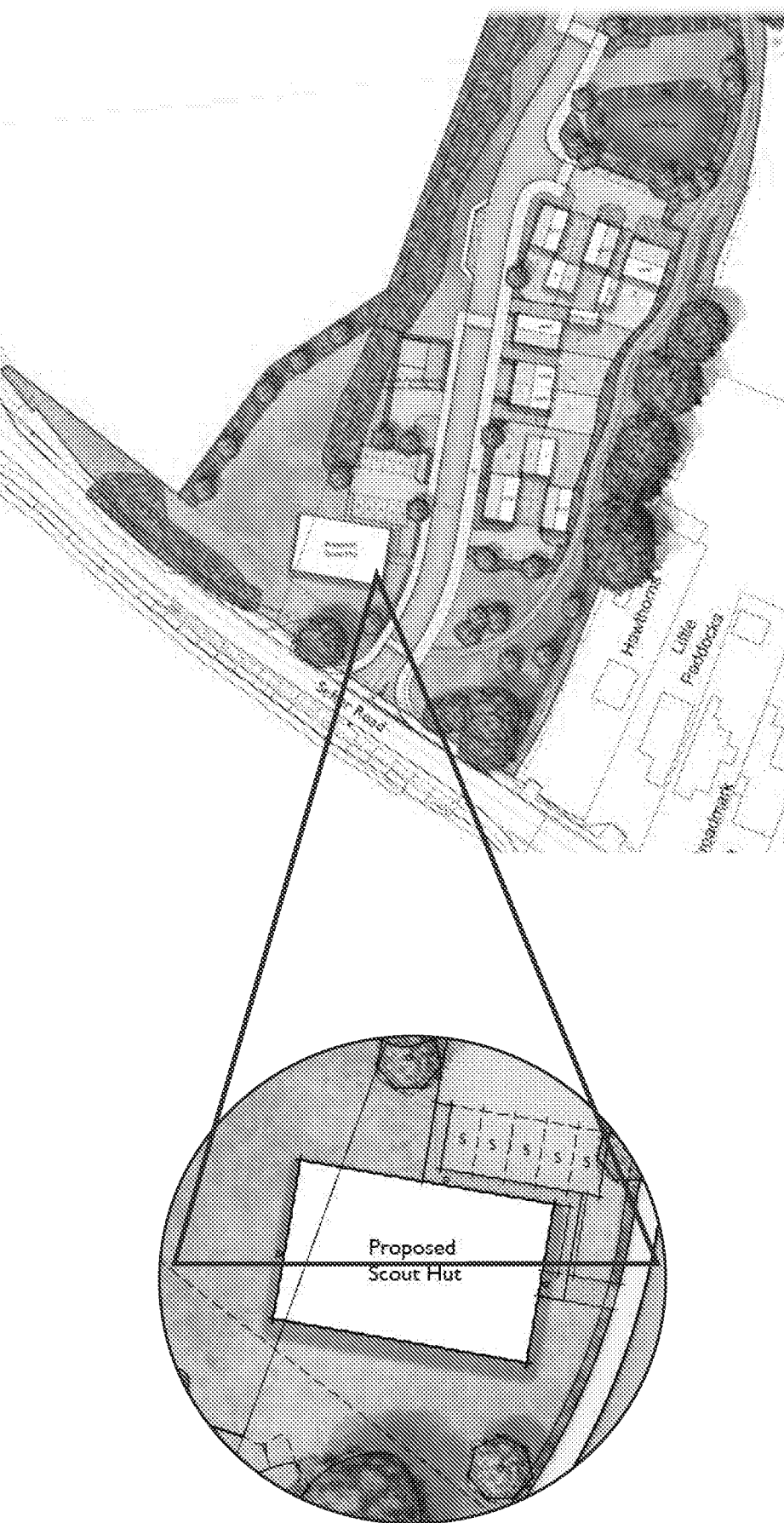




The Scout Hut

The Scout Hut - Community Use

8.5 The existing scout hut is to be demolished and replaced with the proposed design shown in Figure 8.4. Given the building location as a gateway into the development and Village as a whole, and defining the extent of the village. A simple contemporary design is proposed with dark eternit cladding to set the building within its landscape context and enable additional uses. The internal layout is proposed to have a multi-functional space for a range of uses, kitchen, toilets and a range of storage.



FIGURE 8.4: PROPOSED ELEVATIONS OF THE SCOUT HUT



FIGURE 8.5. PROPOSED STREET SCENE LOOKING NORTH FROM THE ACCESS

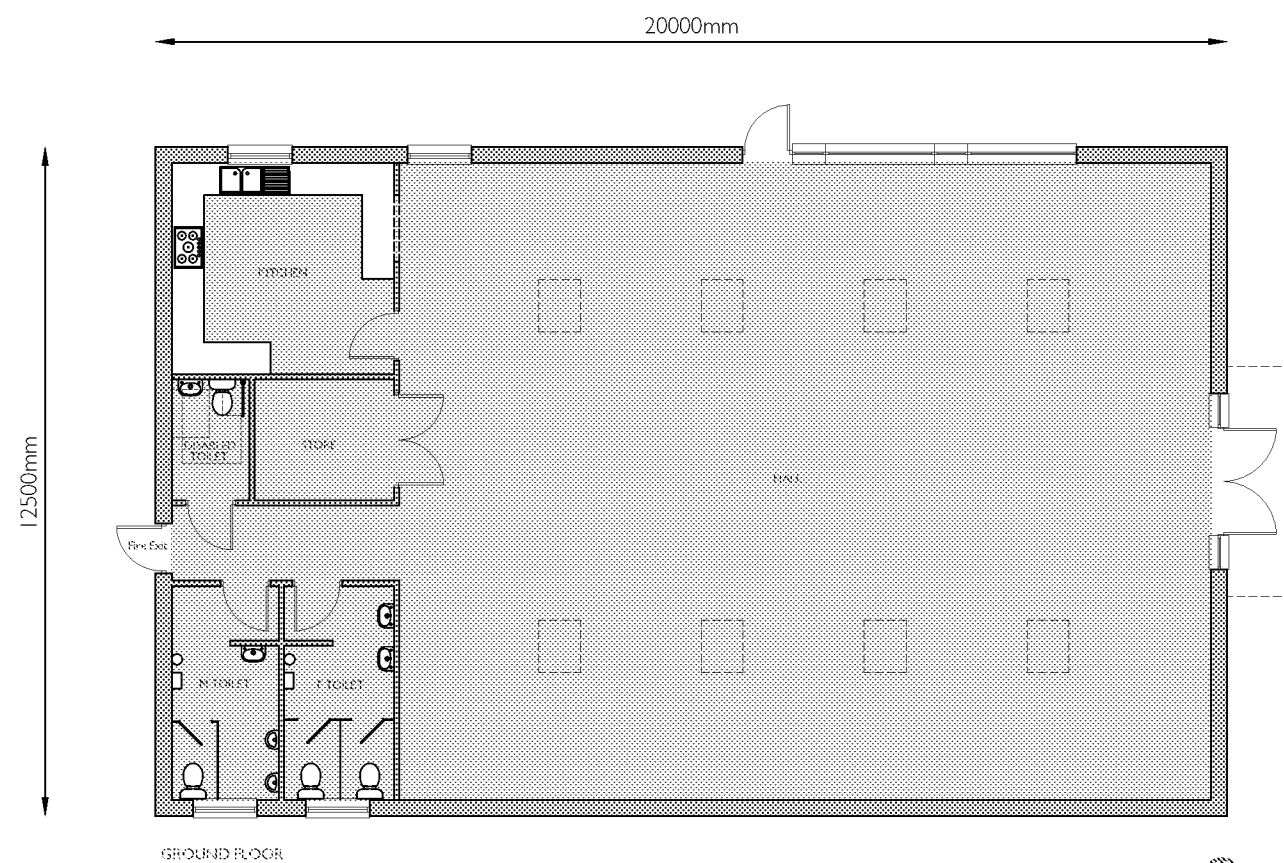
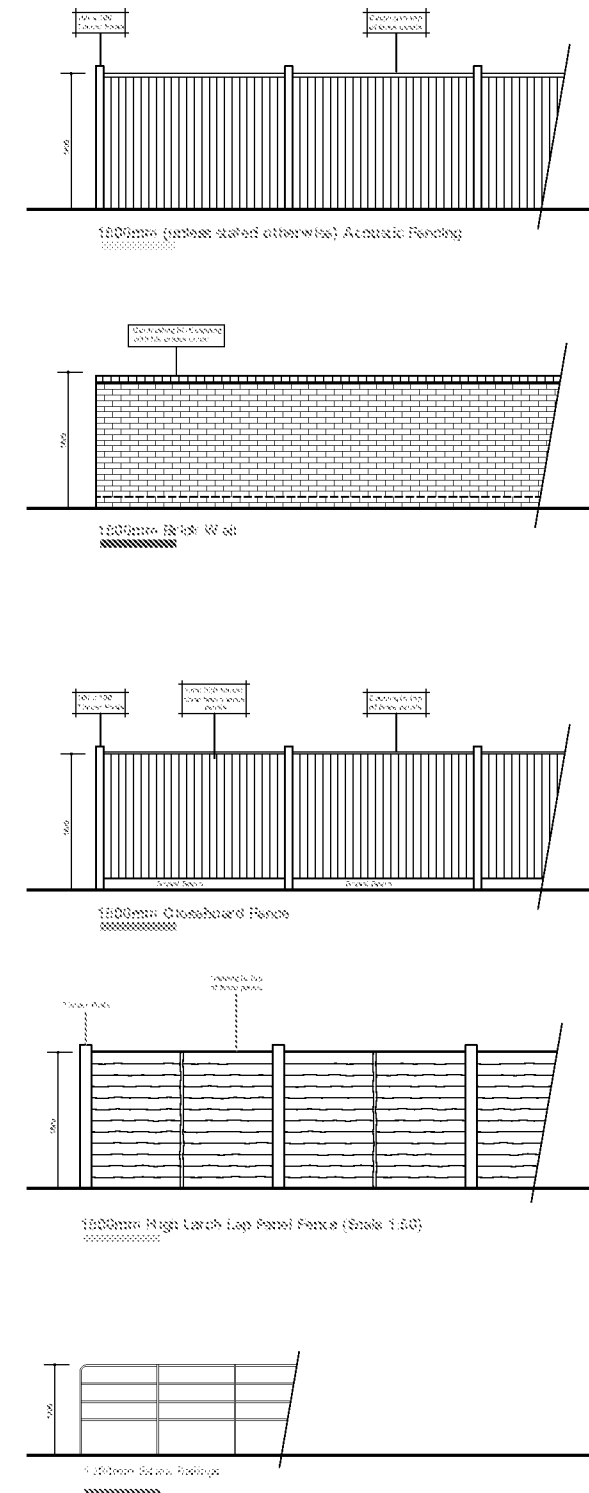


FIGURE 8.6: PROPOSED FLOORPLAN ①

9.0 Homes & Buildings

External Enclosures

9.1 The proposed external enclosures will assist with the demarcation of private and semi-private spaces across the development. A combination of brick walls and fencing are proposed. Fences will be used to separate the plots with walls used where the private boundary interfaces with the public and semi-public realm.

FIGURE 9.1: EXTERNAL ENCLOSURES PLAN 



Hard Surfacing

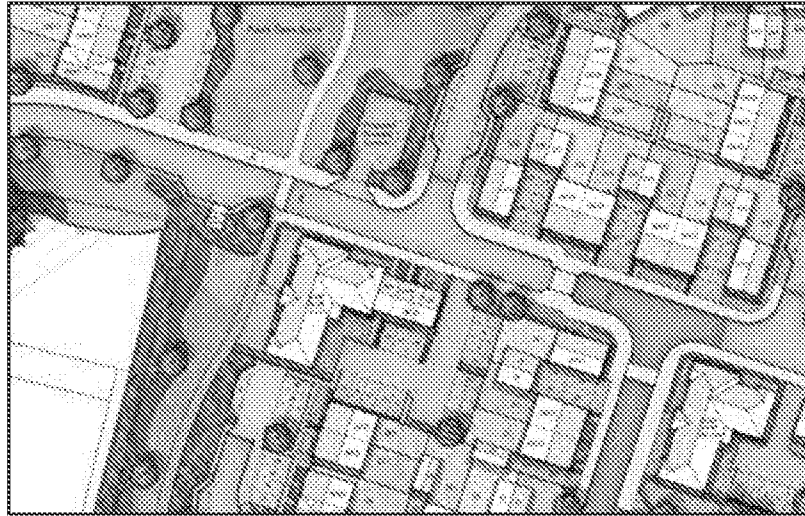
9.2 The proposed surface materials are designed to provide high quality and robust materials needed to serve the proposed development. Changes in material are designed to support the variation in architectural expression.

FIGURE 9.2: AN EXTRACT OF THE HARD SURFACING PLAN ①

10.0 Lifespan

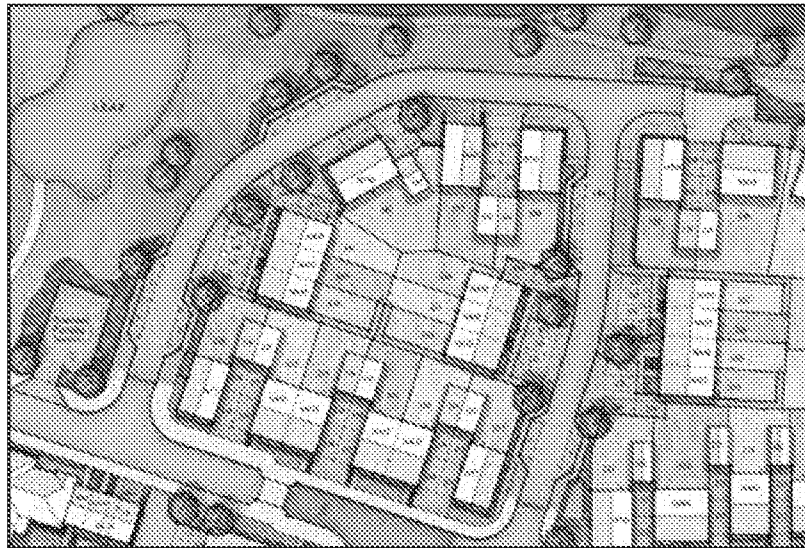
Public, Private and Semi Private Designations

10.1 Clear designation between public and private spaces have been created and are demarcated in various ways.



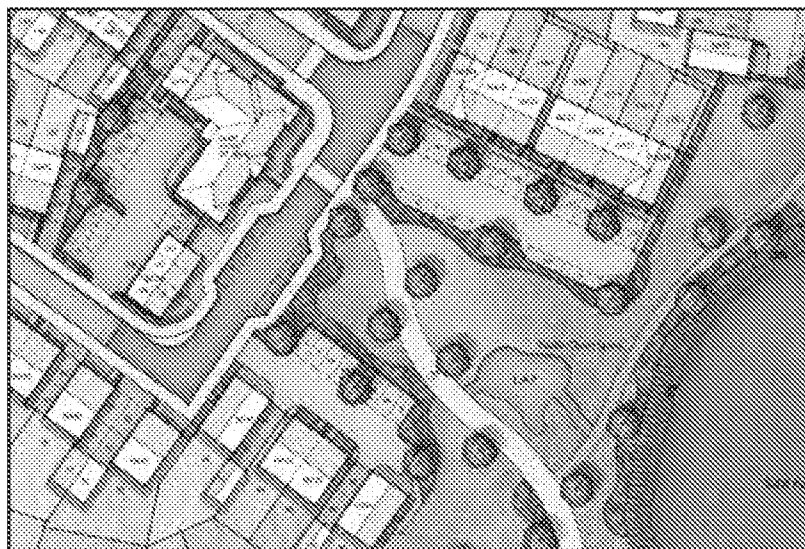
Public

10.2 Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority.



Semi-private

10.3 Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.



Private

10.4 Private spaces are defined by the use of landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and /or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate / car port.

Overlooking

10.5 As with all new proposed development set back and separation distances are generally adhered to with 20m back to back distances and 11m side on distances.

Community Safety

10.6 The design and layout for the development parcels will need to create safe and well overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

Access and Movement

10.7 Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved through the use of designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.

Structure

10.8 The design and layout of development provides permeable and legible forms, in accordance with the principles established within this chapter, offering users multiple ways through the site that are safe and overlooked.

Surveillance

10.9 All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where walls face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

Ownership

10.10 Clear demarcation of boundaries across the site will need to be established and will be defined by a combination of built form and landscape treatment.

Physical Protection

10.11 Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include walls, fenced areas, landscape treatment, gates and doors.

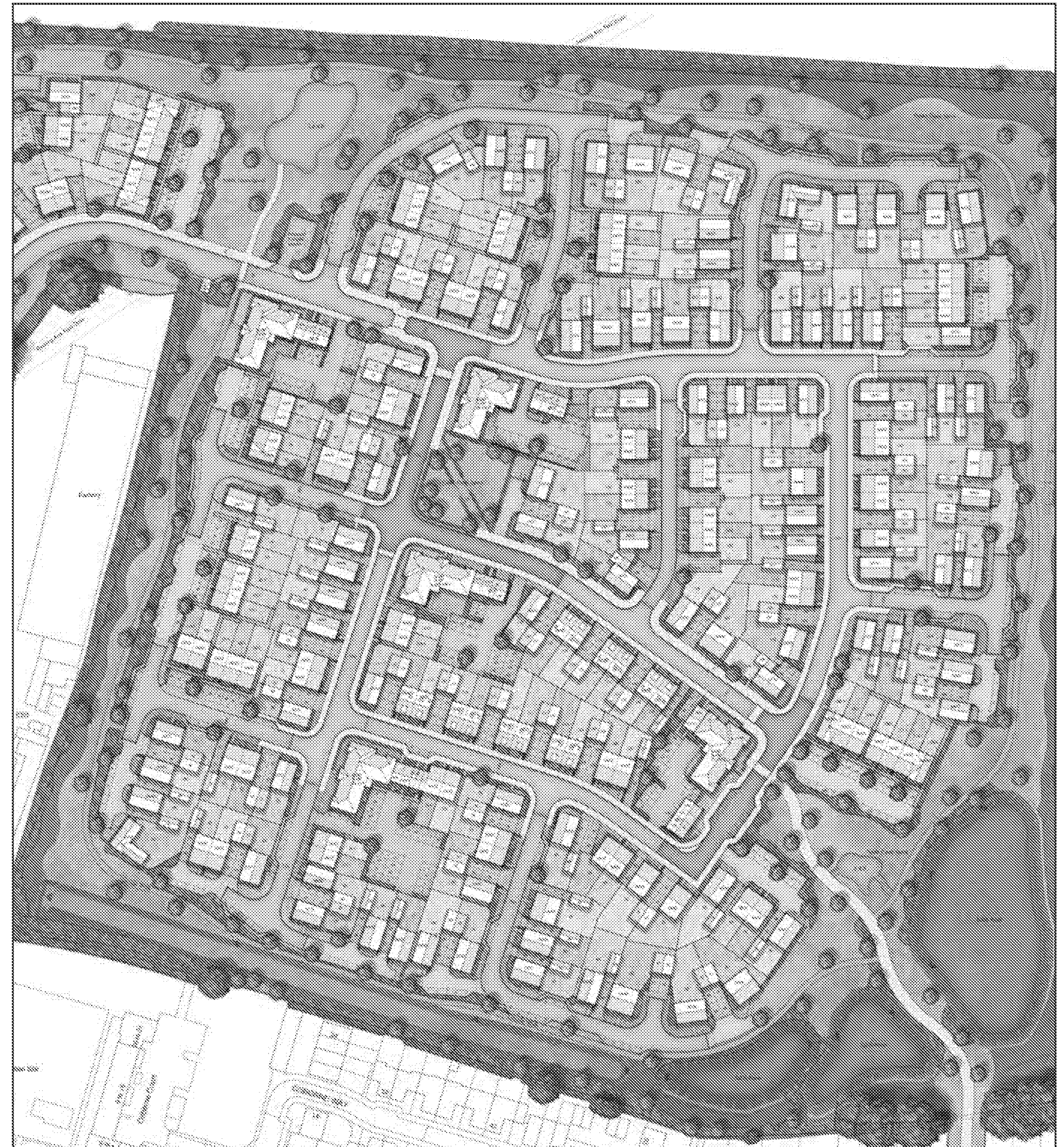
Activity

10.12 Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing is from front doors that address the streets and open spaces.

Maintenance and Management

10.13 The high quality open space proposed is an integral component of the development character and will need to be maintained to a high standard. It is proposed that these areas will be placed within a management company to ensure regular maintenance.

10.14 The Site's open spaces and landscape will be delivered through a management company.



11.0 Conclusion

11.1 Overall the design and layout of the development responds directly to the unique constraints and opportunities of the site to create a development that responds to the character of the village, but is distinctive in terms of form, architecture and landscape design. The design is founded on established best practice principles, which meet local policy, adopted guidance, the approved outline planning permission and the submitted Design Code.

11.2 Provision has been made to facilitate the school should this be required with the proposed design of roads, landscaping and housing, with other facilities such a new scout hut, ambulance community response post, play areas and SANG to be delivered as part of the development.

11.3 The development ties in and creates connections with existing and emerging development, and takes heed of the wider infrastructure upgrades in the immediate area. The development also proposes to enhance ecology and water management within the site through the on-site engineering and landscape works.

11.4 Overall the design provides a significant number of benefits, and accords with local planning policy in a sustainable location. It has responded to dialogue with key stakeholders and evolved into a development that should be put forward for approval.





Factory

Public Open Space

Long Arch Lane Drive

**Taylor
Wimpey**