



9 LAYOUT - TECHNICAL PLAN

Technical Plan Diagram

The technical plan summarises several aspects of the scheme including:

- Parking strategy - breakdown of private allocated and visitor spaces
- Refuse provision
- Refuse vehicle tracking confirming sufficient space for truck to enter, turn and exit in forward gear

The majority of dwellings are provided with private bin and cycle storage in the rear gardens, with the bins located within 20m from the kerbside collection point. A small number of plots have the bin storage located at the front of the dwellings where this is not possible.

The block of 4 flats on the western edge of the site (plots 24-27) are provided with shared bin and secure cycle storage.



TECHNICAL LAYOUT KEY

2p

1 bed flat

4p

2 bed house

5p

3 bed house

(showing occupancy)

48 V

Parking bay allocation - indicating visitors space where appropriate

location of bin store - within 20m of collection point at highway

refuse lorry swept path (refer to accompanying highways reports)

existing tree retained

proposed tree (refer to accompanying landscaping/arb reports)



10 AMOUNT & SCHEDULE OF ACCOMMODATION

Accommodation

The proposal will provide 71 dwellings of varying size, including a mix of detached, semi-detached, short terraces, chalet bungalows, and flats.

The dwellings are no more than two storeys in height, with 3no one-and-a-half storey chalet bungalows. The proposed accommodation includes 1, 2, and 3 bedroom homes. The range of accommodation and storey heights proposed is in context to the local area and makes optimum use of the site.

The scheme will provide well-designed, sustainable homes that fit in sympathetically with the surrounding area, which is of mixed residential and rural use.

The amount of development proposed on the application site provides for spacious dwellings with generous private amenity space for all flats and houses.

Parking

As previously mentioned, the parking proposed is in accordance with WSCC requirements, in providing 2no spaces per dwelling, generally within

driveways. Again, a focus on minimising parking courts has been a major design factor.

Amenity

Each dwelling will be provided with a private garden.

Four areas of communal space have been proposed, including the LEAP to the central green.

Waste

Bins will be located within rear gardens.

Vehicle tracking analysis has been undertaken which confirms that there is sufficient access for a bin lorry to enter, turn and exit the site in forward gear.

Cycle storage

Cycle storage has been considered throughout the scheme in order to promote sustainable transport. The houses will be provided with secure cycle storage in the rear gardens.

The flats will be provided with a secure communal cycle storage shed.

Schedule of Accommodation

The proposed scheme consists of the following:

- 4 x 1 Bed dwellings
- 34 x 2 Bed dwellings
- 33 x 3 Bed dwellings

The total internal area of the proposed development is 6,122 sqm.

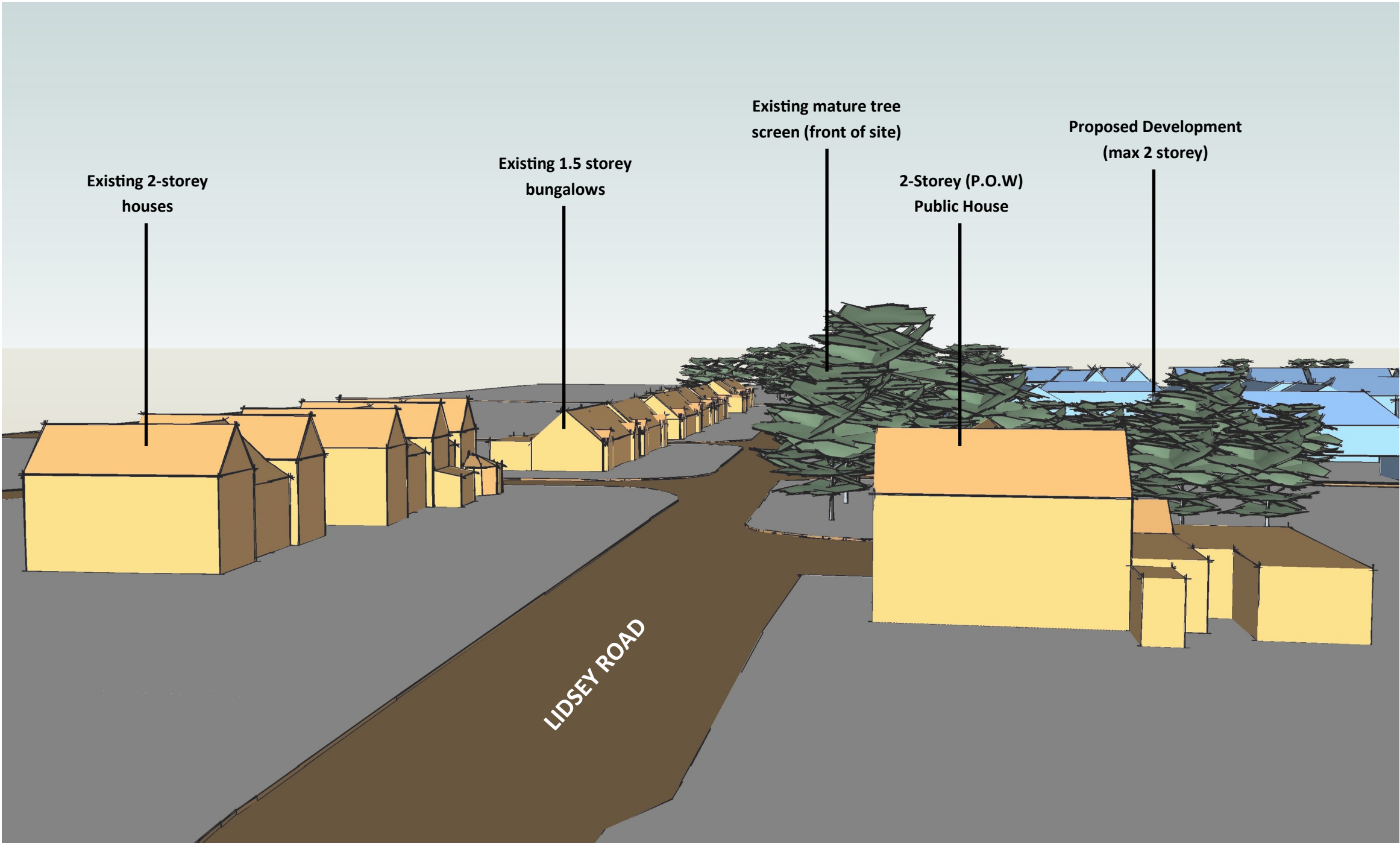
11 SCALE & APPEARANCE

The proposal has been designed to compliment the surrounding buildings, following a detailed analysis of the existing forms and their relationship with the environment. We believe that the proposal will provide well designed housing, maximising the potential of this site while addressing the specific constraints of the location.

The development has been kept a maximum of two-storeys to reflect the dwellings found locally. Directly opposite the site on the other side of Lidsey Road are a series of bungalows, with a development of modern two-storey houses to the north.

The proposed dwellings either side of the main entrance will be chalet bungalows to reflect the existing bungalows on the opposite side of the road.

The scale of the proposed dwellings are appropriate accounting for the constraints on the site.

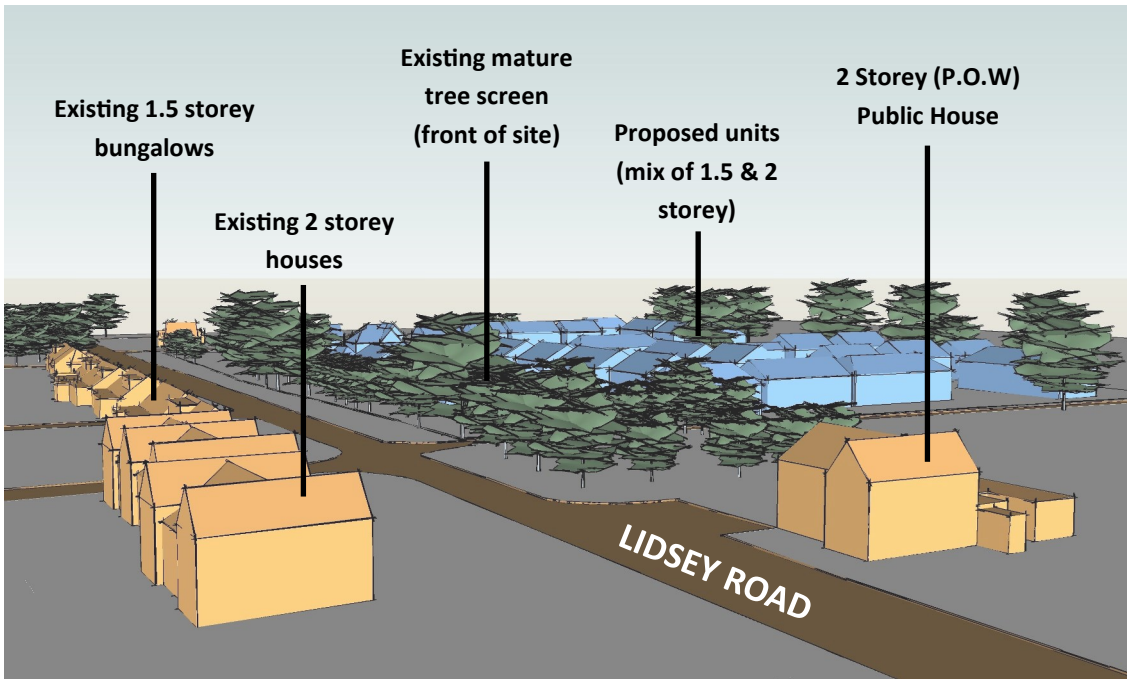
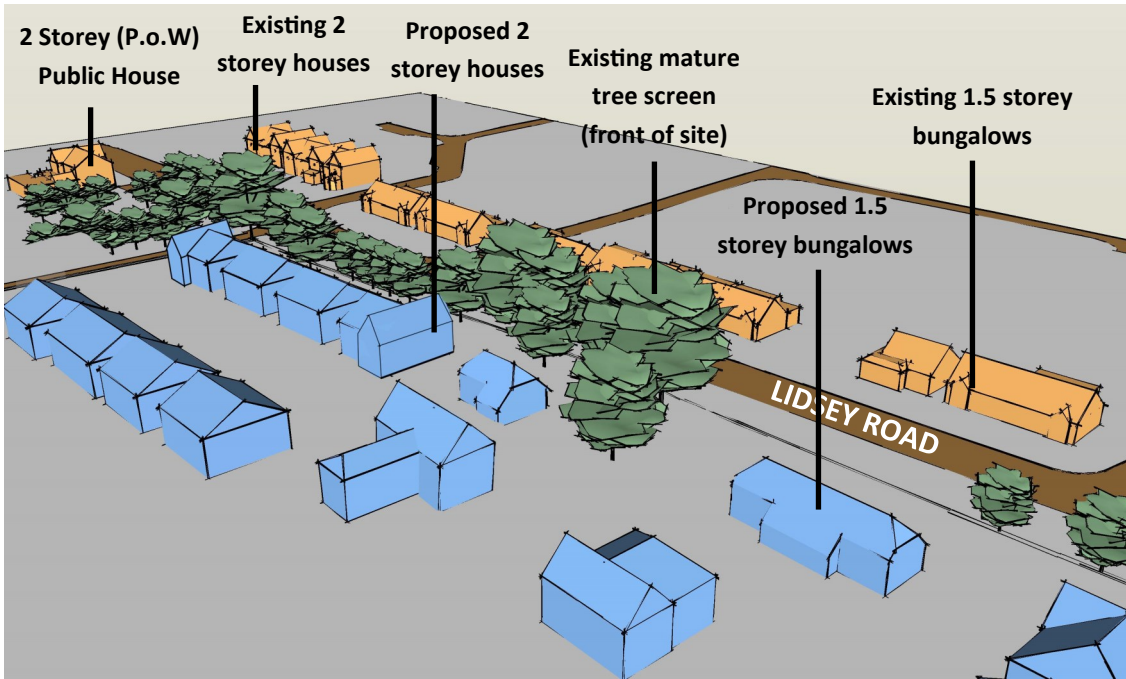
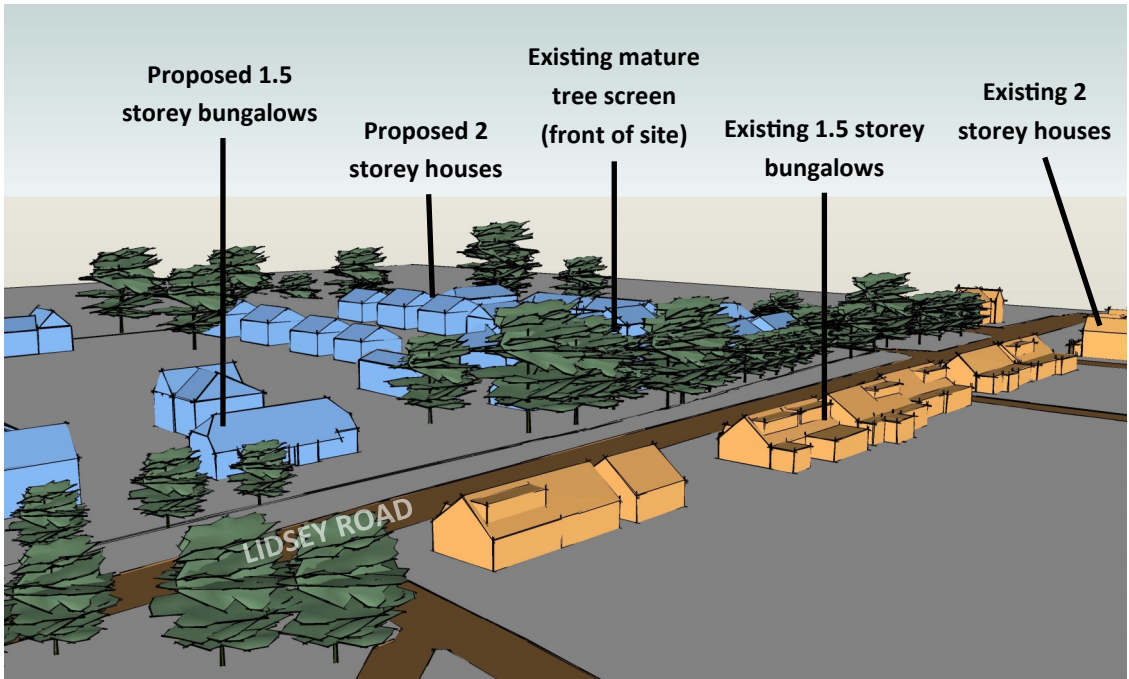
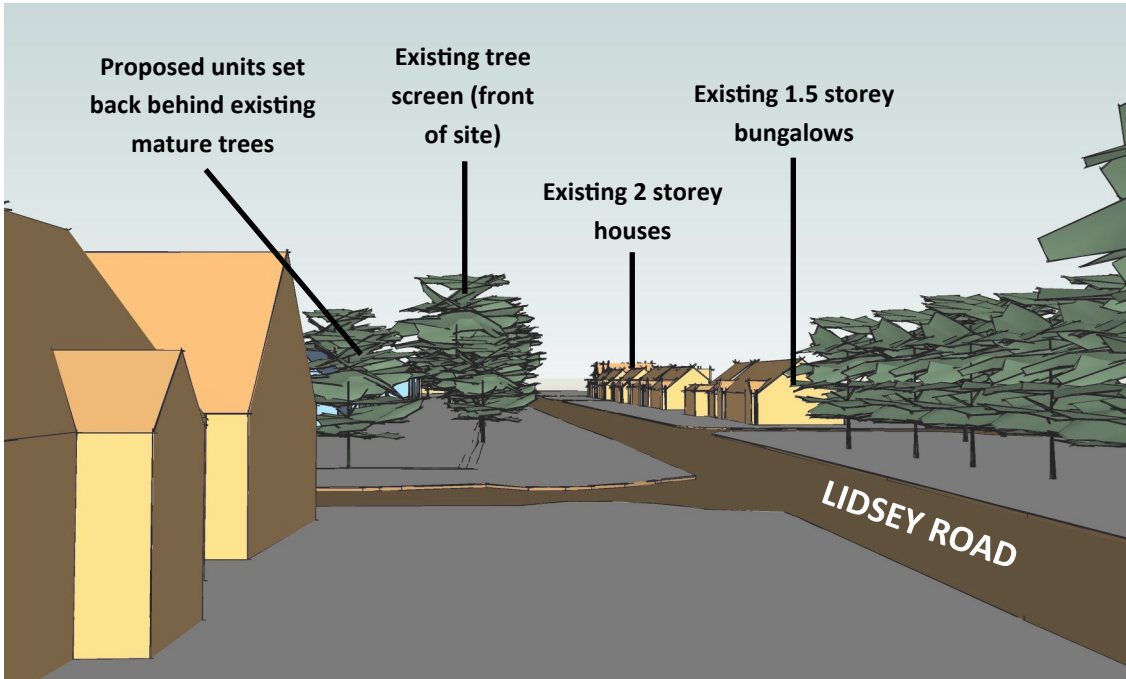


Right: View looking south down Lidsey Road showing massing of surrounding buildings

11 SCALE & APPEARANCE



The form, style, size and materiality of the new development is in keeping with dwellings in the local area allowing the building to blend into the surrounding environment.



Clockwise from top left:

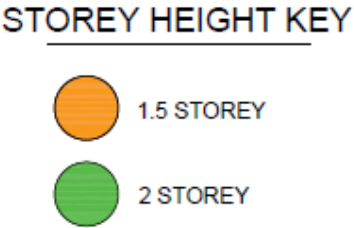
- 1) Looking north up Lidsey Road
- 2) Aerial view looking north-west over Lidsey Road into site
- 3) Looking south-west down Lidsey Road
- 4) Aerial view looking over site and out across Lidsey Road

11 SCALE & APPEARANCE - STOREY HEIGHTS

Storey Height Diagram

The diagram to the right highlights the relationship between the proposed dwellings and the existing built environment.

The scheme has been restricted to 2 storeys in order to compliment the surrounding area, with a small number of 1.5 storey bungalows around the site entrance reflecting the existing dwellings on the opposite side of Lidsey Road.



11 SCALE & APPEARANCE

The immediate surroundings contain a mixture of detached and semi-detached houses, predominantly red brick built, with a variety of architectural styles.

The proposed dwellings are designed to fit contextually with the surrounding buildings through use of a complementary palette of materials and similar design features.

The use of red brick will ensure that the scheme blends in with the existing built environment. Other common materials used on the surrounding buildings include flint walls and tile-hanging.

The window apertures allow ample light into the property and provide interest and order to the elevations whilst minimising the potential of overlooking neighbouring properties.

The images on this and the following page show a selection of the proposed dwellings and the elevational treatments incorporated into the scheme alongside local precedence.



Semi-detached, flint feature detailing



Local precedence, Public House 100m from site



Short Terrace, mixture of brick and tile hanging



Local precedence, modern development to north-east of site on Lidsey Road

11 SCALE & APPEARANCE



Semi-detached, brick and tile hanging with feature gable and bay window



Chalet bungalow with barn-hips, dormer windows and catslide roof forming porch



Local precedence, bungalow on Lidsey Road



Semi-detached, brick frontage



Semi-detached, brick and tile hanging



Local precedence, semi-detached brick and tile hanging on Lidsey Road

11 SCALE & APPEARANCE



View of proposed dwellings from Lidsey Road

11 SCALE & APPEARANCE

Street Scenes

A selection of the street scenes accompanying the application showing the scale and appearance of the proposed scheme in context.

The view on this page taken west/east through the site looking south towards plots 5 to 21



11 SCALE & APPEARANCE

Street Scenes

A selection of the street scenes accompanying the application showing the scale and appearance of the proposed scheme in context.

Here taken south/north looking west towards plots 1,2,5, and 63 to 71

