wildflower understorey. The orchard will be stocked with Malus species, providing edible fruits for the surrounding community, an area for play and recreation, whilst also providing habitat and ecological benefits.

4.10.7 The central area of the space is formed by a Local Area of Play (LAP) - a formal area of designated play. The play space will be enclosed by various species of wildflower and ornamental grasses providing a sensory and naturalistic approach to recreation.

4.10.8 The southern aspect of the central open space will be made up of a mix of ornamental grasses and a singular feature oak tree- also providing the main of usable the Public Open Space (POS).

Central space and community orchard



Above: Landscape section A

4.0 The Proposal

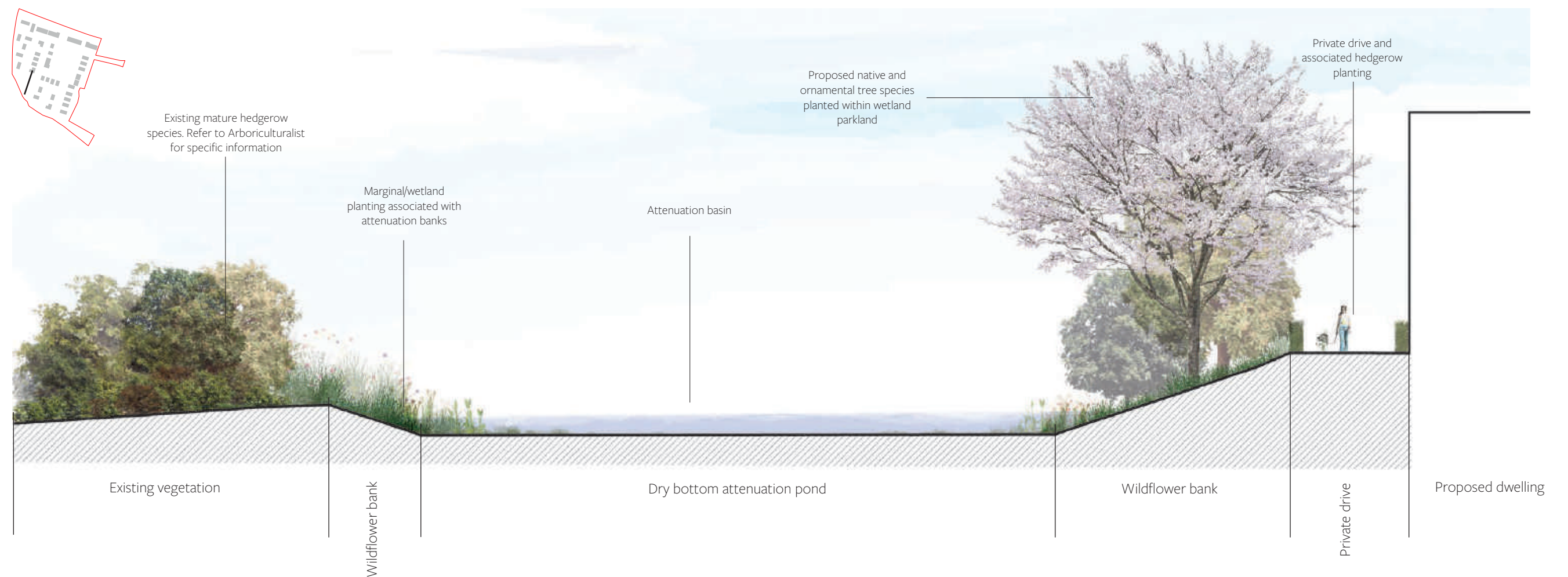
Wetland parkland

- 4.10.9 The south west area of the site is defined by the wetland parkland and various types of wildflower, marginal and grassland planting. The primary feature within the space is the attenuation pond, providing a sustainable drainage solution, and an opportunity for habitat and biodiversity creation.
- 4.10.10 The parkland is accessed through a variety of mown grass pedestrian routes that connect directly to the wider pedestrian infrastructure, ensuring permeability and connections throughout. The pathways are enclosed by a mix of wildflower and ornamental grasses, creating an informal, naturalistic and organic feel to the space - maximising the opportunity for flora and fauna to establish.

Hard landscape

- 4.10.11 The hard landscape material palette for the scheme seeks to compliment both the architectural materials and softworks palette - helping to feather the development into the context. A mix of block paving, conservation kerbs and granite setts will be implemented throughout the street scene in specific areas to provide a high quality aesthetic and rural reference, being used to delineate between the use and function of each space.
- 4.10.12 Street furniture is provided in the form of and bollards will be wooden in material providing a natural aesthetic to match that of the wider scheme - ensuring an organic and natural approach throughout

Wetland parkland





Overground attenuation pond



Timber bollards



Edible hedgerow



Brett Chaucer flag paving



Native hedgerow



Community orchard



Macadam



Conservation Setts



Ornamental hedgerow



Mown paths and wildflower



Conservation kerbs



Prunus avium



Acer campestre



Ornamental planting



Marshalls Piora - Natural



Amelanchier grandiflora



Malus domestica



Crataegus monogyna



Marshalls Piora - Charcoal



Corylus avellana





- 1 English bond feature brickwork
- 2 Simple metal canopy
- 3 Recessed entrance
- 4 Ventilation stack
- 5 Metal verge flashing
- 6 Orchard planting
- 7 Boundary hedge planting



Above: Visualisation of Public Open Space

4.0 The Proposal

4.11 Appearance

4.11.1 The proposed buildings are designed to have traditional housing forms with subtle contemporary refinements and details afforded by modern technologies and material choices. The result is a suite of house types that are homely, comfortable, refined and of their time.

4.11.2 The house types and resulting street scenes have been designed to create a development with a single character formed around a hierarchy of streets and spaces - the entrance space, a tree lined primary street, the open space and the orchard.

4.11.3 Across these areas, a number of common features and qualities run throughout the house types giving the development a single character. This common language has been established through six simple design decisions:

1. A single primary facing material with variation in colour

A brick in four different colours is to be used as the primary facing material throughout, reflecting the varied materials and colours found elsewhere in Alderton.

2. Carefully aligned and balanced composition

Primary elevations of all units feature balanced arrangements, with windows and doors carefully aligned with one another to create a refined composition.

3. English bond brick panel

All units feature an English bond brick panel to the ground floor, accentuating the entrance of the building, adding texture and interest and anchoring the ground floor door and window openings into the façade.

4. Windows and surrounds

Windows have a vertical emphasis, and appear punched out of the brickwork with re-constituted stone cills and refined transoms and mullions.

A majority of plots feature a distinctive double casement window, while important corner turning plots couple this with a corner window at first floor level.

5. A recessed front door (to the majority of units)

Announcing the entrance, providing shelter and enabling meter boxes to be concealed, de-cluttering the primary elevation.

6. Material tones

A refined palette of materials, the majority in similar tones, with contrasting elements to help aid wayfinding, define gateways and add interest have been utilised throughout the scheme.

Simple, balanced and aligned fenestration

4.11.4 All houses feature carefully aligned and balanced arrangements of fenestration to create a distinct language across the scheme.

4.11.5 Primary elevations can be split into two groups – wide fronted and narrow fronted. Wide fronted units tend to have a double fronted arrangement, with the entry door positioned centrally and vertically stacked windows to either side creating symmetrical and asymmetrical arrangements. Narrow fronted elevations tend to consist of two vertically stacked and in line windows to principal rooms with the front door positioned to balance with the main windows. A secondary first floor window is often positioned above the door – vertically aligned to the door with the size of the window reflecting the use of the room. In runs of the same house type this secondary window is omitted from certain plots to provide subtle variation in the street scene.

4.11.6 Flank and secondary elevations feature fewer openings, but sufficient to provide surveillance of the public areas and allow light into the building. Most have simple ‘slot’ windows, while important corners are marked with flank elevations featuring larger openings sometimes utilising the feature surround.

4.11.7 Where properties turn corners or ‘front’ in multiple directions careful attention has been paid to the composition of these elevations so as to extend the same look and feel of the primary elevation around the building, often with the addition of a first floor corner window.

4.11.8 Rear elevations tend to comprise good sized windows to match those on the primary elevation. The ground floor of units tend to feature high levels of glazing to flood open plan areas and kitchen dining rooms with light.

4.11.9 First floor window sizes and proportions have been carefully designed to provide a vertical emphasis and a contemporary feel, while lifting the cill height to provide usable space beneath the window and avoid unwanted low-level inward views.

Recessed front door

4.11.10 Front door openings to many units have been designed with a recess. This feature announces the entrance to the street, provides shelter and gives the opportunity to conceal meter boxes, keeping the principal elevation free from clutter.

4.11.11 The recess is faced with brick to walls, and timber to the soffit to maintain the simple and limited material palette and to create the impression that the recess has been cut out of the building.

4.11.12 The enclosed side of the recess is also designed as a shallow cupboard to provide a concealed space for meter boxes. On properties which don’t feature a recess, meter boxes will be accommodated in areas away from the principal façade, where possible.

Entrance Canopy

4.11.13 Where recessed front doors are not provided, units have been designed to have simple metal canopies. House types A, B, C & D will have a canopy with integral vertical metal panel that acts as a climber for planting providing further visual interest to entrances.

Brick detailing

4.11.14 The primary brick facing is proposed in a stretcher bond however feature panels taken from dpc level to the head of ground floor windows and doors of English bond brickwork are proposed to identify entrances and key corner turns. The brick will match the primary facing material providing subtle variation to the elevation.

Roof vent

4.11.15 South facing terrace units are designed with a roof top ventilation stack positioned over the stair and first floor landing, promoting a natural stack ventilation strategy. The vents provide a contemporary functional interpretation of the traditional chimneys found in the historic core of the village.

Garages

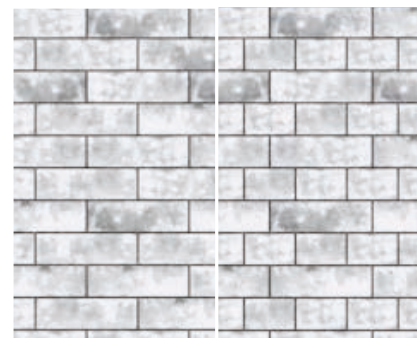
4.11.16 Garages have been designed to be subservient to the houses. Double garages serving the larger detached houses have pitched roofs whereas single garages to smaller plots have flat roofs with parapet to suppress their height. They will be constructed from the same brick used in the houses.

4.0 The Proposal

Materials

4.11.17 A refined palette of materials has been developed to help to create a clear identity for the scheme. Material choices have been inspired by those found in the local area and precedents. Material colours have been chosen to have tonal similarities to create a calm composition. Materials include;

- Brick as the primary facing material in a mixture of four tones - red, buff, grey & white;
- English bond brick detail panels to entrances and corner returns
- Light grey coloured slimline flush casement windows
- Grey concrete roof tile with aluminium verge flashing



White brick



Red brick



Buff brick



Yellow buff brick



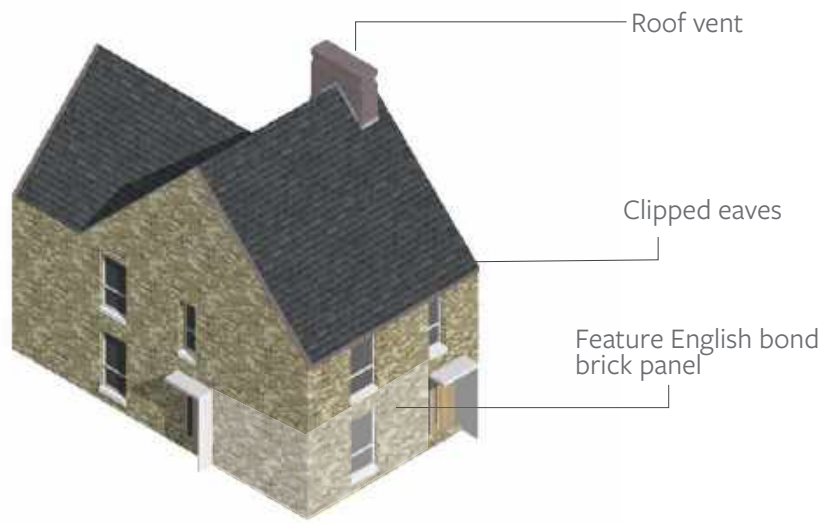




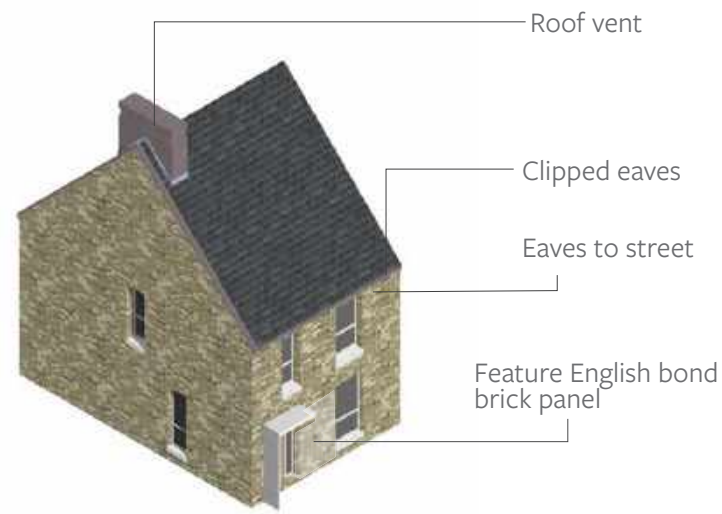
- 1 English bond feature brickwork
- 2 Simple metal portico
- 3 Corner window
- 4 Stone window cill
- 5 Metal verge flashing



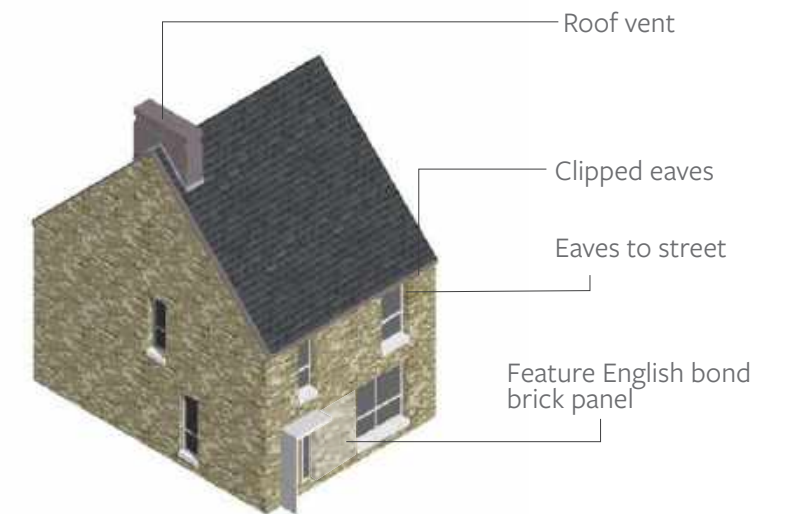
Above: Visualisation of entrance gateway



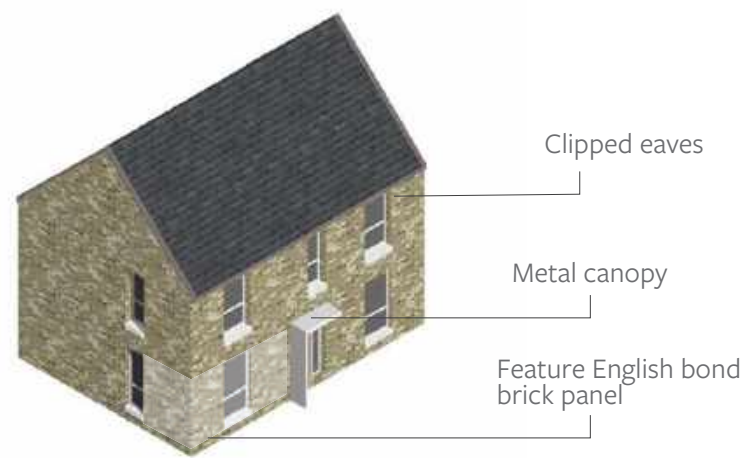
House type A
1 bedroom house



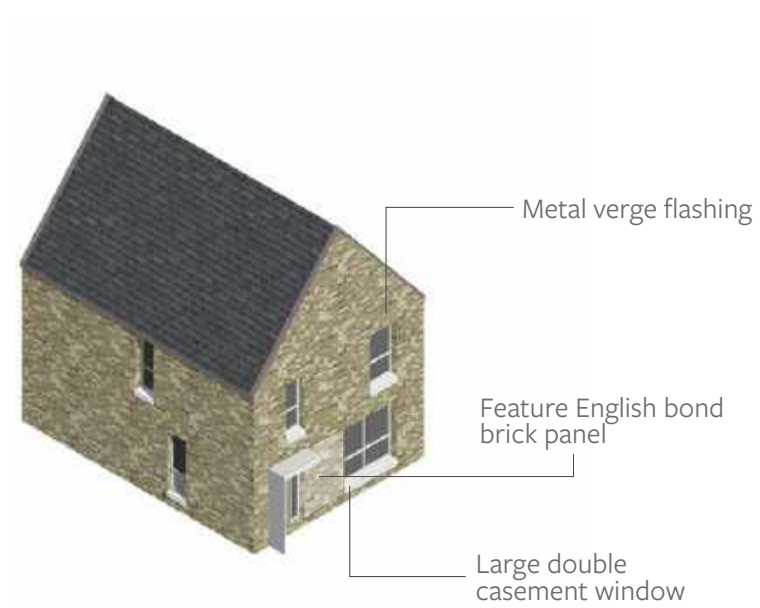
House type B
2 bedroom house



House type C T1
3 bedroom house



House type C T2
3 bedroom house



House type C T3
3 bedroom house



House type D
4 bedroom house

Above: House type models

4.0 The Proposal

4.12 Building design - affordable homes

4.12.1 Affordable and market homes have been designed as a single suite of house types with a number of common features and qualities giving the development a single character. The following description and house type models opposite, highlight how each house type contributes to the overall language, ensuring affordable homes are tenure neutral and that each plot performs its designated function within the development.

4.12.2 4 affordable house types have been developed for the scheme at Willow Bank Road providing 1 bedroom apartments, 2 bedroom houses, 3 bedroom houses and a 4 bedroom house to meet the requirements of the Local Authority. All house types meet Nationally Described Space Standards. All 2 bedroom houses meet the Building Regulations - Access to and use of buildings Part M - category M4(2) criteria and 2 of the 1 bedroom apartments meet Part M - category M4 (3) criteria.

House type A - 55sqm / 69sqm

4.12.3 The A type is a dual 1 bedroom maisonette unit with two separate ground floor entrances enabling it to help turn corners by providing frontages in two directions.

4.12.4 The building is designed with an eaves to street elevation and gabled rear extension as found in the local area. Where eaves are visible, they are clipped with no barge board or fascia. The building is designed to adjoin the end of a terrace as a bookend, used to mark the corner.

4.12.5 The primary façade is designed to compliment house type B and C which it sits alongside. The flank elevation is subservient, with a greater solid to void ratio - referencing the more scarce treatment of gables locally. Both entry doors have a canopy, with the ground floor apartment also having a recessed entrance to both a 1200mm deep covered M4 (3) compliant entrance.

4.12.6 On the ground floor, a good sized hallway with storage provides access to a bedroom, bathroom and open plan living kitchen diner, designed to meet Part M - category M4(3) criteria.

4.12.7 The first floor reduces circulation space in favour of a large open plan kitchen, dining, living area, and bedroom and bathroom to one side.

House type B - 79sqm

4.12.8 House type B has a simple, composed elevation with an asymmetric arrangement of openings reminiscent of terraced houses found in the locality creating an interesting solid to void ratio. A vision panel is proposed next to the front door to allow light into the hall and enable a solid front door to be proposed.

4.12.9 The house features a compact entrance hall with coat hanging space leading to a kitchen diner, with under stair WC. The living room is located at the back of the house, while the dining room is positioned by the front window, the living room is separated from the kitchen area by a dwarf wall.

4.12.10 Upstairs, the efficient layout provides a landing giving access to two double bedrooms, a bathroom and airing cupboard / store.

4.12.11 As with other house types proposed, active habitable rooms are positioned to the principal elevations with ancillary and secondary rooms in the centre of the house. Windows have been incorporated on gable flank walls to provide overlooking of adjacent routes.

4.12.12 House type B has a second version following a similar layout to the first but with the provision of an en suite to the main bedroom.

House type C - 93sqm / 95sqm

4.12.13 The elevational treatment utilises the features established on house types A and B to form a family of units which can sit comfortably alongside one another in the street. An additional window on the front elevation vertically aligned to the door provides light and ventilation to the family bathroom.

4.12.14 This larger house type features a compact hall with store providing access to a larger kitchen diner, with WC positioned under the stairs and larger living room to the rear of the property. Upstairs, as with house type B, the efficient layout provides for 2 good sized double bedrooms, along with a single bedroom and a family bathroom.

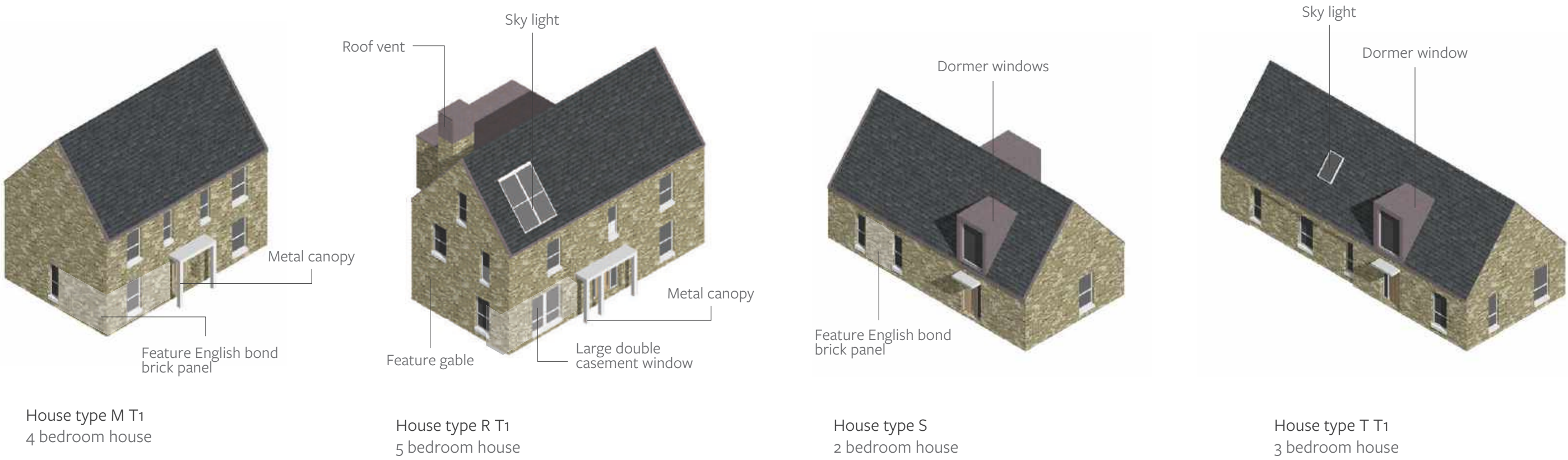
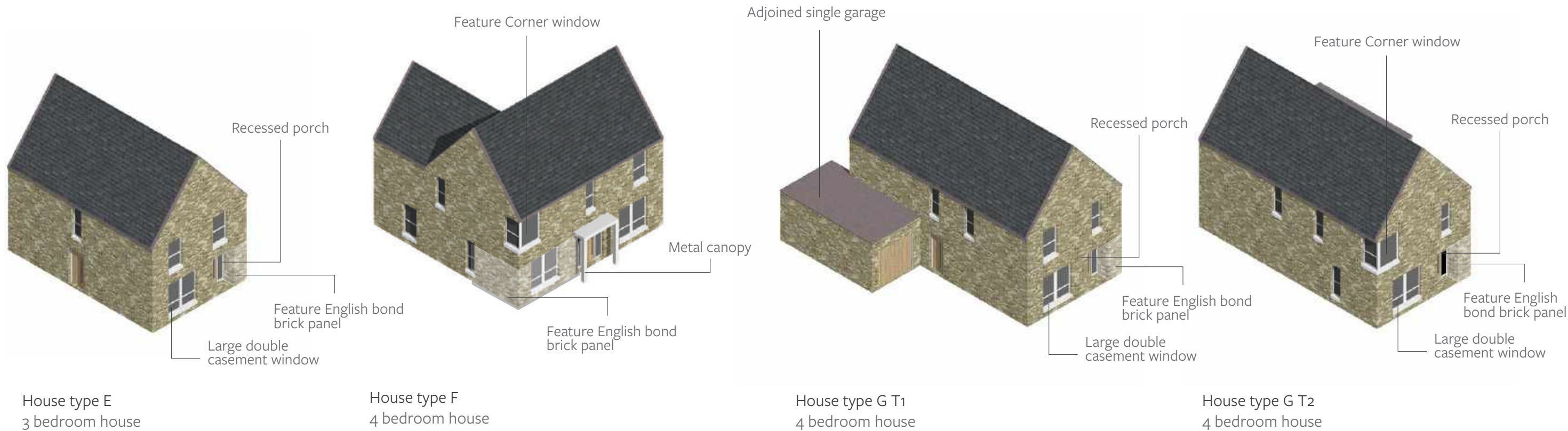
4.12.15 House type C has both an eaves to street and gable to street version to enable it to be positioned within two different street scenes.

House type D - 106sqm

4.12.16 House type D continues the family theme of house types A, B and C, with a greater plot width to ensure that the eaves and ridge heights match when they are positioned next to one another.

4.12.17 This larger house type features additional rooms laid out in a similar arrangement to the other units. The main difference is the position of the WC which is accessed from the hall, allowing additional space for full height cupboards in the kitchen and an under stair store.

4.12.18 As with the other house types in this sequence, principal rooms are positioned to the front and rear of the property with secondary spaces to the centre.



Above: House type models

4.0 The Proposal

- 4.13 Building design - market house types
- House types E (112sqm) & G (140sqm)**
- 4.13.1 House types E and G continue the architectural language established in types A & B. They have a consistent plot width to give the desired rhythm and repetition in the street scene but two depths to provide varied accommodation.
- 4.13.2 The primary elevation has a simple composition of a large window to the principal ground floor room with the first floor window aligned to the outer edge of the window below. Bedroom 3 has the same window as bedroom 2 to balance the elevation with the opening aligned to the outer edge of the entry front door, providing a clear hierarchy of openings.
- 4.13.3 Both house types are narrow fronted with a distinctive steeply pitched (50°) gable to street.
- 4.13.4 Both units feature English bond brick detailing to the ground floor entry corner. The design approach to flank walls responds to the prominence of the elevation - with openings offset and limited to ensure a sparse appearance.
- 4.13.5 Both types feature a recessed front door set to one side. Meter boxes are concealed within the recess. The front door leads to a good sized hallway with a direct view to the kitchen diner and doors to the living room, WC and under stair store. An external door gives access to a utility room adjacent to the kitchen.
- 4.13.6 First floor accommodation varies from 3b (E) with 2 doubles and single, en-suite, family bathroom and store to the 4b (G) which has 3 doubles and a single.
- 4.13.7 Both types have a second variant comprising of first floor corner window and flank windows to help turn corners and provide additional surveillance of streets and spaces.
- House types F (152sqm)**
- 4.13.8 This house type is the first of 3 wide fronted units. The F has an 'L' shaped floor plan enabling it to hold and turn corners.
- 4.13.9 The principle elevation has the door positioned centrally and large windows to either side. At first floor level a corner window identifies the house types sitting on key corner locations of the site.
- 4.13.10 Gables have been designed to have fewer openings and a sparse appearance while providing interest and natural surveillance. A horizontal English bond brick panel wraps the corner while a simple grey portico announces the front door. Combining these features gives the building a traditional form and a number of contemporary interpretations of vernacular details.
- 4.13.11 A generous hallway provides access to a large living room to one side and a study, WC and kitchen diner with utility to the other. Both the living room and kitchen diner have access to the garden and external dining area.
- 4.13.12 The house features a 'Y' shaped staircase. To the left the master suite has the feel of a separate wing with two further doubles, a single, family bathroom and an en-suite in the main volume of the house.
- House type M (124sqm)**
- 4.13.13 This house type is the second of the wide fronted unit and maintains the established architectural approach. The principle elevation is symmetrical with the door positioned centrally and windows to either side. Gables have been designed to have fewer openings and a sparse appearance while providing interest and natural surveillance. A recessed entry door enables the meter cupboards to be hidden.
- 4.13.14 The front door leads to a centrally positioned stair with kitchen diner to one side and living room with separate study the other side. A ground floor WC and utility room are located adjacent to the stair, with external access provided to the utility.
- 4.13.15 First floor accommodation provides a master bedroom with en suite and 1 further double and 2 single bedrooms with family bathroom.
- House type R (190sqm)**
- 4.13.16 House type R is the third wide fronted unit and at 2.5 storeys is the largest dwelling proposed.
- 4.13.17 The house type shares many attributes of the other units, including centrally positioned door with simple grey portico, feature brick panel turning the corner with the addition of a chimney contained within the building footprint. A second variant places the chimney on the gable end allowing the internal accommodation to take advantage of the distant views specific plots benefit from.
- 4.13.18 The house features a large open plan kitchen / diner with separate living room, a large utility room, study / office, WC and a separate family room. Upstairs are 3 double bedrooms -1 en-suite, a study and a family bathroom are proposed. A master suit with en suite is proposed in the roof space.
- House type S (107sqm) & T (1133sqm)**
- 4.13.19 House types S and T are located in the north west corner of the site on the boundary with open countryside. In contrast to the other house types, house types S and T are both single storey with rooms in the roof, combining to create a courtyard complex of barn like forms.

5.0

Conclusion



5.0 Conclusion

5.1 Finally

5.1.1 This design and access statement and the other submission documentation describes the nature and extent of the proposals, how they work with the constraints and opportunities afforded by the site, conform to published design guidance and respond to the previous reasons for refusal. They demonstrate how 56 high quality homes can be accommodated on the site, within a well structured layout.

5.1.2 The full plans submission scheme described in this design and access statement and the other supporting information, will deliver a scheme that achieves the objectives of the National Design Guide - a high quality and enduring place to live:

Context

5.1.3 The scheme design has been developed through an analytical approach, taking into consideration existing built form, local character, land form and topography of the site and wider area, ecology, access, visual impact, microclimate and drainage, inward and outward views and access to local facilities and services;

Identity

5.1.4 It has a clear identity, shaped from a review of historic development found in the locality and exemplars from around the country - with all components working together to create a cohesive place;

Built form

5.1.5 2D and 3d modelling has been used to ensure the new place is accessible, permeable, navigable, memorable and well laid out. It has a simple and coherent pattern of streets and spaces defined by buildings, with corners and transitions marked by distinct elevations and materials to create memorable markers in the development.

Movement

5.1.6 The proposals feature a network of safe and accessible routes and connections for all. The layout promotes activity and social interaction and inclusion through design and interplay between buildings, streets and spaces. It connects to the existing movement network providing easy access to facilities and amenities in the local area;

Nature

5.1.7 The scheme has been developed with input from ecologists, landscape architects and engineers to ensure that the proposals promote a multi-functional landscape which enhances biodiversity, helps to manage water, assists with climate change resilience and provides attractive open spaces for all - meeting the spatial requirements established at the outline stage.

Public Spaces

5.1.8 Proposals accord with outline consent - integrating existing natural features and adding to the biodiversity and health of the place through the provision of a range of safe, attractive, well located, good quality public open spaces which incorporate a variety of native and non-native tree, shrub, grass and wildflower planting.

Uses, homes and buildings

5.1.9 The scheme incorporates a mix of tenure neutral house types which are comfortable, functional, accessible, efficient, light and airy and that positively address the streets and spaces. Within the range, house types are provided that meet NDSS, M4(2) and M4(3) standards. The site is close to local facilities and has good links to those further afield.

Resources

5.1.10 Building design, form layout, orientation and construction will help to reduce resource requirements and create long lasting high quality homes that are efficient and resilient. The layout, homes and landscape have been designed with adaptation and changing requirements in mind to give greater longevity.

Lifespan

5.1.11 The scheme is designed to be lived in and to grow with its residents, to give a focus for the new community through a shared ownership of open spaces provided. Buildings are to be constructed from high quality, long lasting materials, with features such as a fabric first approach and systems that minimise water wastage included, while interior layouts can be adapted and change over time.

5.1.12 Overall, the proposed development represents a sensible proposition, accords with the outline approved drawings and is in an established and sustainable location. It will provide much needed new housing as well as many identifiable, tangible and long lasting benefits for the local area.

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