



CMC

Design and Access Statement **Vicarage Lane, Gresford, Wrexham** *New Residential Development*

A Development Considered by



In collaboration with



Professional Team

Applicant	Gower Homes
Architect	Base Architects
Planning Consultants	J10 Planning
Highways	Curtins
Drainage	Coopers
Landscape	The Ark Company Landscape Architects
Arboricultural	Tree Solutions

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Aerial view of the proposed development site

1.0 Introduction

Executive Summary & Development Vision

This document looks to set out the key considerations and design approaches which have been taken to develop a new residential scheme within Gresford.

A full professional team has been appointed and whilst there is still some work to do in addressing technical environ-engineering tasks the proposed layout is considered flexible enough to accommodate any changes and able to be reinforced by additional evidence base.

Gower Homes

Gower Homes was founded by Michael Forgrave in 1989. Gower Homes are based in Wrexham and have developed twenty three sites in the borough over the last twenty five years, during which time we have accumulated a rich knowledge and experience of the area.

Michael Forgrave, has had over 35 years experience in the house building industry, joining his Father David's business, Sinclair Developments in 1982 as a trainee site manager, at the age of 18. The Forgrave family, a Wrexham family, have a long history of house building in Wrexham and combined they have built over 1200 houses in the borough since the early 1970's.

Gower Homes have always been based in Wrexham and have always had a policy of employing good quality local labour with the majority of its staff, sub contractors, and suppliers living in the Borough of Wrexham, some of whom have been working with us since the 1980's.

Gower have worked very closely with the local authority and have been awarded LABC building excellence awards for various Wrexham sites in 2012, 2013, 2015 and 2017 and look forward to working closely with them again and finding a good design solution at Vicarage Fields.

Gower Homes consider the key headlines and vision of Vicarage Fields as comprising:

- Create a high quality, attractive, new residential neighbourhood based around community greenspace
- Parkland Landscape setting with "village green" character opportunity
- Enhanced public accessibility
- Open market and affordable tenures
- Economic and growth benefits
- Immediate delivery can be commenced and completed within first five years of the plan period



Examples of properties within Gower Homes Developments

1.0 Introduction

This Document

This Design and Access Statement (DAS) accompanies an outline planning application submitted on behalf of Gower Homes, seeking approval for Residential Development (up to 44no. dwellings)

This DAS will explain the design concepts and principles applied to the development, accompanying an outline planning application. Explaining the concepts and principles in relation to:

- Access
- Character (including amount, layout, scale, appearance and landscaping)
- Community safety
- Environmental safety
- Movement to, from and within the development

This Application

The application is for Full Planning Permission for: *'Residential development (Use Class C3) for up to 44no. dwellings with construction of access off Vicarage Lane, areas of public open space, landscaping, public rights of way and associated works'*.

This document describes the key issue taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development.

Key Principles for Vicarage Lane

The proposals for Vicarage Lane, Gresford will aim to deliver:

- A well designed place which will complement the existing character of Gresford, and the wider environment of Wrexham
- Creating an attractive and enduring place in which to live
- Delivering a high quality sustainable environment for family living, well integrated with Gresford, and which will encourage pedestrian and cycle movement and healthy lifestyles
- A range of high quality homes, including affordable housing, which will enhance the choice of homes in Gresford
- Creating a place which protects and fully enhances local character, landscape and visual amenity
- Best practice in urban, landscape and ecological design in order to create a high quality development which will sit comfortably into the surroundings and offer a good standard of amenity for all potential occupants

This Design and Access Statement explains how this vision will be met, through sensitive site layout and other commitments from the Applicant which will ensure the delivery of the best possible scheme.



Site location in relation to Wrexham

2.0 Planning Context

A separately submitted Planning Statement describes the site and its surrounds, before setting out the planning policy context under which the application should be considered. The design and layout of the site is shaped by a wide range of planning policy and other guidance.

Gower Homes act on behalf of the landowners and have a legally binding option agreement to purchase the land to bring forward a residential development.

Gresford is a settlement that benefits from significant sustainable credentials; the audit undertaken demonstrates this and this site is within easy walking range of all local services and amenities. When initially promoted this site formed a larger area involving parcels of land owned by neighbouring owners to the west.

The preliminary views expressed by Wrexham Policy Officers indicated concerns about pedestrian linkage, adequate visibility, ancient hedgerow removal, sand and gravel resources, agricultural land classification (grade 2 and 3) and a shortfall of education spaces in Marford and Gresford schools.

The scale of the original site has been much reduced and now comprise just 44 new homes over a site that extends to just 2.75 ha that will result in a low density of 16 dph thus, reflecting the neighbouring grain of the settlement.

A series of Pre Application meetings with WCBC have taken place.

3.0 Development Objectives

Commitment to Sustainability

The applicant will embrace the need for sustainable development and will actively work to meet the requirements set out within the Planning Policy Wales for delivering sustainable development and Wrexham Council’s strategic objectives for sustainable settlements. The applicant will:

- Ensure that the development is planned as a safe, healthy, accessible and attractive place for residents, including mobility impaired
- Ensure that the development is well connected to local transport infrastructure and facilities to reduce the need to travel by car
- Facilitate and promote sustainable and healthy forms of travel by public transport, walking and cycling
- Encourage social cohesion and reduction in crime and fear of crime through careful site planning of housing and delivery of high quality public realm
- Ensure that the development makes appropriate provision for the doorstep recreational needs of all ages through the provision of opportunities for play, walking and cycling
- Ensure that the development addresses climate change mitigation through its landscape design and with homes that are energy efficient
- Ensure that the development make appropriate provision for the protection and enhancement of native biodiversity.
- Ensure that access to the countryside and opportunity for enjoyment of biodiversity are integral elements of the scheme
- Ensure that the development addresses other key sustainability issues including efficiency in land use, maximisation of recycling, re-use of resources, and reduction in waster and pollution

A Safe and Legible Urban Framework

Housing Layout

An interesting housing layout will be created by developing different character areas within the housing with a sense of place and individuality through careful attention to layout, architectural design, incorporation of open spaces, and landscape treatments.

Legibility and sense of direction within the layout will be created through careful attention to the pattern of roads, design of views, vistas, junctions and the visual journey through the site.

Crime prevention and community safety will be prime considerations in the layout. The principles of security explained in the ‘Manual for Streets’ will be respected, and natural surveillance over public spaces will be promoted in the detailed layout and orientation of housing.

Walking and Cycling

A comprehensive network of safe, convenient and attractive footpaths will be provided within the site to provide convenient routes to local shops, greenspace, and the wider street network beyond the site, ad to accommodate and encourage walking, cycling and bus travel. Safe crossing points will be provided at the interface with principal roads as required within the site.

Inclusive Access

Routes within the site will be fully accessible to all people including disabled and others with limited or impaired mobility.

3.0 Development Objectives

Sustainable Travel

Vehicular Access

Safe and visually attractive primary vehicular access into the site will be taken from Vicarage Lane.

Internal Road Network

The internal road network will be designed to accommodate general traffic. Within the road development the road network will include shared access spaces where the needs of pedestrians and cyclists take priority over motorists and where allowance is made for vulnerable pedestrians.

Traffic speed will be managed as an integral part of the design through measures such as changes in direction, visual pinch points, junction design and shared surfaces where appropriate.

Public Transport

There are frequent established bus services within walking distance of the site. Connecting paths and routes to existing bus stops will be facilitated by the development.

Pedestrians and Cyclists

The scheme will deliver a pro-pedestrian / cyclist environment by providing dedicated pedestrian routes as well as discouraging car use and reducing vehicular speeds through the measures described above.



Achieving Design Solutions

Access and Movement

- Ensuring ease of access for all
- Promoting sustainable means of travel

Character

- Sustaining or enhancing local character
- Promoting innovative design
- Promoting legible development
- Promoting sustainable means of travel

Community Safety

- Ensuring attractive, safe public spaces
- Security through natural surveillance

Environmental Sustainability

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

3.0 Development Objectives

A Range of Housing

Housing Provision

The development will provide up to 44no. new homes. A mix of house types will be provided, and the scheme will aim to deliver a mix of tenure and accommodation that which reflects the needs of the local community.

The development will deliver family homes of varied style and tenure and of the following approximate mix:

1 bed flat	4no. (9%)
2 bed mews (semi-detached) houses	4no. (9%)
3 bed detached houses	4no. (9%)
3 bed (semi-detached) houses	4no. (9%)
4 bed detached houses	25no. (48%)
5 bed houses	3no. (16%)

The proposed development will be at a density in the region of 1.6 dwellings per hectare. Although there will be an average density across the development, the layout will be designed with a variation of densities to enable the development to introduce a mix of house type and arrangements.

Affordable Housing Provision

Up to 25% affordable housing will be provided within the development. Affordable housing will be constructed in a style consistent with other dwellings and of a size commensurate with local need.

Housing Design

Housing design will respect local amenity and character and be energy efficient.

Homes for Life

The development will consider the adaptability of homes. All buildings will be dwellings will be designed in accordance with current Building Regulations Approved Document M (*Access to and use of buildings*).

The development will adopt the theme of inclusive design by making the place compliant with DDA standards and therefore accessible to all.

Energy Efficient

Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards.

Best Practice sustainability will be embraced, which will fully explore issues such as sustainable drainage, techniques, and buildings that are resource and energy efficient.

The development will promote reduction in carbon emissions.

Appropriate Community Facilities

Public Open Space

The development will incorporate a coherent landscape infrastructure framework which will build upon the natural existing attributes of the site such as trees, hedges and ditches, to create a linked network of greenspace. The residential development will be penetrated by greenspace to provide links between accessible open spaces. A network of open space will be laid out to provide opportunities for informal recreation and children's play close to the home.

A central POS will provide a 'village green' appearance, with dwellings configured to front onto central 'green core'.

Approximately 0.4 ha of open greenspace (POS) will be provided.

Community Engagement

- Further community engagement regarding the development of the detailed scheme will be undertaken
- The provision of information about the ongoing development of the area for both existing and new residents before and during the construction process.



3.0 Development Objectives

Sustainable Landscapes

The development will contribute to carbon capture by providing new tree planting. Tree planting will be predominantly native species selected from the range of species found in the area.

All landscape treatments will have high potential for the development of new ecological habitat as landscapes mature.

Greenspace Management

Landscape treatments within the greenspaces and alongside the principal road network will be designed to be visually effective and easily managed. Gower Homes will make appropriate arrangements for long term management and maintenance of these areas.

The ecological value of existing trees and hedgerows will be protected wherever practical, Any removal of existing trees and hedgerows required to facilitate safe public access will be compensated for by new planting or alternative habitat development.

Sustainable Drainage, Water Management

The development will incorporate a sustainable drainage strategy across the site.

The surface water drainage strategy will be complemented by measures to reduce water consumption within the development.

As climate change is occurring, it becomes more difficult to predict rainfall patterns, therefore the development will aim to help future proof the existing water infrastructure by considering carefully water use in the development.

Foul drainage will feed into the established sewerage infrastructure which will be extended as necessary to accommodate the scheme.

Sustainable Construction Management

Wherever feasible, recycled, responsibly sourced and sustainable building materials will be used to reduce the environmental impact of the development. The BRE Green Guide to Specification will be consulted to influence material choices in favour of those with the lowest environmental impact.

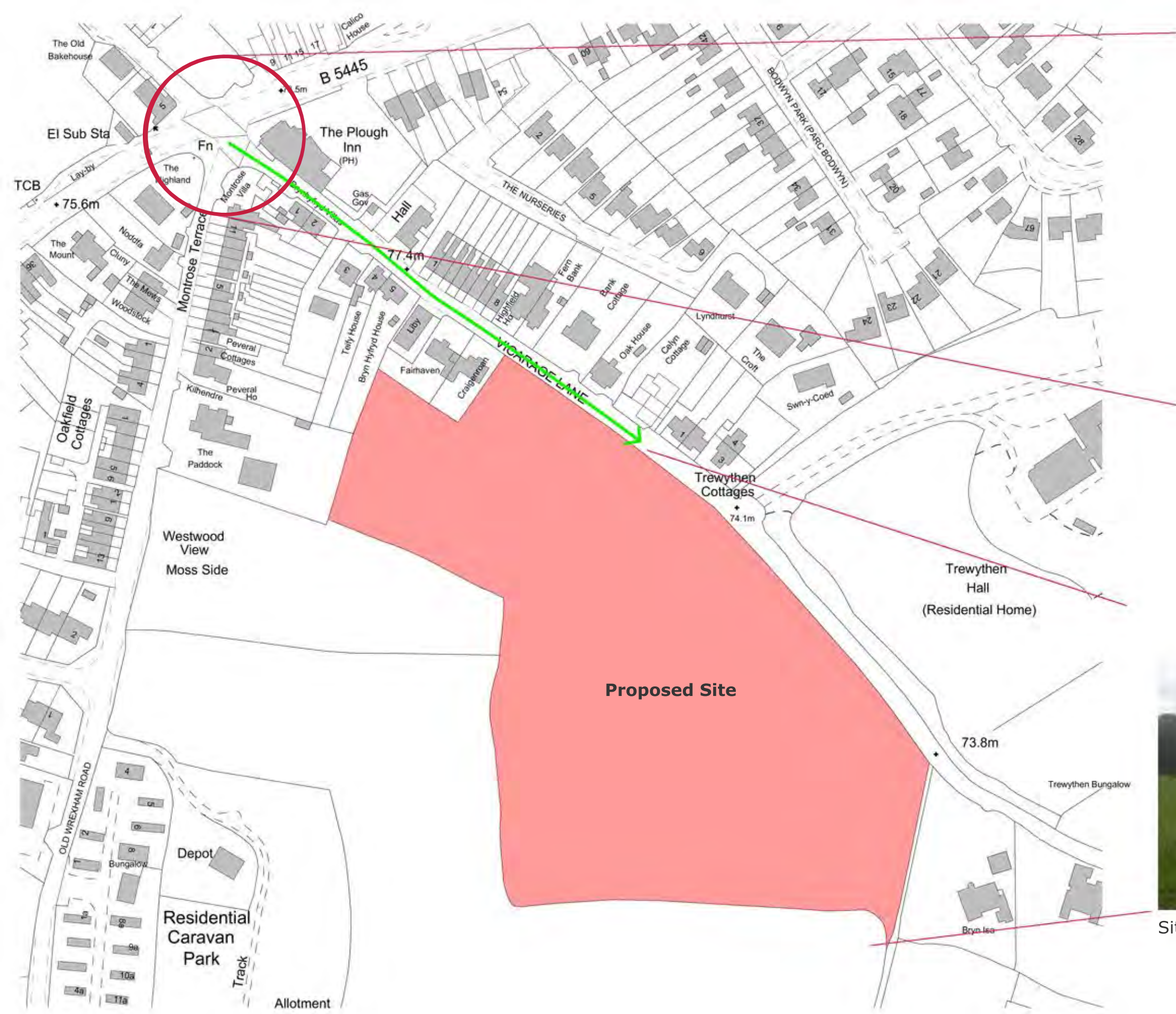
Gower Homes will aim to ensure that construction waste is minimised wherever possible. A waste management strategy will be developed based on current best practice. The management of materials used on site will be carefully considered to ensure minimisation of waste generated in the building process, to sort and recycle materials where applicable.



4.0 The Site and its Context



Site in context to Gresford



Site Location & Landscape

Site Location & Positioning

4.0 The Site and its Context

The Location

Located close to the England - Wales border, Gresford is part of the Wrexham County Borough in Wales. The village boasts a good community with a range of day to day shopping facilities and social and sports facilities. The village has good commuting links to Wrexham (4 miles) and Chester (9.6 miles).

The Site

The site is located along Vicarage Lane, which can be accessed via a junction off Chester Road. The topography of the area around the site is gently rolling lowland. The site is enclosed on all sides by strong physical boundaries. Mature vegetation along the boundaries encloses the site in most places, consisting of tall, overgrown Hawthorn hedges and mature trees.

There are no existing buildings on the site, and access to the site is via a field gate. There is a Public Right of Way which crosses near the south-east boundary of the site off Vicarage Lane into neighbouring fields. Ground levels fall greatly near the centre of the site falling towards the west boundary. The west and south boundaries boast long distance views towards the open countryside.

There are surrounding residential properties on the approach to the site off the Chester Road junction, which lie north of the site. However neighbouring properties stop approximately half way along the site along its east boundary. The site also sits near Trewythen Hall a Residential Home, with its access lane directly opposite the site.



4.0 The Site and its Context



Boundary hedgerow along Vicarage Lane



Change level across the site



View to open fields and matures trees on the site



Approach along Vicarage Lane

4.0 The Site and its Context

- **Retail:** The Co-Op Marford Hill / Alf Jones Cycles / Gresford TV services / Service Station / Spar / Dickens Butchers / Hairdresser / Newsagent / Off Licence / Travel Agents / Post Office /
- **Public House:** The Plough / Griffin Inn / The Red Lion
- **Education:** All Saints / The Rofft / Marford PreSchool / Library
- **Transport:** Taxi rank / Bus Stop(s) /
- **Health:** Pharmacy / Alyn Family Doctors / Dental / Trewythen Home / Trewythen Park / Emeral House /
- **Religious:** Gresford Methodist / All Saints Church /
- **Food:** Spar / Gerrards / Golden City / The Plough / Chand / Yew Tree /



Gresford Amenity Review

4.0 The Site and its Context



Photographic study of Gresford

4.0 The Site and its Context

Site Study

When approaching the proposed site the left hand section to the highway has a very dominant frontage with limited or no driveway provision.

The right is slightly set back for driveways, yet still consistent with a strong build line.

Further South to Vicarage Lane the existing dwellings become larger in size and more detailed in Architectural features.

They are also noticeably set back to allow for private driveways and structured boundaries.



Local Vernacular Study

The below Architectural features and materials have been taken within a 1mile radius of the proposed site to understand the immediate vernacular for consideration.



front gables / clay tiles / hip porches



red brick / bay windows / stone detailing



projecting porches / cladding / flat roofing



brick window heads / timber sash / shallow roof pitch / Georgian Architecture



render / timber sash / gables / stone cills

4.0 The Site and its Context

Landscape Visual Impact Assessment Overview

A Landscape Visual Impact Assessment (LVIA) has been carried out on the proposed site and its findings have been used to inform the spatial layout of scheme ensuring that it responds to the variable character and viability of the site.

The report concluded in response to the proposed development that:

"the proposed site layout, levels, protection measures and mitigating proposals demonstrate that it would be possible to achieve a functional development that sits comfortably in its landscape setting and which can be satisfactorily mitigated in landscape terms and could actually contribute to site enhancement whilst improving the existing visual buffer between the built-up and more rural zones to the north and south of the application area."

The full report can be found in the appendix to this document.



4.0 The Site and its Context

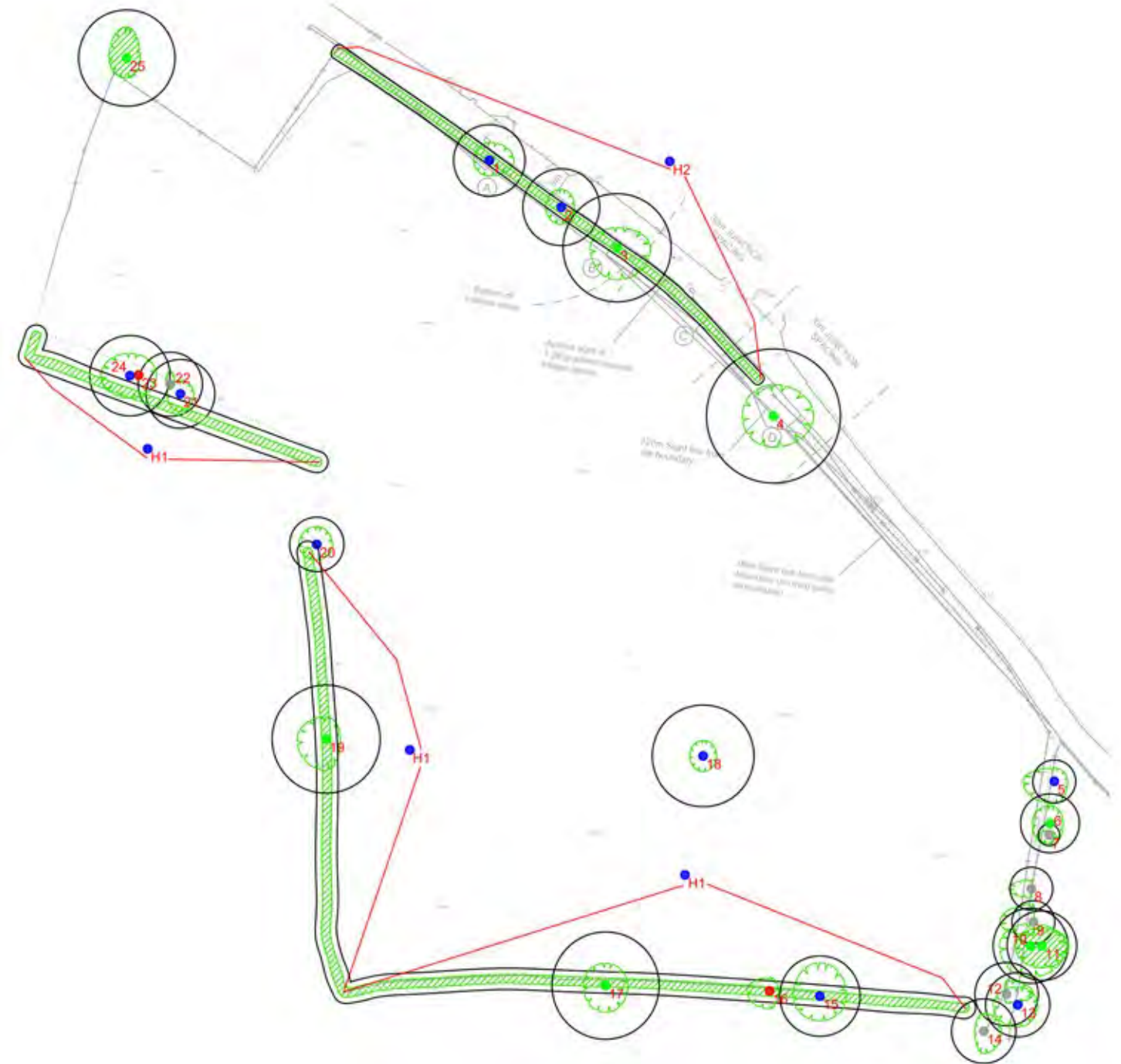
Topographical Survey



Tree Survey

A tree survey & preliminary arboricultural report has been produced for the proposed development site to assist in the design of the development layout.

The new development fully considers the recommendations of BS 5837 outlined in the arboricultural report and falls outside the designated RPA's of trees.



4.0 The Site and its Context

Site Assessment Plan



5.0 Design Philosophy

Design Evolution

Several residential masterplan concepts have been prepared for discussion with Wrexham County Borough Council.

Each option (below) proposes a slightly different housing layout, however the design principles for the site remain consistent across each option. These include:

1. Primary road network aligned to work around key site features (e.g. topography, trees), and create new green public open spaces at the heart of the development.
2. Dwellings positioned in order to maintain optimum flexibility for future detailed design, whilst ensuring that all plots can front/side on to public spaces.
3. Safety and security of prospective residents is of paramount importance. Therefore, the site has been configured to promote active, lively streetscapes, with a strong defensible inner core and natural surveillance across the site.

As the design process evolved, it was agreed that overall the site would benefit from a reduced density in order to allow the site to 'breathe' and consider a more fluid artery highway through the site.

Consideration was also given to the proposed units adjacent the the PRoW.

The masterplan was developed further so that the access road could be configured to allow all units to relate back to the central open space; creating a central 'green core' to the development which has become a potential 'community green' feature.



Masterplan concepts explored

5.0 Design Philosophy

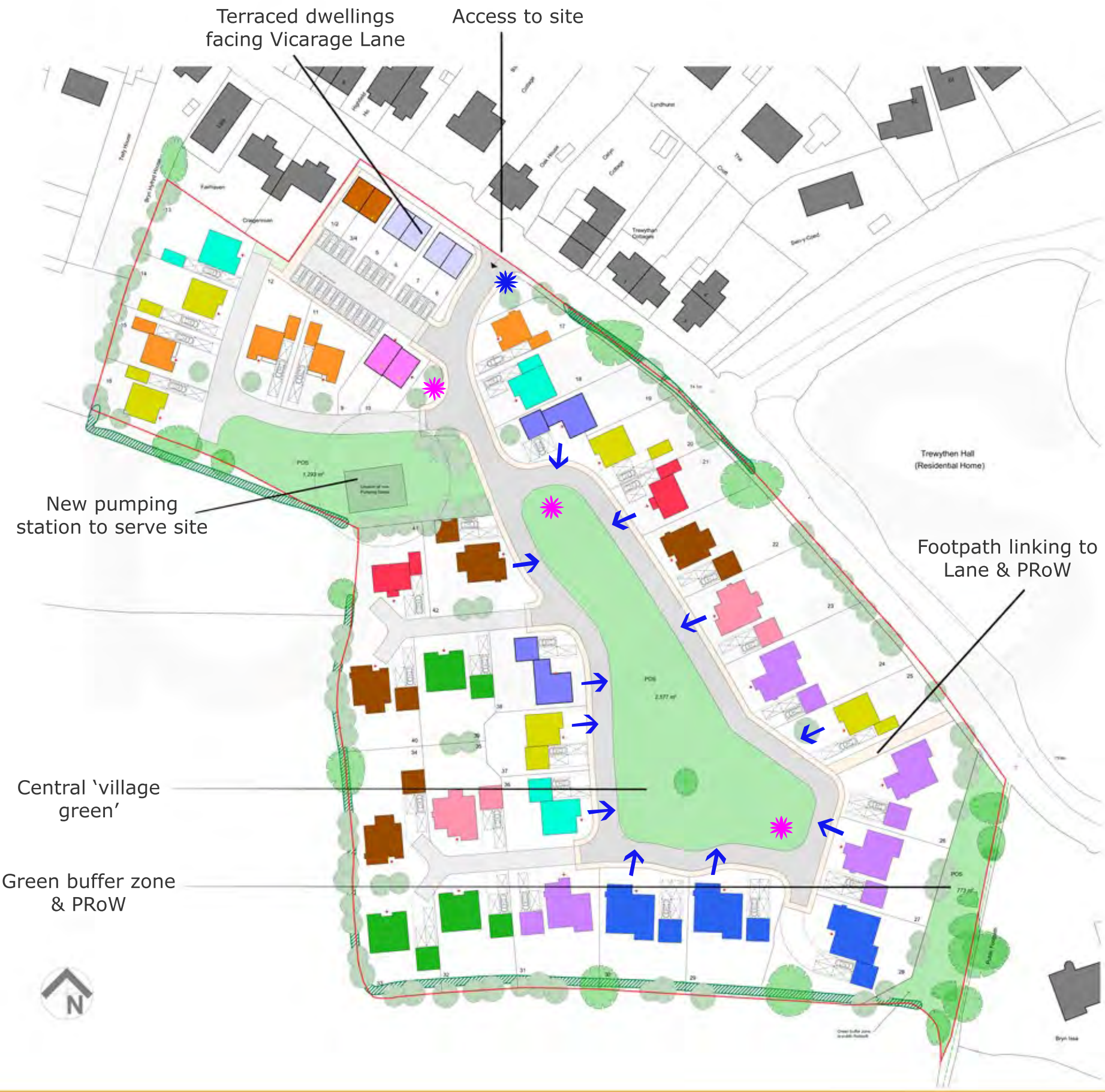
Pre-DMO Masterplan

The masterplan is designed to create and emphasise a series of interconnected nodes that are clearly defined by key junctions in the access and open space network. The nodes will become important landmark spaces aiding navigability and orientation (legibility).

The site will be laid out with all areas of public open space overlooked by building frontages. This will improve the security of these spaces through natural surveillance, enhance the feelings of safety for users, and thereby increase the use of these spaces.

The creation of views and the position of focal frontages will help to create a unique scheme that responds to the site, aids orientation and navigability through the development and helps create identifiable spaces within the development with a strong sense of place for the scheme.

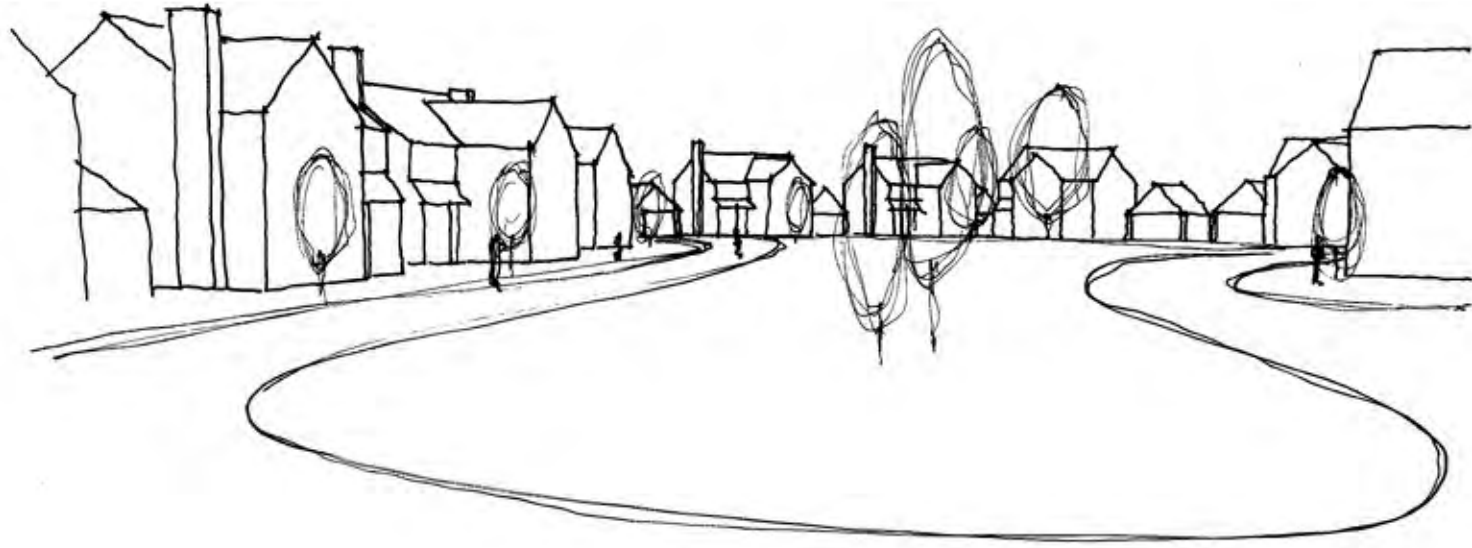
Of critical importance will be the interface of dwellings with greenspaces, where the character of the buildings, the nature of their private boundaries, and the character of the streets which service them, all have a strong influence on the character of any adjacent public open space.



5.0 Design Philosophy

Design Evolution

Street Massing Scenes



View 01 - towards central 'village green'



View 02 - dwellings facing central 'village green'



Pre-DMO & Public Consultation

7.0 Access and Safety

Access

The development will be served from a single point of access off Vicarage Road. Further details regarding the proposed highway access can be found within the Transport Assessment submitted as part of the planning application.

Roads and footpaths

The scheme will provide a comprehensive network of road and pedestrian paths to ensure that all parts of the development are readily accessible to all users. Local re-grading to the existing topography will allow the provision of all paths to gradients which can be negotiated by the mobility impaired.

Construction materials

The selection of materials for path surfaces will take into account the needs of all users and the potential to assist in navigation.

Entry to buildings

All dwellings will have level entry routes and approaches, designed for ease of access.

Safety and Security

The scheme takes on board the key principles of design for safety:

- Access and movement: well defined routes, spaces and entrances provide for convenient movement without compromising safety
- Surveillance: all publicly accessible spaces are all overlooked by properties and / or vehicular routes
- Ownership: spaces are designed to promote a sense of ownership, respect, territorial responsibility and community
- Physical protection: well designed security features, such as lighting in the public realm, and security of dwellings will be provided
- Management and maintenance: outdoor public spaces have been designed with management and maintenance in mind
- Crime impact assessment: the creation of public realm spaces capable of delivering a scheme which meets each of the aspects of personal safety and security identified above has been taken into account during the masterplan development

6.0 DMO - Public Consultation

The DMO process has given the developer valuable opportunity to engage in consultation with the general public regarding the proposals. This has enabled the Design Team to adapt/enhance the masterplan in response to some of the issues raised.

The issues described below have directly affected the design principles of the most recent masterplan.

Design Changes Made in Response to Consultation Comments:

Nature of the development and house types/size

- There is general support for a good range of quality new housing and much needed affordable housing in the area. however it was noted that the number of 4/5 bed houses should be reduced, with the expression of interest for more 2 and 3 bedroom houses for young families.

The revised masterplan sees a slight reduction in the number of 4 bed houses and an increase in the no. of affordable homes and 3 bed properties for young families to occupy.

- Concerns were raised about the increase in no. of new residents putting pressure on existing services (drainage, sewerage etc.), amenities and facilities such as schools and doctors etc.

When the development progresses to Detailed Design - specialist Engineering Consultants will be brought on board to ensure adequate provision is in place for drainage, installation of gas, electricity and sewerage disposal; making sure the impact on the existing infrastructure is kept to a minimum.

Land Use

- Concerns that the rural aspect of the village will be harmed as a result of residential development

As a result of the design & consultation process, the overall density of the development has been reduced in order to create more of a 'sense of place' that reflects the rural quality of the local area. The new properties backing on to the PRow to the southeast of the site have been moved further north in order to widen the strip of public open space adjacent. This helps retain the rural character of the boundary to the new development. The masterplan proposed includes 4,332m² of public open green space, including a landscaped 'Village Green' to the heart of the development - this comprises 16% of the site area.

Safety of pedestrians travelling along Vicarage Lane

New Pedestrian/Cycle Route

- Several residents have expressed concerns regarding the increase in volume of traffic along Vicarage Lane and the likely impact on both drivers and pedestrians who already find the road quite congested at peak times.

1. The revised site plan demonstrates the developers intention to widen the existing Public Right of Way footpath to the southeast boundary of the site. This footpath runs for a short distance along Vicarage Lane before turning left into the new development site. The masterplan has been enhanced to provide a 3m dedicated cycleway alongside a footpath taking pedestrians parallel to the new 'Village Green' open space, travelling north through the site for a short distance before re-joining the new footpath to Vicarage Lane at the main entrance of the site. This new pedestrian/cycle route is proposed as a result of consultation comments received highlighting concerns for the safety of pedestrians wishing to walk up and down Vicarage Lane. The new masterplans provides an alternative, well-maintained and purpose-built route which will hopefully offer a visually interesting journey for anyone to use.

2. In addition to the route integrated as above, a 2m wide new footpath is proposed to run approximately 35m along the site boundary to either side of the main entrance of the site.

3. In response to comments highlighting the special consideration of residents of Trewythen Hall - a new footpath has been introduced directly opposite Trewythen Hall offering a safe access route for pedestrians/residents to connect to the 'Village Green' or to simply pass through the development site via well-maintained footway - away from the hazardous highway.

Highways: Specialist Transport Statement

Please refer to supporting Transport Statement for specific responses to consultation comments RE: highways/traffic issues.

7.0 Proposed Masterplan



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Accommodation Schedule

	1 bed flat		Kendal 2 bed		Denbigh, Holt	Affordable Units
	Beaumaris (1035sqft) 3 bed		New HT 1 (1,800sqft) 4 bed		Conwy (1095sqft) 4 bed	
	Rhuddlan (1217sqft) 4 bed		New HT 2 (2,000sqft) 4 bed		Harlech (1335sqft) 4 bed	
	Chirk (1430sqft) 4 bed		New HT 3 (2,250sqft) 4/5 bed		Powis (1595sqft) 4 bed	
	New HT 4 (2,500sqft) 5 bed					

Site Boundary = 2.75 ha

Affordable Housing Units = 11no. (25%)

Open Market Housing Units = 33no.

Total Units = 44no.

Development Density = 16no. units pha

Total POS = .041ha (16%)



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PLANNING					
Scale.	1:500 @A1	Date.	13.12.2018	Drawn by.	Chk.
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Client.	Gower Homes				
Drawing Title.					
Proposed Masterplan					
Project No.	BA1858		Drawing No.	PL-002	
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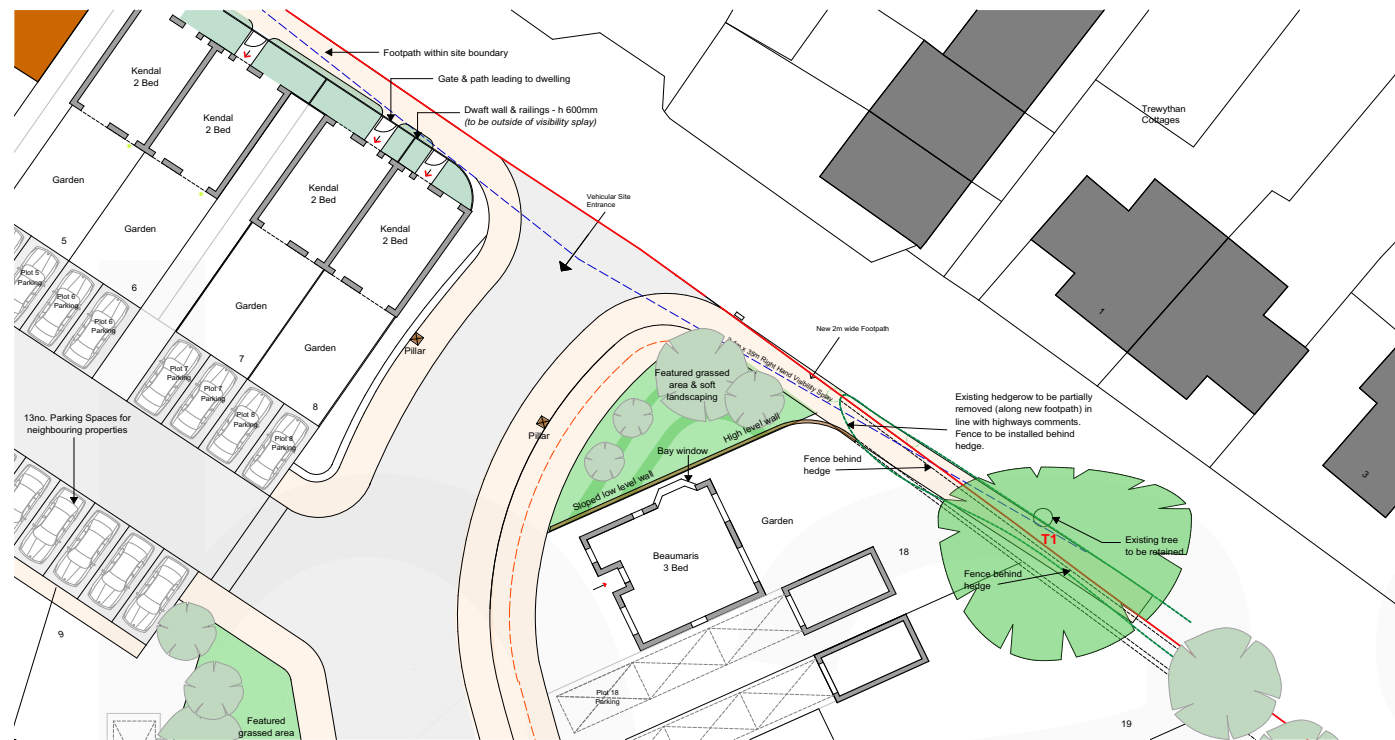
7.0 Access and Safety

Site approach

Within the masterplan the entrance and approach to the site has been carefully considered. Designs have explored the overall appearance of the vehicle and pedestrian approach off Vicarage Lane, boundary treatments to plots and the design of dwelling frontages.

Key principles considered:

- Plots 1-8 front onto Vicarage Lane, giving a strong street presence
- Partial removal of existing hedge along Vicarage Lane (rear garden to plot 18)
- Featured grassed area and soft landscaping on entry to site
- Footpaths into site along access road edge
- Side path to plot 18 along featured grassed area
- High level curved brick wall to plot 18
- Pillar entrance
- Pathways leading to plots 1-8 off new footpath with either dwarf wall or railings and pedestrian gate with paved path to front door



Proposed site entrance layout



3D visuals of site approach

8.0 Building Size, Scale and Amount

Amount of Development

The total site area is 2.75ha. The breakdown of land uses on the site will be broadly as follows:

- Greenspace (inc. central 'village green', green barrier landscaping, open space) = 0.41ha
- Residential development (inc. access and roads) = 2.29ha

The scheme would have a density in the region of up to 16no. dwellings per hectare. This will deliver up to 44no. dwellings.

Mix of Housing

The development will provide family housing with 2 - 4/5 bedrooms, which is appropriate to the current requirements of the local area. It is envisaged that the scheme will deliver housing in accordance with the following mix:

1 bed flat	4no. (9%)
2 bed mews (semi-detached) houses	4no. (9%)
3 bed detached houses	4no. (9%)
3 bed (semi-detached) houses	4no. (9%)
4 bed detached houses	25no. (48%)
5 bed houses	3no. (16%)

Affordable Housing

A proportion of affordable housing will be constructed throughout the development, in a style consistent with other dwellings within the development. The proportion of affordable housing, in accordance with local planning guidance, will be 25%.

Building Size and Scale

The Built Context

Housing in Gresford comprises a wide mix of styles and periods. Domestic building are generally 2 storey.

Proposed Building Size and Scale (Parameters)

In order to sit comfortably within the existing built context, the development will consist of 2 storey dwellings.

Example of building parameters:

	Width	Length
2 Bed Dwelling	6m	7.6m
3 Bed Dwelling	7.6m	8.2m
4 Bed Dwelling		
Lower limit	9.3m	6.5m
Upper limit	11m	10.3m
5 Bed Dwelling	11.5m	11.3m



Street plan indicating a sample of plots

9.0 Appearance

Architectural Quality and Style

The following broad design principles will be adopted throughout the development to ensure that the character is coherent:

Building Materials and Colour

Red brick dwellings will be used to reflect the dominant building materials of the local area. Brick sills and lintels, will be used as a unifying theme and bay windows are introduced where appropriate. Occasional rendered facades and architectural detailing will be used to add variety and definition at key locations within the site. Rainwater goods will be either black or coloured to blend with walls.

Plot Layout

Plot layout responds directly to the landscape setting. All pedestrian routes and activity spaces will be overlooked by adjacent properties. Plot layout will seek to enhance the sense of place throughout the scheme, creating nodes, vistas and focal frontages.

Building Style and Form

Dwellings will be a contemporary interpretation of the traditional red brick character found around the local area. Traditional built forms are sensitively modified to deliver sustainability objectives. Elevations are simple, regular and with limited recesses.

Front Entrances

Front doors and their surrounds are given careful consideration to ensure that they establish a high quality feel to the streetscape. The design of entrances will vary and will be appropriate to the style of the house. Front boundary treatments will include horizontal 'estate' railings, red brick walls and hedgerows to replicate the character of the local area.



Artist Impression



Front Elevation



Front Elevation

Example of elevational design



Artist Impression



Artist Impression