

WILLOW BANK ROAD ALDERTON

DESIGN AND ACCESS STATEMENT

PREPARED BY PEGASUS DESIGN ON BEHALF OF (CALA HOMES)

P16-1145_08B | JULY 2019



**“THE CREATION OF HIGH QUALITY BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES. BEING CLEAR ABOUT DESIGN EXPECTATIONS, AND HOW THESE WILL BE TESTED, IS ESSENTIAL FOR ACHIEVING THIS. SO TOO IS EFFECTIVE ENGAGEMENT BETWEEN APPLICANTS, COMMUNITIES, LOCAL PLANNING AUTHORITIES AND OTHER INTERESTS THROUGHOUT THE PROCESS.”
(PARA 124, NPPF 2019)**



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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



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VIEW OF FLETCHER CLOSE FROM WILLOW BANK ROAD

01 | INTRODUCTION

1.1 This Statement has been prepared by Pegasus Urban Design on behalf of CALA Homes (Midlands) Ltd. It has been prepared to support the Full Planning Application for the erection of 28 dwellings on the land at Willow Bank Road, Alderton, Gloucestershire.

PURPOSE OF THE STATEMENT

1.2 This design statement explains how a considered approach for the 2.16ha site has been reached from the initial design vision to full site layout. It will also reflect how the new dwellings are contextually appropriate both within the village of Alderton and in relation to the new residential development which neighbours the northern boundary.

1.3 This statement should be read in conjunction with other supporting documents also submitted with the Planning Application.

- Section 1 – Introduction;
- Section 2 – Local Plan;
- Section 3 – Built Form Context;
- Section 4 – Design Principles;
- Section 5 – Design Evolution;
- Section 6 – Design Proposal
- Section 7 – Summary



RECENT DEVELOPMENT OF FLETCHER CLOSE



KEY
 **SITE LOCATION**

SITE LOCATION PLAN

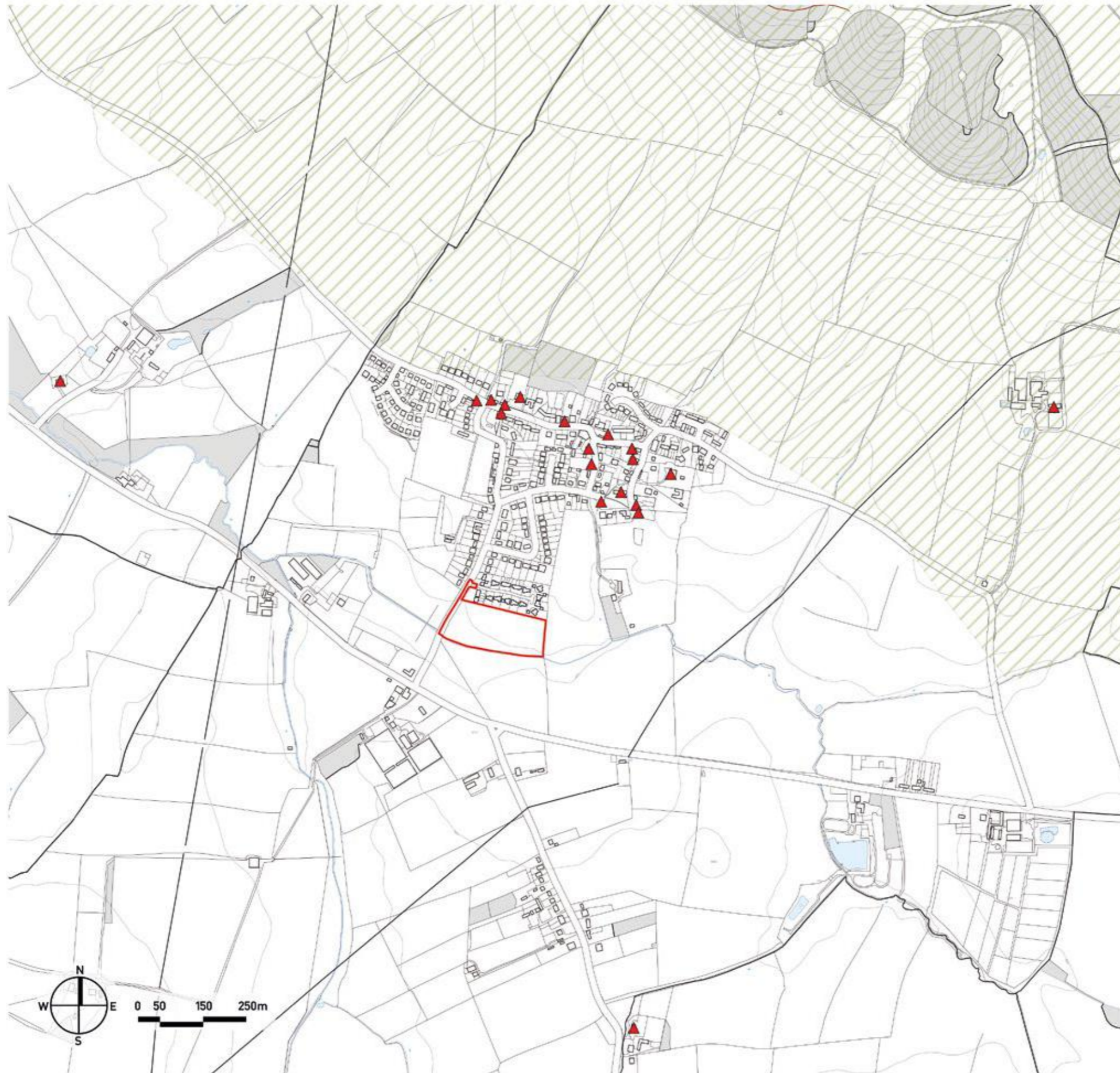
02 | PHYSICAL CONTEXT

SITE DESCRIPTION

- 2.1 The site is located on the southern edge of Alderton in Gloucestershire, 9km to the east of Tewkesbury. It totals some 2.16 hectares in size, is in agricultural use, and is rectangular in shape sloping gently downwards from north to south.
- 2.2 Bordering the site along its western edge is Willow Bank Road, a road that provides access into Alderton. Immediately south of the site is an agricultural field and beyond the B4077 runs in an east to west direction. Further west and south are agricultural fields bound by hedgerows.
- 2.3 To the north is the recent development of Fletcher Close. The Fletcher Close development forms the southern built edge of Alderton and totals 24 dwellings.
- 2.4 The site is outside the Cotswolds Area of Outstanding Natural Beauty (AONB) located some 550m to the south. It is not within a conservation area and is not considered to affect the setting of any nearby listed buildings.



VIEW SOUTH FROM FLETCHER CLOSE ACROSS SITE



KEY

-  SITE LOCATION
-  LISTED BUILDINGS
-  AONB DESIGNATION

DESIGNATIONS PLAN

ALDERTON

Historic Buildings (pre 1900)

- 2.5 Alderton lies on the edge of both the Cotswolds and the Vale of Evesham. As a result, it incorporates both Cotswold stone and red brick older type buildings, in addition to wattle and daub half-timbered thatched buildings, which are located within the centre of the village around Beckford Road and Blacksmith Road.
- 2.6 The historic vernacular of the village is generally identified through the use of locally derived materials such as limestone, brick and render with the local 'light' Cotswold limestone. The Cotswold limestone is often dressed with cut stone and occasionally brick, clay roof tiles, occasional slate or thatched roof finishes. These properties are often built edge of pavement, have brick chimneys and well stocked traditional gardens. Windows are either casement or sash windows and tend to be smaller in size with irregular symmetry. Front doors tend to be wooden and porches and dormer windows are traditional features.



BECKFORD ROAD



BECKFORD ROAD



BECKFORD ROAD



BECKFORD ROAD



BECKFORD ROAD



CAMBRIDGE SQUARE



SCHOOL ROAD



SCHOOL ROAD



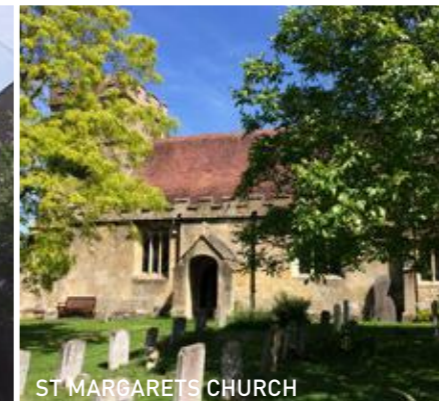
CHURCH ROAD



CHURCH ROAD



CHURCH ROAD



ST MARGARETS CHURCH



WILLOW BANK ROAD

Residential Buildings (post 1900)

- 2.7 The majority of the more modern residential development is built post war, with the exception of some semi-detached late Victorian red bricked cottages along Willow Bank Road. These cottages have larger windows than those from the historic core and are stepped back from the road.
- 2.8 There are also a small number of ex-council terraced and semi-detached houses with painted render and brown flat roof tiles along Orchard Road. These have larger than average gardens, off road parking and symmetrical arrangements.
- 2.9 The majority of the post war houses and bungalows are detached and semi-detached. These are present as infill buildings and in cul-de-sac estates surrounding the village core. Typical characteristics include: garages; larger than average curtilages; off road parking; well stocked open front gardens; dormer windows; Cotswold clad walls; red/brown/buff brick walls; and brown concrete flat roof tiles.

- 2.10 Other modern buildings include those within Gretton View. These are detached cottages with a mixture of Cotswold Cladding and render. Cotswold stone roof tiles, dormer windows and wooden door canopies make interesting features. A modern development along Beckford Road opposite the playing field also includes properties in regular alignments with Cotswold clad and render frontages. These properties have bay windows, door canopies and slate effect roofs.
- 2.11 Immediately north of the site is the newly constructed Fletcher Close of Alder Green. Here properties are a mixture of detached and terraced buildings. Frontages are recon stone or red brick with pink/brown roof tiles. Dormer windows, chimneys and wooden door canopies make interesting features with recon stone and red brick quoins, window cills and brick arching around fenestration. Additionally, properties have varying roof alignments with gables and differing heights.





BECKFORD ROAD



ORCHARD ROAD



GRETTON VIEW



CHURCH ROAD



BLACKSMITHS ROAD



ST MARGARETS ROAD



ELEANOR DRIVE



ALDER GREEN



ALDER GREEN



ALDER GREEN



ALDER GREEN



ALDER GREEN



- KEY**
- SITE LOCATION
 - SCHOOLS
 - RECREATION GROUND
 - PUBLIC HOUSE
 - CHURCH
 - PO** POST OFFICE
 - COMMUNITY HALL
 - PETROL STATION
 - CAMP SITE
 - BS** BUS STOP

LOCAL FACILITIES PLAN

LOCAL AMENITIES AND SURROUNDING CONTEXT

2.12 The site is situated within a location that benefits from good accessibility to a range of existing community amenities in Alderton village. This includes: the Gardeners Arms pub; a local garage and petrol station; a village shop that includes a post office; and Oak Hill Primary School. There are a number of pubs in the outlying areas around the village, including the Hobnails Inn at Little Washbourne. Those facilities and services within the vicinity of the promotion site include:

- **Education** – Oak Hill Primary School (530m N);
- **Public house** – Gardeners Arms Public House (430m N), Ye Olde Hobnails Inn (815m W);
- **Retail** – Alderton Local Shop and Post Office (350m NE), Local Garage and petrol station (150m S);
- **Community Facilities** – St Margaret’s Church (360m NE), Alderton Hall (460m NE), St Mary’s Church (1.05km NW);
- **Industry** – Alderton Nurseries (230m S), Orchard Industrial Estate (2.4km E); and
- **Leisure** – Brooklands Farm Camp Site (810m SE), Allotments (250m N), Playing Field (570m N).







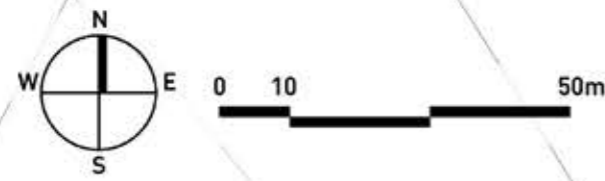
MOVEMENT AND ACCESS

- 2.13 The site is bound along its western edge by Willow Bank Road which in turn connects to the B4077 providing access to Tewkesbury to the west and Winchcombe to the south east. The M5 and Ashchurch train station can be accessed at Ashchurch/Northway some 8km to the west. This allows road access to Cheltenham/Gloucester to the south and Birmingham to the north and a rail service that is located on the main Bristol to Birmingham main line.
- 2.14 A footpath system connects the village over Oak Hill to the nearby village of Dumbleton. These footpaths are known locally as “The Dungeons” due to the deep channel that they cut into the hillside and the darkness of overhanging trees.



KEY

-  SITE LOCATION
-  VIEW LOCATION



VIEWS PLAN

VIEWS AND LANDSCAPE

- 2.15 The site is viewed in context with and set against the backdrop of the adjacent built edge of Alderton in both wider and local views. Views would for the most part be afforded at publicly accessed locations immediately surrounding the site. These would include: residential properties within the new housing estate Alder Green to the north; Willow Bank Road to the west; and the wider public rights of way network – in particular the footpath to the immediate south, Alderton Footpath 9.



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



CONSTRAINTS AND OPPORTUNITIES PLAN

CONSTRAINTS AND OPPORTUNITIES

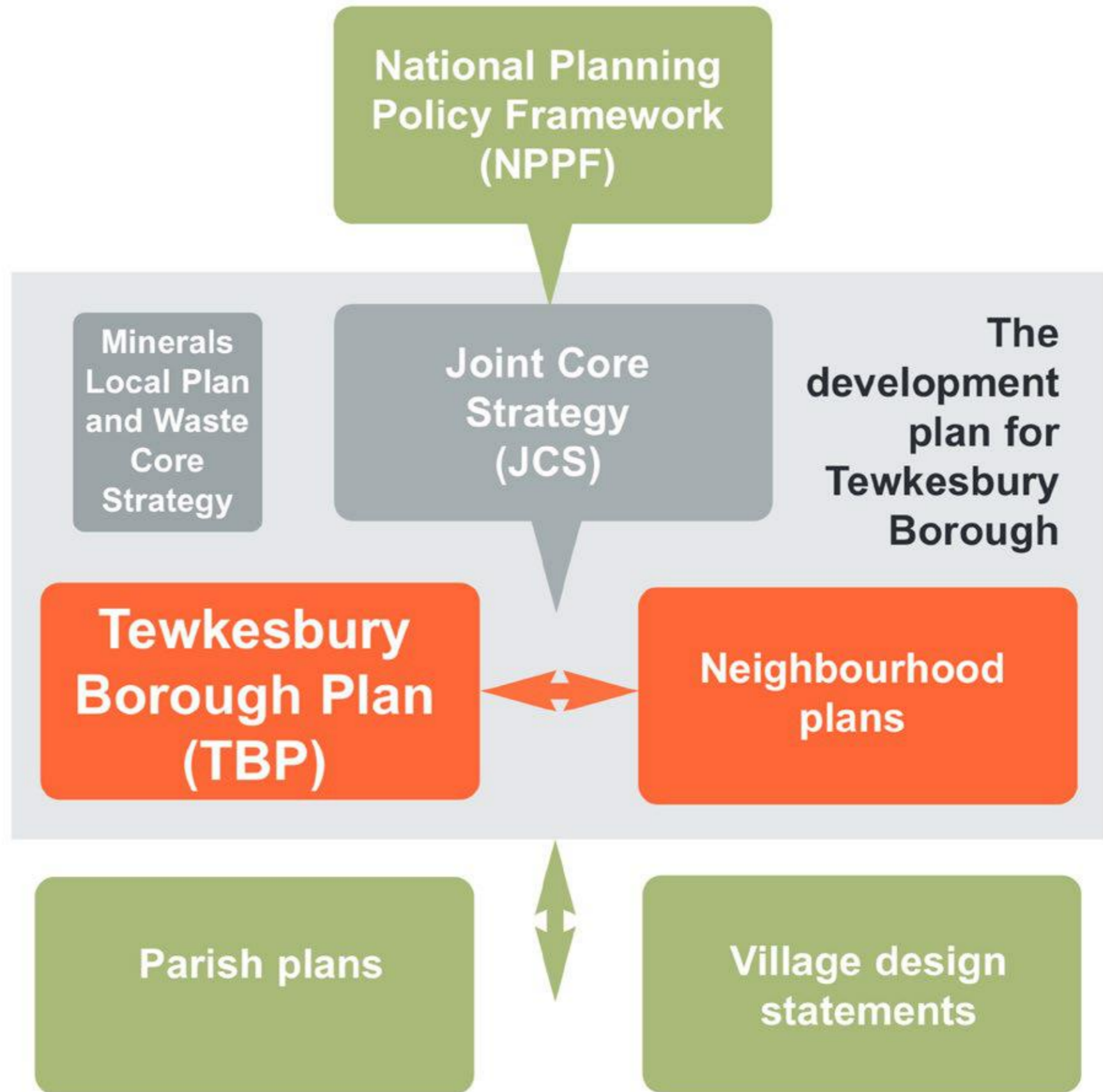
- 2.16 The constraints and opportunities presented by the site are utilised to inform and structure the concept proposals. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

CONSTRAINTS

- RETAIN EXISTING TREES, HEDGEROWS AND OTHER LANDSCAPE FEATURES WHERE POSSIBLE, PARTICULARLY THOSE OF ECOLOGICAL INTEREST;
- RESPOND TO THE SITE'S TOPOGRAPHY;
- PROTECT THE FLOODPLAIN ALONG THE SITE'S SOUTHERN BOUNDARY;
- RESPECT THE CHARACTER OF ALDERTON;
- PROTECT VIEWS IN AND OUT OF THE SITE;
- PROTECT THE ADJACENT RESIDENTIAL AMENITY OF DWELLINGS THAT ADJOIN THE SITE'S BOUNDARIES TO THE SOUTH EAST.

OPPORTUNITIES

- MAKE EFFICIENT USE OF THE LAND THROUGH THE APPLICATION OF APPROPRIATE DENSITIES;
- RESPOND TO THE CHARACTER OF FLETCHER CLOSE IMMEDIATELY NORTH OF THE SITE AND PROTECT THE RESIDENTIAL AMENITY OF THOSE DWELLINGS;
- CREATE A BALANCED, RESIDENTIAL DEVELOPMENT WHICH OFFERS A RANGE OF DWELLING TYPES, SIZES AND TENURES;
- PROVIDE FOR SUDS INFILTRATION AND ATTENUATION AREAS WITHIN THE SCHEME;
- PROVIDE A NEW VEHICULAR ACCESS FROM WILLOW BANK ROAD;
- PROVIDE FOR NEW PEDESTRIAN FOOTWAYS;
- CREATE A PRINCIPAL RESIDENTIAL STREET WHICH DRAWS UPON THE CONTEXTURAL URBAN PATTERNS AND UNDERPINS A STREET HIERARCHY;
- EXTEND THE EXISTING URBAN EDGE INTO THE SITE WHERE THE NEW DEVELOPMENT WILL READ AS A CONTINUATION OF THE EXISTING RESIDENTIAL CONTEXT;
- OPPORTUNITY TO CREATE QUALITY ARCHITECTURE THAT IS REFLECTIVE OF FLETCHER CLOSE TO THE NORTH AND TAKES DESIGN CUES FROM THE LOCAL CHARACTER;
- PROVIDE OUTWARDS FACING DEVELOPMENT ALONG THE SOUTHERN EDGE TO ACT AS A GATEWAY FOR THE VILLAGE. THIS WOULD CREATE AN ATTRACTIVE RURAL FRONTAGE WITH OUTWARDS VIEWS OF THE WIDER LANDSCAPE;
- CREATE A POSITIVE GREEN EDGE ALONG THE SOUTHERN BOUNDARY; AND
- PROVIDE AREAS OF OPEN SPACE FOR NEW AND EXISTING RESIDENTS.



03 | PLANNING POLICY

JOINT CORE STRATEGY

3.1 The Joint Core Strategy (JCS) was adopted in December 2017 and covers the areas of Gloucester, Cheltenham and Tewkesbury, setting the levels of housing and employment growth necessary. It also assists in allocating larger scale sites to aid in successfully meeting the strategic goals whilst using policies to guide the design process of future development till 2031.

Strategic Objectives

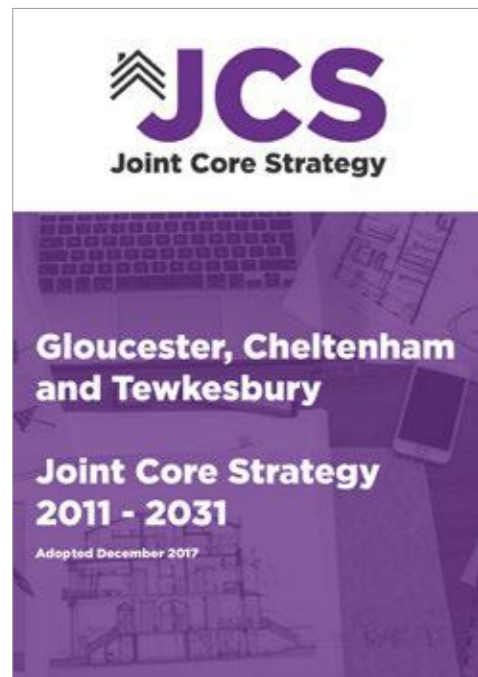
3.2 The JCS includes nine strategic objectives which provide a framework for planning policies and development proposals. Of the objectives stated in the JCS, the following are relevant to the Alderton proposal which could assist in meeting the overall strategic aims of the Development Plan:

- Strategic Objective 5 – Delivering excellent design in new developments
- Strategic Objective 8 – Delivering a wide choice of quality homes
- Strategic Objective 9 – Promoting healthy communities

Future Housing Requirements

3.3 Policy SP1 of the draft JCS states that the future objectively assessed development need is estimated to be 35,175 new homes between 2011 and 2031.

3.4 In Tewkesbury Borough the draft requirement is for 9,899 new homes to be provided in addition to the strategic allocations within the Borough that are related to Cheltenham and Gloucester. New housing sites, in addition to existing commitments and the potential Strategic Allocations will be required to meet this level of housing.



GLOUCESTERSHIRE JOINT CORE STRATEGY

Housing Land Supply

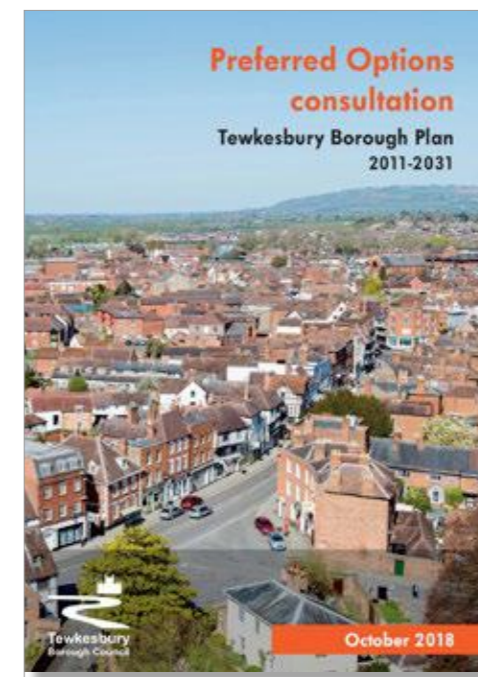
- 3.5 Policy SP2 of the draft JCS states that to meet the needs of Tewkesbury Borough, outside of the urban extensions to Gloucester and Cheltenham, the JCS will make provisions for at least 9,899 new homes. At least 7,445 dwellings will be provided through existing commitments, development at Tewkesbury Town in line with its role as a market town, smaller-scale development meeting local needs at Rural Service Centre and Service Villages, and sites covered by any Memoranda of Agreement.
- 3.6 The draft JCS acknowledges Tewkesbury Borough has an identified shortfall against the total JCS housing requirement of 2,454 dwellings.
- 3.7 The proposed main modifications state that it is critical that the shortfall is addressed over the plan period and the JCS authorities are providing an approach to dealing with this in a strategic and plan-led way.
- 3.8 Tewksbury Borough Council recognise that they do not have a five year supply of housing land and as such there should be a presumption in favour of sustainable development. This context and the planning balance is set out in more detail in the Planning Statement which accompanies this application.

Distribution of new housing

- 3.9 Development within Tewkesbury Borough will be distributed in accordance with a proposed settlement hierarchy. Within the JCS Alderton is identified as a Service Village, meaning that the Village is a sustainable location for smaller scale development to meet local needs.
- 3.10 Policy SP2 of the JCS states that service villages will accommodate lower levels of development to be allocated through the Tewkesbury Borough Plan and Neighbourhood Plans, proportional to their size and function. Services Villages are also stated to reach the minimum requirement of 880 dwellings with only 791 existing commitment at the time this document was produced. Therefore, with the balance of 89 units still to be achieved, the Alderton site would contribute to meeting this requirement.

Tewkesbury Borough Plan

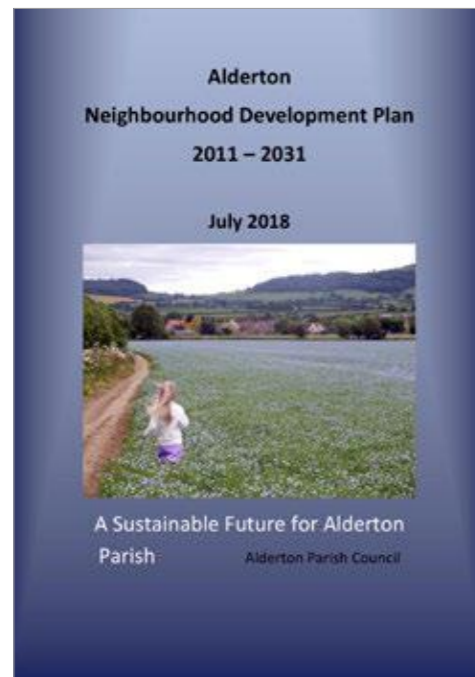
- 3.11 To supplement the Joint Core Strategy, a new Borough Plan is being designed and is intended to be consistent with and support the strategic policies set out in the JCS. The new Borough Plan is still being prepared having been subject to initial public consultation in 2015 and subsequent further consultation in October 2018. It has a target to be considered for adoption in early 2020.
- 3.12 The Tewkesbury Borough plan intendeds to follow the strategic principles set out in the JCS whilst focusing on more specifically detailed policies to the area. This includes allocating locations for smaller scale growth whilst endeavouring to preserve the key assets of the area, such as open space, history and heritage.



TEWKESBURY LOCAL PLAN

Alderton Neighbourhood Plan 2011-2031

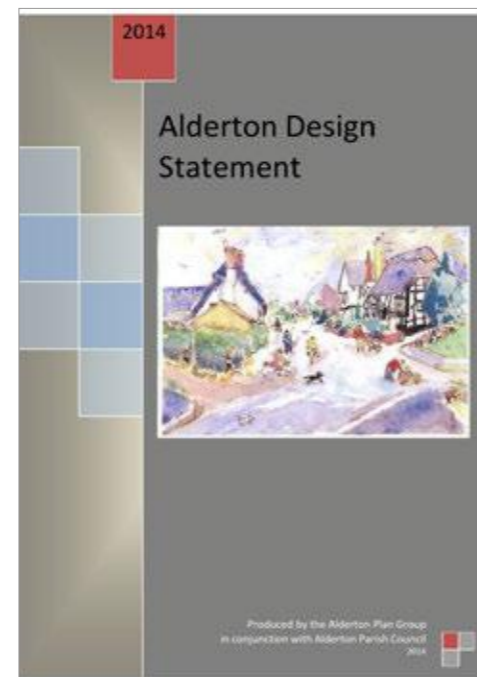
- 3.13 A group of local volunteers in conjunction with Alderton Parish Council and with assistance from Tewkesbury Borough Council have developed a Neighbourhood Development Plan for Alderton Parish. This is a continuous document that is ever evolving, beginning in November 2012 through to the latest revision as of April 2018. In August 2018 it was announced that the Neighbourhood development had passed a local referendum and will now be used when determining planning application within the parish.
- 3.14 The document works on behalf of the community with the purpose of creating a sustainable future for Alderton Parish, ensuring they have a key role in shaping their community. Again, it operates in conjunction with the policies set out above, however it provides power to the neighbourhood so there is control in influencing the type, location and quality of development in the area.



ALDERTON NEIGHBOURHOOD PLAN

Alderton Village Design Statement 2014

- 3.15 The Alderton Village Design Statement was again written and produced in 2014, by volunteers within the parish in order to ensure that the quality and character of new developments reflects the style of the village.
- 3.16 This informs the design requirements so that various bodies involved can all operate on the same level. Going into quite small-scale details, for instance the focus here being on the “varied mix of building materials including brick, timber, and stone”.
- 3.17 The statement has shaped the way of designing this development, in order to seamlessly fit into the existing settlement of Alderton village.



ALDERTON DESIGN STATEMENT

04 | DESIGN PRINCIPLES

5.1 The principles which have been developed in order to steer the design of the new scheme have been derived from the site assessment in conjunction with the delivery of a high quality development which achieves the criteria set out within the NPPF, namely:

FUNCTION AND QUALITY

“Developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development” paragraph 127, point a, NPPF 2019.

- New development provides the opportunity to continue the distinctive identity to a place which integrates with the surrounding built form and landscape context;
- Retention of the existing landscape features on the site;
- Establish a distinctive identity through well-designed spaces and built form; and
- Minimise the impact of the development on the open countryside and surrounding context; and
- Protection of the existing floodplain which is located within and in the vicinity of the site to ensure that the development does not increase the risk from flooding in the area.

QUALITY OF PUBLIC REALM

“Developments will establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit” paragraph 127, point d, NPPF 2019.

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features in order to soften the built form, particularly towards the countryside edge of the development;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
- Control of access to private areas, particularly rear gardens; and
- Provision of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity.

ACCESSIBILITY

“Developments optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks” paragraph 127, point e, NPPF 2019.

- Convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities;
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its function as a movement corridor; and
- Maximisation of the connections to Alderton via sustainable routes for pedestrians, cyclists and public transport users.

RESPONSE TO CONTEXT

“Developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)” paragraph 127, point c, NPPF 2019.

- Integration of the development into the existing built form fabric of Alderton particularly in relation to scale, height and massing as seen at the southern fringe of the village;
- Respond to the existing site topography including the consideration of views in and out of the site;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

SAFE AND ACCESSIBLE ENVIRONMENTS

“Developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” paragraph 127, point f, NPPF 2019.

- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces; and
- Control of access to private areas particularly rear gardens.

A PLACE FOR EVERYONE

- Creation of a development which allows ease of movement for all types of users and provides equal employment, social, community, leisure and retail activity opportunities for all; and
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities.

05 | DESIGN EVOLUTION

HIGHER VARIATION IN DWELLING SIZE AND TENURE

5.1 A more varied mix to ensure it could cater to a wider range of potential residents, whilst also incorporating larger detached properties as per the predominant existing character of Alderton village. Particularly focusing these to the southern edge so that the views upon entering the village match the principles previously set along Willow Bank Road, the primary route from the South through to the village centre.



OCTOBER 2016 - TESTING LAYOUT



URBAN FORM TO BE MORE INFORMAL TO REFLECT NEIGHBOURING PROPERTIES

- 5.2 The urban form has been revisited to better reflect the built form of Alderton village. Variation is key, staggering building setbacks and the orientation of the dwellings to create a more informal scene.
- 5.3 Along the roads the form is more linear to highlight the route through however loosens in the form of private drives. This is a much more naturalistic approach reflecting the principles of the existing settlement, as opposed to the previous perimeter blocks suggested.
- 5.4 Looser plotting along the southern edge to allow for more informal urban form. Car parking integrated into the development on plots to reduce the visual impact of car parking as you enter the village from the southern edge.

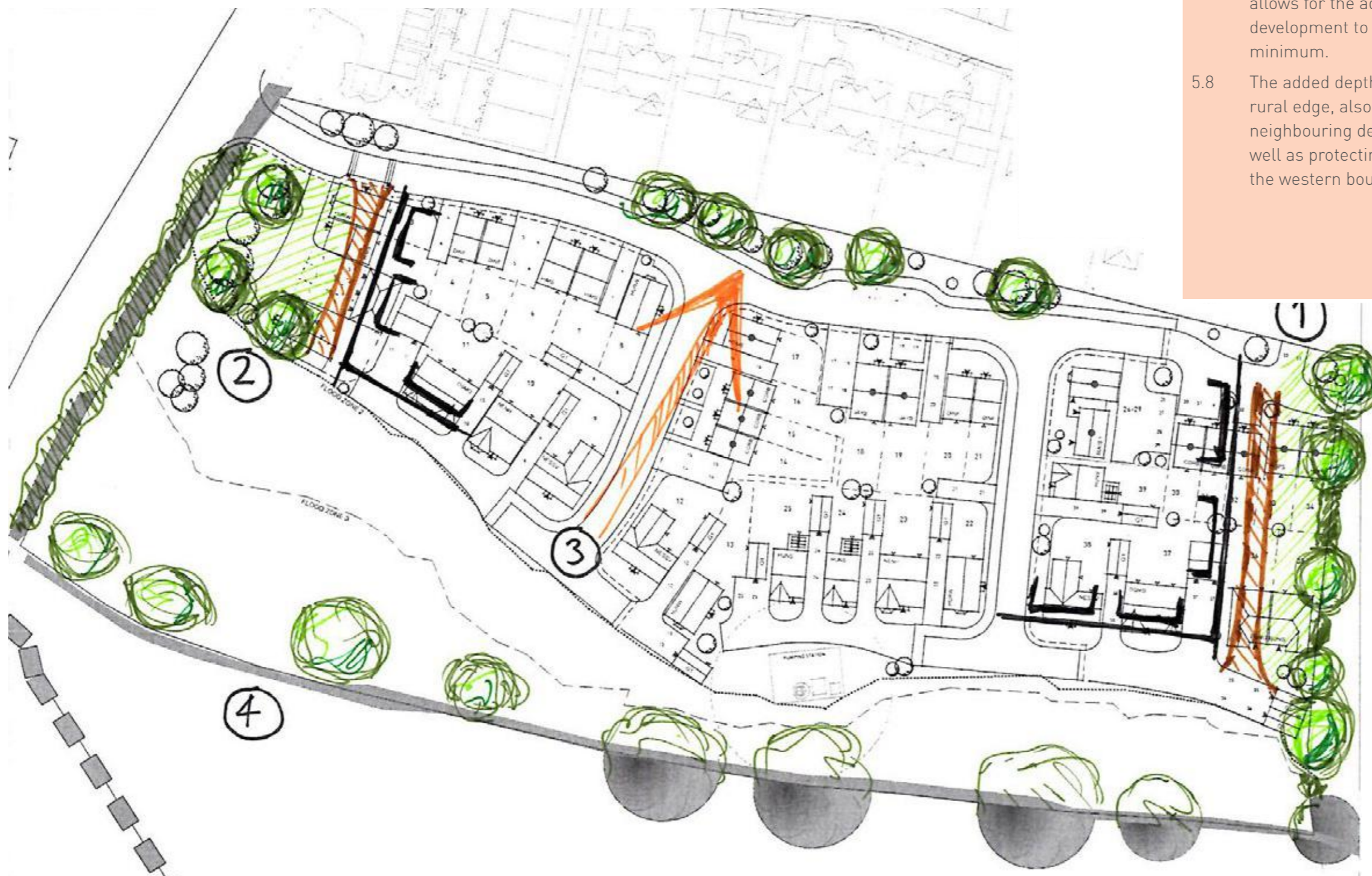
MARCH 2018 – TESTING LAYOUT



MAIN ROAD AND ACCESS MOVED

5.5 The new northern buffer mitigates views both in and out of the development. The new road location allows for the landscape concept to lead the site, creating a naturalistic approach at the forefront of the design.

JANUARY 2019 – TESTING LAYOUT



LANDSCAPE BUFFER INCREASED AROUND BOUNDARY

- 5.7 Applying a larger buffer between the new development and the existing landscape helps to assist in the natural transition, particularly on the eastern boundary. It allows for the addition of new planting screening of the development to ensure the visual impact is kept to a minimum.
- 5.8 The added depth and planting buffer create a more rural edge, also screening more effectively from the new neighbouring development on the northern boundary, as well as protecting the views in from Willow Bank Road on the western boundary of the site.



STREETS TO REFLECT RURAL CHARACTER AND IMPROVE CONNECTIVITY

- 5.9 The new road location allows for the landscape strategy to lead the site in allowing for further setback from the boundary on both the east and west boundaries. It reflects the characteristics of the surround village more accurately with less linear roads and more informal private drives.
- 5.10 Most importantly it provides better pedestrian links to the existing village creating a more scenic footpath route through the site to the existing facilities that the village has to offer. This assists in promoting sustainable living and a healthier lifestyle.

MARCH 2019 - TESTING LAYOUT



PROPOSED SITE LAYOUT (P16-1145_040)

06 | DESIGN PROPOSALS

USE & AMOUNT OF DEVELOPMENT

Residential - up to 28 dwellings (Class C3)

- 6.1 The development achieves an average net density of 30 dwellings per hectare (dph). This density allows for the formation of differing densities across the scheme including a slightly higher density opposing the neighbouring development and a slightly lower density towards the countryside. Overall this results in the efficient use of the site whilst at the same time promoting those principles which are appropriate to Alderton.
- 6.2 The density will also allow for a mixed range of dwellings ranging from 1 bed to 4 bed throughout the site, in order to accommodate a variety of household types. This provides a hierarchy of dwellings from the larger detached properties to the smaller terraced form and maisonette types, allowing for variety within the streetscape.

Affordable Housing

- 6.3 A total of 11 units are affordable housing are located within the development, with a variation of sizes and types.

MOVEMENT AND ACCESS

- 6.4 The site contains a concise, well-connected movement network, accessible by all users. It is proposed to help ensure that all areas of the development are easy to navigate, safe and secure.
- 6.5 The proposal incorporates a new access to the site from Willow Bank Road. This access will take the form of a T-junction and is north of the existing field access.
- 6.6 The location of the site close to the existing established community, local facilities and public transport connections are positive characteristics on which the provision of new pedestrian routes through the site are reflective of.

- 6.7 Movement around the development is assisted by:
- The provision of direct and purposeful routes overlooked by housing frontages;
 - Shared surface treatment on certain roads to ensure low traffic speeds. The design aims to promote safe walking and high permeability through the site, and limit potential for anti-social behaviour;
 - New streets have been orientated so that existing urban and landscape contexts are backdrops to end street views;
 - Provision of appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving as appropriate.

| KEY | |
|---|--------------------------|
|  | SITE BOUNDARY (2.16HA) |
| DWELLINGS | |
|  | OPEN MARKET UNITS |
|  | AFFORDABLE UNITS |
| LANDSCAPING | |
|  | EXISTING LANDSCAPING |
|  | PROPOSED LANDSCAPING |
|  | WATERCOURSE |
| ENCLOSURE DETAILS | |
|  | REAR GARDEN ACCESS GATE |
|  | 1.8M CLOSE BOARDED FENCE |
|  | 1.8M BRICK WALL |

ACCOMMODATION SCHEDULE

| WILLOW BANK ROAD, ALDERTON | | | | | | |
|----------------------------|------------|---------------|---------------|---------------|------|-----------------|
| House Type | Bed Spaces | Storey Height | Area Ft2 | No: of | Beds | Mix |
| Private Sale | | | | | | |
| Bungalow | 2 | 1 | 717 | 4 | 2 | 24% |
| Hunsley | 3 | 2 | 1111 | 4 | 3 | 41% |
| Hurwick | 3 | 2 | 1,132 | 3 | | |
| Nessvale | 4 | 2 | 1,588 | 3 | 4 | 35% |
| Osmore | 4 | 2 | 1,758 | 3 | | |
| | | | 20746 | 17 | | |
| Affordable | | | | | | |
| Maisonette | 1 | 1 | 510 | 2 | 1 | 18% |
| Belford | 2 | 2 | 673 | 3 | 2 | 27% |
| Dinfield | 2 | 2 | 747 | 2 | | |
| Fynford | 3 | 2 | 801 | 1 | | |
| Himscot | 3 | 2 | 963 | 1 | 3 | 27% |
| Homebrook | 3 | 2 | 1008 | 1 | | |
| Jaybrook | 4 | 2 | 1151 | 1 | 4 | 9% |
| | | | 8456 | 11 | | |
| | | | 29,202 | 28 | | |
| Areas and Densities | | | | | | |
| | | | | Acres | | Hectares |
| | | | | 5.34 | | 2.16 |
| | | | | 2.32 | | 0.94 |
| | | | | 12,572 | | |
| | | | | 29.8 | | |
| | | | | 12.1 | | |



PARKING STRATEGY PLAN

PARKING

Car Parking

- 6.8 Parking is provided on-plot and is located predominantly to the side of dwellings. Most plots have garages and are purposely set back from the building line, to allow ease of access to dwellings. Refer to the Parking Strategy Plan for exact locations.

Cycle Parking

- 6.9 Secure cycle parking is provided at a rate of 1 space per bedroom and is provided on-plot within garages. Refer to the Parking Strategy Plan for garage locations.

CONTINUITY AND ENCLOSURE

- 6.10 The layout has continually evolved since the initial concept, but the core principles remain the same.
- 6.11 Strong frontages to the public realm whilst protecting the amenity of existing residents. Building continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. Proposed dwellings form a continuation of the building line to the adjacent existing dwellings along Willow Bank Road in order to minimise overlooking and to incorporate the new development into the existing urban form without forming any physical barriers. The new development provides frontage over the proposed areas of public open space and also provide surveillance over the landscape buffer to the south.

- 6.12 The site layout proposes that development be a continuation of the existing urban area and includes:
- New development is orientated along the western and southern boundaries as a continuation of the existing urban edge;
 - Provision of housing frontage along Willow Bank Road, that is suitably set back to maintain rural character, and creates a transition from countryside to the built form of Alderton;
 - Provision of lower density development which envelops the higher density properties creating a soft development edge and an attractive rural frontage; and
 - Variation in building separation distances across the streetscape to create focal points and reinforce the street hierarchy.



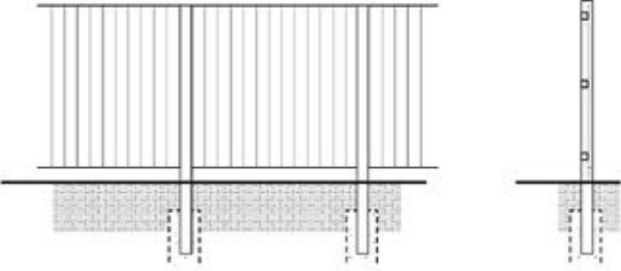
BOUNDARY TREATMENTS

- 6.13 Development plots will be defined by a range of boundary treatments including:
- 1.8m Brick Walls;
 - 1.8m Close Boarded Fences with gates where required;
- 6.14 The location of individual enclosure types and further details are set out on the Boundary Treatments Plan

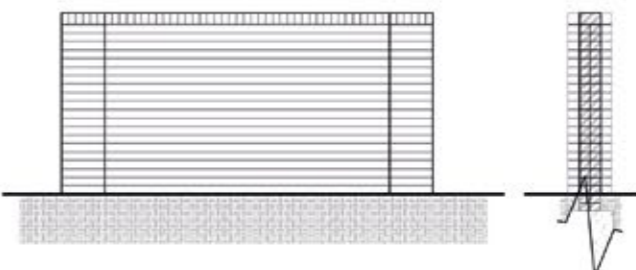
KEY

-  SITE BOUNDARY
- DETAILS**
-  1.8M CLOSE BOARDED FENCE
-  1.8M BRICK WALL
-  REAR GARDEN ACCESS GATE
-  PRIVATE PARKING COURT GATE

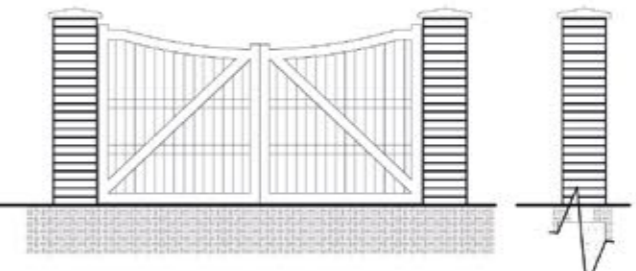
1.8M CLOSE BOARDED FENCE



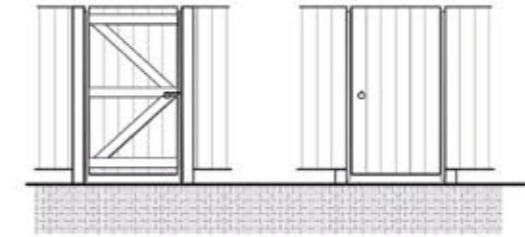
1.8M BRICK WALL



PRIVATE PARKING COURT GATE



REAR GARDEN ACCESS GATE




BOUNDARY TREATMENTS PLAN

WASTE DISPOSAL

- 6.15 Bin Collection Points (BCP) are proposed at a maximum of 30m from the furthest dwelling curtilage and are positioned a maximum of 25m from the nearest adoptable road in line with guidance contained within Manual for Streets. This will ensure any future bin collection operates within maximum bin carry distances.
- 6.16 Reference should be made to the Refuse Strategy Plan for the exact location of BCP's.



REFUSE STRATEGY PLAN



APPEARANCE AND CHARACTER

- 6.17 The structure of the layout draws upon the characteristics of the local residential vernacular, in particular that seen in the new residential development that adjoins the site to the north. This includes similar characteristics such as scale, form, proportion and detailing, use of local materials and boundary treatments.
- 6.18 Those properties around the eastern and southern edge of the development comprise a lower density, as are detached and have outward facing frontages. New buildings align on one side of the main access road and forming the route through the site, and the landscape buffer to the north provides screening from the neighbouring development. Landscape design significantly contributes to the character of this development, as frontages have deeper front gardens defined by hedgerows and/or low-level planting. Variations in eaves and ridge lines create variety together with the provision of gables and chimneys that punctuate the ridge lines.

BUILDING HEIGHTS AND MASSING

- 6.19 The height and massing of the development is 1 and 2 storeys. There is a range of building footprint sizes and variation in eaves and ridge lines, to ensure roofline variations.
- 6.20 The development has multiple key areas, such as the views across from the southern edge and the main entrance to the site. These are made into a feature by material choices and building patterns. These ensure to address street junctions and internal vistas creating recognisable places and assisting movement from one place to another.
- 6.21 Bungalows are proposed to the south eastern edge to minimise massing of the development in this location.

Details and Materials

- 6.22 As a whole, the development uses a palette of traditional building materials which are prevalent to Alderton including:
- Recon cotswold stone clad facades;
 - Red brick;
 - Timber boarding; and
 - Red/brown plain duo roof tiles.
- 6.23 Includes architectural details such as:
- Pitched and flat door canopies;
 - Casement windows;
 - Gable roof and windows;
 - Brick dentil coursing
 - Brick corbelling;
 - Exposed rafter feet; and
 - Chimneys.



MATERIALS PLAN

LANDSCAPE STRATEGY

- 6.24 Landscape design is a key component for creating a successful development at land off Willow Bank Road. Successful green spaces help create attractive places and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better microclimates and enhancing biodiversity.
- 6.25 The landscape strategy for the site is founded on the following principles and objectives:
- Provision of public open space along Willow Bank Road to create an attractive green gateway to the scheme and village of Alderton;
 - Limiting development to two storeys in order to reflect the scale of existing development and minimise potential effects on skyline views and visual amenity of properties overlooking the site;
 - Provision of a landscape buffer along the southern edge that protects the flood zone and allows space for SUDs;
 - The planting of tree and understorey vegetation within the landscape buffer to strengthen the existing landscape structure and soften the new development in views from the wider landscape to the south;
 - Retention (with one breach for access) of the hedgerow along the western site boundary to reflect local character; and
 - The enhancement and management of hedgerows in accordance with local policy and guidance to strengthen landscape structure.

Sustainability

- 6.26 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:
- Encourage sustainable modes of travel and reduce walking distances via a new pedestrian footway which connects to Willow Bank Road;
 - Promote habitat enhancement and creation through the provision of new landscape and sustainable urban drainage features;
 - Use water conservation measures such as low flush w.c's, water saving taps and water butts; and
 - Use simple traditional construction detailing and materials to achieve fabric efficiency, a robust and high-quality build and where possible, use of local building materials.



Crime prevention

- 6.27 The design proposals are based on an understanding of best practice guidance and reference has been made to the relevant documents including "Safer Places: the Planning System" and "Manual for Streets as well as ACPO "New Homes" guidance.
- 6.28 When designing new developments, it is important to create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.
- 6.29 Landscape design has been incorporated as an essential component in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external, public spaces. Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.
- 6.30 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and are an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

- 6.31 In forming the design proposals, the following key attributes have been included:
- Buildings are generally orientated back to back to ensure rear gardens are not exposed;
 - Public open spaces are well overlooked by the surrounding built form;
 - All routes are necessary and serve a specific function or destination, where the use of private drives serve only a few dwellings and are well overlooked by the surrounding built form;
 - The internal street network forms a linear entrance into the site, and private drives serve smaller groups of dwellings but with a clearly different street character to signal a more rural environment;
 - The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
 - Natural surveillance is promoted wherever possible; and
 - Architectural details which promote natural surveillance are designed into dwellings, window positioning ensure to overlook areas such as parking and POS space.



STREET SCENE D-D



07 | SUMMARY

- 7.1 In particular, this introduces the opportunity for outward facing development within the setting of a strong landscaped edge, sympathetic to that of the surrounding rural character. Therefore, aiming to create a positive transition from the countryside to the built edge of Alderton.
- 7.2 The development respects the local character but also moves the community of Alderton towards a more sustainable future, through an increase in housing choice. Development has strived to achieve the principles of high-quality design and best practice to create a scheme that is varied and sympathetic to its environment.

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DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



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