

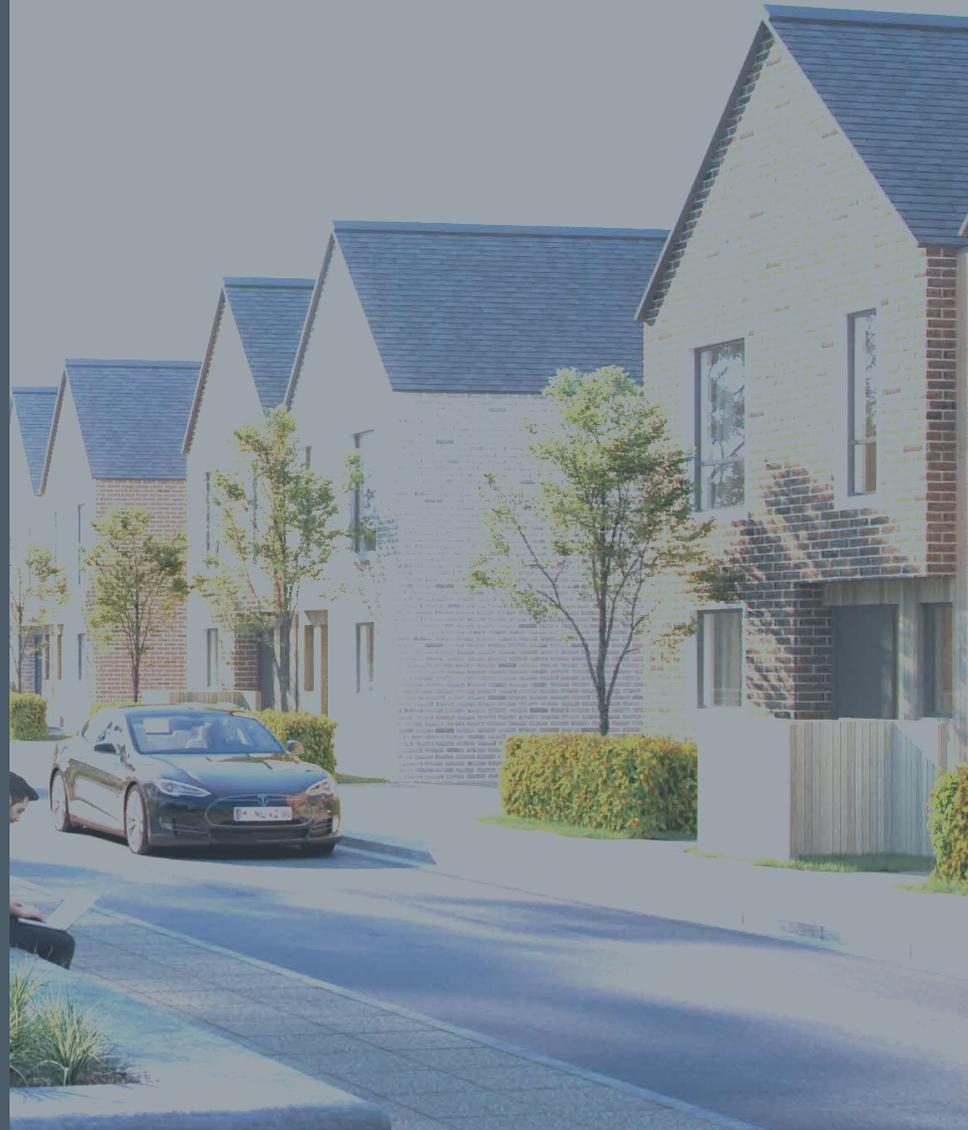
June 2022
zeb 1706 | rev - B

Dibden Lane, Alderton design and access statement



contents		3.0 design	20
1.0 introduction	4	3.1 pedestrian connections	21
1.1 scope and content	4	3.2 streets	22
1.2 professional team	5	3.3 landscape	23
		3.4 topography	24
2.0 site	7	3.5 development parcels	25
		3.6 placemaking	26
2.1 methodology	7	3.7 use and amount	27
2.2 site location	8	3.8 layout and scale	27
2.3 existing site	9	3.9 materials + details	28
2.4 historic context	10	3.10 landscaping + public realm	29
2.5 scale	11	3.11 energy statement	30
2.6 materials + details	11	3.12 parking + cycles	32
2.7 landscape + public realm	13	3.13 refuse	32
2.8 transport + movement	16	3.14 building for a healthy life	33
2.9 site analysis	18		
2.10 planning context	19	4.0 access	34
		4.1 site access	35
		4.2 dwelling access	36

1.0 in production



1.1 scope and content

This Design and Access Statement (DAS) has been prepared by Zebra Architects on behalf of the applicants Hamelin Partnership to accompany a detailed Planning Application for the development at Dibden lane, Alderton. The application is for a 26 unit residential scheme which is a rural exception site.

The purpose of this document is to set out how Dibden Lane can be developed to create a high quality, sustainable scheme, and to identify the factors which have influenced the development strategy for the site. It illustrates how the site analysis, research, survey work and consultations have informed the final proposals.

It should be read in conjunction with the drawings and reports that form the detailed planning application.



1.0 introduction

1. Aerial view of site in Dibden Lane, Alderton (Google maps)

1.2 professional team

The process of discussion and design development has included input from the following team:

client	hamelin partnership
architects	zebra architects
landscape architects	zebra landscape architects
ecology	zebra ecology
arboriculture	zebra trees
FRA and drainage	bannersgate
transport consultant	magna
ground investigation	I GE consulting
topographical	chilcote
heritage	orion
archaeological	orion
air quality	redmore environmental
housing needs	cotesbury
planning statement	mcloughlin planning



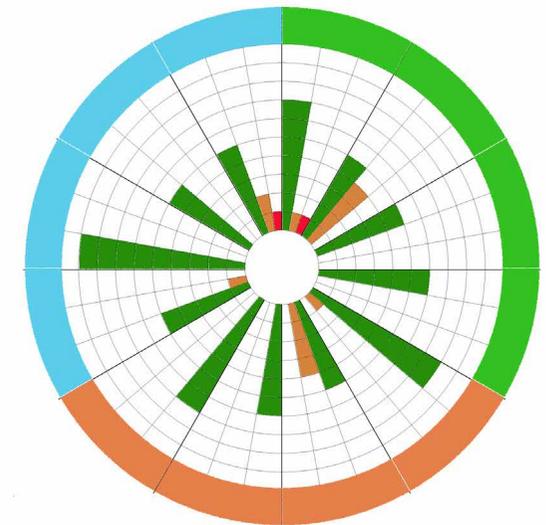
2.0 site



2.0 site

2.1 methodology

It is important as designers that each site is designed based upon its merits, constraints and opportunities. This will begin with a site visit both of the site and viewed from within and then also from beyond the site looking towards. This is then interpreted into a constraints diagram which graphically identifies the site in its context, existing vegetation, topography, storey heights, listed buildings, conservation areas, views and focal points, vehicular and pedestrian movements and infrastructure. The brief is then created in tandem with the constraints plan which is used to stress test along the design evolution of the scheme working alongside the 12 pillars of Building for Health. The design process will form a number of opportunities from the constraints plan. This will first and foremost identify and promote the relationship with the development and the existing built form and community- the success of a sense of place is to ensure integration with existing as opposed to segregation. This can be through shared facilities (open space and recreation) brought together through new pedestrian linkage. Privacy, scale and overlooking in plotting is key to ensure that the existing built form is not compromised. Finally a good and thorough understanding of the townscape and what is integral to the character of the area through townscape studies, material and palette appreciation, form and embellishment or simplicity of streetscapes. All of this during the design process will inform and create a harmonious development that will sit within the existing built form without being incongruous.



2.2 site location

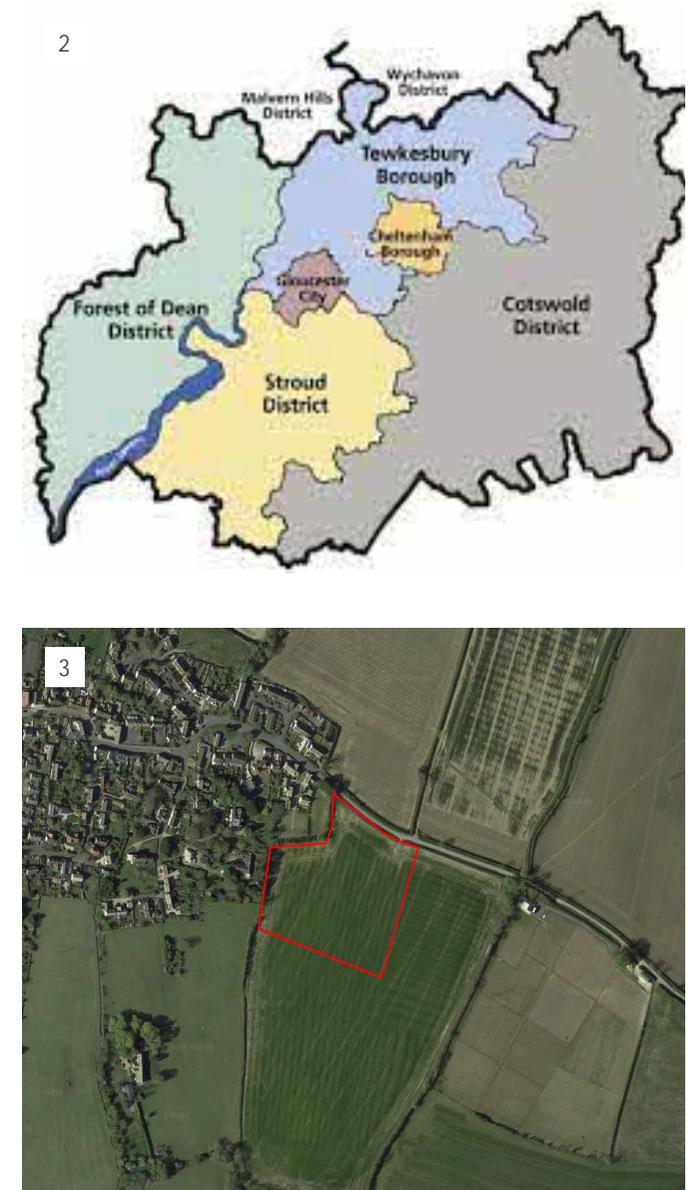
The site is located to the east of Tewkesbury, a town situated in Gloucestershire.

The site sits along Dibden Lane which connects to the small village of Alderton, a small village between Tewkesbury (8 miles to the west), Winchcombe (4 miles to the south east), and Bishops Cleeve (7 miles to the south west).

The site is located adjacent but not within the Cotswold's AONB. However the site is influenced by the AONB and the LVA is critical to the development of the proposals.



1. Location of Gloucestershire (contains Ordnance Survey data © Crown copyright and database right)
2. Location of Tewkesbury borough (contains Ordnance Survey data © Crown copyright and database right and GCC imagery)
3. Aerial view of Site in Dibden Lane, Alderton, Tewkesbury (map data Google ©2020)



2.0 site

2.3 existing site

The site is currently vacant grassland which slopes approximately 4.8m north east to south west with an area of 20920m².

The site is situated on an area of rough grassland that rises gently in a north westerly direction up to Dibden Lane. With its frontage onto Dibden Lane the site forms part of the eastern gateway approach into Alderton. Aside from Dibden Lane to the north the site is bound by

- to the south, open countryside, an agricultural field extending south to a watercourse running east west.
- to the east, open countryside, an agricultural field extending east to a vegetated field boundary.
- to the north west, an area of well maintained grass land and intermittent tree planting.
- to the west, the boundary to properties in Alderton.
- to the south west, a hedgerow field boundary.

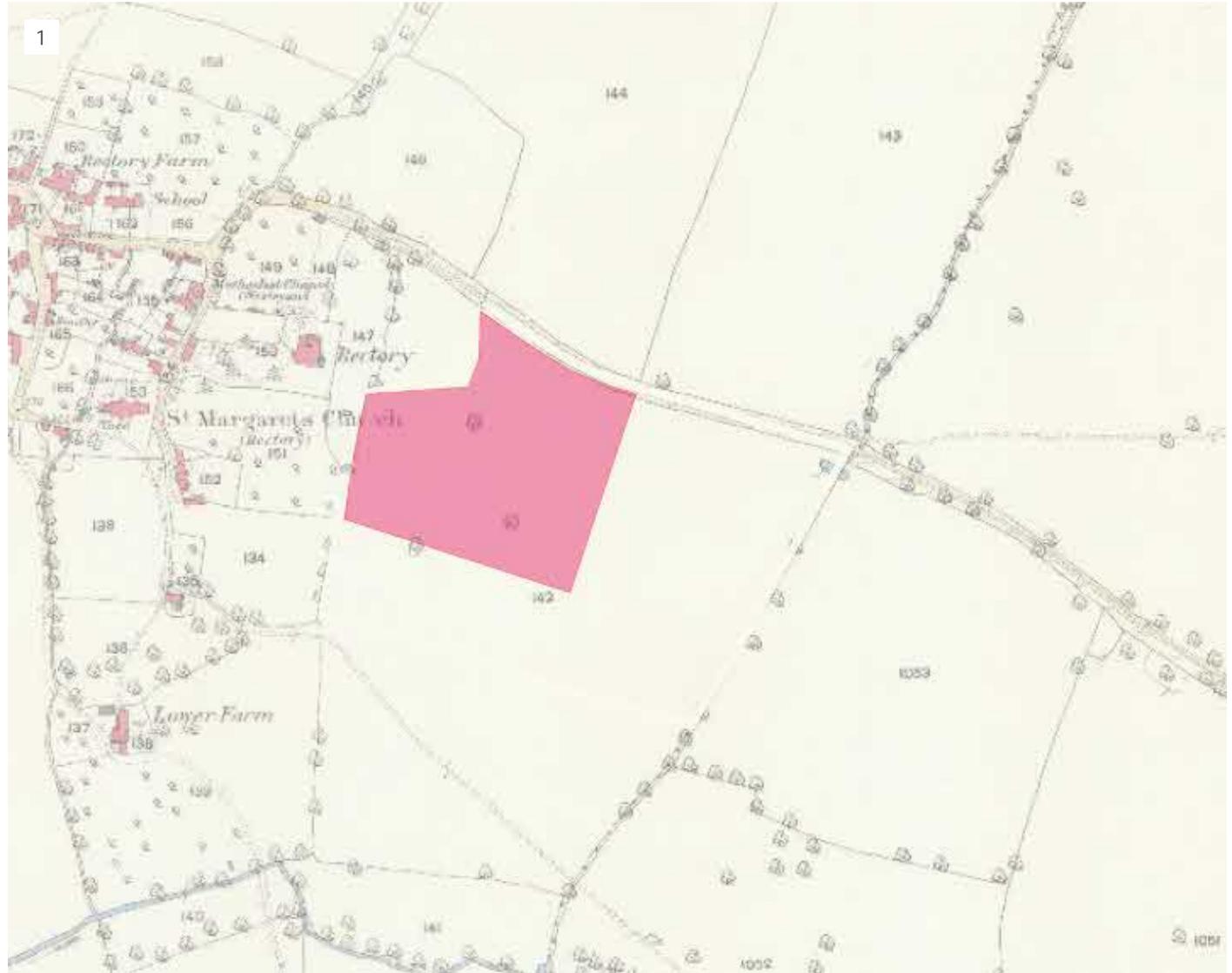


1. View of approach to site from Dibden Lane (map data Google ©2022)
2. View of site from Dibden Lane (map data Google ©2022)
3. View of site from Dibden Lane (map data Google ©2022)
4. View towards the site from the village (map data Google ©2022)
5. Photo location map

2.4 historic context

The adjacent 19 century OS data shows the site to be unoccupied. Subsequent OS Mapping shows site boundary being undeveloped to the present. The first record of a settlement at Alderton was in 1059 and later in the 1086 Domesday book which had Alderton as a 10 household small settlement. it is believed that the site has had an agricultural use since the early settlement although there is no evidence of ridge and furrow on the site. In 1811 the field is referred to as Thistly Field and is a much larger field than is now seen. The field in its current form is shown in an 1884 OS map with some tree planting presumably to enhance the surroundings of the Old Rectory (Grade 2 listed asset). In 1903 the field is indicated as a park or ornamental ground. By 1924 the site is shown to be back into agricultural use and is unchanged since then.

Refer to the heritage report as provided by Orion.



2.0 site

2.5 scale

Whilst Alderton is not part of a conservation area, due reference needs to be made to the development with its regard to typology, scale, palette and grain. Given the rural nature of this part of the borough, built form around the site is generally between one and two storeys in height. Later developments in the village are of 1.5 and 2 storey in nature (see figures 1 and 2)

2.6 materials + details

The palette to Alderton is varied and depicts the growth of the village and hierarchy of buildings through its development. Larger properties such as the church of St Margaret and Manor Farm are stone built. Later properties characterised by brick in timber frame, stone and clay roof tiles and thatch. Later buildings have pebbledash render, brick and reconstituted stone. The dwellings surrounding the site are predominantly built in red brick, render or Cotswold stone. This informed the choices of materials in the scheme. Palette of materials is very much natural in identity with Cotswold honey render, buff and red brickwork and clay roof tiles.

1. Gretton View
2. New development fronting Beckford Road
3. Bungalows at Brookside
4. Houses on Orchard Road



- 5. School Road (Google image)
- 6. Old Rectory (from the site)
- 7. Cambridge Square
- 8. Beckford Road



2.7 landscape + public realm

The village's main street comprises Dibden Lane, School Road and Beckford Road and runs east west through the centre of the village. Leading off this are a series of lanes and cul-de-sacs at key T and Y junctions. The nodal character of these junctions are both regular (Brookside) and irregular (Church Road), as defined in the Government's guidance document Manual for Streets. Each reflecting the historic role and function they had, the balance in terms of place and movement. In addition to these established junctions on the main street there are a number of semi-private drives providing access to a small number of dwellings. Alderton village has a rural approach from the east and western approaches with established hedgerows and tree lines. There is a clear distinction between settlement and boundary (see figure 1). Please see the landscape supporting evidence with the application.

1. Settlement approach from the west.
2. Settlement approach from the east
3. St Margaret's Church
4. Open landscapes around site boundary



2.0 site

The urban grain within Alderton shows organic growth fronting the principle route through the village. Central to the village in the key node where School Road meets Beckford Road, the built form is tight to the highway and then as the highway approaches the settlement edge landscape buffers are introduced between highway and built form. Leading off the main thoroughfare there are a series of lanes and cul de sacs. New developments within the village comprising terraced, semi detached dwellings of a more suburban nature in its grain .

There are a number of facilities within Alderton, some of which are shown on the figure. The site is 400m from Alderton primary school on school road and Alderton village hall. A local shop / post office is located on church road. The grain is linear to the through road with later developments emanating from this route. Any new developments should look at fronting Dibden Lane and views out to the countryside.



2.0 site

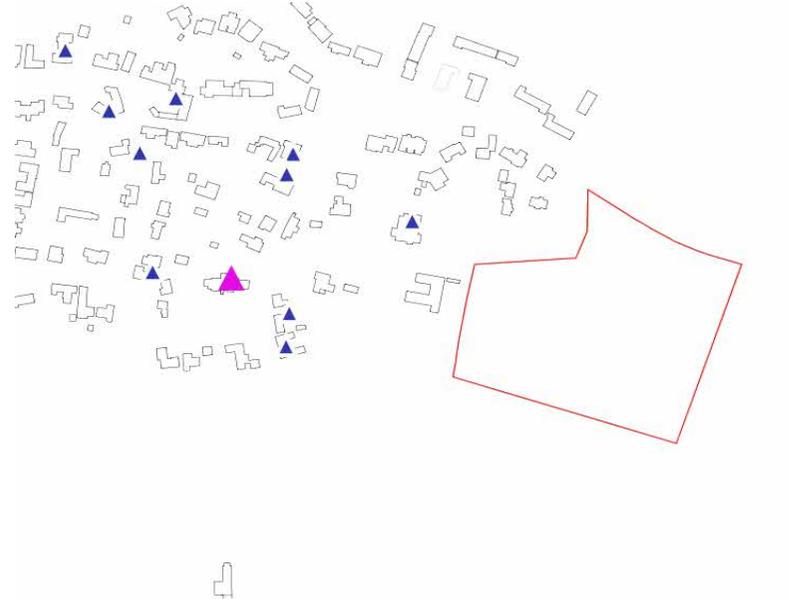
Within Alderton there are 18 heritage assets - please refer to the heritage statement as part of the application. The Rectory is at the west of the site and the listing is as follows:

The Old Rectory

Grade II

List 1153873

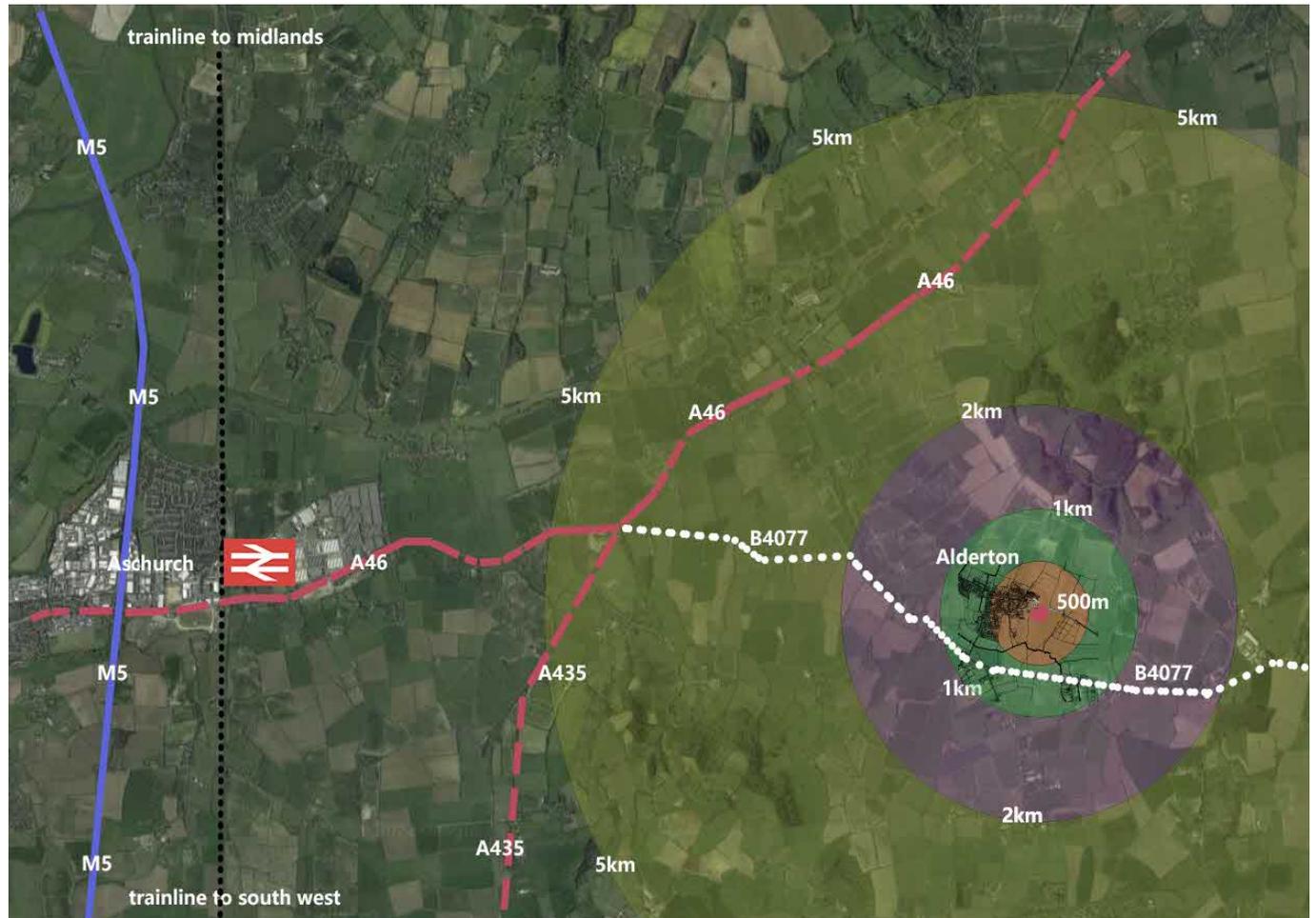
Former rectory, now a house and two flats. Built c1840. Brick mostly covered with incised render; slate roof with brick stacks with limestone cappings. Rectangular plan with two wings at right angles to the rear. Two storeys. Symmetrical 3-windowed entrance front with a large flat-roofed porch: tripartite sash with a moulded architrave to the left of the porch; 12-pane sash with moulded architrave to the right; three 12-pane sashes to the first floor with dressed stone lintels; band between the two floors. Large flat-roofed porch with plank door up 3 stone steps and large fanlight within a moulded architrave; pilasters either side of the doorway and at the corners of the porch. Wing to the left of the main body: two blocked round-headed windows to the ground floor with moulded architraves on brackets; two 12-pane sashes to the first floor; band between floors. South-facing elevation from left to right: double glass doors within a moulded architrave; large 12-pane sash within a dressed stone surround; rectangular ashlar-built bay with round-headed windows and brackets at impost level. Three 12-pane sashes to the first floor. Moulded stone eaves cornice. Hipped roofing with axial stacks. Wide stepped stone standing on the west and south sides. Interior not inspected.



2.0 site

2.8 transport + movement

The M5 is the main road network to the west of the site with Junction 9 approximately 8km from the site. The A46 links the B4077 to the M5 and the railway station at Aschurch. The railway has frequent links to the south west and Midlands.



-  Main road network
-  Secondary road network
-  Motorway
-  Railway

2.8 (continued) transport + movement

The site is bounded to the north by Dibden Land which is also the route for the Winchcombe Way. This through route is also the route for the bus service operated by Pulhams between Chipping Campden and Cheltenham. Proposed access will be from Dibden Lane. Refer to the transport statement which forms part of the submission.

The approximate walking distances to Alderton's public services from the site are as follows:

- Alderton Village Hall – 300 metres
- Oak Hill Primary School – 400 metres
- Gardners Arms Pub – 700 metres
- Alderton Post Office – 500 metres
- Bus Stop – 200 metres (Dibden Lane)

 Through road

 bus stop

 PROW inc. Winchcombe Way



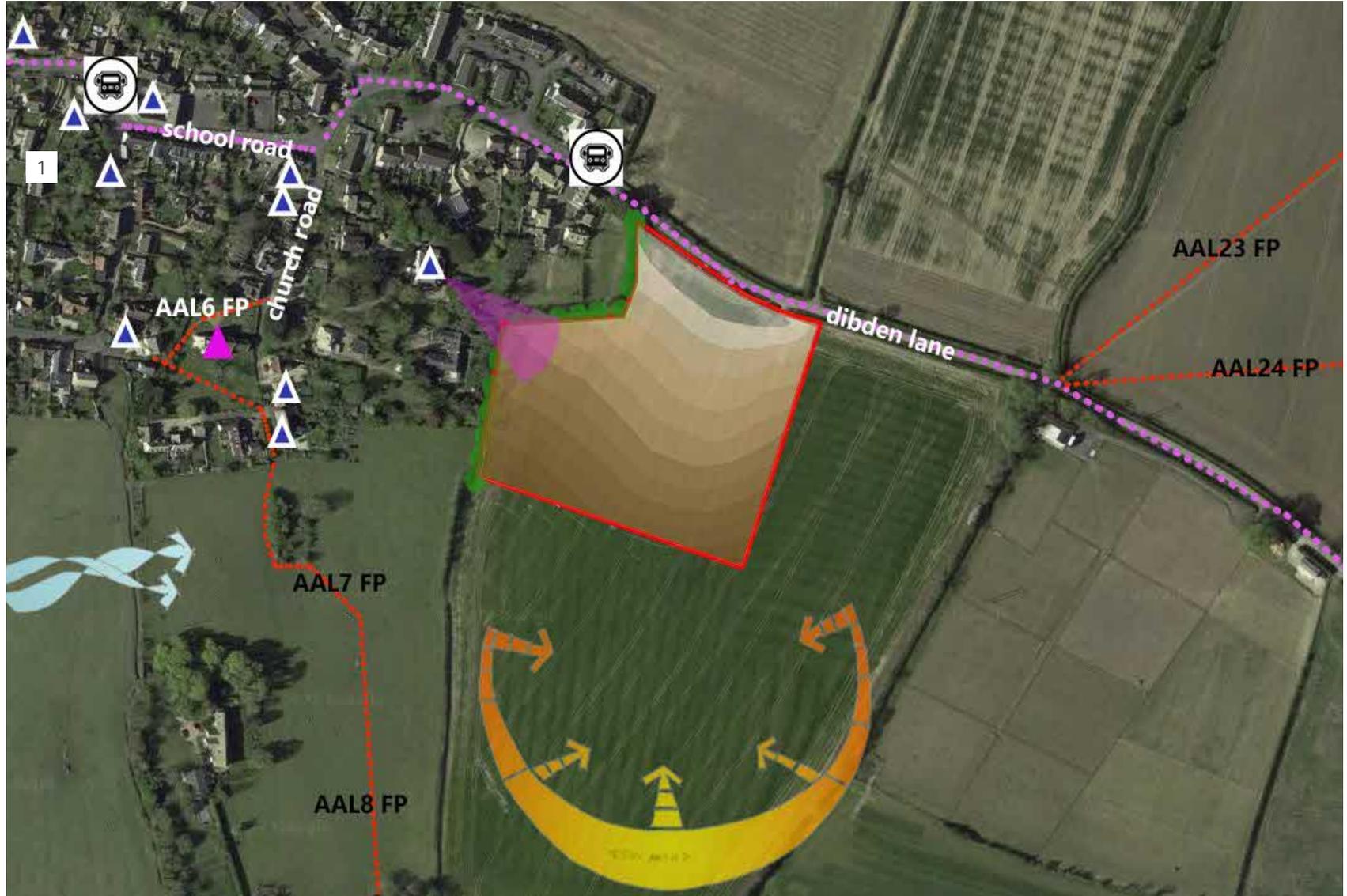
2.0 site

2.9 site analysis

-  A4 Listed buildings
-  Site boundary
-  Existing boundary hedges/trees
-  Contours
-  highway
-  PROW
-  Influence zone from listed structure

Careful analysis of the site conditions can be seen in the adjacent diagram.

The site is within Flood Zone 1 and outside of the Cotswold's AONB



2.0 site

2.10 planning context

Please refer to the Planning Statement submitted with the planning application for a full description of the planning context by McLoughlin Planning Ltd

The application is for the erection of a 100% affordable rural exception scheme of 26 dwellings. a housing needs statement is included as part of the application and governs the mix provided.

Please refer to the planning statement regarding the previous applications on the site.

Material planning considerations for the application are the Joint Core Strategy, Tewkesbury Borough local plan, Alderton Neighbourhood Plan and NPPF and associated guidance.

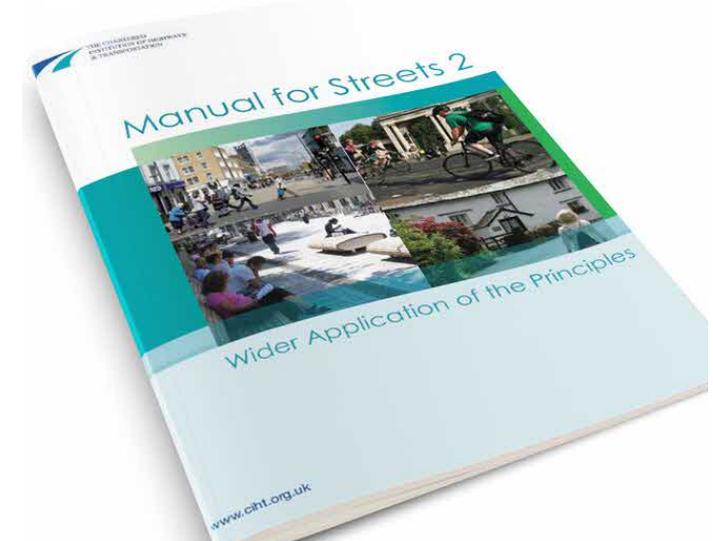
It has been established for some time that Tewkesbury Borough Council is unable to demonstrate a 5-year housing land supply, with recent planning committee reports confirming that the Council has a 3.83-year housing land supply. This is a significant material consideration.

1. National Planning Policy Framework
2. Manual for Streets 2
3. Cotswolds AONB map
4. Diagram from National Design Guide

1



2



3



4



3 design

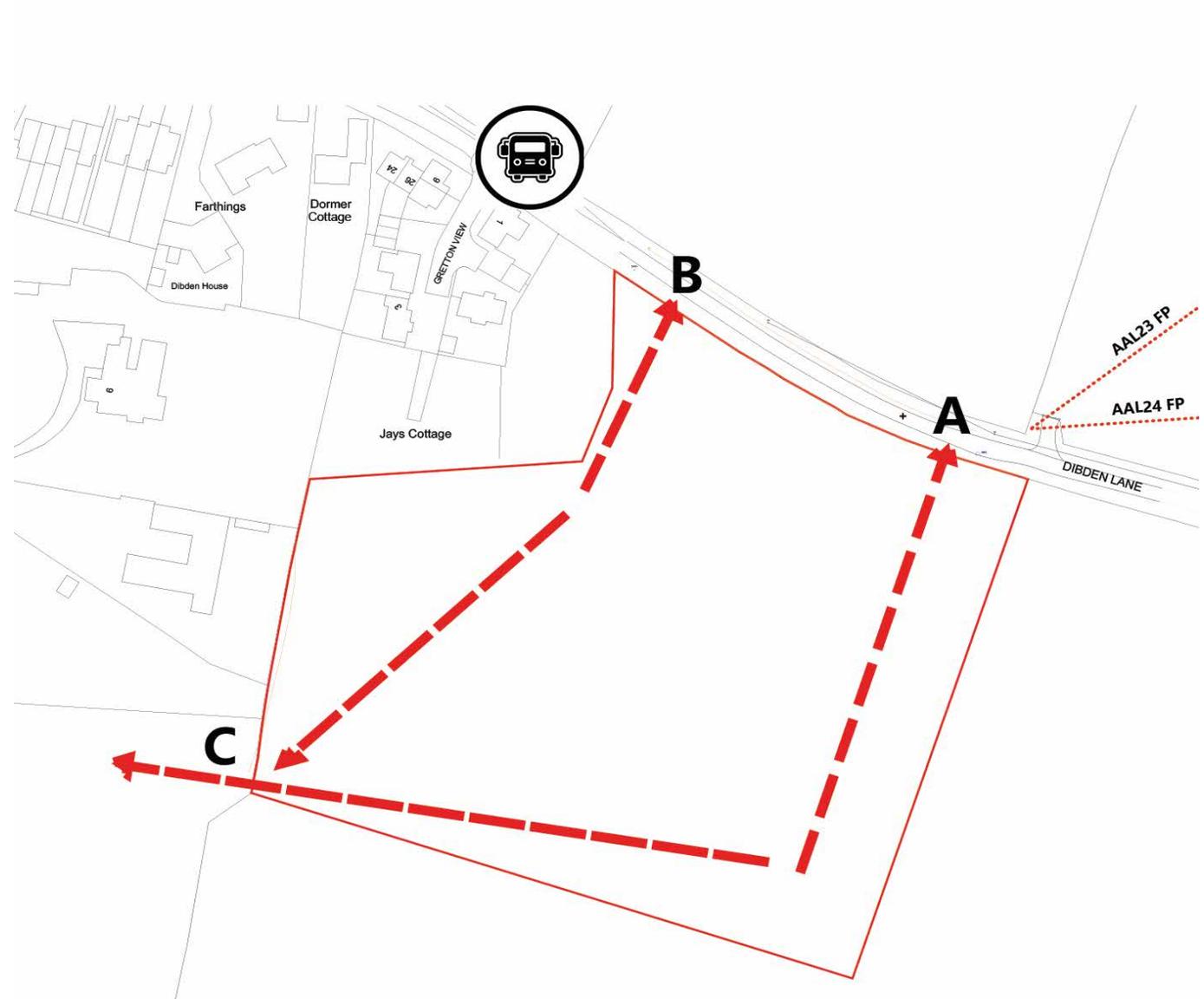


3.0 design

3.1 pedestrian connections

Following the 12 pillars of BfH, great importance is placed upon pedestrian connectivity of the site. This can open up recreation from the locality into the site, access infrastructure from within the site following key desire lines and accessing local amenity.

-  **A** forming a new pedestrian access at A provides access from within the site to Winchcombe Way
-  **B** forming a new pedestrian access at B provides access from within the site to Alderton village, infrastructure and public transport links
-  **C** forming a new pedestrian access at C provides access from within the site to PROW AAL7 (Winchcombe Way)

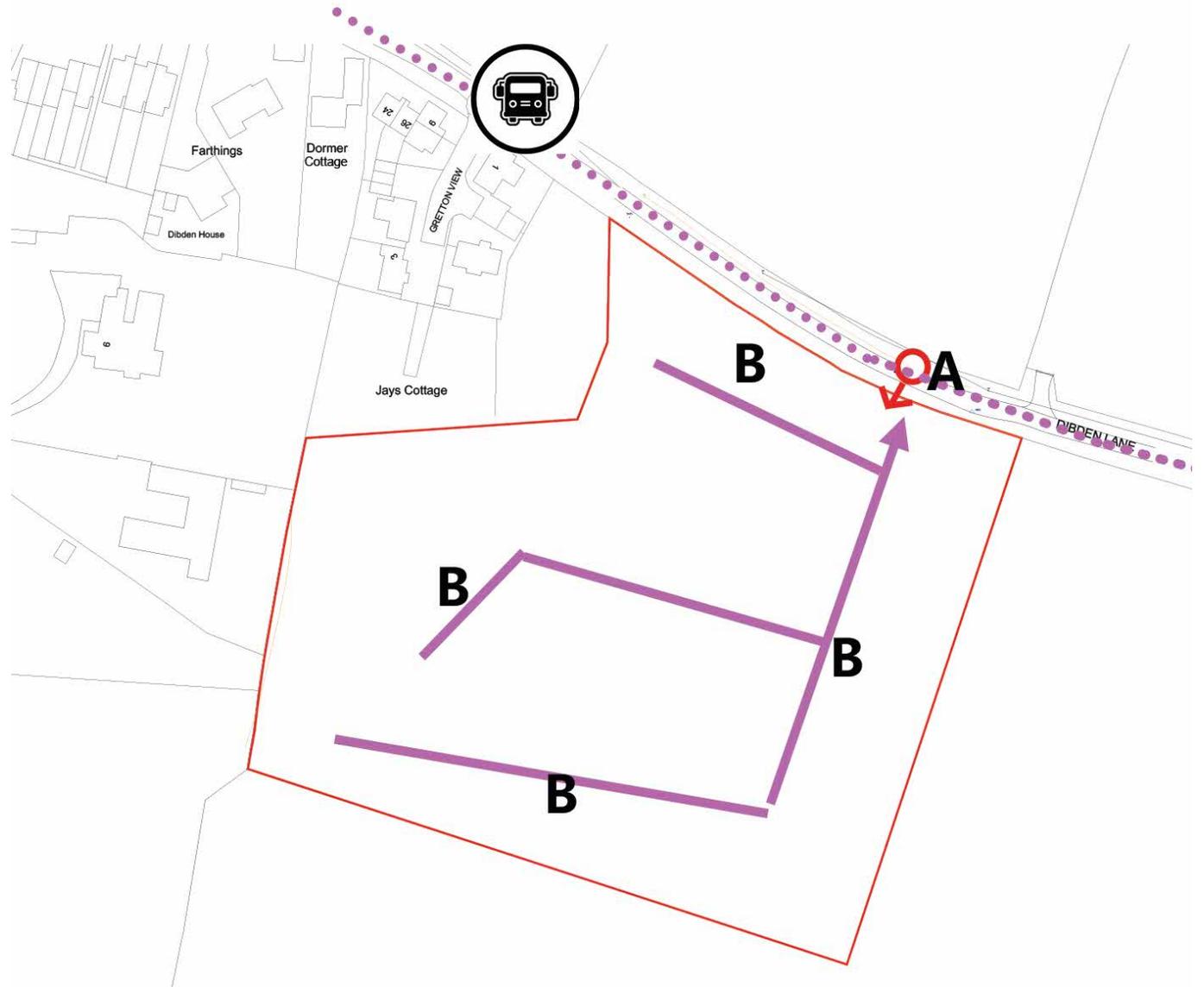


3.2 streets

Whilst single sided roads are not “efficient” in terms of development, it is considered important in rural locations such as this that street frontage opens out onto countryside or open space. This has been used to effect on the new housing development on Beckford Road where a rural vernacular has been adopted offering a softer edge of village as built form transitions to countryside.

A forming a single point of access onto Dibden Lane with compliant visibility splays

B streets emanating from single points of access with strong frontage forming perimeter block development. This will form frontage to open space as opposed to back gardens and provides an excellent response to activity at street level, focal points, visibility and navigability across the site.



3.3 landscape

Having a soft edge between built form and countryside is a key parameter in making a successful sense of place. The location and outlook from the Rectory must be considered and punctuates the needs for a green buffer. The natural extension of green space along all edges is also a driver for the success of how the development sits within its environment

There are distinct areas of open space which provide excellent relationships between the rural nature of the outlook and the residents. This enables residents of both the village and the development to have a positive interaction with open space which is vital for belonging and a solid sense of well-being and a key aspect of BfH



reinforce existing landscaping with native species planting



create green buffer zone to proposed built environment. Built form frontage to overlook buffer zone to enhance residents relationship with amenity space in line with the 12 pillars of BfH



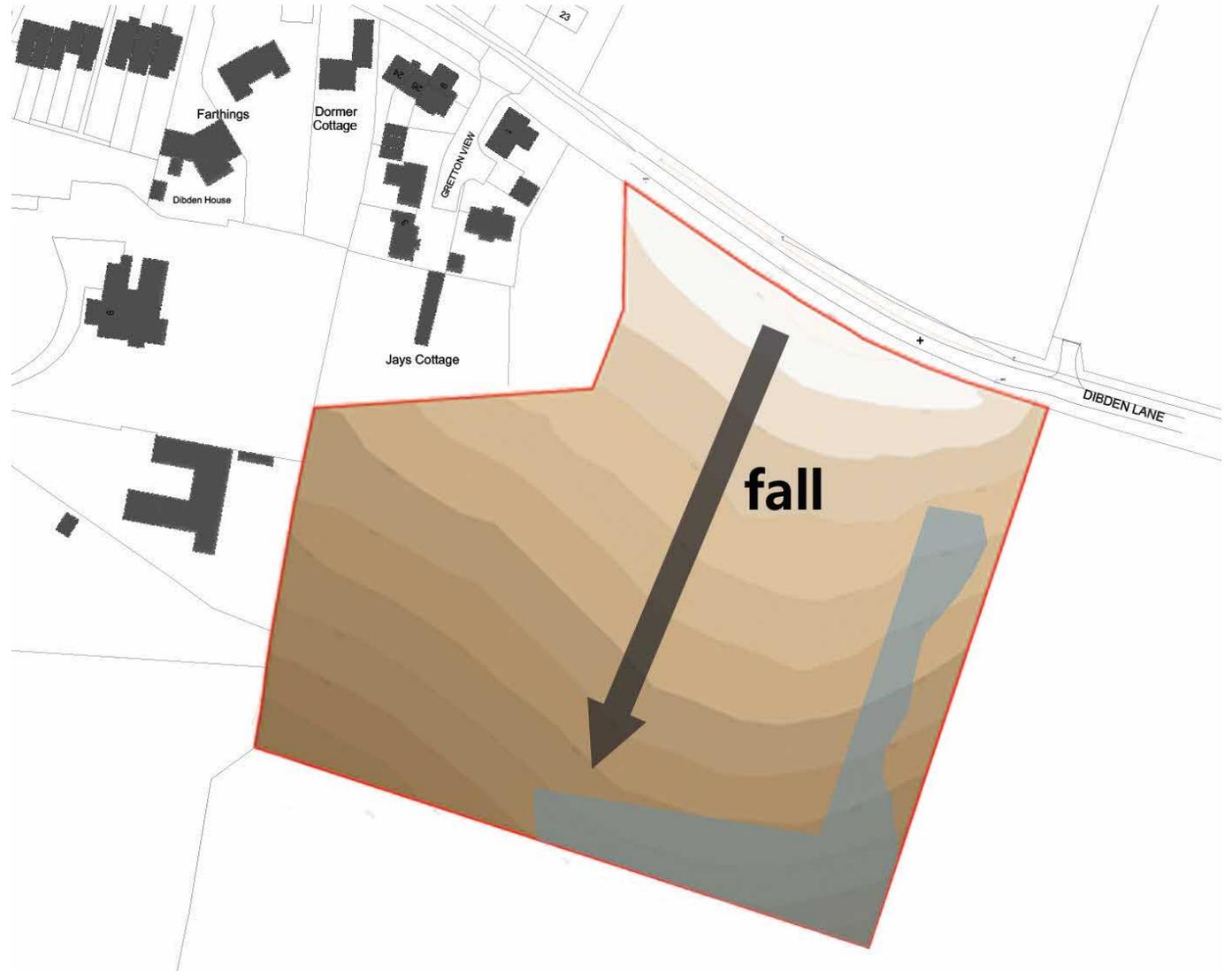
3.4 topography

The site is currently vacant grassland which slopes approximately 4.8m north east to south west with an area of 20920m².

The topography offers an opportunity for a sustainable drainage solution which will also give an opportunity for bio diversity nett gain.



location of SuDS pond



3.5 development parcels

The development perimeter block parcels are formed within the green buffer area created as a transition between open countryside and the built form. This is picked up from other developments within the village and is characterised rural aesthetic. As edge of settlement the scale of the development is single storey so as to avoid landscape impact assessment and provides a softer entry point to the village from the east. The development will also remain subservient to the main characteristic of Alderton and impact on heritage assets.

Materially form will follow the palette of Alderton being brick , render and clay tile

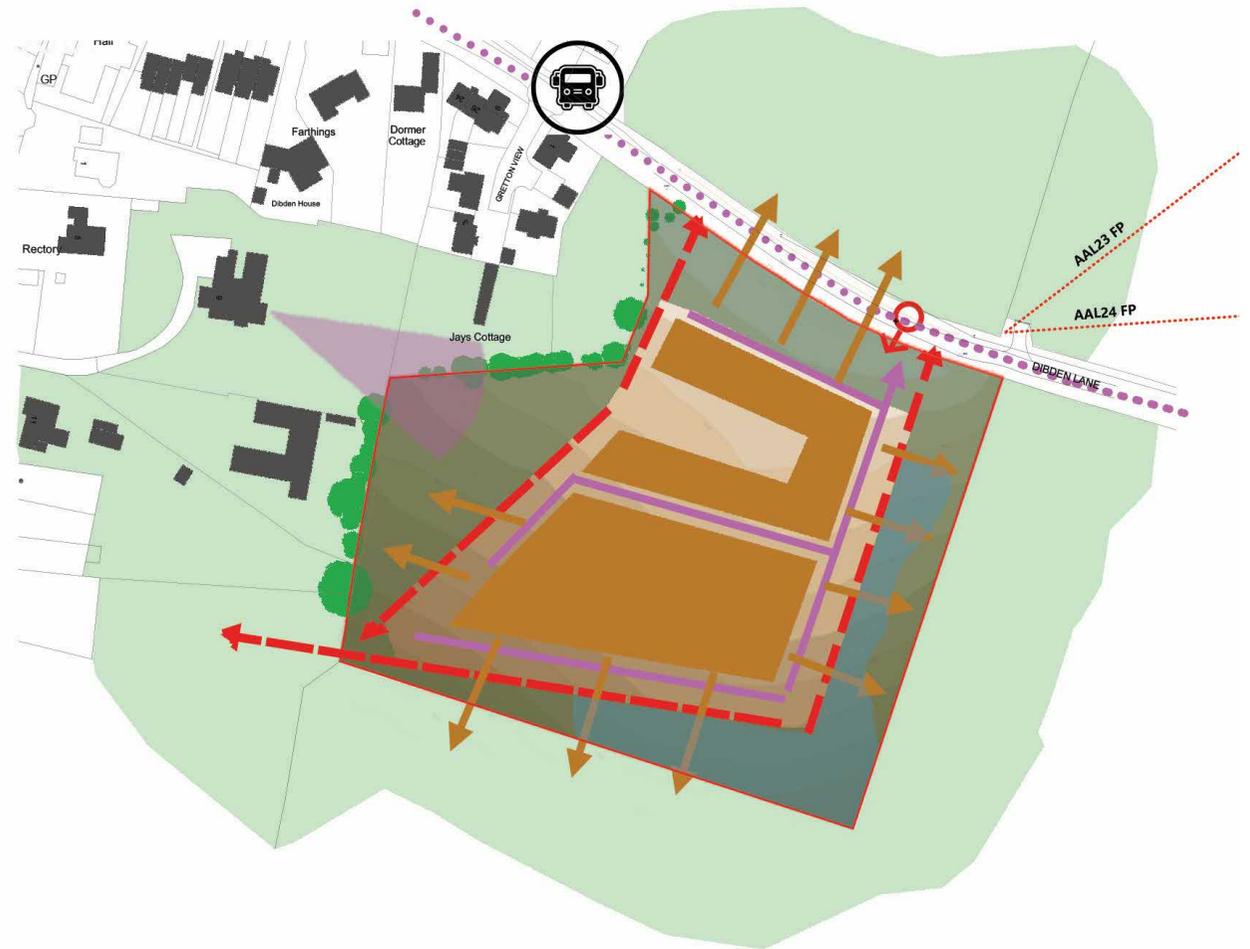
 development parcels

 active outlook



3.6 placemaking

Simply put, Placemaking is the process of creating quality places that people want to live, work and play in. As discussed in the design approach section, a place must not segregate with its environment but instead integrate both visually and physically and ensure that the development is not incongruous. This design has started with the connectivity of green space to the existing green space to all boundaries. This has a number of positive parts- this enhances the green as a visible viewpoint and connection between the village and surroundings and the site; it creates areas of public open space that can be enjoyed by all; it creates pedestrian links from and to the development and links to the current infrastructure and amenity within the village. There are distinct areas of open space which provides excellent relationships between the rural nature of the outlook and the residents. This enables residents of both the village and the development to have a positive interaction with open space which is vital for belonging and a solid sense of well-being. Sustainability utilises the existing topography and orientation. The SuDS pond is located at the lowest point of the site. Positive placemaking is also created through positive placement of building blocks, encouraging positive streetscenes, focal points and corner turning units. This not only avoids blank gables but increases the connectivity and navigation of residents to the street and provides a good level of natural surveillance.



3.7 Use + Amount

The proposal is for 26 new build residential units as part of a rural exception scheme. The indicative site masterplan sets out a mix of 1, 2, 3 and 4 bed houses. The proposed mix of dwellings is as follows:

4no	1 Bed House
10no	2 Bed House
10no	3 Bed House
2no	4 Bed House

3.8 layout + scale

Taking reference from the surrounding context and constraints the scale of the development is single storey in nature with 2 units being 1.5 storey fronting Dibden lane. The development has a buffer zone surrounding the development parcel taking respect of open countryside to the north, east and south and built form including The Rectory to the west. Active frontage maximizes natural surveillance along new pedestrian linkage to the north and south west



3.0 design

3.9 materials + details

The proposed material palette has been largely influenced by that used on the adjacent Cotswold palette.

Buff brick, Red brick and buff render commonly found in neighboring residential areas, are the main external wall materials applied throughout the development. Together, these materials help the development to respect the neighboring dwellings whilst maintaining a contemporary appearance.

1. Buff brick
2. red brick
3. buff render
4. roof tiles



3.10 landscaping + public realm

The proposal incorporate a generous amount of public open space throughout the site to create a visually attractive place to live and create a development which sits comfortably in its context.

All boundaries to the developable area form a green buffer as a transition between built form and open countryside.

With the exception of the existing northern and western boundary which has existing established planting, the scheme will provide new boundaries of native species planting. There is currently no planting within the site boundary and this provides an opportunity for increased bio-diversity nett gain within the overall landscaping proposal.



3.0 design

3.11 energy statement

3.11.1 introduction

This Sustainability Statement has been prepared to summarise the sustainability strategy for the proposed development at Dibden Lane, Alderton

Tewkesbury Borough supports high quality, energy efficient, sustainable development and is flexible in its approach to the application of policy, recognising that different buildings require different solutions.

With the strategy set out in this statement, the proposed development clearly supports both national and local policy and delivers sustainable new buildings which will provide additional economic, social and environmental benefits to the local and wider area.

The key sustainability benefits of the development are considered under the following headings which reflect local sustainability priorities.

3.11.2 Energy + Carbon Emissions

The development aims to deliver new buildings which reduce energy demand and carbon emissions through a range of targeted passive and active measures suited to the specific energy needs of the intended occupant.

Measures incorporated into the buildings to reduce energy demand include:

- Optimising passive solar gain;
- Prioritising natural daylighting;
- A Fabric First approach to design and construction;
- Energy efficient lighting and controls;

Overall the development aims to deliver new buildings which at minimum meet the 2021 Building Regulations.

3.11.3 Sustainable Construction

The development at Dibden Lane, Alderton will seek to adopt a range of sustainable construction techniques including prioritising sustainable materials, minimising waste generation and maximising recycling.

3.11.4 Water Efficiency + Conservation

The development will aim to reduce water use and increase water efficiency through construction and occupation of the new buildings.

During construction, site water use will be monitored and suitable monitoring and targeting measures put in place to encourage efficient water use.

To reduce occupational water use specific water strategies for the project will be developed that recognise the varying water demands and usage patterns.



3.11.5 Sustainable Waste Management

Recycling will be encouraged during the occupation of the through the installation of segregated waste bins for each of the dwellings / units / buildings meeting the local council guidance and facilities.

3.11.6 Sustainable Transport

In line with local policies, the development is designed to promote sustainable transport and travel options. Parking spaces are designed to local council standards and each dwelling has enough space within their curtilage to be able to accommodate cycle storage enabling the use of bicycles. The project is designed to maximise pedestrian access, with links designed to the wider footpath network to allow for safe and accessible movement by foot.

3.11.7 Health and Well Being

The proposed new development will aim to provide a comfortable, healthy and functional environment for its residents and those already living in the local area. There will be many direct Health benefits from the proposals not least of which will be increased exercise through supporting increased walking and cycling.

It is also anticipated that by improving access to the town centre there will be a boost to the local economy, the benefits of which could be reinvested in local services.

3.11.8 Flood Risk and Sustainable Drainage

The development is located in an area of low flood risk and incorporates a surface water management strategy to reduce surface water discharge from the site. The strategy aims to reduce overall surface water runoff by incorporating Sustainable Drainage Systems taking into account a 1 in 100 year storm event including a 30% increase for climate change. Please refer to the drainage strategy as produced by Bannersgate

3.12 parking + cycles

The proposed parking provision meets the requirements.

The proposed plan gives each plot a private garden where cycle storage can be added by tenants.

3.13 refuse

Refuse bins will be stored within private gardens, with appropriate access for kerbside collection.



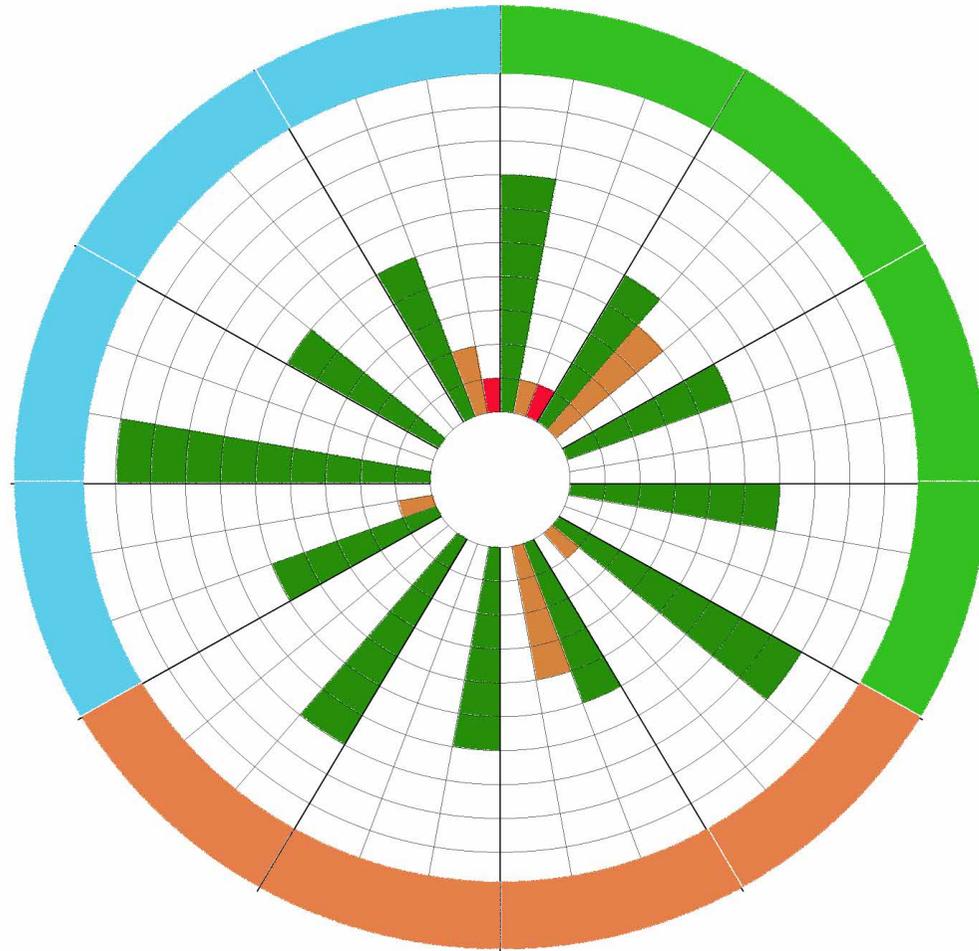
3.0 design

3.14 building for a healthy life

Building for a Healthy Life (BHL) is the new name for Building for Life 12. This is a 12 point structure that is used from the start of the design process and considers key items pertaining to the sense of place and how residents use the space.

A BfH initial analysis has been undertaken on the design at Dibden Lane, Alderton and has followed the design approach and the 12 stages to identify key parameters which are important in creating a well considered environment to live and be an extension to the existing village. A traffic light system of red, amber and green is used together with explanatory notes of how the grading has been achieved.

The green items for the scheme as currently proposed is 73%;
amber items which will be addressed as working towards a green during the technical process equates to 13%;
red items which relate to items which are contrary to council policy relating to highways are 2% of the total.



4 access



4.1 site access

In accordance with relevant planning and development policy, the development aims to meet the highest standards of access and inclusion. The indicative masterplan considers the needs of disabled and older people, children, carers of young children and others often excluded.

There is a singular point of vehicular access from Dibden Lane (see transport statement) and a pedestrian access onto Dibden lane with access to the village and the facilities contained therein. A further new pedestrian access is planned to the south western corner which accesses the Winchcombe Way



jab414
Dibden Lane
Alderton

PL010
proposed site plan

date sept 22
status planning

rev F

A	highways consultant additions	26/09/22
B	highways consultant additions	24/10/22
C	highways consultant additions	24/10/22
D	car park additions	02/11/22
E	drainage SuCo amended	02/11/22
F	SCA added	03/11/22



4.2 dwelling access

All the houses are designed with inclusive access in mind. All properties are bungalows with 2 being 1.5 storey with ground floor bedroom.

4.2.1 Approach/Entrance

The approach to each dwelling is to be designed as level or gently sloping. All entrances are envisaged to be illuminated, have level access over the threshold, suitable door widths having more than sufficient weather protection and a level external landing to all main entrance doors.

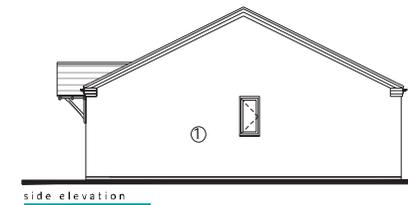
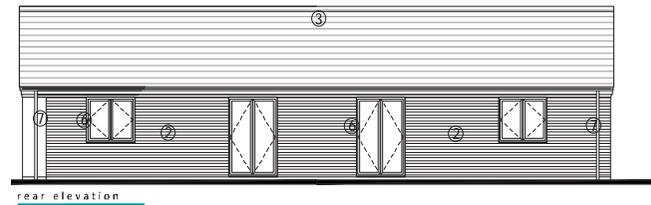
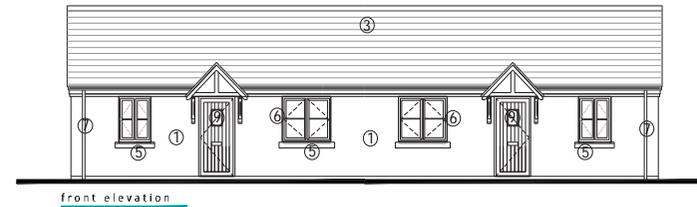
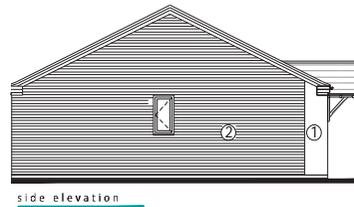
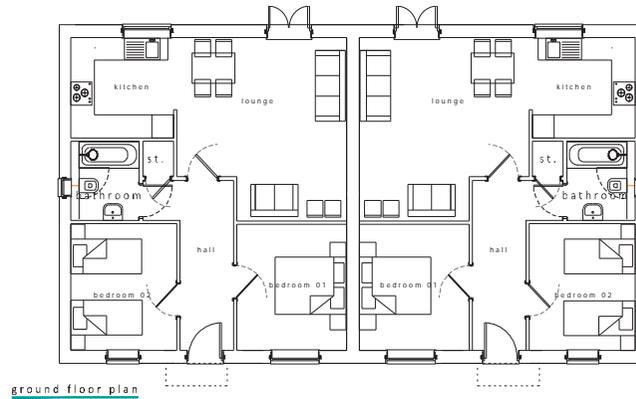
4.2.2 Circulation

House layouts are envisaged to have generous circulation and carefully considered room arrangements. This creates a simple and contemporary solution rather than being an afterthought.

4.2.3 Sanitary Accommodation

All dwellings are to have an entrance level accessible W/C (in accordance with Part M).

1



plots 11,12



ZLAD 414
Dibden Lane
Alderton

PL024
House Type C
plots 11,12

date October 2022
status planning

rev B

63sqm - 2B4P

Material Schedule

1. white render
2. red brick
3. roof tiles
4. soldier course head
5. reconstituted stone sill
6. white uPVC doors/windows
7. black rwp
8. GRP dormer
9. composite door



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