



DESIGN & ACCESS STATEMENT

PREPARED IN RESPECT OF:

LAND AT:

LANGLEY BOTTOM FARM FIELD,

LANGLEY VALE ROAD,

EPSOM.
REV.C

CONTENTS

1.00	INTRODUCTION
1.01	DESIGN TEAM
1.02	SCOPE AND CONTEXT OF THIS DESIGN & ACCESS STATEMENT
1.03	SITE APPRAISAL
1.04	APPLICATION OF THE DESIGN AND ACCESS CRITERIA
2.00	PLANNING HISTORY AND POLICY
3.00	DESIGN PRINCIPLES AND SOLUTION
3.01	NATIONAL DESIGN GUIDE 2021
3.02	THE CHARACTERISTICS OF WELL-DESIGNED PLACES
3.03	COMPONENTS FOR GOOD DESIGN
3.04	APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES
3.05	APPLICATION OF THE COMPONENTS FOR GOOD DESIGN
4.00	SUSTAINABILITY
5.00	ACCESS AND HIGHWAYS
6.00	SUMMARY

FIGURES

FIG 1	FRONT PAGE	AERIAL VIEW WITH SITE IDENTIFIED BY RED LINE
FIG 2	PG 6	LOCATION PLAN
FIG 3	PG 7	SITE PHOTOGRAPHS – 1
FIG 4	PG 8	SITE PHOTOGRAPHS – 2
FIG 5	PG 9	SITE CONTEXT PLAN
FIG 6	PG 11	PHOTOGRAPHS OF EXISTING AREA
FIG 7	PG 11	PHOTOGRAPHS OF EXISTING AREA
FIG 8	PG 12	SETTLEMENT EDGE PLAN 1
FIG 9	PG 12	SETTLEMENT EDGE PLAN 2
FIG 10	PG 15	CONSTRAINTS & OPPORTUNITIES PLAN
FIG 11	PG 17	MOVEMENT PLAN
FIG 12	PG 19	PARAMETERS PLAN
FIG 13	PG 21	TEN CHARACTERISTICS OF WELL-DESIGNED PLACES
FIG 14	PG 25	CONTEXT PLAN
FIG 15	PG 30	ILLUSTRATIVE MASTERPLAN
FIG 16	PG 32	LANDSCAPE MASTERPLAN
FIG 17	PG 35	ACCESS DIAGRAM

1.00 INTRODUCTION

1.01 THE DESIGN TEAM

PLANNING CONSULTANTS	-	BOYER PLANNING
ARCHITECTS	-	PAUL HEWETT R.I.B.A. CHARTERED ARCHITECT
LANDSCAPE ARCHITECTS & LVIA CONSULTANTS	-	FABRIK
ECOLOGISTS	-	THE ECOLOGY CO-OP
HIGHWAYS & TRANSPORT	-	ITRANSPORT
ARBORICULTURALISTS	-	ARBORTRACK SYSTEMS LTD
FLOOD RISK & DRAINAGE	-	ACQUATERRA CONSULTING
ARCHAEOLOGY	-	ARCHAEOLOGY SOUTH-EAST
SUSTAINABILITY / SERVICES /AIR QUALITY	-	PINNACLE ESP

CONTENTS

1.00 INTRODUCTION

1.01 DESIGN TEAM



1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement is part of the planning application documentation and is one of the Validation Requirements of the General Development Procedure Order (G.D.P.O.) and sits alongside the application drawings and supporting documents, and embodies the information provided by the various consultants who have contributed their technical assessments.

The application description comprises:

“Outline Application for up to 110 dwellings (including affordable homes) with all matters reserved apart from access off Langley Vale Road .”

This Design and Access Statement uses the following criteria:

Assessment - of the planning and physical context of the site.

Evaluation - Identifying the site constraints and opportunities that will guide and inform the development principles.

Design - sets out the vision for the site based upon the identified key parameters and illustrates a solution

CONTENTS

1.00 INTRODUCTION

1.02 SCOPE AND CONTEXT OF THIS
DESIGN & ACCESS STATEMENT

1.03 SITE APPRAISAL

i. The Site and its Surroundings

The application site is part of Langley Bottom Farm and comprises circa 5.21 hectares of sloping agricultural land that abuts the residential edge of Langley Vale, which is a settlement in the south of the administrative area of Epsom and Ewell Borough Council.

The site lies within the Green Belt and has residential development on its north-eastern boundary, an area of Ancient Woodland known as the The Warren in the south-east corner. To the south-west, beyond the Gallops, is a residential development under construction that sees the derelict farm buildings replaced with 20 new homes approved at Appeal (Ref: APP/P3610/21/3280881).

The site will take its vehicular and principal pedestrian access off Langley Vale Road, which forms the north-west boundary.

There is a length of wall on the western edge of the Warren that is a Grade II Listed structure.

The photographs of the site that follow show the extent of the slope and the existing tree and screen planting. The west facing slope of 16 - 24 metres falls from the highpoint on the edge of Langley Vale down to the valley floor.

As is to be expected with agricultural land, vegetation within the site is limited to the perimeter, with intermittent trees and scrub along the north-east and eastern boundaries allowing uninterrupted views across the landscape from the rear elevations of the existing dwellings in Langley Vale. This adjoining houses on the edge of the land under consideration, indicates that the site is currently influenced by built form, and any development would be well related to the existing developed fabric of Langley Vale.

Looking at the site in a wider context. Langley Vale is circa 15 miles south of Central London and approximately 2.5 miles to the south of Epsom Town Centre. Epsom Racecourse is 1 mile to the north-east.

The Transport Statement prepared by iTransport provides details of transport links and access to amenities.

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

i. The Site and its Surroundings





Fig. 2



Fig. 3 Existing Site



Fig. 4 Existing Site

1.03 SITE APPRAISAL

ii. Site in Context

As can be seen from the Ordnance Survey extract below, the Site is situated to the south of Epsom, which has an array of cultural, retail and leisure facilities, as well as places of worship, schools and health services.

There are good transport links in and around Epsom, with a railway station on the London to Victoria line, and there are bus routes close to Langley Vale including Route E5 and the 676 school bus.

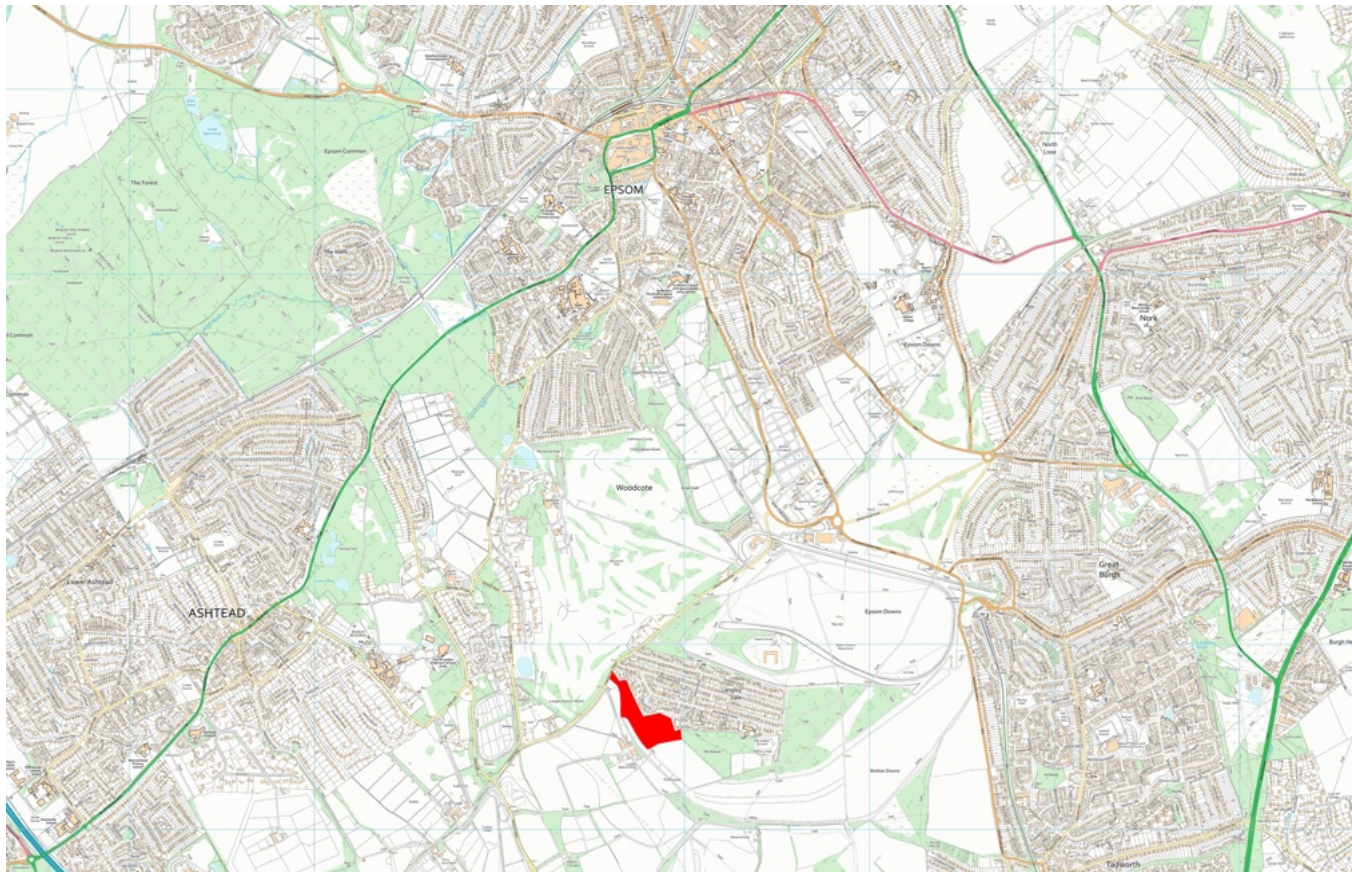


Fig. 5

Denotes Application Site

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

ii. Site in Context

1.03 SITE APPRAISAL

iii. Character of Area

As part of the assessment of the area in which the development will sit, we have looked in detail at neighbouring development patterning.

As can be seen from the images below that show the local grain of development, the area around the application site has a typical edge of settlement form. It is this patterning that will inform the Illustrative Masterplan layout.



←
Pattern of development
fronting to west of
Harding Road



→
Pattern of development
to South of Beaconsfield
Road



←
Pattern of development
in The Hayes.



→
Pattern of development
to South of Grosvenor
Road



CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

III. Character of Area

1.03 SITE APPRAISAL

iii. Character of Area



Fig. 6

As these images demonstrate, there is a wide variety of house types, styles and sizes that are typical of evolving areas of settlement. There is no common architectural vernacular for the area.

The montage of photographs on left and below show the variety of housing styles and unit types in of Langley Vale.



Fig. 7

1.03 SITE APPRAISAL

iv. Settlement Character

The edge of settlement character and patterning of the neighbouring areas, the well-screened boundaries and the provision of formal and informal areas of open space will be key factors in determining the scheme design and layout.

Good principles of special relationship should be observed – i.e. public and open spaces are located in appropriate places so that they don't get confused with private spaces.

By using many of the existing development characteristics in the design response, the development proposals should sit comfortably in the locality.

Settlement Integration

The integration of the site within the settlement area offers a sensible morphological expansion of Langley Vale, which in turn will be constrained by The Gallops and the residential scheme beyond.



Blue line denotes existing settlement edge



Blue line denotes proposed settlement edge

Figs. 8 & 9

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

IV. Settlement Character and Integration

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - of the planning and physical context

The site appraisal provided in this Statement and those provided by Fabrik Landscape show the application site in relation to its physical context. The Aerial Location Plan, Location Plan, and Illustrative Masterplan (Figs. 1, 2 & 15) show that the site sits adjacent to a predominantly residential area with properties to the north- east. The proposed development site provides a natural settlement extension to Langley Vale.

EVALUATION - identification of the site constraints and opportunities that will guide and inform the development proposals.

The site appraisal section provides a series of photographs of the site (Figs. 3 & 4), and these demonstrate that the site is relatively open, with tree and hedge screens on the perimeter, leaving a fairly unconstrained area that is suitable for development. The tree, ecological and landscape reports and assessments prepared by Arbortrack, Ecology Co-op and Fabrik that accompany this Statement indicate that the principal constraining features are on the boundaries - as are the opportunities to improve wildlife corridors and strengthen the planting / landscaping.

DESIGN - sets out the vision for the site and identifies key parameters and illustrates a solution.

The vision for the site is to construct a well-designed layout that sits comfortably in this sustainable location.

The key parameters are established and identified via the assessment and evaluation of the site and the Design Principles and Solution section that follows will show the evolution of the design of the Illustrative Masterplan.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND
ACCESS CRITERIA

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - CONSTRAINTS

- ACCESS. Safe pedestrian and vehicular entrances.
- LANDSCAPE. Visual impact on existing landscape and features.
- ARBORICULTURE. Retain and protect important trees on or adjacent to the site.
- ECOLOGY. Protect and enhance existing bio-diversity features.
- CONNECTIVITY. Important to link the site to the surrounding areas.
- LOCAL SETTING. Respect existing settlement characteristics.
- SURFACE WATER. Ensure any surface water is accommodated within the site boundaries.

ASSESSMENT - OPPORTUNITIES

- Site represents an opportunity for a modest development on the edge of the settlement boundary that will provide much needed new housing (including affordable units).
- The site represents an opportunity for a new area of residential development to be undertaken without having an impact upon the existing landscape features or neighbouring properties.
- Agricultural land is not usually a haven for wildlife and bio-diversity. The development proposals allow areas on the perimeter for the creation of new wildlife and ecological corridors which will link to the woodland area of The Warren.
- Surface water can be used as part of the bio-diversity enhancement measures.

THE ASSESSMENTS PROVIDED BY THE CONSULTANT TEAM GENERATED THE ABOVE CONSTRAINTS AND OPPORTUNITIES CRITERIA, WHICH INFORMED THE DEVELOPABLE AREA SHOWN ON THE FOLLOWING CONSTRAINTS AND OPPORTUNITIES PLAN

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 10

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - MOVEMENT

- The Movement Plan that follows builds upon the Constraints and Opportunities Plan and shows the pattern of roadways sitting within the area of land identified for development.
- The Movement Plan shows the principal access being taken off Langley Vale Road, and will include vehicular entrance together with pedestrian and cycle routes into the site.
- The road geometry at the entrance will be designed to ensure safe ingress and egress from the site for cars, pedestrians and cyclists.
- The roadway “contains” most of the development as part of the scheme’s perimeter block typology. There are a few exceptions where courtyards are formed – which in turn will allow units to front pedestrian areas and visually police open spaces.
- Various road widths and surfaces could be used to provide differing character areas within the development layout.
- The Movement Plan below shows a variety of non-vehicular routes through the site, and various other footpath and cycle links. These will contribute to the reduction in the reliance upon cars for getting to, not only the local neighbourhood, but to areas further afield.

THE ESTABLISHMENT OF A PERIMETER BLOCK FORM OF ROAD PATTERNING WILL CONTAIN DEVELOPMENT AND HELP DETERMINE THE ORIENTATION OF THE UNITS WITHIN ANY LAYOUT.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





LEGEND

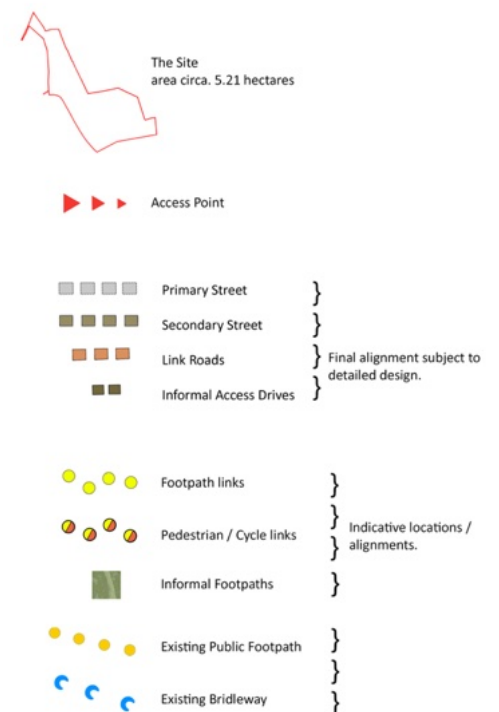


Fig. 11

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - PARAMETERS

- A modest sized scheme can be created within the site that provides a housing mix that will reflect local need, whilst making good use of the land available without impacting upon landscape, ecological features, or neighbouring properties
- A carefully designed layout will see the safe retention of the important trees and existing hedgerows and will see them supplemented with additional landscaping, using native species.
- Linked to the improved landscaping is the creation of enhanced ecological margins that will improve the bio-diversity of the site.
- The surface water will be accommodated on the south western boundary of the site where the land falls naturally. The water detention feature will also bring ecological benefits as part of an holistic approach to bio-diversity.
- The Parameters Plan below is a compilation of the information shown on the Constraints and Opportunities Plan and the Movement Plan.

THE PARAMETERS PLAN HAS BEEN SUBMITTED AS A DRAWING FOR CONSIDERATION AS IT OUTLINES THE CONSTRAINTS AND OPPORTUNITIES AND GIVES A FIRM FOUNDATION FOR A FUTURE MASTERPLAN.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





- LEGEND**
- The Site area circa. 5.21 hectares
 - Existing Trees / Screens
 - Enhanced Areas of Landscaping and Bio-diversity Net Gain
 - Access Point
 - Public Open Space
 - Developable Area circa. 3.35 hectares
 - Attenuation Features
 - Public Open Spaces / Play Areas - Indicative Locations / Alignment
 - Suggested amendment to Settlement Boundary
 - Primary Street
 - Secondary Street
 - Link Roads
 - Informal Access Drives
 - Footpath links
 - Pedestrian / Cycle links
 - Informal Footpaths
- } Indicative locations / alignments.
- } Final alignment subject to detailed design.

Fig. 12

2.00 PLANNING HISTORY AND POLICY

Matters related to both the planning history of the site and planning policy are dealt with in the Planning Statement that forms part of the submission and has been prepared by Boyer Planning.

PLANNING HISTORY AND POLICY

2.00 PLANNING HISTORY AND POLICY

3.0 DESIGN PRINCIPLES AND SOLUTION

3.01 NATIONAL DESIGN GUIDE 2021

The National Design Guide 2021 (NDG) seeks to address the question of how we recognise well-designed places. This has been done by the government via the introduction of the NDG which outlines and illustrates 'how well-designed places that are beautiful, enduring and successful can be achieved in practice'.

3.02 TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



The ten characteristics of well-designed places

The NDG lists the Ten Characteristics of Well-designed Places detailed below, and also the Components for Good Design which are noted on the following pages.

CONTEXT - enhances the surroundings

IDENTITY - attractive and distinctive

BUILT FORM - a coherent pattern of development

MOVEMENT - accessible and easy to move around

NATURE - enhanced and optimised

PUBLIC SPACE - safe, social and inclusive

USES - mixed and integrated

HOMES AND BUILDINGS - functional, healthy and sustainable

RESOURCES - efficient and resilient

LIFESPAN - made to last

Fig. 13

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

The Components for Good Design as identified in the National Design Guide are as follows:

LAYOUT

Layout shows the routes through a scheme and the blocks of development - illustrating how they are arranged to relate to each other to create streets, open spaces and areas of built form.

The Layout defines the following:

- the structure and settlement pattern;
- the grain - pattern of development blocks and plots;
- the broad distribution of different uses, and their densities and heights.

FORM

Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk - their volume;
- massing - how bulk is shaped into a form;
- building lines - the alignment of building frontages along a street;
- relationship to the plot boundary - and whether they share party walls or not.

In the case of spaces, their form is influenced by the buildings around them.

The form of a building or a space has a relationship with the uses and activities it accommodates, and also with the form of the wider place where it is sited.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

SCALE

Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced.

Enclosure is the relationship between the height of the buildings across a space, and the dimensions of the space itself.....different degrees of enclosure influence how people use different spaces, by creating differences in character that suit different activities.

APPEARANCE

Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, decoration, lighting, colour and texture. In the case of a space, it's landscape also influences its appearance.

LANDSCAPE

Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape - such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape - trees, shrubs and other planting.

MATERIALS

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

DETAILING

Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

CONTEXT

The application proposals seek to ensure through careful design and siting that a modest residential development scheme can be delivered on land off Langley Vale Road, that will sit comfortably in the surrounding area, without having an undue impact on neighbouring properties, landscape or ecological features. See Figs.14 & 15

IDENTITY

The form of the proposals and the extent of the developable land is informed by the Constraints and Opportunities Plan (Fig.10) which identifies key components of a future development.

Future submissions will develop a local distinctiveness of design, detail and materials to ensure that the houses reflect the local vernacular.

BUILT FORM

The extent of the built form is shown on the Illustrative Masterplan (Fig.15). Whilst the nature of the proposed units will be part of future Reserved Matters submissions, it is envisaged that the new properties will be principally two-storey in height to eaves level. As a result, they will accord with the form of many of the neighbouring residential properties.

MOVEMENT

The iTransport Statement that forms part of the application package, details how the access location will provide the basis for safe vehicular and pedestrian and cycle access and egress.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



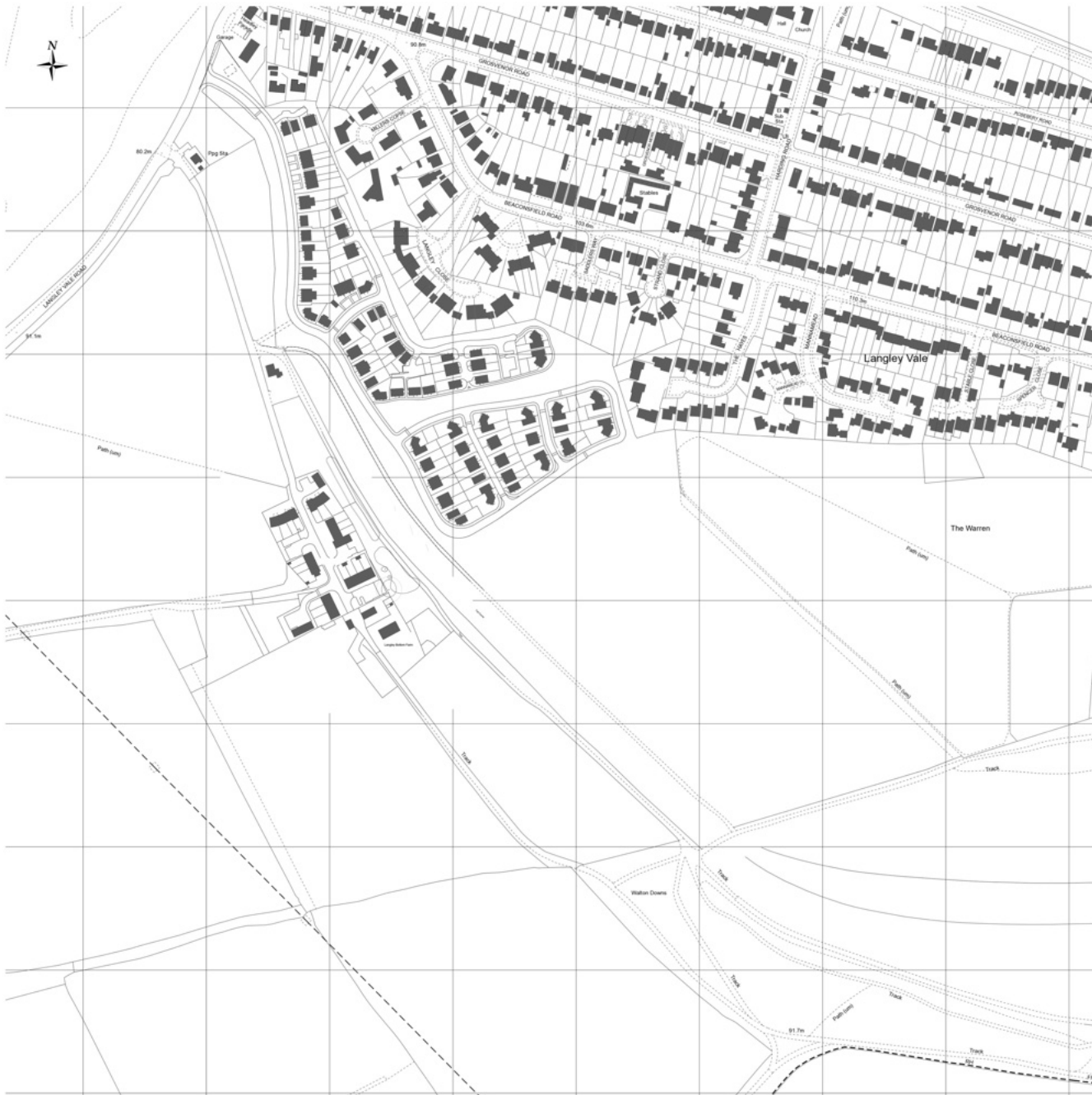


Fig. 14



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

NATURE

The proposal will provide significant levels of bio-diversity net gain and ecological enhancement and reinforcement - see Ecology Co-op's Statement.

As can be seen from the drawings, the acknowledgement of existing, albeit limited, ecological and bio-diversity margins is a constant, as is the opportunity to enhance these and link them to the woodland areas to the north and the land identified for BNG beyond.

PUBLIC SPACES

As can be seen on the Illustrative Masterplan, areas of Public Open Space, Formal Play, Seating and General Recreation have been proposed throughout the scheme.

USES

The proposed new residential development sits comfortably alongside existing houses in this predominantly residential area.

HOMES AND BUILDINGS

All the proposed homes will be functional and sustainable. They will accord with the 'Technical housing standards - nationally described space standards'. As a result, they will have good sized accommodation and usable room sizes with ample storage. Each home will have its own amenity space which will contribute to the development being functional, healthy and sustainable.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



Ecological Margin



Play Area

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

RESOURCES

The sustainability measures for the development are embodied in the report prepared by Pinnacle ESP. The proposal will include not just renewable and energy generating schemes, but also enhanced ecological margins and water management measures, providing an holistic approach to the use of resources and the existing environment.

See Section 4.0

LIFESPAN

The proposed homes will be constructed to a lifetime standard and could include various flexible spaces and sustainable and energy generating features. The properties will be Part M compliant providing easier access for those less ambulant or wheelchair bound.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

LAYOUT

The Illustrative Masterplan that is included within this Design and Access Statement has been informed by the Constraints and Opportunities Plan, the Movement Plan and the Parameters Plan. The information on these three drawings has in turn been informed by the various technical assessments and reports prepared by the consultant team.

The Illustrative Masterplan is supplied as supporting information, with the Layout itself to be the subject of future Reserved Matters applications.

The drawings that underpin the Illustrative Masterplan do help identify key elements - including a safe access and egress location, existing important tree and landscape features, landscape and ecological margins together with a suitable location for accommodating surface water run-off.

The result is a well contained area of development that sits on the land available adjacent to Langley Vale Settlement area.

The use of a perimeter block typology for much of the Illustrative Masterplan layout is wholly appropriate as it allows for good buffering between the built form and landscape and ecological margins. The road pattern 'contains' the development so that it doesn't sprawl outwards into sensitive areas, and ensures that the scheme doesn't impact upon neighbouring properties.

The road hierarchy sees the principal route running along the south-eastern side of the site at its lowest point, ensuring it will have little impact on the properties in Beaconsfield Road. The main road then loops around the bulk of the proposed development with minor roads and drives connecting to different parts of the scheme, with a few driveways to courtyard and parking areas. The road treatments and physical geometry will reinforce the road hierarchy and create legibility.

Such a road pattern and design typology lends itself to outward looking units that sit in a traditional orientation in relation to the roadways serving them.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

In terms of the positioning of the units, the scheme will see many of them run along the natural contours – reflecting the linear nature of much of the adjoining areas of Langley Vale. The use of perimeter block principals provides the opportunity to create wrap-around corner units that reduce unsightly juxtapositions and gaps that can become prevalent on residential schemes.

As well as feature corner units and the use of varying eaves heights and the use of different road patterns and materials will create interest.

Whilst the layout shown in these images isn't for consideration, the Masterplan does show how a scheme for up to 110 new homes could be accommodated on the land available without having an impact on neighbours or important landscape or ecological features.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN





Fig. 15

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

FORM

Form encompasses a number of aspects of a scheme, including size and shape, height, bulk, building lines and relationships to boundaries.

The form of the Indicative proposals has been carefully considered and determined in particular by the relationship of the development to existing ecological and landscape features, as well neighbouring properties and boundaries.

The drawings in this application package clearly demonstrate the form of the layout shown on the Illustrative proposals is wholly appropriate for the location in terms of size, shape and building lines. Whilst future Reserved Matters applications will have more detail in respect of height and bulk it is, as mentioned earlier, envisaged that the new houses will be predominantly two-storey to eaves – thereby sitting comfortably in this location.

APPEARANCE

The architectural style and detail of the proposed new homes, and the materials, will be part of future applications. It is anticipated that the appearance will be traditional, to accord with the location, and the materials palette will be in keeping with the area.

LANDSCAPE

The Indicative Landscape Strategy Plan (Fig.16) prepared by Fabrik provides details of the structural landscaping that would be suitable for the development.

MATERIALS AND DETAILING

As mentioned in the Appearance section, it is anticipated that a local vernacular and material palette would be appropriate for this location and will be part of future submissions. The following page illustrates some of the facing and roofing materials that could be used.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN





Landscape masterplan



Fig. 16

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

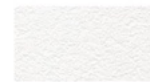
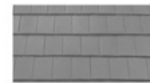
3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

APPEARANCE

Whilst matters related to appearance, fenestration and material choices will be part of the subsequent Reserved Matters application, it is anticipated that the new housing will be principally 2-storeys to eaves level, with well-proportioned roofs above.

Shown adjacent is an indication of the materials palette that could be used - with red multi-stock bricks being the principal facing material, although a number of units could have render, and some of the ancillary structures such as garages could have a boarded finish.

SUGGESTED MATERIALS PALETTE



Variety of roof tile colours

to include :

Slate Grey

Farmhouse Red

Rustic Red

Breckland Brown

ALL to be small format tiles

Variety of shades of red multi-stock

facing brick

to include quoining

where

appropriate

Additional facing materials to

be used in limited

locations:

Render

Horizontal boarding

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN OF GOOD DESIGN

4.00 SUSTAINABILITY

Matters related to sustainability and renewable energy are included in the report prepared by Pinnacle ESP and could include measures as listed below. Further renewable energy sources and energy saving features would be part of Reserved Matters submission.

As mentioned earlier, the scheme will not only provide thermally efficient homes with energy generating features, but also the development proposes various ecological and landscape improvements that will contribute to the site's overall sustainability levels.

Energy savings and subsequent reduction in CO² emissions have been targeted through implementation of the following:

- exceeding good or best practice standards for thermal insulation of opaque and glazed elements;
- achieving air permeability of 3.0m³/h.m² at 50Pa in dwellings;
- high efficiency LED lighting to be provided throughout;
- high efficiency heat recovery ventilation systems;
- boiler plant efficiency >89%;
- integration of water conservation appliances such as low flow fittings to reach a target water usage of 110l/p/day;

SUSTAINABILITY

4.00 SUSTAINABILITY

5.0 ACCESS AND HIGHWAYS

The Transport Statement prepared by iTransport provides information in respect of the access arrangements for vehicles and pedestrians off Langley Vale Road, as per the extract below.

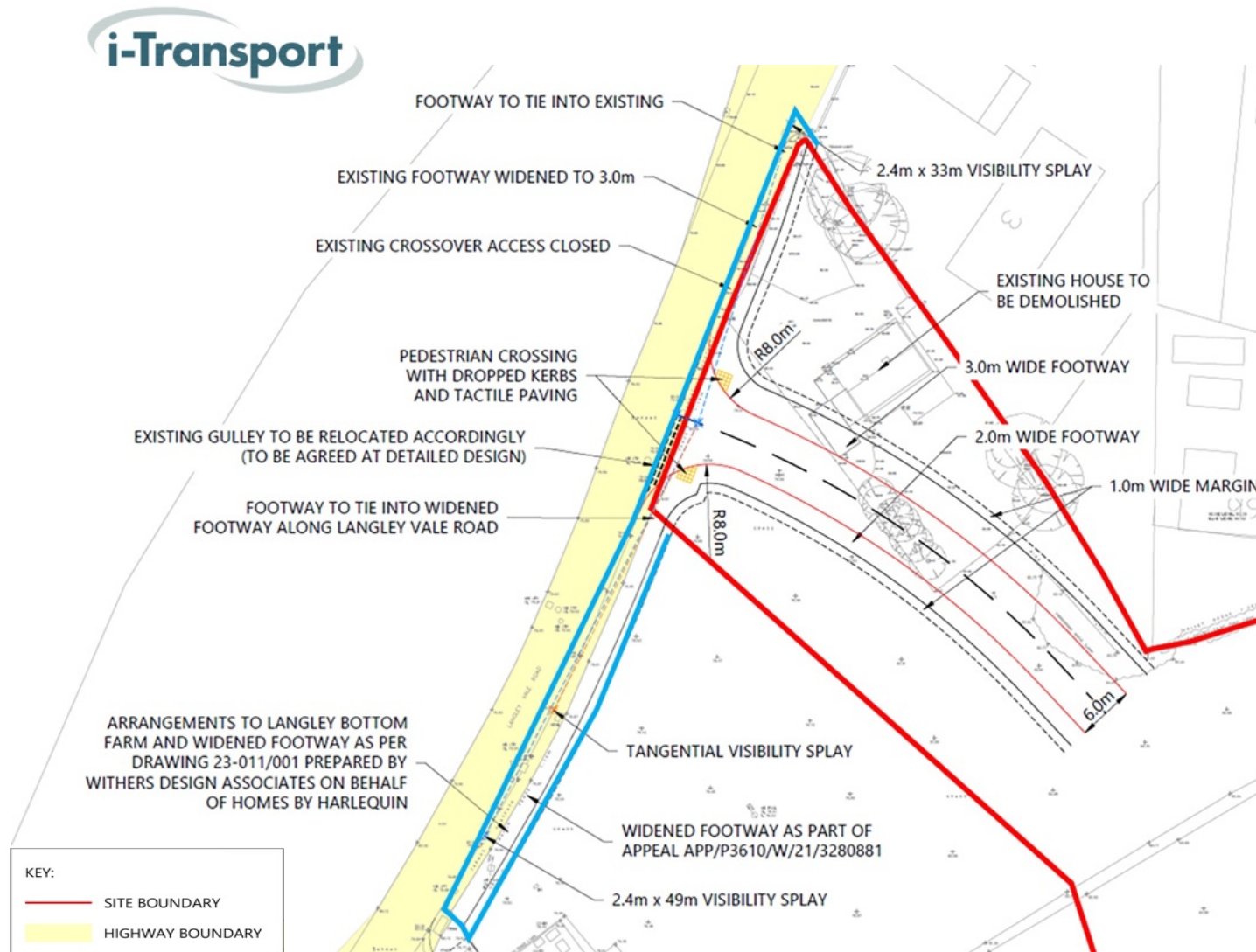


Fig. 17

ACCESS & HIGHWAYS

5.00 ACCESS AND HIGHWAYS

6.0 SUMMARY

The proposals embodied in this submission show that the opportunity exists for the creation of a high-quality landscape and ecology led residential scheme to be provided in this sustainable location.

The illustrative material demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the site's immediate neighbours, the wider area or key landscape and ecological features.

The site is available, sustainable and importantly, deliverable, and will link to Langley Vale and the wider area.

Planning Conditions on an Outline Permission can ensure compliance with NPPF 24, providing a development that has a strong sense of place, identity, and provides for publicly accessible amenity areas.

SUMMARY

6.00 SUMMARY