

6.0 DESIGN CODE COMPLIANCE

6.3 APPROVED PARAMETER PLAN OVERLAYS

Density

Density distribution has been designed as predominantly medium density in response to the principles incorporated on the Indicative Density Plan.



Design Code Density Plan Overlay



Design Code Green Infrastructure Plan Overlay

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6.3 APPROVED PARAMETER PLAN OVERLAYS

Building Heights

The Design code and indicative scale plan refer to building heights being of predominantly 2 storey scale.

The 2 storey houses will be designed to achieve a maximum ridge height of 8.5 metres.



Design Code Heights Plan Overlay



Design Code Movement Plan Overlay

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DESIGN CODE COMPLIANCE

6.4 INTERFACE DISTANCES

In the Arun Design Guide one key principal is compliance with the interface distances. We are compliant with the required dimensioning as set out below.

- Frontage - 2m min
- Back to Back - 21m
- Garden depth - 10.5m
- Back to flank - 14m
- Front to front - 16m



Interface Distances Plan

7.0
SITE LAYOUT

7.1 SITE LAYOUT

The redesign of the submitted scheme has brought the design intent in line with the approved design code and to ensure that the parameters of the Arun Design Guide are reflected in the proposals.

The scheme now reflects the spatial layering as set in the Design Code with the structure of the opportunities and concept plan much more evident in this redesigned scheme. The interface house distances have been adjusted with the back-to-back, back to flank, front to front distances etc. all now being compliant with the Design Code and Arun Design Guide. The mix has been adjusted to provide a greater range of smaller houses and with a reduction in unit numbers. The key has been to ensure that the tree lined streets, green corridors and open space is more reflective and the place making more legible.

A new safe and adequate access will be created from Arundel Road, with the dwellings arranged around an internal road. The dwellings will be set back from the site boundaries, with the existing trees and vegetation along the boundaries retained, creating a backdrop and screening to the site. The houses and open space located at the entrance to the site from Arundel Road were carefully designed and considered to create a good impression and gateway to the development.

The proposed development will integrate into the surrounding context and will be individually designed and built with quality materials to respect and enhance the character of the surrounding area. Open space will be provided at the centre of the development to create a central focal point and there is a transitional area between built form and fields to the west, to integrate the development within the surrounding landscape.

The retention and enhancement of the boundary vegetation further softens this transition and provides screening, respecting the views from the surrounding buildings and public footpaths.

The relationship between the layout and the commercial land has been considered from noise perspective and measures have been implemented to reduce the impact of noise.

The overall layout for the site will provide the following:

- 156 new dwellings of varying scale and in keeping with the surrounding area.
- A high quality environment with a proposed accommodation mix including 1, 2, 3, 4 and 5 bedroom dwellings.
- 30% (47) Affordable Homes.
- A density ratio of 17.52 dwellings per hectare.
- Vehicular access point from Arundel Road via a new junction.
- Retention and enhancement of the existing trees and vegetation along the boundaries.
- Retention of TPO trees within the site.
- Informal open spaces within the development together with enhanced landscaping.
- Limited impact on views from open spaces and residential properties surrounding the site.
- New play areas.
- Landscape and ecological buffers along the edge of the sports pitch land.

Key Features of the proposed layout include:

1. Creation of a landscape led master plan that mitigates against the impact on the wider landscape.
2. A master plan that provides a well-structured development that provides legible movement and links into and through the site.
3. Parcel structures that enhance the place making qualities of the scheme
4. Well defined public realm that create varied public open space for the community
5. Appropriately engineered street hierarchy that allows for the easy servicing and access requirements

	HOUSE TYPE	NO. UNITS
AFFORDABLE	RENTED	
	One Bed Flat GF(Leadon)	4
	One Bed Flat FF(Leadon)	4
	Two Bed House (Tavy)	14
	Three Bed House (Dart)	11
	Four Bed House (Tweed)	2
	Total	35
	SHARED OWNERSHIP	
	Two Bed House (Tavy)	1
	Two Bed House (Brue)	5
	Three Bed House (Dart)	6
	Total	12
PRIVATE	Two Bed House (Buxton)	6
	Two Bed House (Bakewell)	12
	Two Bed House (Letchworth)	16
	Three Bed House (Amberley)	3
	Three Bed House (Oxford Lifestyle)	10
	Three Bed House (Leamington lifestyle)	8
	Three Bed House (Stratford)	14
	Three Bed House (Harrogate)	1
	Four Bed House (Shaftesbury)	9
	Four Bed House (Harrogate)	10
	Four Bed House (Henley)	4
	Four Bed House (Ledsham)	6
	Four Bed House (Richmond)	6
	Five Bed House (Hampstead)	4
	Total	109
	TOTAL	156



Street Scene E-E

*All landscaping is for illustrative purposes only, please refer to RPS detailed landscape masterplans and planting plans

Pond

Wilmington



Collects

ARUNDEL ROAD

17.1m

Sports Pitch Land (2.1 Hectares)

Please refer to separate technical details
for ecology and landscape proposals
within the 2.1Ha of sports pitch land.

Commercial Area

Sports Court

Nursery

Path (um)

7.0
SITE LAYOUT

7.2 AMOUNT

The proposals represent a wide mix of dwelling sizes with a good proportion of family homes and a provision of Starter Homes interspersed with these larger properties.

7.3 BUILDING TYPOLOGIES

The proposals for the development site allow for a variety of housing types, including 1 bedroom flats, and 2, 3, 4, and 5 bedroom houses. The style and materials of the buildings are consistent through the scheme, based on the Character Appraisal.

17 dwellings are to M4(2) design standards (plots 31, 32, 36, 37, 38, 46, 47, 48, 64, 65, 66, 67, 68, 138, 137, 140, 141) and 5 dwellings (plots 58, 59, 60, 147, 148) are to M4(3) design standards for disabled occupation, with the M4(3) dwellings having an wide allocated parking space in the immediate vicinity at the front or side of the dwelling.

THE DESIGN CODE SET OUT:

- Density distribution within the layout is consistent with the density distribution on the approved Outline plans.
- The proposed average density for the site is 35 dwellings per hectare (dph).
- Includes a mix of residential accommodation comprising 1, 2, 3, 4 and 5 bedroom dwellings consisting of flats and houses.
- The densities build up from the lowest densities on the countryside edge, to the densest built form in the centre of the site and leading down to the southern boundary and adjacent to the commercial area.



Proposed building mix plan

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SITE LAYOUT

7.4 TENURE

Units are split into the following tenures to offer an appropriate affordable housing provision.

This scheme provides a total of 47 affordable housing dwellings (30%), of which 35 are Affordable Rented dwellings and 12 are Shared Ownership dwellings.



Proposed affordable housing plan

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SITE LAYOUT

7.5 SCALE

To respect the semi-rural setting, proposed buildings are all 2 storeys in height with 1 storey garages.

The vast majority of the local area consists of 2 storey buildings, with 2.5 storey buildings being relatively scarce and not an distinct feature of the local character.

- The development will be characterised by 2 storey dwellings.
- Maximum ridge height of 2 storey house: 9.5m

THE DESIGN CODE SET OUT:

- The development will be characterised by predominantly 2 storey dwellings.
- Occasional use of 2.5 storey dwellings will be appropriate within the development to add visual interest, terminate key view lines or frame spaces.
- Maximum ridge height of 2 storey house: 9.5m
- Maximum ridge height of 2.5 storey unit: 11.5m



Proposed building heights plan

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SITE LAYOUT

7.6 ACCESSIBILITY

Inclusive access for people by a range of modes and for those with disabilities and mobility impairments is an important consideration, 17 dwellings are to M4(2) design standards and 5 dwellings are to M4(3) design standards for disabled occupation.

The proposed development has been designed to encourage accessibility by public transport, walking and cycling, as well as providing vehicular access. Future detailed design of the public realm will include consideration of the needs of people with mobility or other impairments.

The development has been designed to comply with Approved Document Part M of the Building Regulations (2010 as amended) and the requirements of the Equality Act, 2010 as follows:

- The proposed development places an emphasis on pedestrian, mobility impaired, cycle and public transport over car travel;
- The building layout has been designed to take precedence over the highway design and the development has been designed to allow movement choice. Means of travel other than the car are encouraged by the provision of enhanced pedestrian and cycle linkages;
- Speed restraint has been designed into the development. The built form, landscaping, priority junctions, changes in surface material, tighter corners and narrowing will all help to reduce speed; and
- Dwellings will be designed to enable access for people with disabilities as appropriate, including provision of level access to dwellings and internal layouts to allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2010 as amended).



Proposed disabled access dwellings plan

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SITE LAYOUT

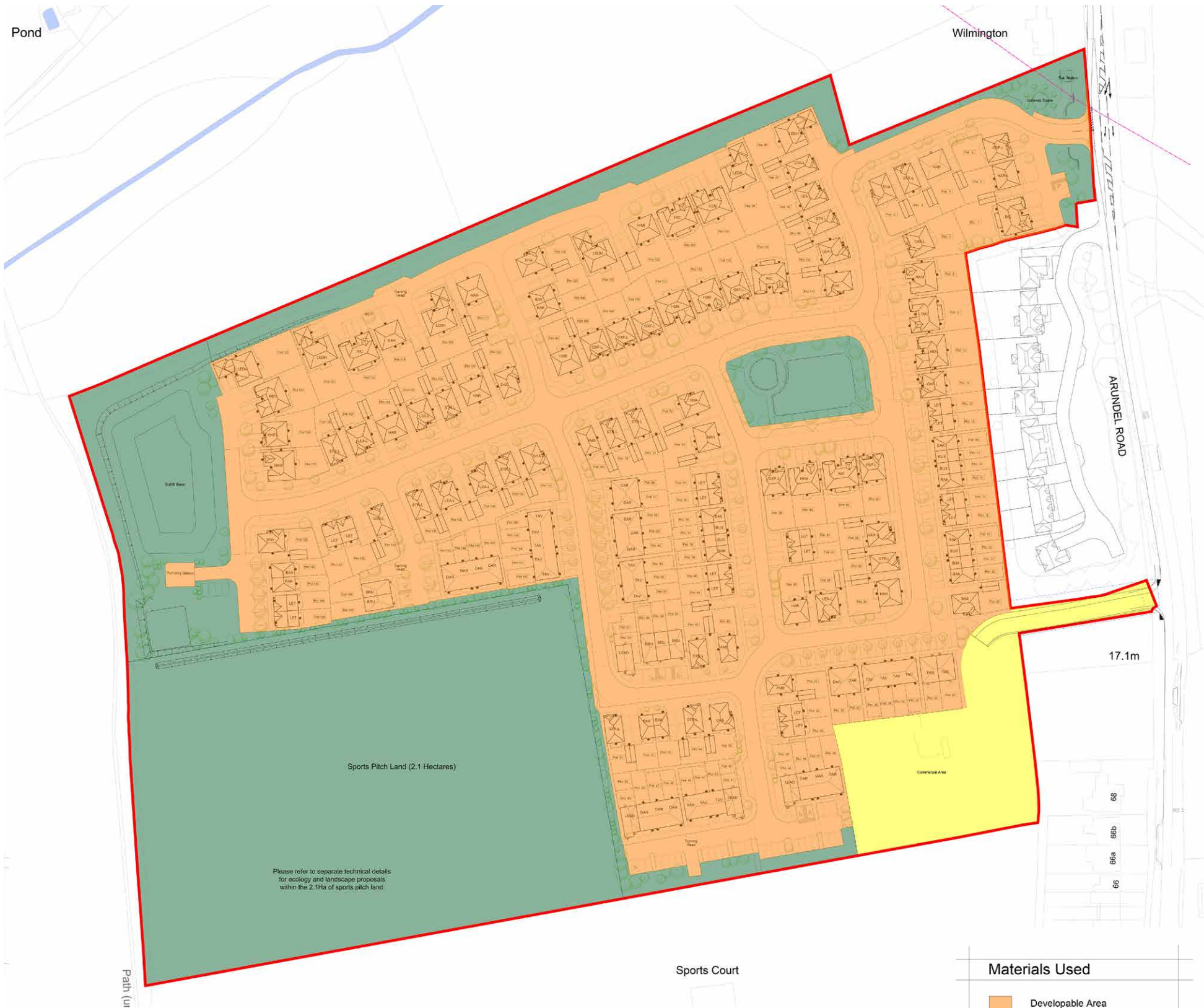
7.7 LAND USE

The residential development provides areas of landscape throughout which physically and visually links to the wider environment.

The proposed development includes an application for a commercial area.

The plan to the right demonstrates the land use with 53,000m² (5.3ha) of development area and 32,000m² (3.2ha) of Green infrastructure and public open space, of which 2.1 ha in the south west corner of the site has been allocated as sports pitch provision.

The commercial area provision is approximately 0.4ha, to accommodate up to 1,393sqm of commercial floorspace.



THE DESIGN CODE SET OUT:

- No parameter plans were submitted or approved with the outline application with the only referenced plans and documents listed under Condition 4 of the outline application.

Proposed land use plan

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7.0
SITE LAYOUT

7.8 KEY BUILDINGS AND PLACES

To assist with the legibility of the scheme and to create architectural foci to key vistas, the required accent building locations have been identified. The architectural detailing and materiality of these key buildings will need to differentiate these from the more general street elevations around them. A contrasting roof form and colour as well as a different fenestration pattern are other ways in which these key buildings can be differentiated.

The key buildings are often located on corners at junctions of streets and it will be important to ensure that these have active fenestration to both frontages.

Gateway buildings should also be designed in special locations where they identify the transition from one type of environment or character into another. This occurs generally where movement occurs between a more open or green space into a more contained space where buildings create an enhanced sense of enclosure.

Key buildings should be located through the site to:

- Address key corners and frontages.
- Terminate key vistas and viewing corridors.
- Strengthen legibility and movement by visual referencing.
- Reinforce the strategies for the character areas.



Proposed key buildings and areas plan

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