

ANGMERING COMMUNITY LAND TRUST

Design and Access Statement
Mayflower Way

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DESIGN AND ACCESS STATEMENT

Mayflower Way
Angmering, BN16 4AY

Executive Summary

This Design and Access Statement is submitted in support of the planning application for the proposed development of 12no. affordable dwellings to the south of Mayflower Way for Angmering Community Land Trust (ACLT). The proposed development is arranged as 3 terraces of houses and flats built around a mews street and community orchard. Mayflower Way is located south of Angmering Village and links Mayflower Park with Roundstone Lane. A Community Land Trust (CLT) is a community-led organisation that holds land, homes and other assets in trust to meet the long-term needs of the local community. There are 160 CLTs in England and Wales. This statement will set the project in its context, describing the characteristics of the site and explaining the design concept in a Policy context.

The project's key design objectives are:

- to be site specific: relating to Mayflower Way's semi-rural context;
- to achieve a strong sense of identity and place;
- to create a safe, sustainable and attractive environment;
- to regenerate an under developed site within the Neighbourhood Plan framework and the existing community.

Introduction

In September 2016 Rabble Place Ltd were appointed to create an appropriate residential design for Angmering Parish Council owned land to the south of Mayflower Way. Rabble Place are an architecture and townscape practice with a growing reputation for rural masterplanning, residential projects and community-led design in Sussex. The practice are currently designing the 'Firle Whole Estate Plan' with the officers of the South Downs National Park Authority (SDNPA), and have run 'Community Led Development' workshops with the SDNPA and Action in rural Sussex. A joint project called 'Making Places' with the Sussex branch of the Campaign to Protect Rural England (CPRE) Charity won the Community Category at the 2017 Planning Awards. The development brief set by Angmering Community Land Trust (ACLT) asked that each dwelling is designed to be as flexible as possible - providing a range of private, semi private and public areas, and practical - with generous storage and daylight. In addition ACLT asked that sustainable lifestyle options were embedded in the proposed masterplan and house design.



(top left) View west along Mayflower Way
towards Mayflower Park.

(left) The turning from Roundstone Lane
into Mayflower Way.

(top) View north west across the site.

(bottom) View east along Mayflower Way

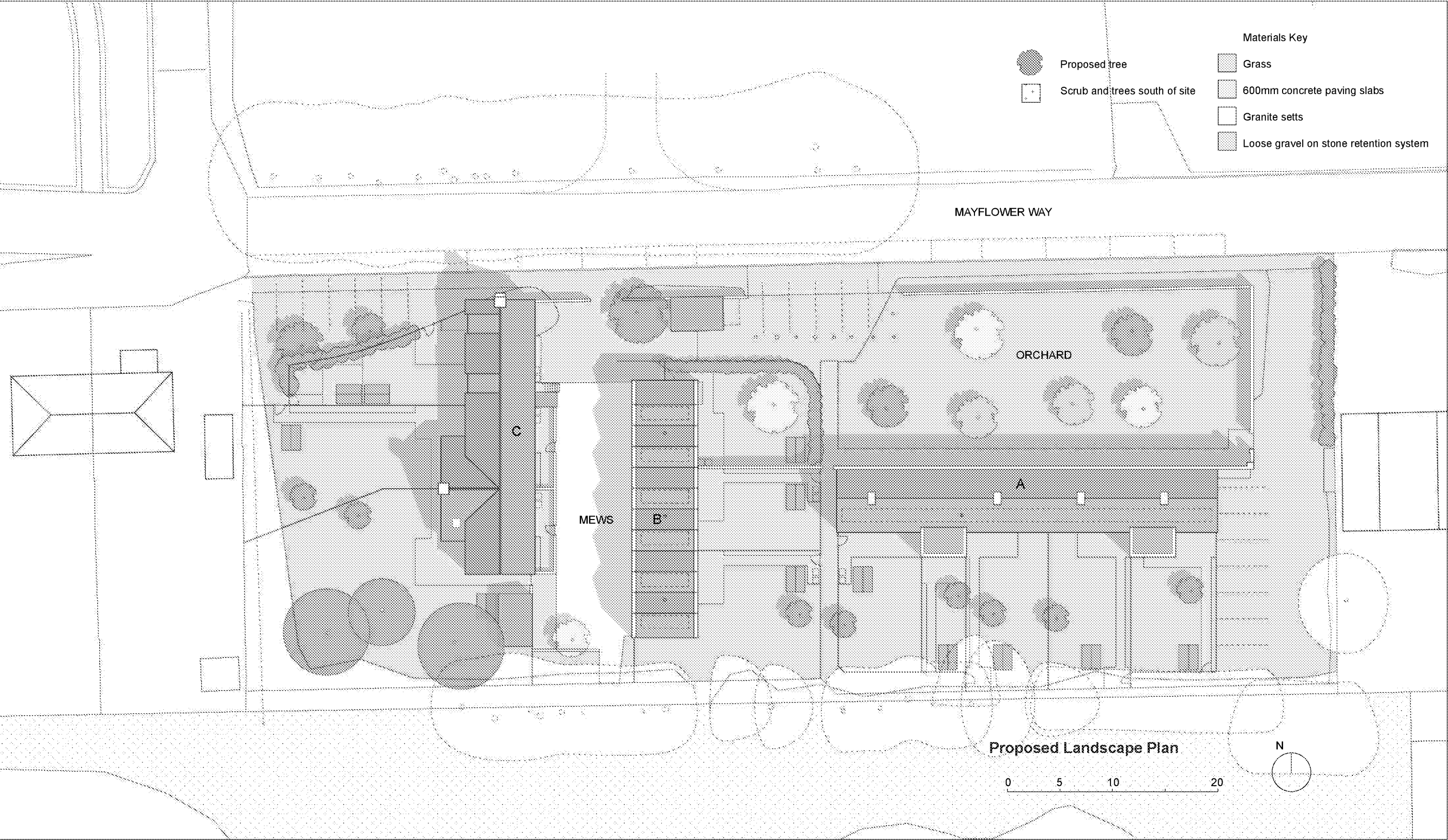
Introduction - continued

Rabble Place worked closely with ACLT to develop a concept design which they jointly exhibited at a consultation day in March 2017. This masterplan was submitted as a pre-application to Arun District Council Planning Department. The pre-application proposed design has been carefully revised and developed to accommodate the comments of local residents and to ensure the proposed application is in accordance with the policies set out in the Arun District Local Plan and the Angmering Neighbourhood Plan 2014.

1.0 Existing Site Context

- 1.1 Mayflower Way is located between Mayflower Park and Roundstone Lane. Roundstone Lane leads north south from the ancient Cow Lane and High Street to the A259 – linking the centre of Angmering Village and the bypass. Alternative access to the village centre is provided by a cycle path from Mayflower Park to Honey Lane past the village allotments. Angmering train station is 1 km south east of the site, the shops of Downs Way are several minutes walk as is the Angmering School - a coeducational community secondary school and sixth form.
- 1.2 Currently the site to the south side of Mayflower Way has little local value as a neglected green field site near the A259: existing biodiversity on the site is low and the site is flat and open along its northern boundary to Mayflower Way. An earth bund currently restricts vehicular access onto the field. The site is not overlooked and a deep hedgeline provides a visual and acoustic barrier between Mayflower Way and the A259. There are no trees or watercourses on the site, which is located outside the flooding zones associated with the Black Ditch and Arun District Council's Strategic Flood Risk Assessment of flooding from rainfall run-off and groundwater levels.
- 1.3 A number of informal footpaths and BMX tracks lead through the deep hedgeline which runs along the south side of the site. This area is known for anti-social behaviour and is not directly overlooked by the existing properties on Mayflower Way. Existing houses are each set back from Mayflower Way with extensive gardens and were built in conjunction with the plant nurseries which were a key local employer in the area now covered by the Bramley Green development.

- 1.4 The site is an allocated site (HA2: Field in Mayflower Way) in the 'made' Angmering Neighbourhood Plan and is considered a popular location for homes due to easy access to roads, rail, shops and the 2.5 ha of Mayflower Park. In January 2016 Rabble Place worked with CPRE Sussex and Angmering Parish Council to produce the CPRE Making Places Project. Making Places aimed to start a conversation focusing on the need for planning and design that creates attractive, affordable and lively places and to record local design values. The aim of the project was to articulate how the dynamics of existing valued places can inform future proposals. The resulting report recorded 15 'themes' for each parish. Three of Angmering's points are particularly relevant for Mayflower Way:
- 1.5 DIVISION. Angmering's southern residential areas called The Dell and Bramley are divided. It is impossible to drive east-west through the south of the village. The parish wish to look at ways to link the two communities either along Angmering's south edge or below the conservation area around Bramley Green Park.
- 1.6 NEW FACILITIES. Within Angmering's residential areas there are very few facilities - not even a shop or pub. Although the historic centre can never be replicated, the flexibility and variety of building types and uses may inspire development adjacent to existing housing estates. A sequence of vibrant facilities could be proposed: a community garden, clubhouse or shared workspace, car club, garden tools club, mobile library or cafe.
- 1.7 TERRACED POCKETS. Two simple housing typologies were chosen as appropriate and characteristic references. The first type is The Cottrells which are a brick terrace built by a local Victorian developer. They have a distinctive eave detail, chimney silhouette and banded brick and render facade. The terrace backs onto community allotments. The Cottrells are small houses with 2 / 3 bedrooms. A second characteristic house type are the Longback Cottages which are 1 up 1 downs, described as 'purpose built beautiful smaller houses with a good bit of land'.



Existing Site Context - continued

1.8 In summary, Mayflower Way has been locally adopted as the right place to build a community-led affordable housing development. The site has excellent connections yet is a quiet location next to Mayflower Park. From Mayflower Park a path leads north to the village centre. Recent development between Mayflower Way and Angmering's centre has created disconnected cul-de-sacs with few facilities. Several terraced house typologies in Angmering have been suggested by ACLT as the appropriate references for creating a community at Mayflower Way with the capacity for making positive connections with the surrounding context and developing an energetic and characteristic sense of place.

2.0 Proposed Site Arrangement

- 2.1 Angmering CLT's aim is to create a contemporary, contextual and beautifully-designed street of houses which is sympathetic to the scale of the surrounding neighbourhoods, fosters a strong sense of community and allows residents to live more environmentally-friendly lives.
- 2.2 This proposed design for ACLT sets out a general arrangement plan for 12 houses and flats and illustrates plans for a 1, 2 and 3 bed typology. The thrust of our proposal is place-making and community. The houses are arranged in 3 terraces which form a characterful street scene and pedestrian mews. This organisation is proposed to create an active entrance to the site along Mayflower Way and to provide car free depth with effective natural surveillance.
- 2.3 Our place making strategy has been combined with a desire to ensure the orientation of each terrace allows for south facing sustainable technologies and that the majority of bedrooms face either east or south. Within these constraints, we aimed to create generous and flexible house plans that can be adapted to suit the needs of different occupants. All 12 dwellings face onto high-quality and attractive shared areas which articulate ACLT's civic and community values. A diverse community including young families and downsizing older residents are catered for in the unit mix and the character of the associated public areas is designed to reflect the likely activities and lifestyles of inhabitants.

2.4 The proposed architecture for Mayflower Way has been designed with reference to local buildings to create a place which reflects the aspirations of Angmering Village and is highly attractive. The intention being to create a place of real spatial and visual merit that will be a delight to walk through. Particular care has been placed on the arrangement of the masterplan. It is purposefully far removed from a contemporary housing estate, with the aim being to build, enhance and add to the community – not replicate a standardised environment. Scales and materials vary, and consideration has been given to key vistas into, through and out of the site.

3.0 Proposed Design Quality - Scale and Form

- 3.1 The massing and scale of this proposal is a direct response to popular local building types – where simple terrace designs create clear well-defined spaces. The proposed dwellings are set out as 2-storey terraces each with an individual character. The development will provide 3 x 3-bed houses; 6 x 2-bed houses; 2 x 1-bed flats and a 1-bed house. All dwellings will be provided for affordable rent by ACLT in perpetuity.
- 3.2 The 3 proposed terraces are labelled A, B and C on proposed drawing 202. Terrace A is set back from Mayflower Way in line with the existing property to the east of the site. Terrace A overlooks a communal orchard which it directly fronts onto. Pedestrian access is along the north elevation, through the orchard, and private gardens are provided at the rear (south) side. The orchard creates a green and open entrance to the site and provides publicly accessible depth to the development.
- 3.3 Terrace B and C are aligned north – south with a pedestrian mews between them. The house plans for terrace B and C are arranged carefully to avoid overlooking. The mews will be a unique communal space and is articulated by low walled front gardens, 2 communal bike stores and well placed trees. Terrace B is designed with a distinct roof line that forms a memorable silhouette and allows south facing PV panels. Terrace B is set back from Mayflower Way in line with the semi-detached houses to the west of the site. This set back forms an area of communal hardstanding at the end of the mews which is the focal point for circulation across the scheme: where the path through the orchard, the pavement along Mayflower Way and the mews all intersect. A communal bike store is proposed to articulate this intersection.



(left) Mid afternoon perspective view looking north down the proposed mews to Mayflower Way. Terrace C on the left and terrace B on the right.



(left) Mid afternoon perspective view looking south east from Mayflower Park towards Mayflower Way, Gable end of terrace C in foreground and long elevation of terrace A in the background.



(top) The Cottrells, Angmering. A community focused on a terraced street by the village allotments.

(bottom) Longback Cottages, Angmering.



(top) Pedestrian Home Zone development in Stuttgart.

(bottom) Choumert Sq - a well loved mews in S London.

Proposed Design Quality - continued

- 3.4 Terrace C is designed to create a 'cottage elevation' facing down the length of Mayflower Way and to Mayflower Park. The terrace is proposed as a modest landmark which defines the entrance to the mews and establishes a clear frontage between the scheme's public and private realm. The arrangement is proposed to strengthen the townscape of Mayflower Way. The existing suburban setbacks on Mayflower Way create a weak differentiation of private and public realm. The proposed contrast of the open communal orchard and the alignment of terrace C to the north of the site is designed to complement the existing context and create a linear and structured public place with a focus rather than an open corridor access route.
- 3.5 Proposed architectural and landscape features will articulate each house in relation to the massing of the overall scheme. Roof levels vary and chimneys are used throughout. Details are authentic, such as sash windows, casement windows, strong parapet lines, coloured downpipes and front doors to create a development that will be a pleasure to live in and look at. Drawing inspiration from The Cottrells and Longback Cottages in the centre of Angmering the terraces are built with a combination of red brick, pale white render, yellow render and slate and pantile roofs.
- 3.6 Each of the terraces and the orchard are linked by a masonry wall of varying height which forms the primary boundary along Mayflower Way creating a 'walled village garden'. To the north of the wall the proposed pavement provides safe pedestrian access along Mayflower Way and links the parking area to the east of Terrace A and the parking area west of terrace C to the centre of the scheme. External surface materials have been carefully considered. Gravel, permeable concrete paving and permeable granite setts are proposed for the parking areas, paths across the site and the mews. The orchard will be grass with fruit trees and rear gardens will be turfed with concrete paved paths and seating areas.

4.0 Proposed House Layouts

- 4.1 Each house has been designed with a compact core that forms an easy to build, easy to insulate, easy to heat and easy to live in volume. ACLT's aim is to create homes that feel spacious and which are suited to the ergonomic needs of modern households. To meet this ambition we have suggested a range of different unit types to provide appeal to different needs. Each house has good floor to ceiling heights, large windows, flexible spaces and a combination of dual and single aspect areas on the ground floor to create varying levels of privacy.
- 4.2 On the ground floor of each house a kitchen / dining space and a living room space are divided by a staircase. The kitchen has both front and rear views, in contrast, the sitting room cannot be directly overlooked from the front. Between the kitchen and sitting room is a hall with space for coats and a table, an under stairs cupboard and a large WC - capable of conversion into a shower room. Upstairs are either 1, 2 or 3 double or twin bedrooms and a bathroom. The landing opens onto a laundry area, with washing machine and airing cupboards. Each house is designed to have plenty of storage. This was a particular concern expressed by local residents in our consultations and by ACLT. Windows and doors are proposed as finished in a range of colours, adding individuality to each home and creating a subtle variety to the development. All doors and windows will be highly insulated and comply to 'Secured by Design' regulations.
- 4.3 These design principles have been carried through into the design of the 1 bed house and both 1 bed flats. These aim to create homes where people cook and eat together, are encouraged to socialise with neighbours, are not reliant on expensive products like tumble dryers, and have decent areas for working from home or adapting the ground floor.
- 4.4 The houses aim to meet Lifetime Homes criteria. This means they are well adapted for inclusive living, they are accessible and can adapt over time to meet changing needs. This is achieved with level thresholds, a downstairs WC large enough to convert to a shower room and circulation sufficient for non-ambulant users.



(left) Perspective view looking south of terrace A - seen across the orchard and gravel parking area. The proposed pavement is seen in the foreground and white painted stone bollards form a sensitive barrier to cars.

5.0 Highways

- 5.1 The site has direct vehicular and pedestrian access via Mayflower Way, with car parking provision for 24 cars. The number of car parking spaces has been calculated with the West Sussex County Council Parking Demand Calculator and takes in account the nature of housing to be provided. The arrangement of proposed parking spaces reflects the traditional urban layouts which the development references. It follows that the design has been carefully worked out so as not to appear 'designed by a rule book' whilst judged to comply with the requirements of WSCC Highways. The proposed 24 parking spaces are distributed as 9 on-street and 15 gravel parking areas. Dropped kerbs will provide vehicle crossing points over the proposed pavement to off-street parking areas. Extra ACLT guest parking and Mayflower Park visitor parking can be provided in the existing Angmering Parish Council parking area in Mayflower Park (see drawing 002). On-street parking has been chosen to create the proposed 'active street' character and to generate an attractive and safe pedestrian mews.
- 5.2 Our approach to the public realm has been to design an environment which safely accommodates motorist's needs and is inviting to cyclists and pedestrians; encouraging community enjoyment of external space. Design guidance has been taken from the Manual for Streets, and is aimed at placing pedestrians first and to slow vehicles to an absolute minimum. Secure cycle storage will be provided in two communal cycle stores at the north and south end of the proposed mews. These covered areas will provide 2 cycle spaces for each 2 and 3 bed house and 1 for each 1-bed dwelling. Additional cycle storage will be provided by sheds in each garden, which all have rear or side access.
- 5.3 The road design allows a refuse vehicle to turn at the head of Mayflower Way. Each property will have its own waste and recycle bin storage point providing for 240 litres of residual waste storage and the same amount for recyclable materials. Collection points have been located for individual dwellings, or at collection points to make easy access for the larger than average Arun bin lorries. These collection points will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

6.0 Landscape and Ecology

- 6.1 The proposed masterplan sets out a range of public and semi-public spaces which ACLT hope will encourage recreational use, hobby gardening and strong social interaction between neighbours. ACLT are keen to promote a productive landscape of kitchen gardens, vegetable patches, planters and fruit trees focused on a communal orchard. New trees will be planted on site as shown on the proposed site plan and landscape architects report – a number of these are to the street frontage to enhance the visual character of Mayflower Way. These landscape and ecological aims have been designed to acknowledge 'Secured by Design' whilst retaining a semi-rural atmosphere. The following aspects have been addressed: landscaped open spaces, overlooked areas (natural surveillance strategy), entrances not allowing hiding spaces and security lighting outside houses designed to minimise light pollution and electricity use.
- 6.2 The shrubs and trees which screen the southern boundary of the site provide a visual and acoustic barrier between Mayflower Way and the A259. This boundary will be maintained by relaying the hedge along the ACLT site boundary. This hedge line is recognised as a potentially important biodiversity habitat and will be repaired and managed as a key natural asset for the site.
- 6.3 Each house has a generous rear garden with separate access via a gate from the mews or from communal paths. The gardens are set out with a lawn, terrace and a garden path which leads to a shed and area of sheltered hard standing for bin storage. The 3-bed houses in terrace C will have a small front garden enclosed by a low brick wall. Both terrace C's flats have access to a garden which meets the dwellings' particular needs. Unit 9 on the ground floor has level access to an open front garden and a private rear garden with a path that leads to a designated parking space. Unit 10 on the first floor is accessed via a steel external stair which provides a balcony and space for potted plants. To the rear of unit 9's garden a separate smaller garden is provided for the first floor flat. This is accessed from the path proposed along the west site boundary to unit 11's garden. The first floor flat (unit 10) garden will provide space for a terrace and a shed – allowing private outdoor space for hobbies and socialising whilst not requiring regular maintenance.

7.0 **Environmental Strategy**

- 7.1 The proposed design aims to reduce carbon emissions by minimising energy demand through good orientation, passive solar design and efficient energy infrastructure whilst maximising the thermal efficiency through thermal mass, insulation and minimising demand for water heating, space heating and lighting. We propose to enable the occupiers to understand and minimise consumption through smart metering and switching. The proposed orientation allows for future-proofing – ensuring that roofs can allow photovoltaic panels to be readily retro-fitted in the future, as technologies improve and costs improve. Smart meters and energy display units are a way in which the house and its occupiers can share a common interest in saving money, energy and carbon. ACLT also wish to encourage greener lifestyles – considering cycling, a car club, drying clothes naturally, and communal recycling that works as a social focus.

8.0 **Pre-application Process**

- 8.1 A pre-application meeting was held with Arun District Council to discuss ACLT's aspiration to reflect the site's semi-rural / suburban nature whilst transforming Mayflower Way into an active and pedestrian friendly street. It was considered by Arun District Council that this aspiration was possible and that a well designed and affordable scheme would be supported. The innovative nature of CLT development was recognised and both the local community, Planning Officers and project team are aware that procuring the first Community Land Trust development in Sussex would be highly beneficial to Arun District. It is considered that this application has responded positively to supportive advice provided at the pre-application meeting and subsequent discussions with Planning Officers.

9.0 **Consultation and Community Involvement**

- 9.1 The proposed pre-application design was presented to Angmering Parish at the ACLT exhibition on the 2nd March 2017. This event was attended and facilitated by members of ACLT, Angmering Parish Council, Rabble Place Ltd and Tom Warder from Sussex CLT Project (SCLTP) all of whom were available to discuss the project and record comments.
- 9.2 The event was very well attended by local residents throughout the day with 92 people signing an attendance sheet. A 1:100 scale model of the proposed scheme and a 1:25 scale unit model of a 2 bed house were displayed with drawings and boards explaining ACLT's aims and the organisation of the SCLTP. A comments box was provided, with questionnaires and a board for general comments. A significant majority of comments were very positive about the design and project and strong support was demonstrated for ACLT by the Parish.



(top & right) ACLT Mayflower Way Exhibition on 2nd March 2017. 92 people attended showing great support for the CLT. The proposed houses were explained using a 1:100 site model, 1:25 house model, paintings and general arrangement drawings.



10.0 **Planning Policy Context**

10.1 The proposed ACLT development at Mayflower Way has been prepared with careful attention to the Arun District Local Plan, the Angmering Neighbourhood Plan and the National Planning Policy Framework.

10.2 The following policies of the Arun District Local Plan Publication Version have been considered for the design of this application:

C SP1 – Countryside

D DM1 – Aspects of Form and Design Quality

D DM2 - Internal Space Standards

D DM3 – External Space Standards

D DM4 – Extensions & Alterations to Existing Buildings

GEN3 – Protection of the Countryside

GEN7 – The Form of New Development

GEN9 – Foul and Surface Water Drainage

10.3 The following policies of the Angmering Neighbourhood Plan have been considered for the design of this application:

HD1 – Built-up Area Boundary

HD2 – Parish Housing Allocation

HD3 – Housing Mix

HD4 – Materials

HD5 – Built Form

HD6 – Housing Layout & Design

HD7 – Housing Density

HD8 – Parking for New Developments

11.0 **Planning Assessment**

11.1 This application submits that both the principle of development at Mayflower Way, the proposed design and appearance and the assessed impact on neighbouring properties' amenity is appropriate and compliant.

11.2 The site is outside the Built-up Area Boundary, in a location where, in accordance with Local Plan policy GEN2, development will not be permitted unless it is consistent with other Local Plan policies. Although the site is judged 'countryside' the surrounding area is suburban in character with residential dwellings to the east and west. This application submits that development outside a built up area is acceptable subject to the scale of the proposals being in keeping with the surroundings; that the site is in a sustainable location; and that the proposed density, design, private amenity provision and relationship between dwellings are all acceptable. The Arun Local Plan 2011-2031 Publication Version reflects the need to provide housing on land outside of the defined built up areas. Policy H SP1 of the Plan requires Neighbourhood Plans to bring forward proposals for housing delivery. Angmering has an adopted Neighbourhood Plan. The Mayflower Way site is recognised within the plan under policies HD2 and HA2. The proposed scheme would result in additional housing on a site that has good connectivity to services and sustainable transport hubs and is in close walking distance to nearly all local services in Angmering and the local secondary school.

11.3 **Design.** Mayflower Way is an established residential area with a mix of semi-detached, detached and bungalow houses to the south. To the north, commercial business units are located on the turning to Roundstone Lane. The suburban character of Mayflower Way is defined by sporadic development and a low quality relationship between the public and private realm. An aim of ACLT's proposal is to improve this relationship with a masterplan that demonstrates the key tenets of good townscape design.



(left) Mid morning perspective view looking west along Mayflower Way to Mayflower Park. The orchard is apparent over the garden wall and the opening of the mews is suggested between terrace B and C. Terrace C creates a charming coloured cottage elevation which focuses the view and forms an active street frontage.

- 11.4 **Design - continued.** This will be achieved at Mayflower Way by creating houses and public spaces which present a permanent, familiar character. The layout of the proposed development is therefore considered to accord with policy GEN7 (ii) of the Local Plan and Policy HD6 of the Angmering Neighbourhood Plan which require new development to respond positively to the identified characteristics of its site to create developments which respect local distinctiveness.
- 11.5 Currently the properties to the south of Mayflower Way are set back from the road, with gardens to the front and rear, however this does not justify extending the existing arrangement along the entirety of the site. This proposal submits that the replication of obligatory setbacks should be avoided. Instead a subtle variation of depth along Mayflower Way is proposed, using setbacks and landscaped communal areas, silhouettes of distinctive rooflines and a gable siding onto the street. This proposed frontage respects and aligns with the dwellings to the east and west of the site whilst forming an authentic townscape hierarchy. The proposed masterplan is arranged to bring together the existing disparate and dispersed architectural qualities of Mayflower Way with a scheme that forms an active street with a strong community spirit built to reference the best of Angmering and the character of Mayflower Way.
- 11.6 **Neighbour Amenity.** The proposed development will not cause a negative impact on the residential amenity of neighbours as each terrace is located away from the site boundary and is unlikely to result in overbearing impacts, overlooking or overshadowing. The proposed layout of the site is not considered un-neighbourly and considered to comply with policy GEN7(iv) of the Arun District Local Plan. The proposed development features 4 different types of dwellings which all exceed the GIA specified in the Nationally Described Space Standards. The private amenity space for each dwelling has been designed to suit the tenure of each home and is suggested to be in accordance with policy D DM3 of the Emerging Local Plan.
- 11.7 **Affordable Housing.** The proposed 12 dwellings will be managed in perpetuity as affordable rented housing by ACLT. There is a high demand for affordable housing throughout Arun District. Over 50 Angmering households have expressed interest in affordable housing with ACLT. The undersupply of housing within Arun District means that there is a compelling need to find sustainable housing sites. The proposed development represents clear and innovative progress in procuring affordable housing for Angmering and Arun. The design is suggested as a characterful scheme which meets the needs of the village with a development the Parish can be proud of.
- 12.0 **Conclusion**
- 12.1 This proposal for Mayflower Way has been designed to be a contemporary development built on traditional townscape principles. At its heart is a mews and orchard designed as a focus for the community. It is envisioned that the provision of these social spaces will ultimately lead to a richer quality of life for residents.
- 12.2 Angmering Community Land Trust and the project design team have worked closely with the Local Planning Authority and local community throughout the design process to ensure that the proposals are agreeable and in-line with what the Council and Parish wish to see provided in both design terms and housing approach.
- 12.3 The proposed design will ensure Mayflower Way is a fully accessible place for those of all abilities and ages. The landscape surrounding the site has been carefully designed for pedestrians. The proposed parking and landscape layout is inspired by Home Zone standards. Planting has been devised to provide a large number of fruit producing plants throughout the site and to maintain the existing biodiversity.
- 12.4 The principles which have informed this proposal were developed by ACLT and reflect a commitment to the provision of attractive well defined places where people wish to live. These principles have been interpreted and developed by the design team to create a scheme that is innovative yet is also based on design values which have stood the test of time. The proposal is considered to accord with the relevant development plan policy and is suggested as an exemplary local design precedent that is suitable for planning approval.

