

Taylor Wimpey

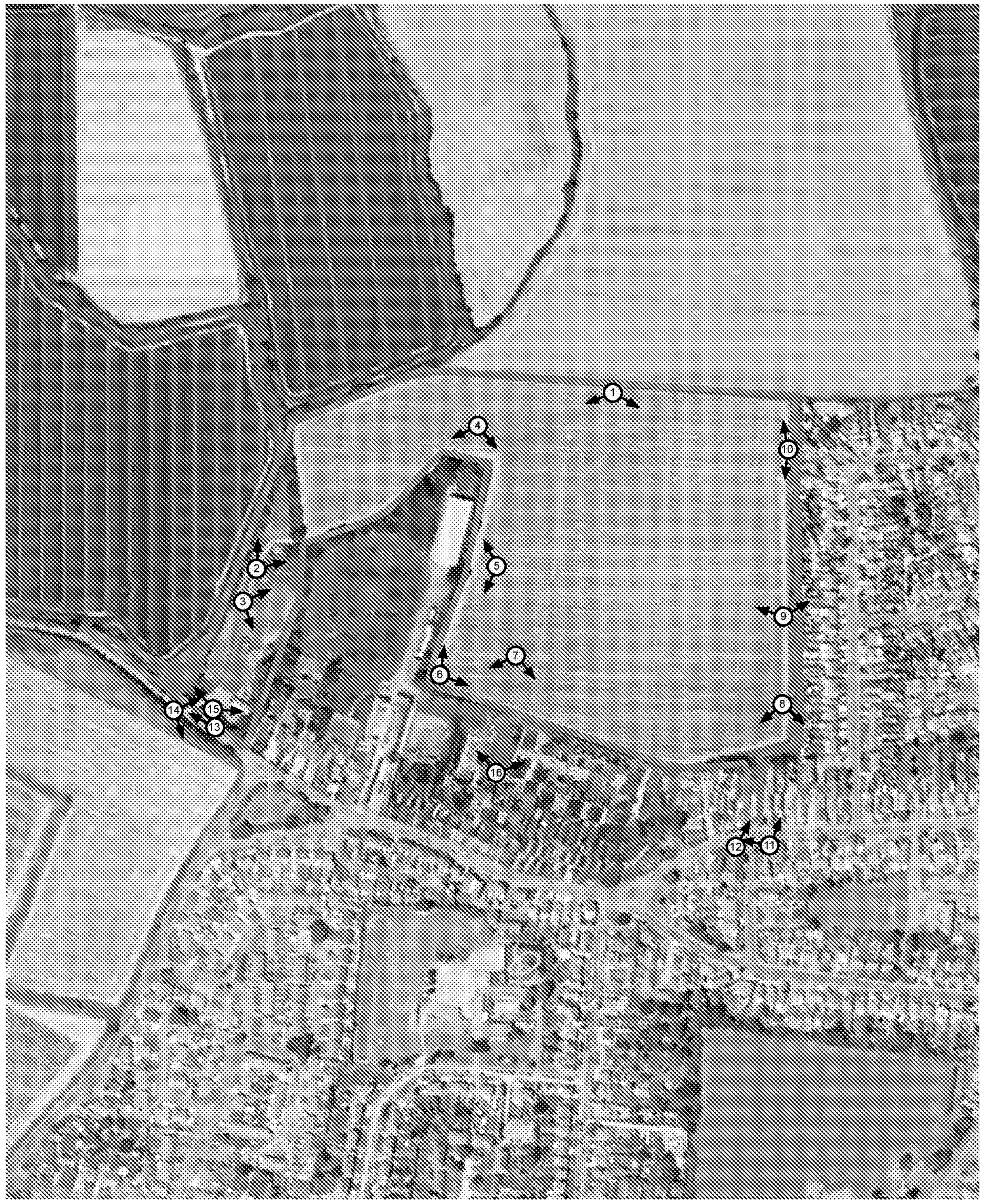
LAND NORTH OF SEFTER ROAD, PAGHAM

DESIGN REVIEW PANEL - 2021

MEET THE TEAM

SITE VISIT - VIRTUAL TOUR

GOOGLE STREETVIEW - DRIVE ROUND



Site Boundary

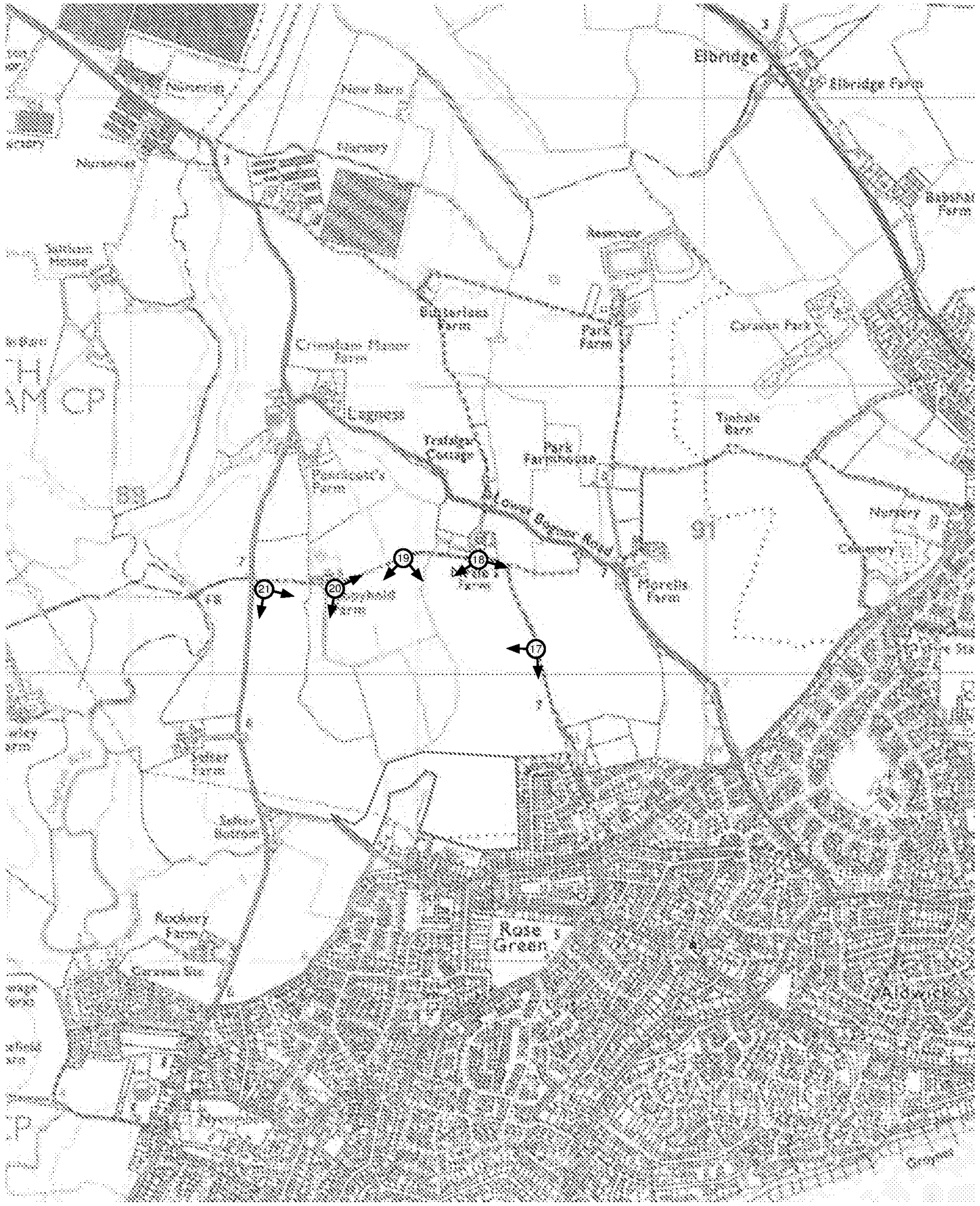
Photo Locations

N

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t: 01462 743647
e: ashwell@csaenvironmental.co.uk
w: csaenvironmental.co.uk

Project	Land at Sefter Road, Bognor Regis	Drawing No. CSA/2038/100	Rev A
Drawing Title	Aerial Photograph	Scale @ A4 Not to Scale	Drawn JC
Client	Taylor Wimpey UK Ltd	Date Oct 2016	Checked CA

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View south across Site. **Photograph 01**

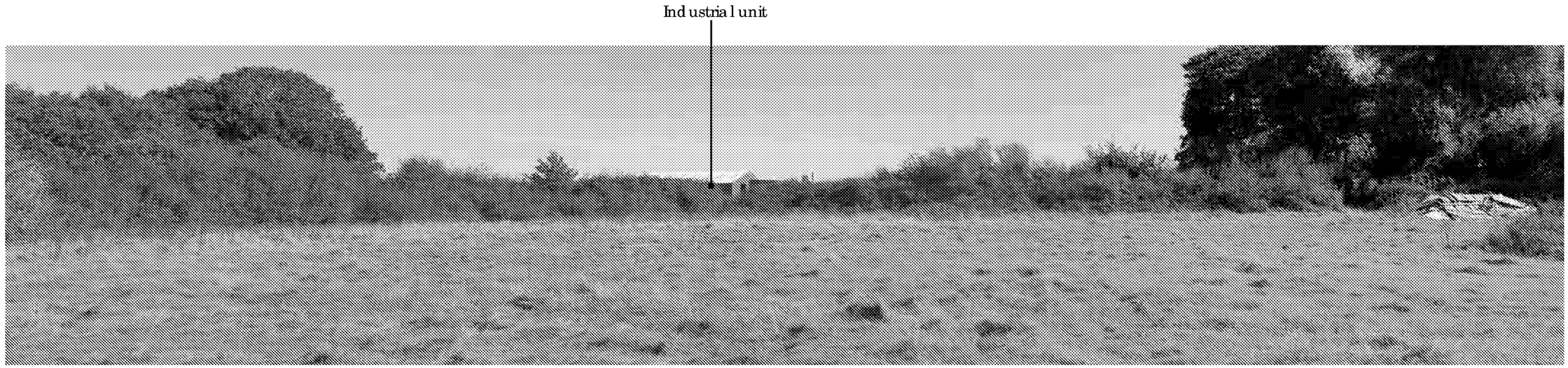
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View north from the scout hut towards the Site. **Photograph 02**

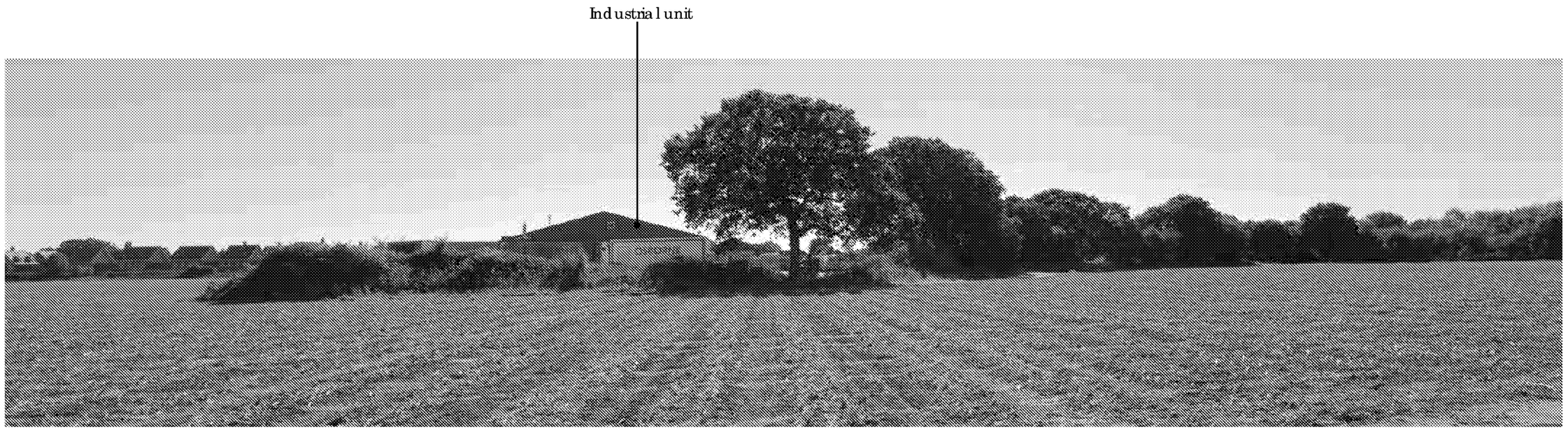


View south from driveway of house to the north of the Site. **Photograph 03**

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View south towards industrial units on northern boundary of Osbourne Refridgeration Site. **Photograph 04**

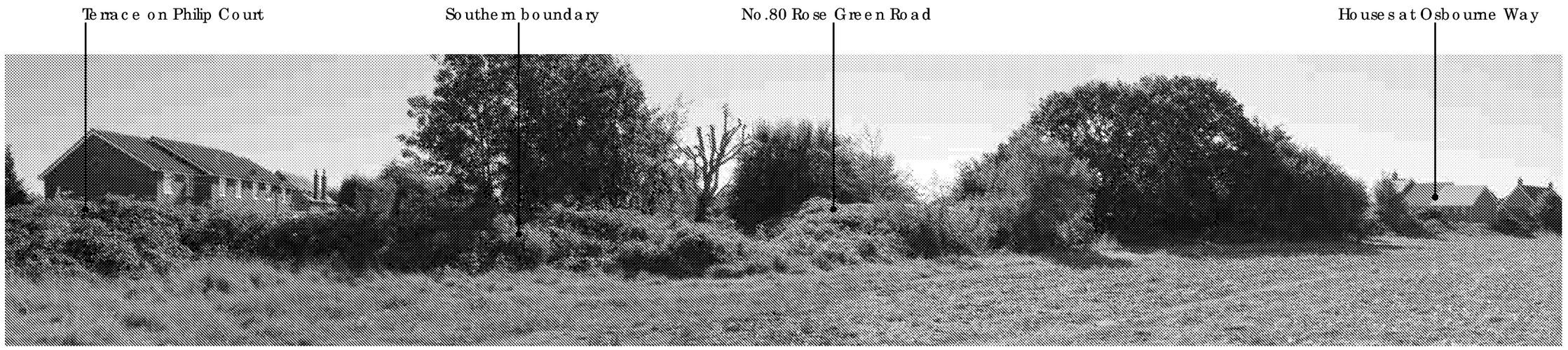


View towards industrial units on the eastern boundary of Osbourne Refridgeration Site. **Photograph 05**

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View south from Site towards houses at Osbourne Way and Philip Court. **Photograph 08**

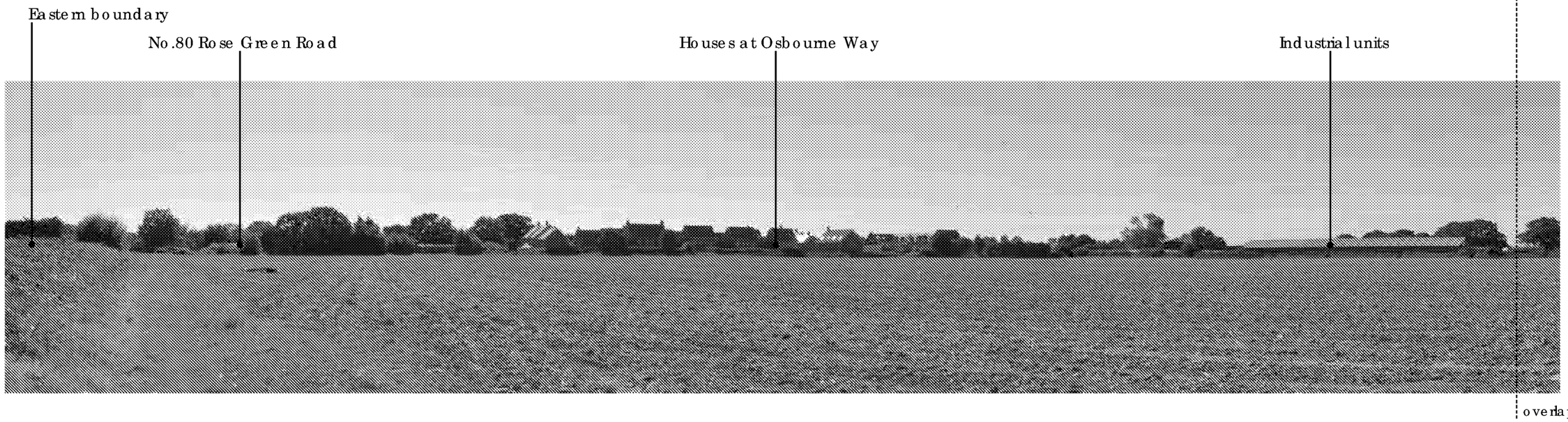


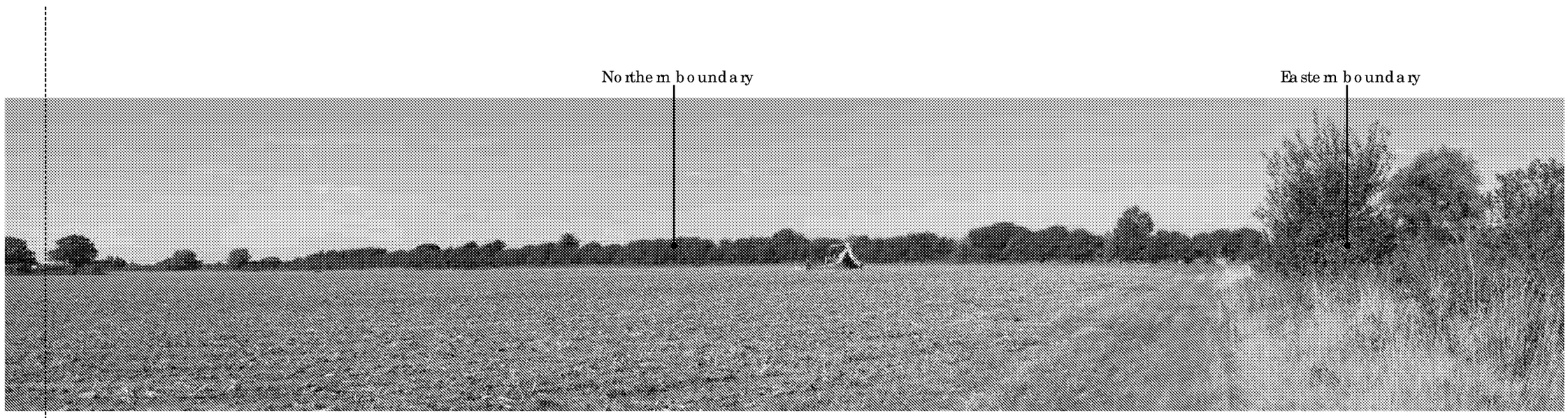
View north along eastern boundary of the Site and adjacent houses on Lincoln Avenue. **Photograph 09**

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View looking west from eastern boundary across the Site. **Photograph 10**

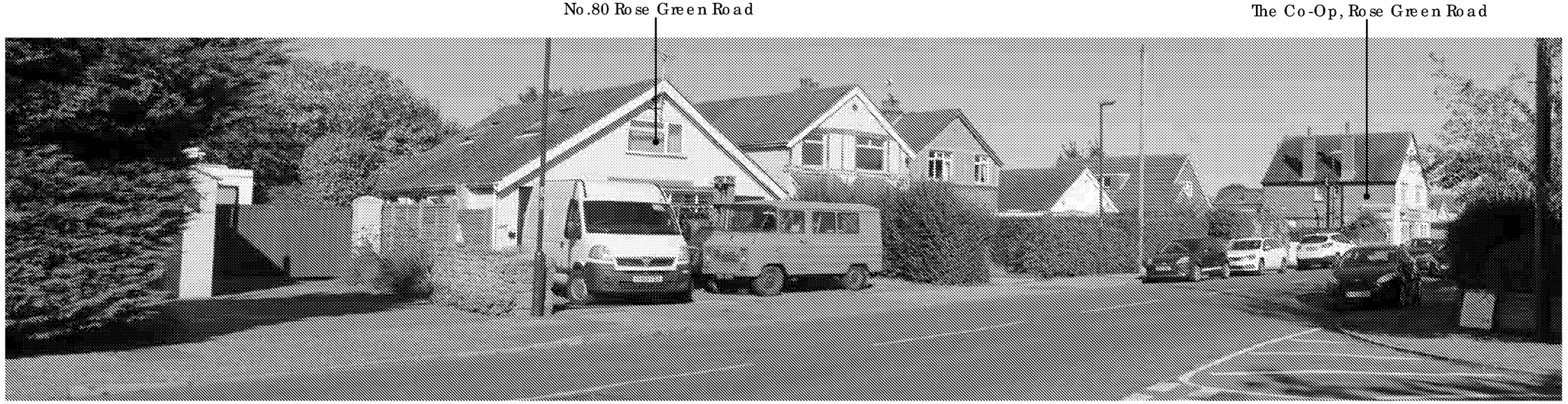
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View looking west along Rose Green Road. **Photograph 11**

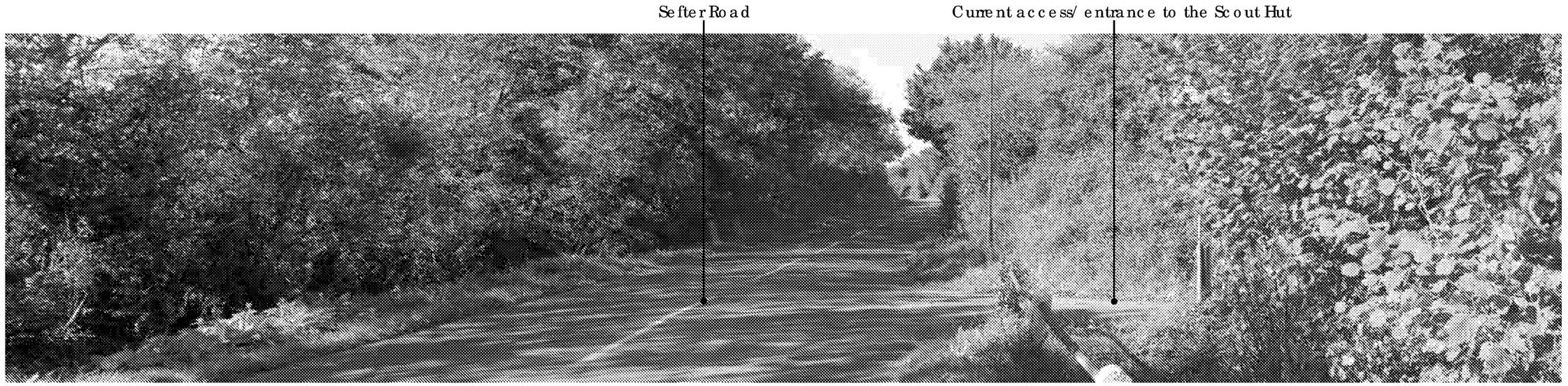


View looking east along Rose Green Road. **Photograph 12**

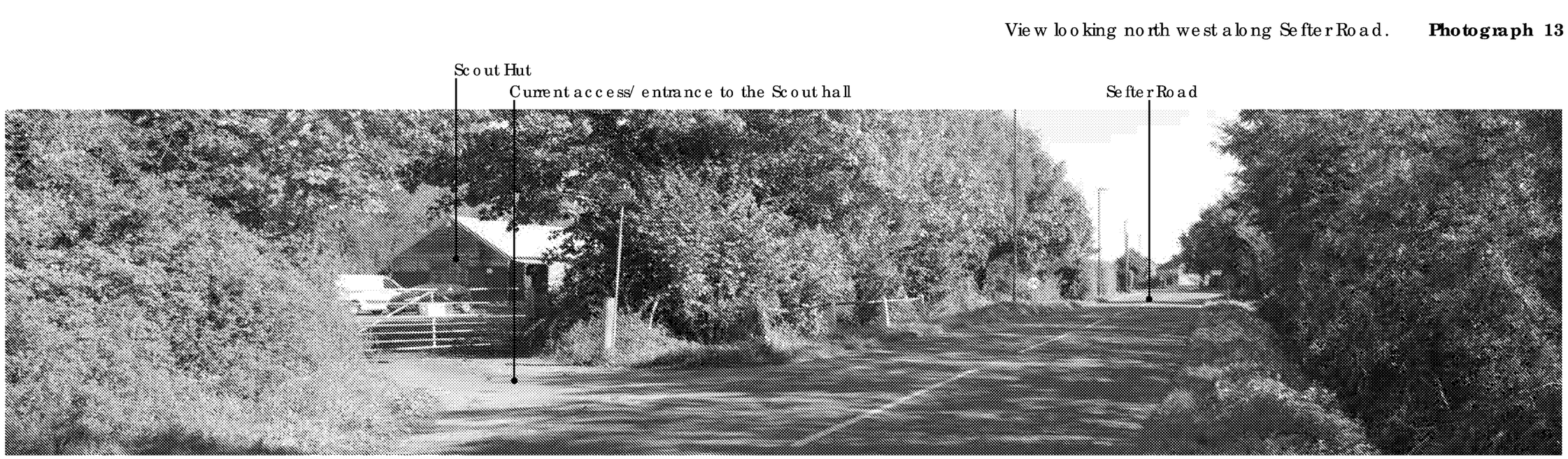
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View looking north west along Sefter Road. **Photograph 13**

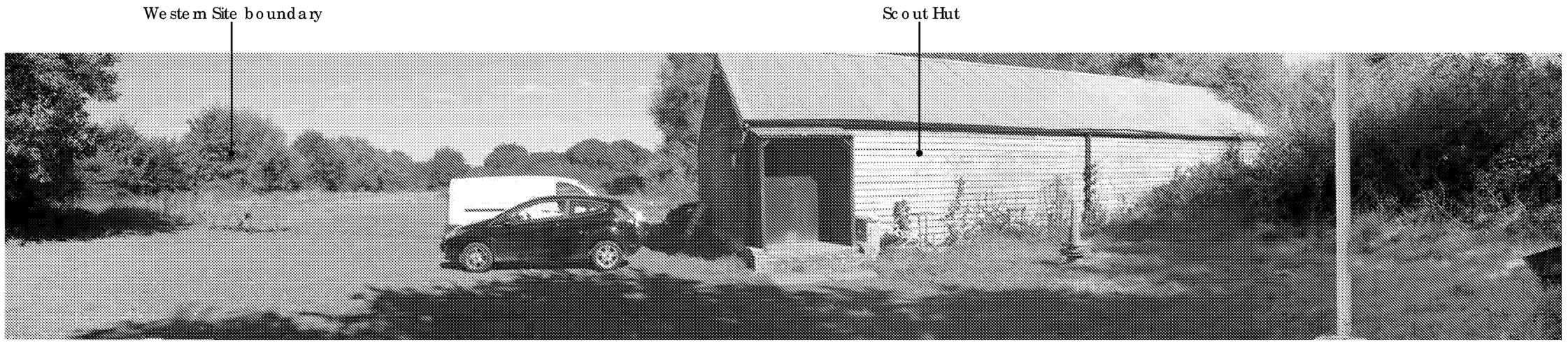


View looking south east along Sefter Road. **Photograph 14**

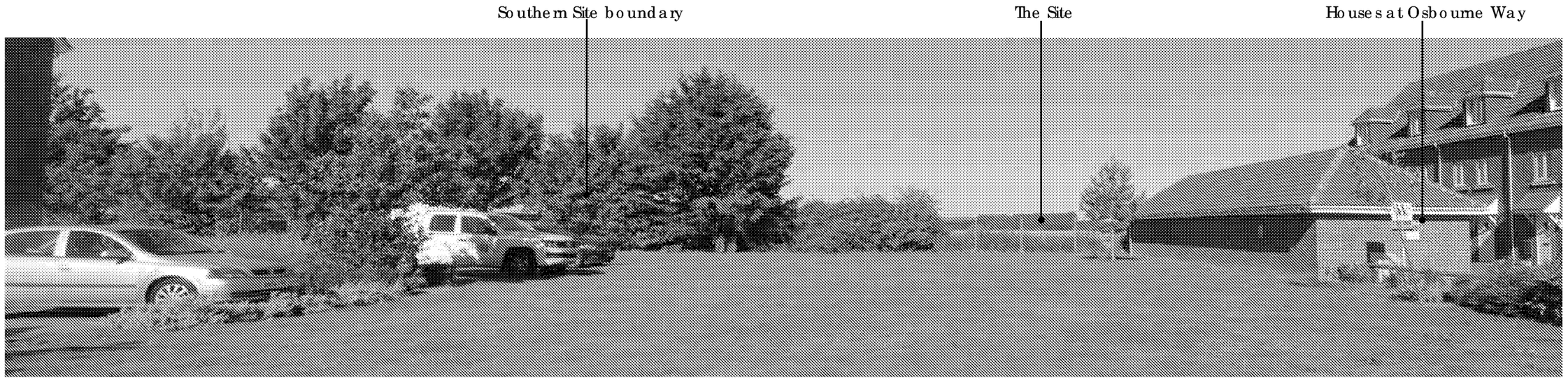
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Photograph 15

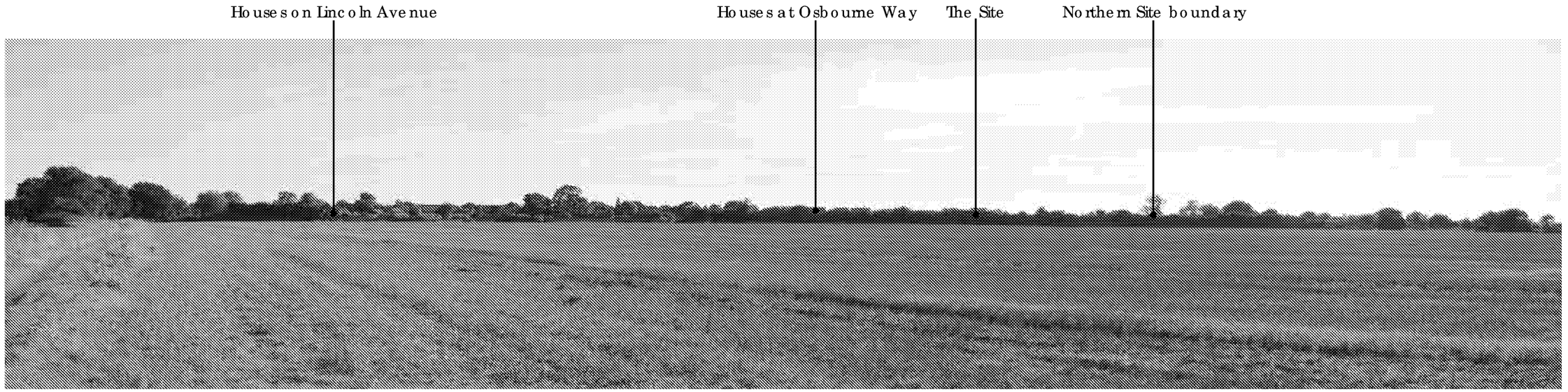


View looking north towards the site from Osborne Way. **Photograph 16**

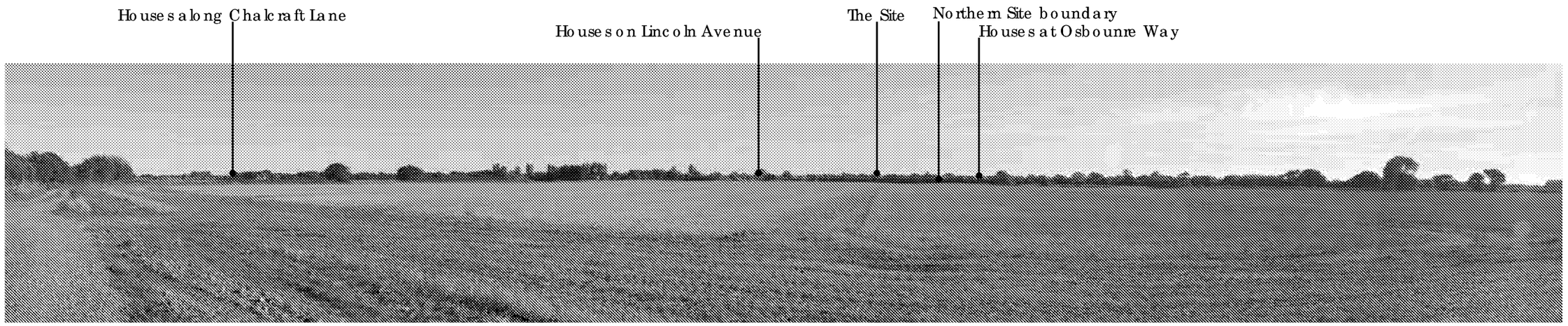
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View looking south from public footpath towards the Site. **Photograph 17**



View from Neal's Farm looking south towards the site. **Photograph 18**

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View looking south from public footpath towards the Site. **Photograph 19**



View from Popyhold Farm looking south towards the site. **Photograph 20**

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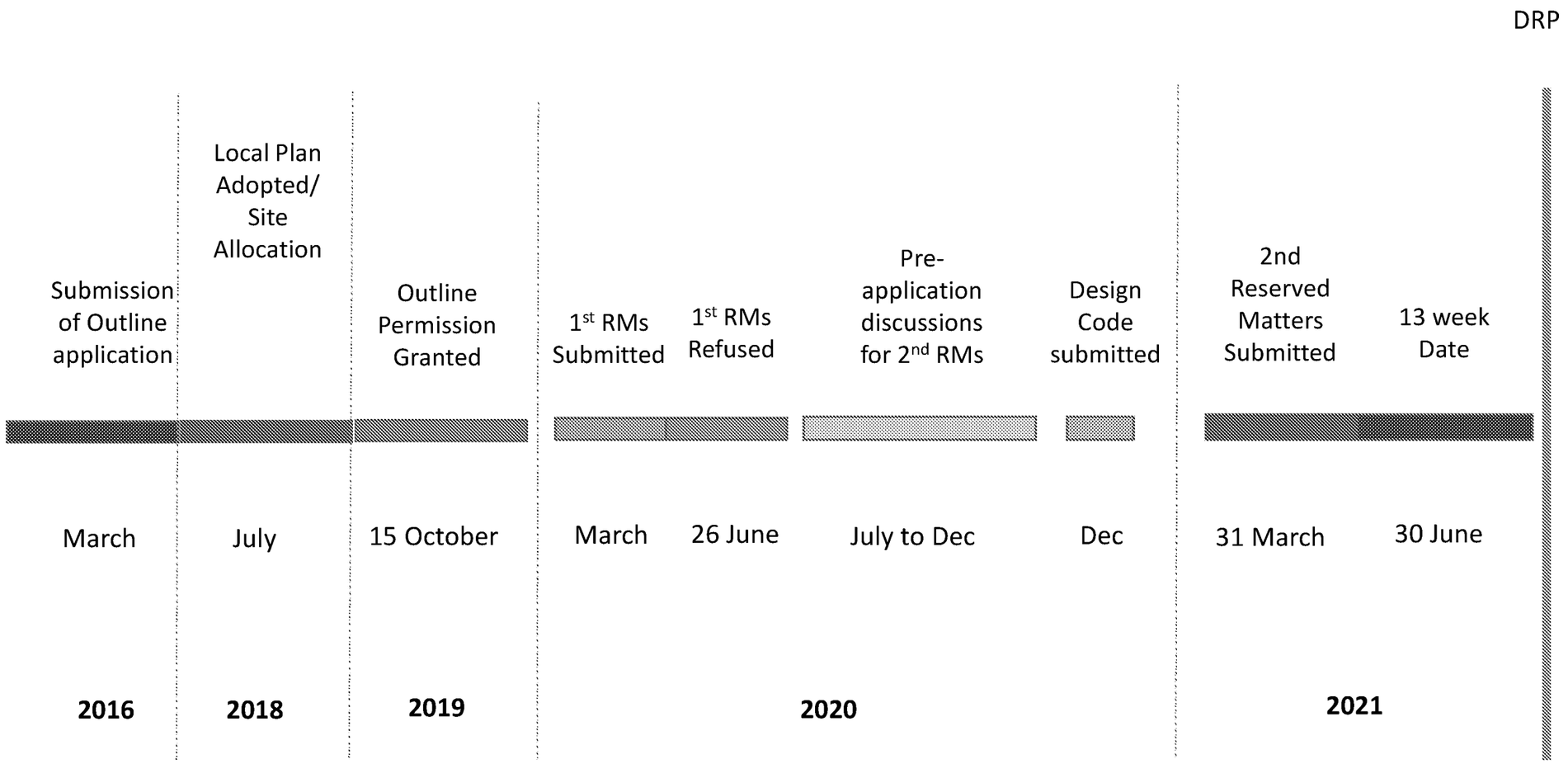
View looking south east from Pagham Road towards the Site. **Photograph 21**

CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	Project: Land north of Sefter Road, Pagham, Bognor Regis	Drawing No.: CSA/2038/105	Rev: A
	Drawing Title: Photosheets	Date: October 2016	
	Client: Taylor Wimpey UK Ltd	Drawn: JC	Checked: CA

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SITE CONTEXT

TIME LINE



OUTLINE PLANNING

PRINCIPLE OF DEVELOPMENT AND DEVELOPMENT EXTENT

QUANTUM OF DEVELOPMENT

DESIGN CODE

LANDSCAPE AND BLOCK STRUCTURE PRINCIPLES

DEVELOPMENT CHARACTER AREAS

ARCHITECTURAL PRINCIPLES

FOCAL SPACE DESIGN FEATURES

RESERVED MATTERS

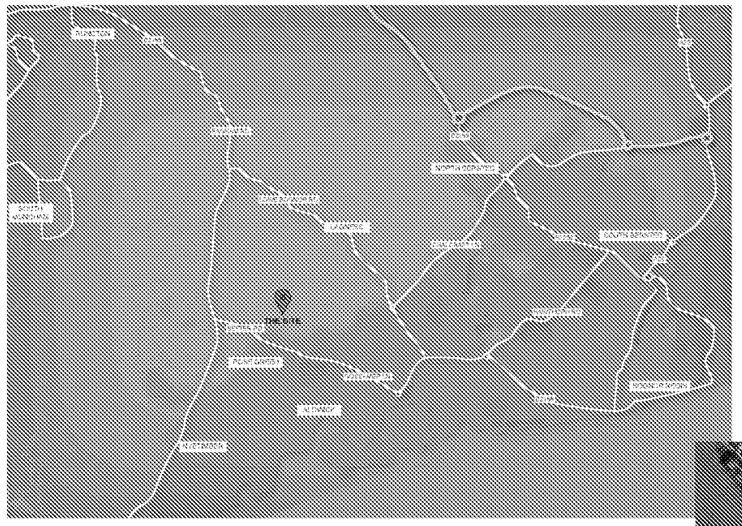
DETAILED DESIGN PROPOSALS COMPRISING DETAILED:

LAYOUT

SCALE

APPEARANCE

LANDSCAPING





SITE LOCATION

SITE LOCATION

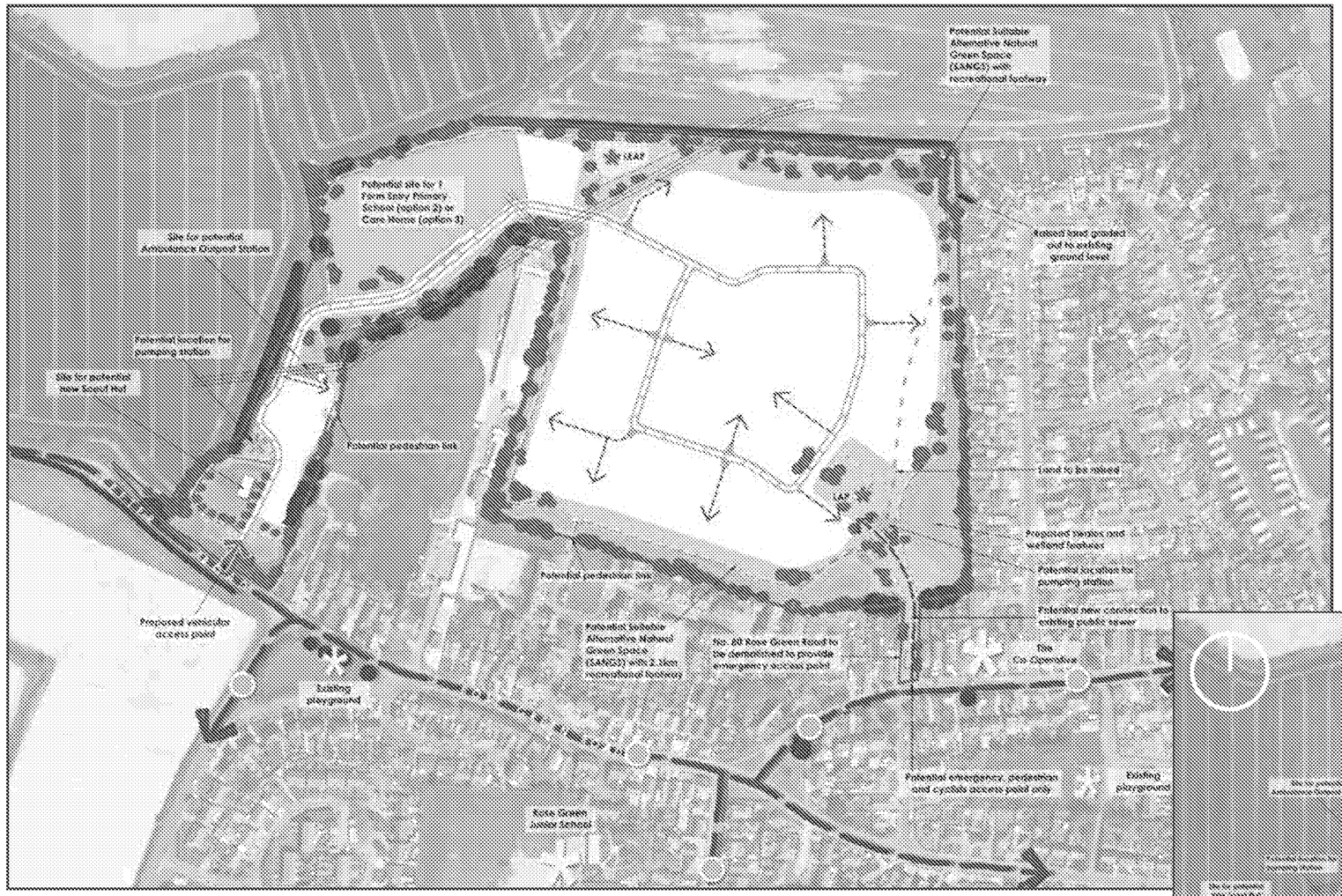


Key

Site Boundary Excluding Blue Area
30.376 ac / 12.293 ha

Potential School Site / Care Home / Residential Development
2.594 ac / 1.050 ha

THE APPROVED OUTLINE PLANNING OPTIONS



OPT. 2 & 3 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN



OPT. 1 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN

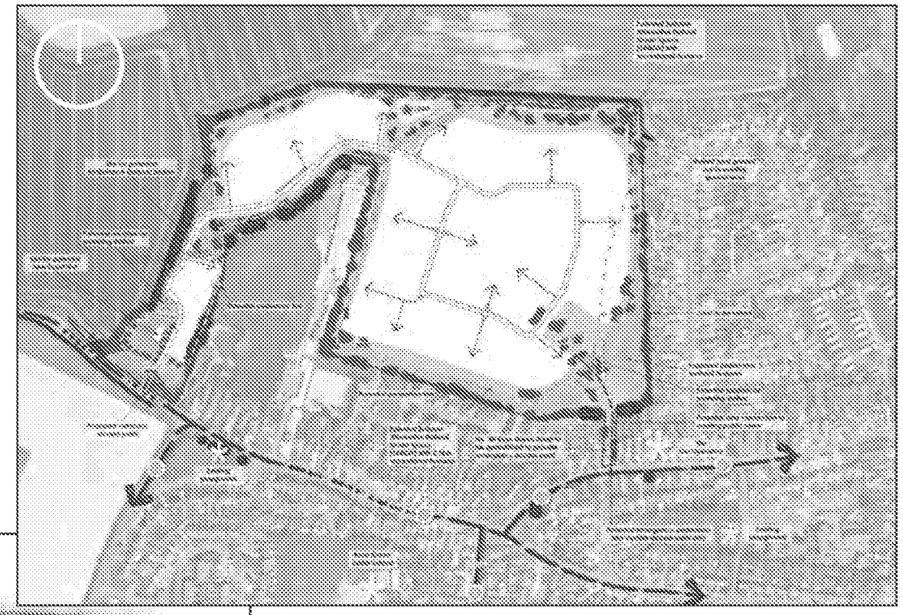
CONSTRAINTS AND OPPORTUNITIES



Key

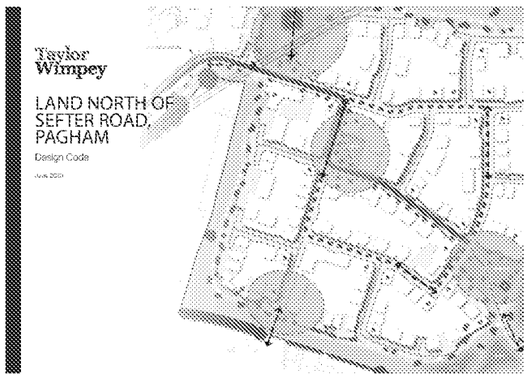
- Site Boundary Excluding Blue Area 30.376 ac / 12.293 ha
- Potential School Site / Care Home / Residential Development 2.594 ac / 1.050 ha
- Site Access
- Emergency Access
- Potential Future Access to Osbourne Refrigeration
- Potential Future Cycle Link
- Potential School / Care Home / Residential
- Existing Ditch
- Proposed Footpath
- Proposed Pedestrian & Cycle Link
- Planting Buffer
- Existing Anti Tank Drain
- Existing Ditch
- Potential Pumping Station
- Potential Ambulance Station
- Potential Scout Hut
- Infantry Section Post
- Existing Development Backing on to the Site
- Potential New Landscaping to Reinforce Existing Boundaries
- Potential Attenuation Basins
- Trees To Be Removed
- Category A Tree of High Quality and Value
- Category B Tree of Moderated Quality and Value
- Category C Tree of Low Quality and Value
- Root Protection Area
- TPO Trees
- Glimse Views into the Site
- Long Views into the Site
- Views out of the Site
- Sun Path

THE REFUSED RESERVED MATTERS APPLICATION



OPT. 1 OF THE APPROVED DEVELOPMENT FRAMEWORK PLAN





DESIGN CODE

REASONS FOR REFUSAL OF THE INTIAL RESEVED MATTERS

The proposed development did not:

1) Provide land for either a 1FE primary school or care home, and was therefore outside of the outline planning permission

2) Provide a mix of dwelling types and sizes in accordance with the adopted Local Plan

3) Provide adequate car parking or cycle parking and storage

4) demonstrate that it would be able to accommodate the movement of a 12m long refuse vehicle

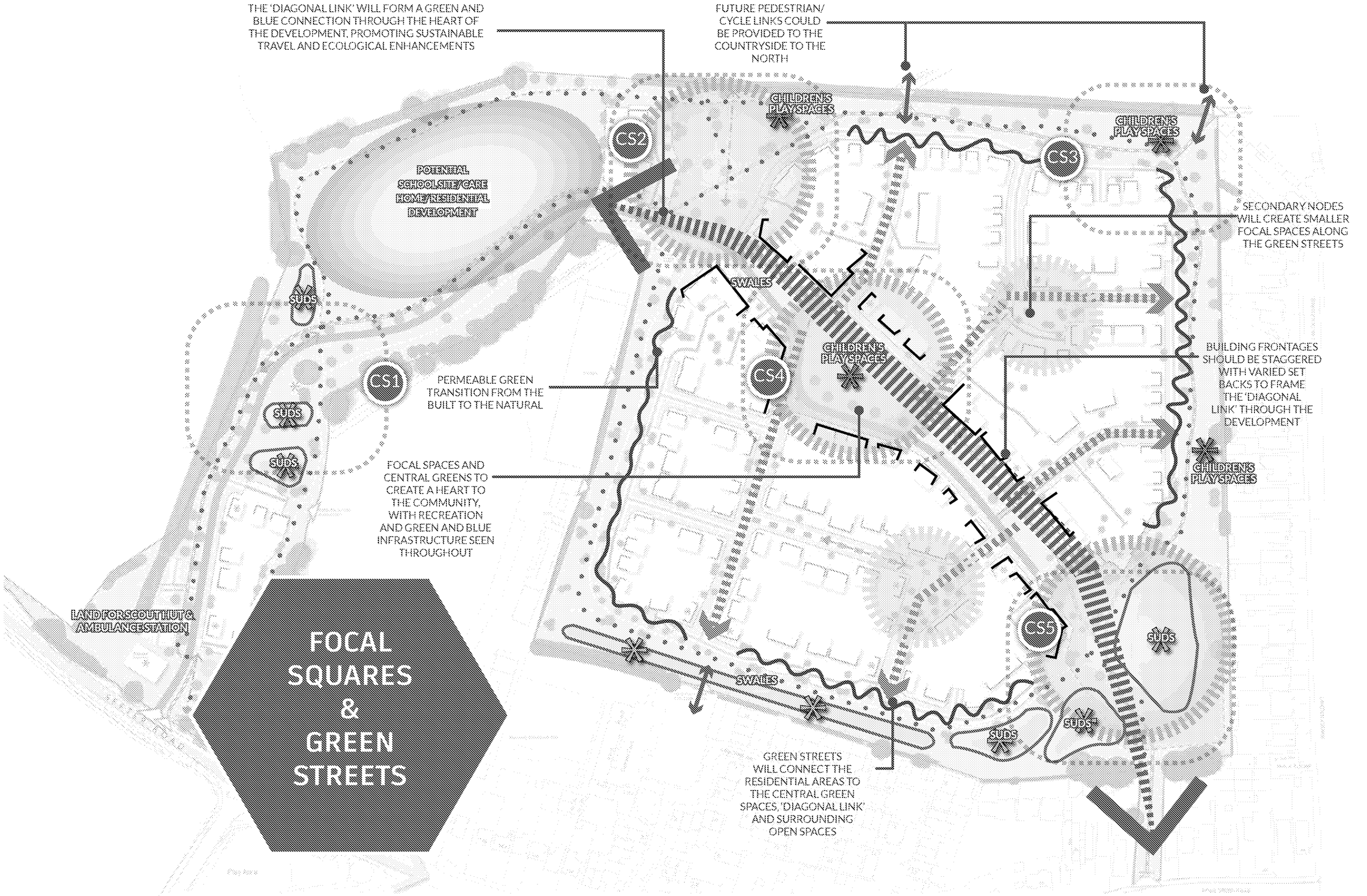
5) Constitute a high standard of design in the layout, the scale, the appearance of the buildings, outdoor amenity space for the dwellings and the hard and soft landscaping of the site

6) Provide arboricultural information, contrary to the outline planning permission

RESERVED MATTERS 2 - CURRENT APPLICATION

LANDSCAPE-LED APPROACH

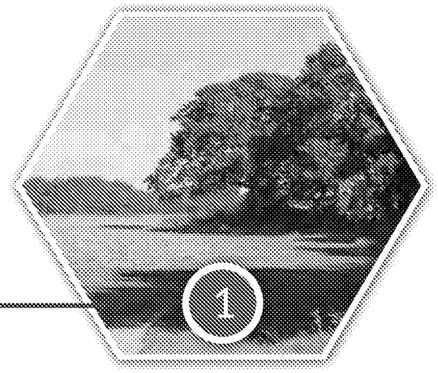
FOCAL SQUARES & GREEN STREETS



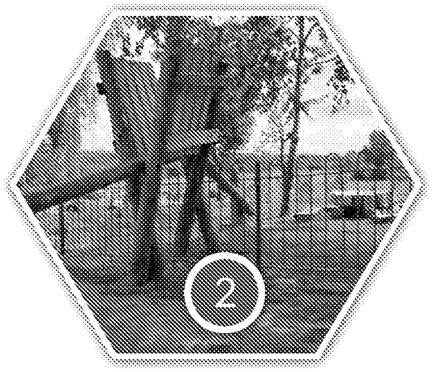
GREEN INFRASTRUCTURE.

1. Retention of the majority of the existing vegetation and enhance the Site boundaries with new native tree, thicket and hedgerow planting.
2. Provide formal recreation opportunities, with sensitively designed natural play equipment to assimilate into its surrounding setting.
3. A 'diagonal link' with large green verges and street planting will frame views towards pubic open spaces and create a traffic-free, green lung through the development.
4. Green streets will form important connections to the heart of the development, from the surrounding open spaces.
5. Connectivity will be achieved through a hierarchy of recreational routes and links across the development.

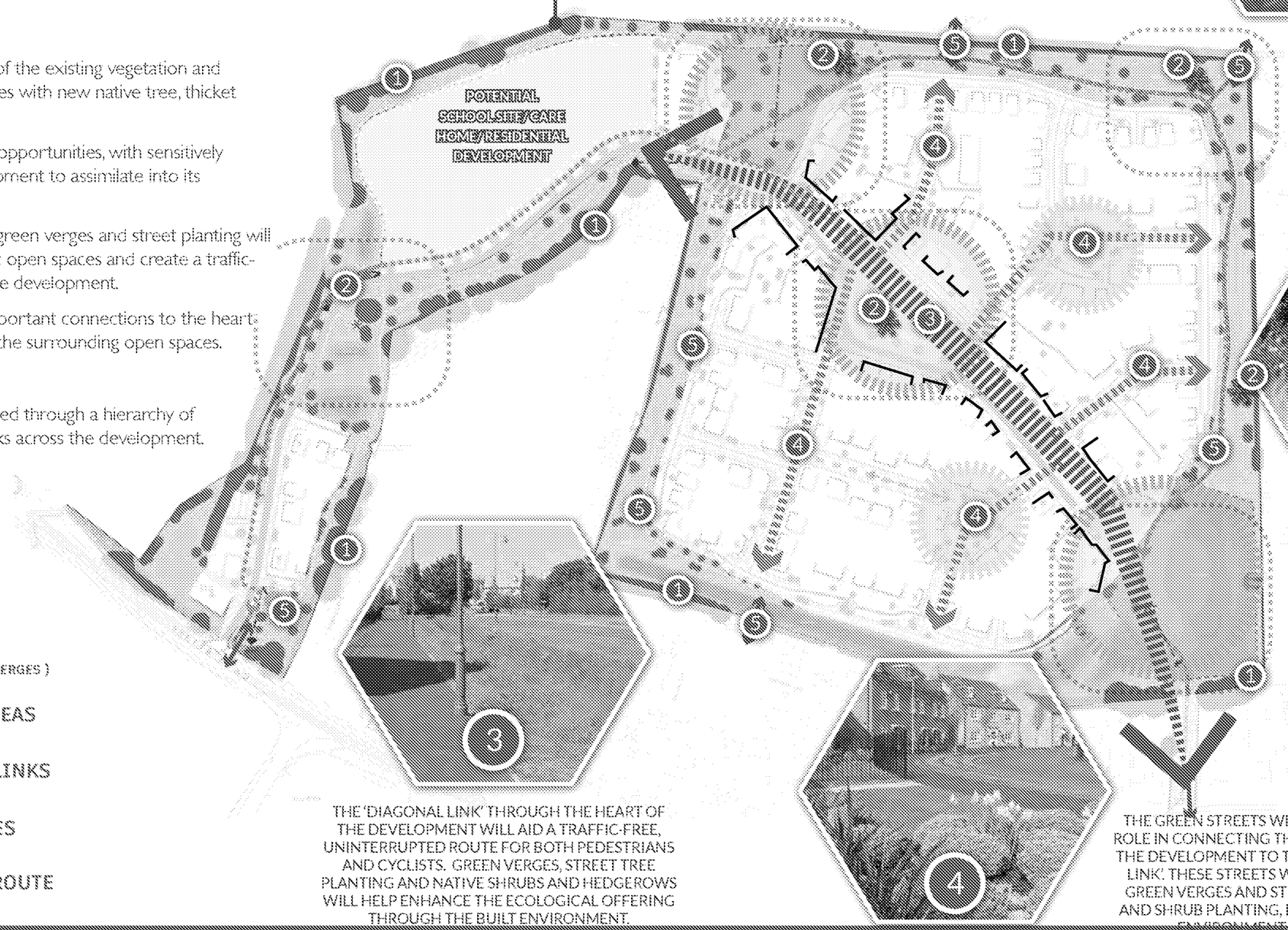
- FOCAL SPACES
- SECONDARY NODES
- 'DIAGONAL LINK'
- GREEN STREETS (STREET TREE PLANTING AND VERGES)
- CHILDREN'S PLAY AREAS
- PEDESTRIAN/CYCLE LINKS
- BUILDING FRONTAGES
- DESIGNATED CYCLE ROUTE



THE RETENTION OF THE VAST MAJORITY OF THE EXISTING VEGETATION AND PLANTING OF NEW TREE, THICKET AND WILDFLOWER PLANTING WILL HELP THE DEVELOPMENT ASSIMILATE INTO IT'S SURROUNDINGS, SETTING THE ENTIRE DEVELOPMENT WITHIN A STRONG GREEN FRAMEWORK.

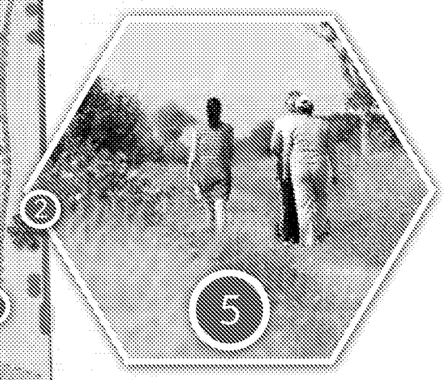


FORMAL AND INFORMAL PLAY OPPORTUNITIES WILL BE PROVIDED ACROSS THE WHOLE DEVELOPMENT AND WILL BE CONNECTED VIA A HIERARCHY OF RECREATIONAL ROUTES.



THE 'DIAGONAL LINK' THROUGH THE HEART OF THE DEVELOPMENT WILL AID A TRAFFIC-FREE, UNINTERRUPTED ROUTE FOR BOTH PEDESTRIANS AND CYCLISTS. GREEN VERGES, STREET TREE PLANTING AND NATIVE SHRUBS AND HEDGEROWS WILL HELP ENHANCE THE ECOLOGICAL OFFERING THROUGH THE BUILT ENVIRONMENT.

THE GREEN STREETS WILL PLAY AN IMPORTANT ROLE IN CONNECTING THE PERIPHERAL AREAS OF THE DEVELOPMENT TO THE CENTRAL 'DIAGONAL LINK'. THESE STREETS WILL CONSIST OF LARGE GREEN VERGES AND STREET TREE, HEDGEROW AND SHRUB PLANTING, BRINGING THE NATURAL ENVIRONMENT INTO THE BUILT



A NETWORK OF FORMAL AND INFORMAL RECREATIONAL ROUTES, WILL CREATE A HIERARCHY OF CONNECTIONS, LINKING THE DEVELOPMENT AS A WHOLE TO THE WIDER SETTLEMENT. THEY WILL PROMOTE BOTH PEDESTRIAN AND CYCLE OPPORTUNITIES FOR ALL ABILITIES.

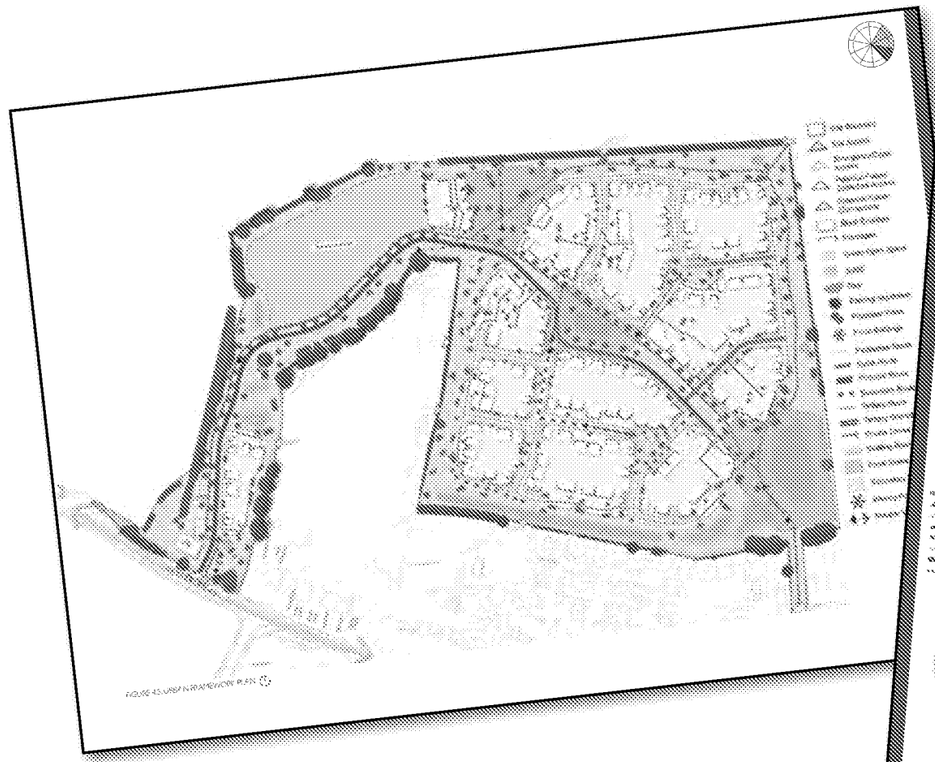
URBAN FRAMEWORK

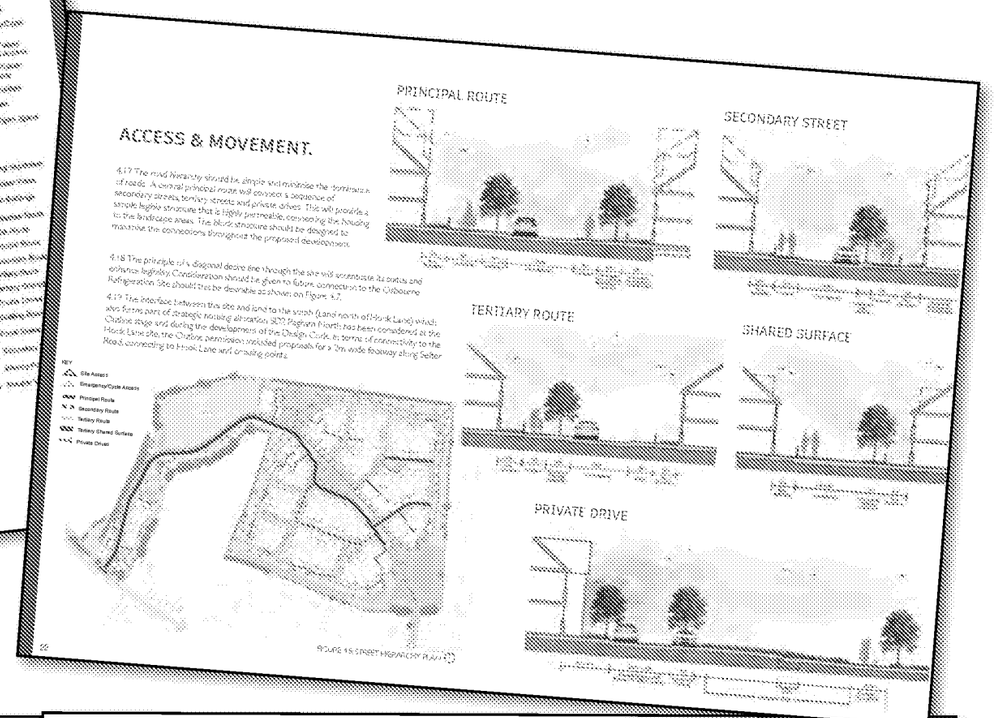
- Site Boundary
- Site Access
- Emergency/Cycle Access
- Potential Future Cycle Link Access
- Potential Future Connections
- Block Structure
- Frontages
- Green Open Space
- Wildflower Planting
- Woodland Mix Planting
- SuDS
- Play
- Existing Vegetation
- Proposed Trees
- Focal Buildings
- Potential Future Connection Link
- Pedestrian Route
- Cycle Route
- Principal Route
- Secondary Route
- Tertiary Route
- Tertiary Shared Surface
- Private Drives
- Existing Road
- Focal Space
- Secondary Node
- Infantry Post
- Notable Vista

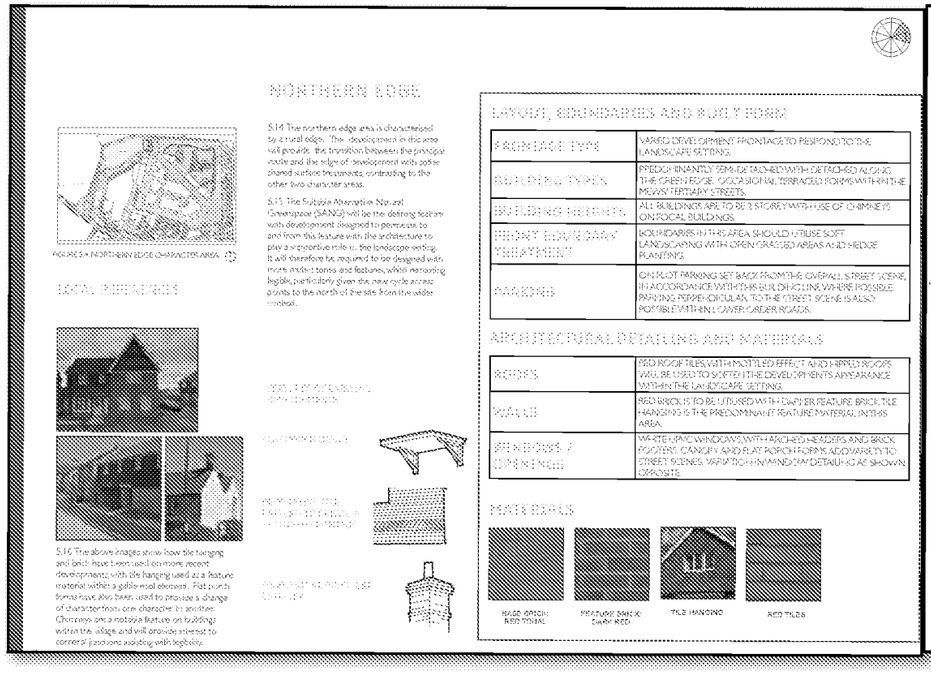


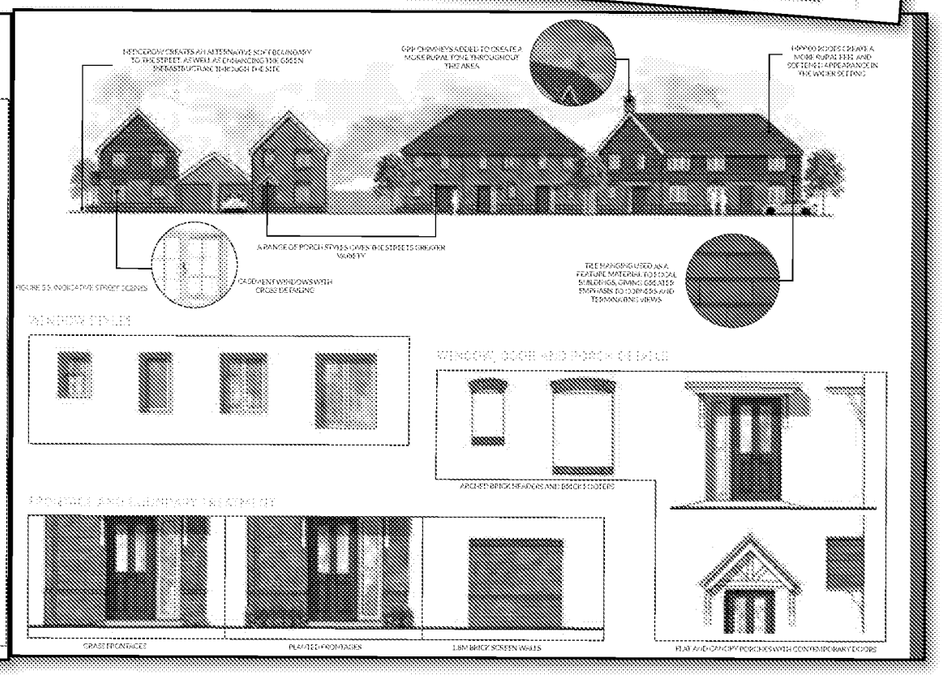
DESIGN CODE

LAND NORTH OF SEFTER ROAD, **PAGHAM**









RESERVED MATTERS APPLICATION LAYOUT

1.1 Following the various meetings with key stakeholders the Design Code Masterplan was produced. The revised layout takes on board the principles set out in the Design Code. Key changes included:

1. School site has been updated to approved parameter plan.
2. The Scout hut has been redesigned to meet the needs of the Scouts.
3. The attenuation features has been redesigned to better respond to the historical asset within the site
4. The footpath link has been redesigned and aligned to respect the levels and RPAs of the existing trees.
5. The pump station has been located in less prominent position, providing a better quality open space to the north.
6. The cycle path has been made more rational and distinct through its alignment and surrounding landscape treatment.
7. Enhanced planting along the eastern boundary to provide an enhanced aspect along the circular walk.
8. A large play area is provided in the heart of the development

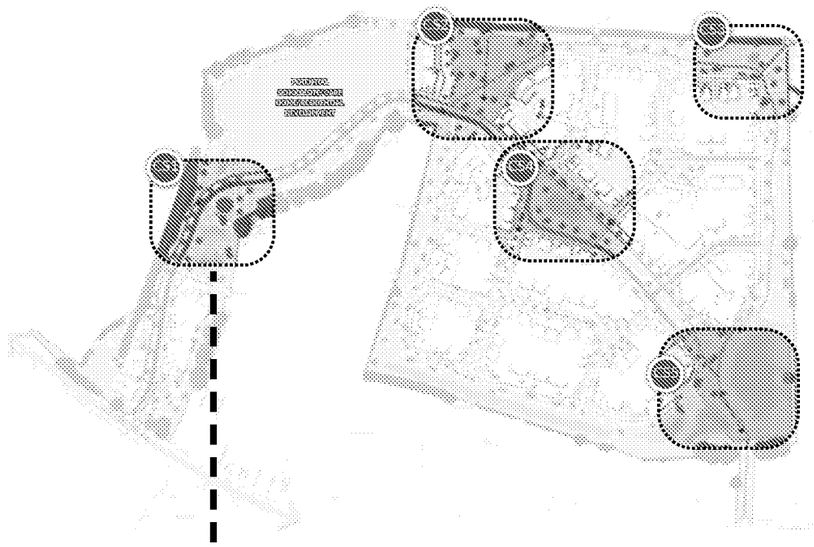


LANDSCAPE STRATEGY



FOCAL SPACES

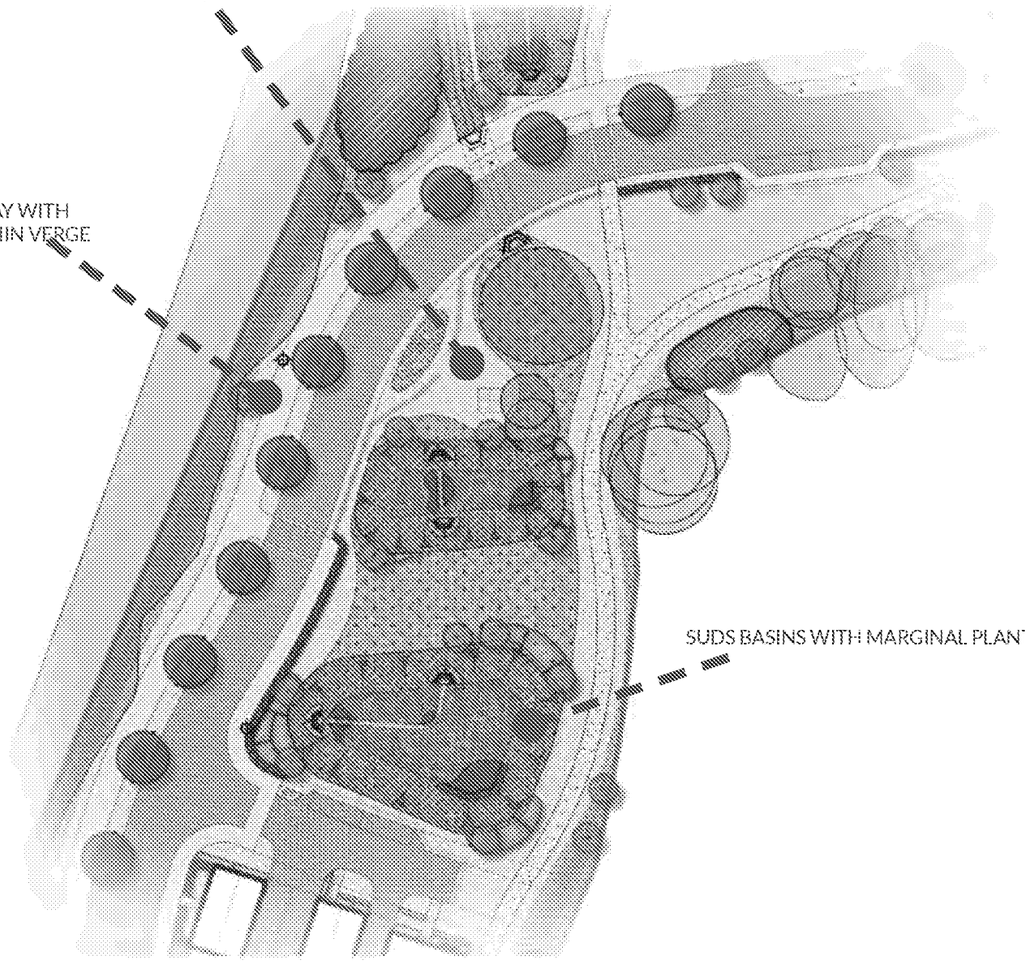
WESTERN GATEWAY





HISTORIC INFANTRY POST RETAINED IN AREA OF OPEN SPACE

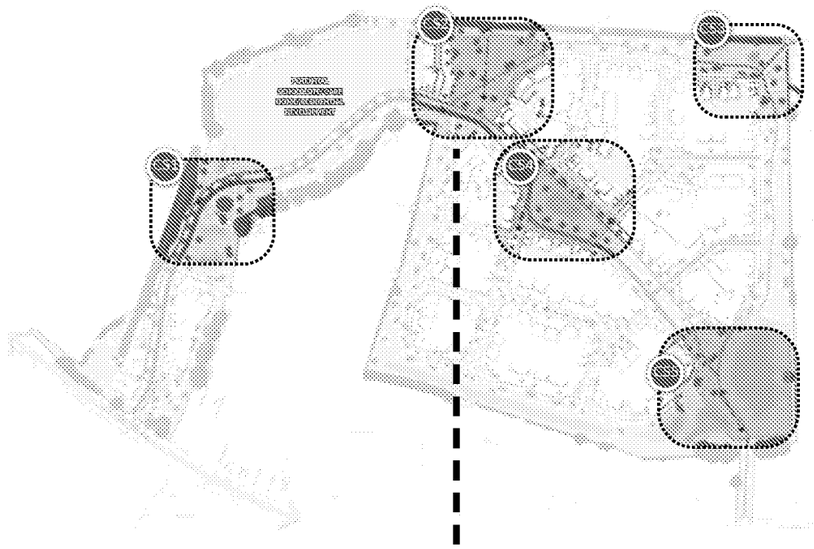
3M DESIGNATED CYCLEWAY WITH STRONG LINE OF TREES WITHIN VERGE



SUDS BASINS WITH MARGINAL PLANTING

FOCAL SPACE 1





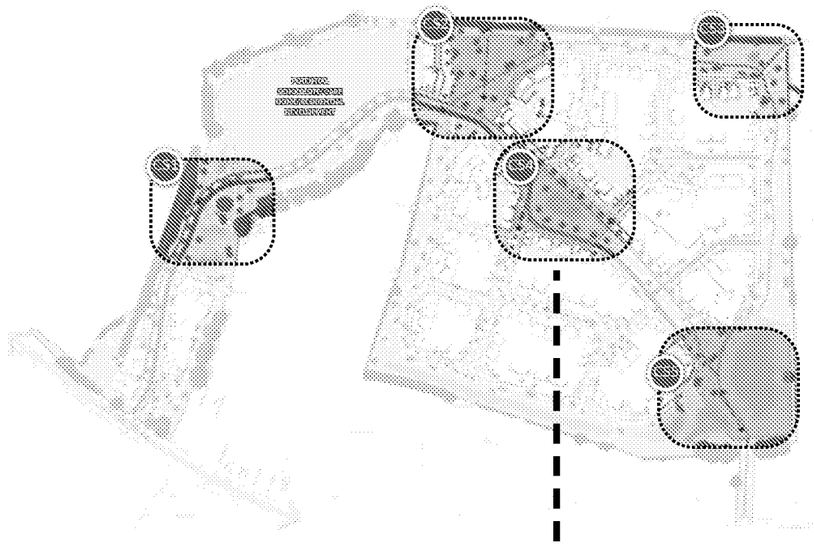
PRIVATE DRIVES AND LANES WILL BE LINED WITH STREET TREES, HEDGEROWS AND SHRUB PLANTING TO DEFINE THE SPACES BETWEEN THE BUILT.

A NETWORK OF DESIGNATED CYCLE AND RECREATIONAL ROUTES WILL ENSURE A WELL INTEGRATED AND CONNECTED DEVELOPMENT IS ACHIEVED.

FEATURE BLOCK PAVED RASIED TABLE

CENTRAL GREEN





VERDANT TREE PLANTING ALONG DIAGONAL LINK

3M DESIGNATED CYCLEWAY WITH STRONG LINE OF TREES WITHIN VERGE



ELEAP PLAY AREA AS FOCAL FEATURE

FOCAL SPACE 2



START OF DIAGONAL LINK WITH STRONG LINE OF TREES AND HEDGES, CREATING A VERDANT CAR-FREE ROUTE THROUGH THE CENTRE OF THE SITE

WELL LANDSCAPED SUDS FEATURES WITH MARGINAL PLANTING

INFORMAL SEATING SPACES WITH PICNIC BENCHES

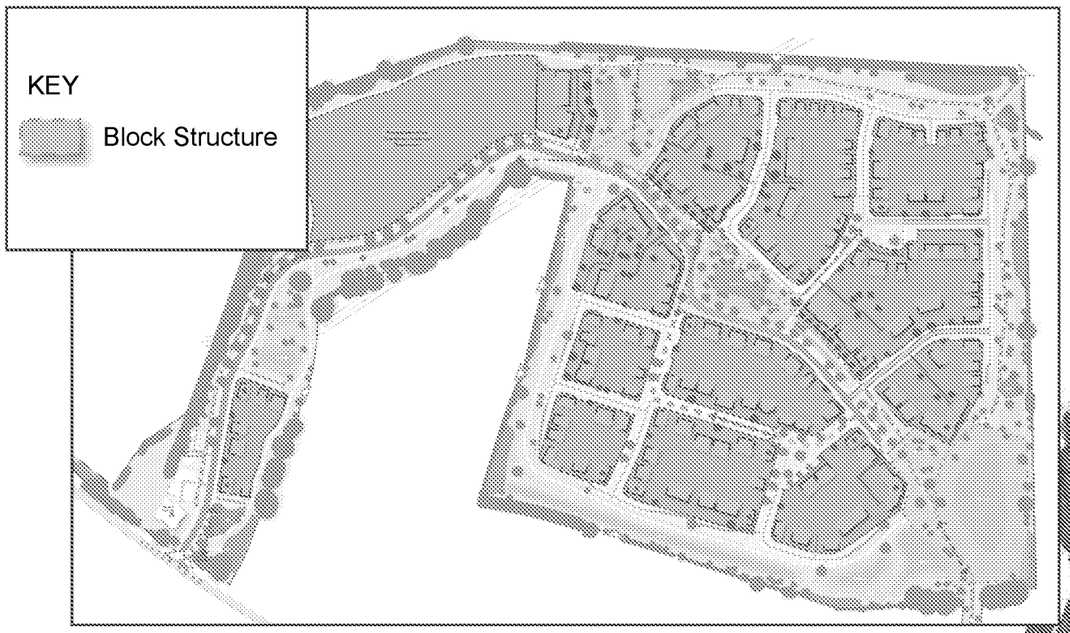
STREET HIERARCHY

KEY

- Site Access
- Emergency/Cycle Access
- Principal Route
- Secondary Route
- Tertiary Route
- Tertiary Shared Surface
- Private Drives



BLOCK STRUCTURE





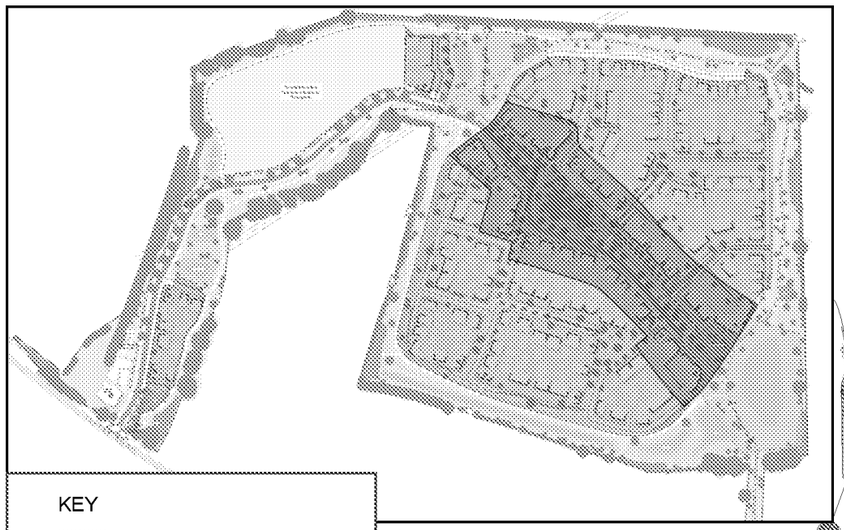
PERMEABILITY

Key

- Vehicular Access
- Emergency/ Cycle and PedestrianAccess
- Potential Future Cycle Connection
- Pedestrian & Cycle Access
- Potential Future Connections
- Potential Future Connections LInk
- Perimeter Route
- Cycle Route
- Internal Link
- Focal Space
- Secondary Focal Node



BUILDING HEIGHTS



KEY

- Upto 2 Storey Buildings
- Upto 3 Storey Buildings
- Focal Buildings

BUILDING HEIGHTS STRATEGY WITHIN THE DESIGN CODE



Key

- 1 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey

BUILDING HEIGHTS PLAN

EXISTING CHARACTER



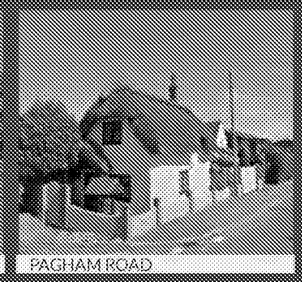
PAGHAM

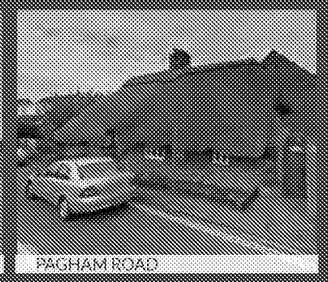
1.2 The more historical remnants of Pagham are located to the south of the site. A range of materials are found across the area with flint and brick quoins on elevations and walls, as well as painted brick and thatched roof forms. Roof forms vary, however front to back are prevalent with chimneys a common element throughout the area. Verdant curtilage planting is noted with small fences and walls also a feature.



PAGHAM ROAD

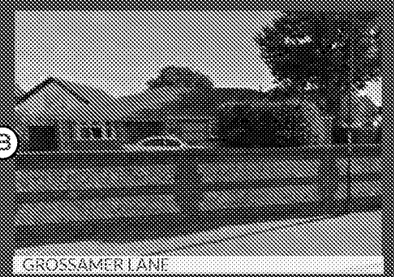

PAGHAM ROAD


PAGHAM ROAD


PAGHAM ROAD

ALDWICK

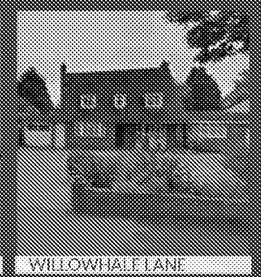
1.3 The epi-centre of Aldwick lies to the south of the proposed site. Dwellings are mostly detached in this area and roof types vary from hipped front to back and gable with buildings ranging from 1 to 2 storeys. Flint and stone are present as well as multi-tonal brick. Dormer windows are a common feature. The village as a whole has an eclectic mix of boundary treatments.



GROSSAMER LANE


WILLOWHALE LANE


WILLOWHALE LANE


WILLOWHALE LANE

SOUTH MUNDHAM

1.4 North-west of the site lies South Mundham set in a notable isolated rural setting. This area features large, detached dwellings throughout. Flint and red brick are both defining features. Front to back, gable and hipped roof forms are present as well as chimneys. Hedgerows, fencing and dwarf walls are all used to define the dwellings from the road.



MANOR LANE


PUNCHES LANE


HONER LANE

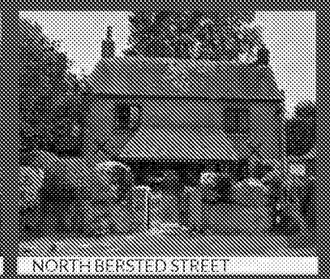

MANOR LANE

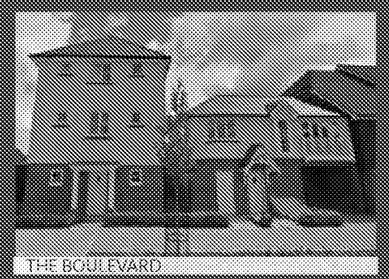
NORTH BERSTED

1.5 Two miles north-east from the site lies North Bersted. Two storey detached dwellings are most common in this area, with a range of materials used with occasional 3 storey forms in more recent developments. Period dwellings feature flint and painted brick, and sites under construction range from white eternit cladding, tile hanging and multi-tonal red brick. Roof forms vary front to back, gable and hipped all being present. Dwarf brick walls and hedgerows are used to define these houses.



NORTH BERSTED STREET


NORTH BERSTED STREET


THE BOULEVARD


THE BOULEVARD

FIGURE 1.1: CHARACTER ASSESSMENT PLAN - WIDER CONTEXT

SUMMARY OF EXISTING CHARACTER

BUILDING TYPES

- A range of house forms exist within the locality with an emphasis on semi-detached dwellings and detached housing.



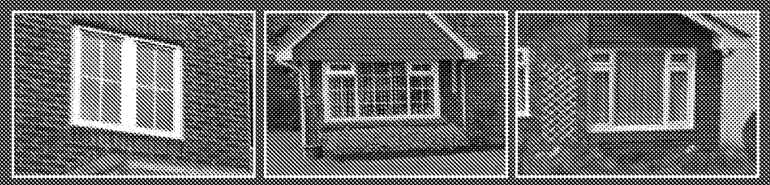
ROOF LINE & BUILDING HEIGHTS

- There is a variation of roof rooms across the area with a mix of pitched, gable fronted, front to back and hipped roof forms.
- Buildings are predominantly two storey with occasional flats and bungalows.



FENESTRATION

- A wide range of window forms are used across the area, with white casements most common that vary in scale.



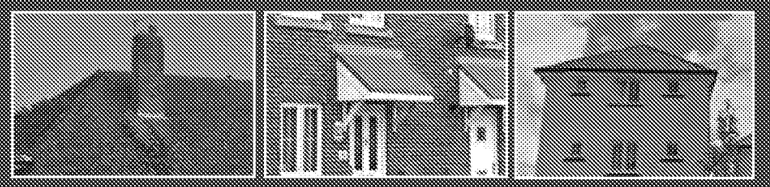
MATERIALS

- An eclectic mix of bricks are found across the area, ranging from plain red and yellow to multi tonal buff colours.



DETAILING

- Gable and pitched porches are a notable feature on a few buildings within the area, along with bay windows for surveillance. Window dormers are also common throughout the areas.



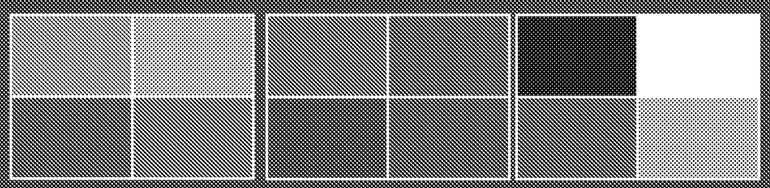
BOUNDARY TREATMENTS

- Hedge and grass verges provide more natural boundary definition and are the most common feature across the area. Occasional dwarf brick walls feature with some of the bungalows.



TONES & COLOURS

- A wide range of tonal variations exist across the locality and stem from a range of colours across a few consistent materials.



WALLS ROOFS DETAILING & FEATURES

PRINCIPLES TO TAKE FORWARD

- The site will need to respond to the local setting taken from the Character Area as well as a range of market and policy needs.

- Buildings are to be predominantly up to 2 – 3 storeys.
- A mix of roof forms should be part of any proposal relating to its context particularly in the green edge of the development.

- Fenestration can assist with the reinforcement of the proposed character and will need to be considered in a wider context. This area generally comprises of white uPVC casement windows.

- Utilising the local materials palette will help integrate the scheme into the wider area and its immediate context, as well as considering views from the wider context.

- Brick detailing will be a common element.
- The use of detailing and feature detail is a common theme in the area and will be carried through in the overall design of the buildings.

- A range of boundary treatments will be used across the area, reinforcing the proposed street character.

- A simple palette of colours is appropriate for the site that will be largely determined in relation to the use of local materials within the construction of the buildings.

CHARACTER AREAS

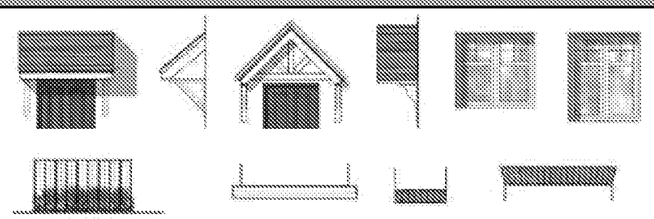
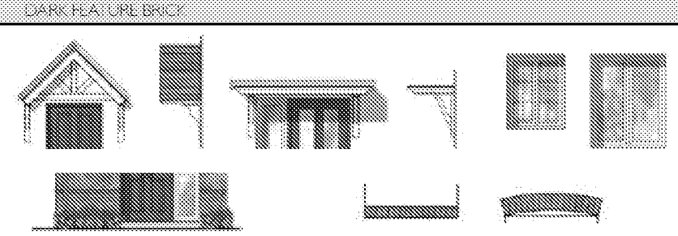
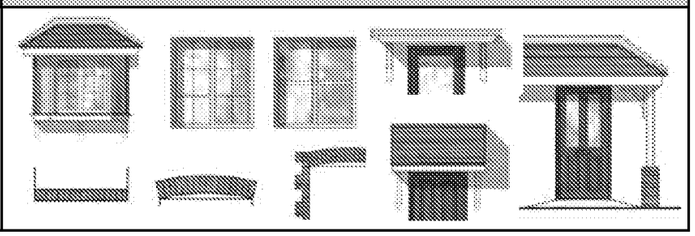


	PRINCIPAL ROUTE	NORTHERN EDGE	SOUTHERN QUARTER

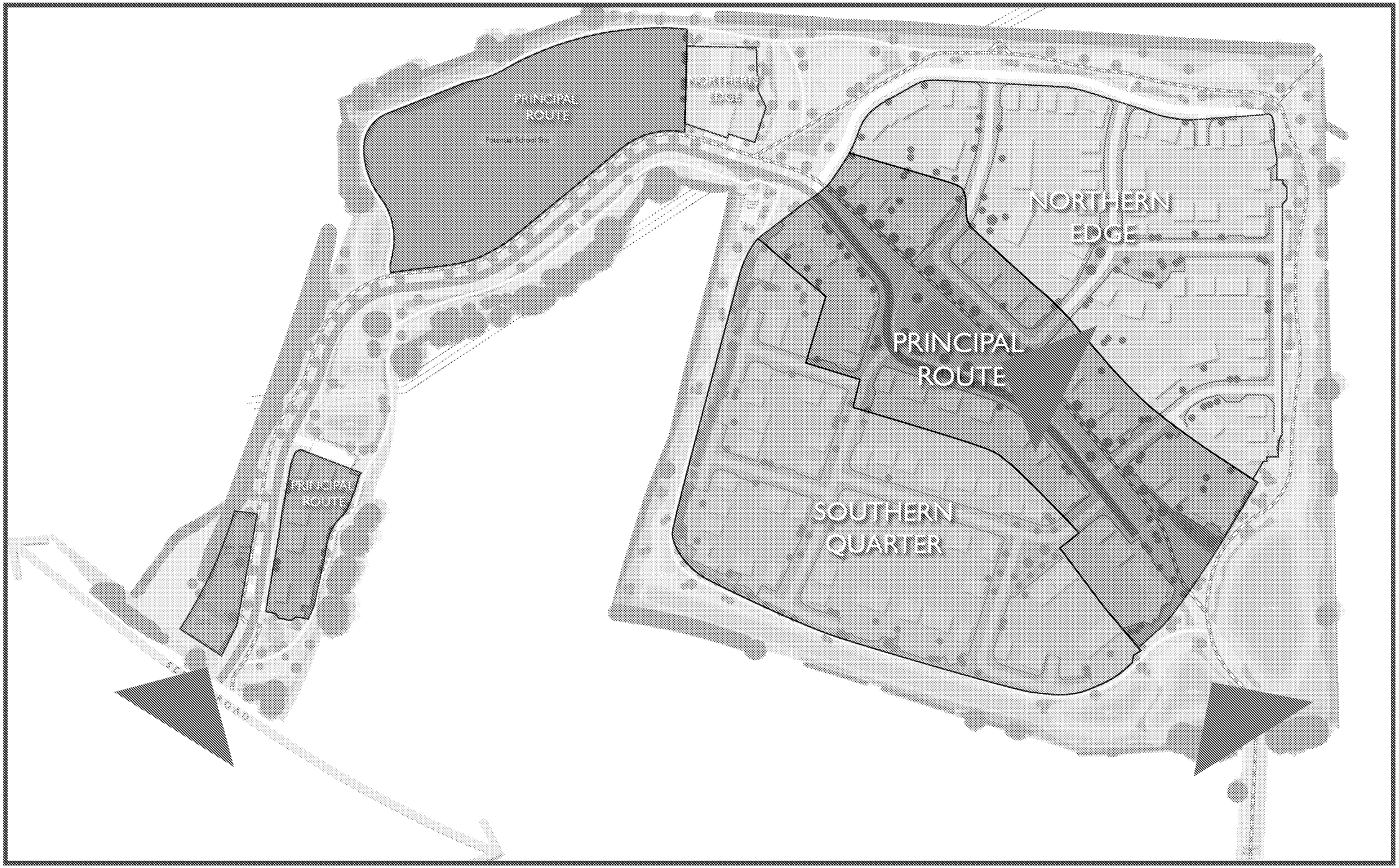
LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	THE FRONTAGE TYPES FOLLOW THE CHARACTERISTICS OF THE SCORE VILLAGE CORE AND WITH A SPACIOUS AND FORMAL FEEL CREATED BY CONTINUITY.	VARIED DEVELOPMENT FRONTAGE TO RESPOND TO THE LANDSCAPE SETTING.	RELATIVELY INFORMAL BUILDING FRONTAGE TO RESPOND TO THE EDGE OF SETTLEMENT CHARACTER.
BUILDING TYPES	RADIAL BUILDINGS ARE PREDOMINANT. TERRACED UNITS TO FORM ENCLOSURE AT KEY POINTS. SEMI-DETACHED UNITS TO FOCAL SPACES AND CORNERS. APARTMENTS TO BE USED AS APPROPRIATE TO RESPECT SCALE AND MASSING.	PREDOMINANTLY SEMI-DETACHED WITH DETACHED ALONG THE GREEN EDGE. OCCASIONAL TERRACED FORMS WITHIN THE MEWS/TERTIARY STREETS.	VARIED BUILDING FORMS PREDOMINANTLY SEMI-DETACHED UNITS WITH DETACHED UNITS TO THE GREEN EDGES.
BUILDING HEIGHTS	HEIGHTS VARY BETWEEN 2 TO 3 STOREY TO ACCENTUATE CENTRAL AXIS OF THE PRINCIPAL STREET.	ALL BUILDINGS ARE TO BE 2 STOREY WITH USE OF CHIMNEYS ON FOCAL BUILDINGS.	ALL BUILDINGS 2 STOREY.
FRONT BOUNDARY TREATMENT	PREDOMINANTLY SOFT LANDSCAPING WITH HARD SURFACE AREAS TO FOCAL SQUARES.	BOUNDARIES IN THIS AREA UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.	BOUNDARIES IN THIS AREA UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	ON PLOT PARKING AND COURT PARKING SET BACK FROM THE OVERALL STREET SCENE IN ACCORDANCE WITH THE BUILDING LINE WHERE POSSIBLE.	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THE BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THE BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.

ARCHITECTURAL DETAILING

ROOFS	GREY ROOF TILES WITH HIPPED ROOFS INCORPORATED TO SOFTEN THE DEVELOPMENT'S APPEARANCE WITHIN THE LANDSCAPE SETTING.	RED ROOF TILES WITH MOTTLED EFFECT AND HIPPED ROOFS WILL BE USED TO SOFTENED THE DEVELOPMENT'S APPEARANCE WITHIN THE LANDSCAPE SETTING.	BROWN ROOF TILES WITH MOTTLED EFFECT GREY TO BE USED WHERE FLINT DRESSING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK, TILE HANGING IS THE PREDOMINANT FEATURE MATERIAL IN THIS AREA. RED BRICK IS ALSO USED ON CORNER AND FOCAL BUILDINGS. TILE HANGING AND RENDER ARE ALSO USED AS A FEATURE WITHIN THIS CHARACTER AREA TO CREATE NOTABLE CHANGES WITHIN THE STREET SCENE.	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK, TILE HANGING IS THE PREDOMINANT FEATURE MATERIAL IN THIS AREA.	RED BRICK IS TO BE UTILISED WITH A DARKER FEATURE BRICK. FLINT WILL BE USED AS A FEATURE MATERIAL.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS WITH FLAT AND HEADERS AND CANOPY PORCH FORMS.	WHITE UPVC WINDOWS WITH ARCHED HEADERS AND BRICK FOOTERS. CANOPY AND FLAT PORCH FORMS ADD VARIETY TO STREET SCENES. VARIATION IN WINDOW DETAILING AS SHOWN BELOW IS PROPOSED	WHITE UPVC WINDOWS WITH ARCHED HEADERS AND BRICK FOOTERS. WITH A VARIETY OF PORCH FORMS.
MATERIALS	RED TONAL BRICK; DARK FEATURE BRICK; RED AND GREY ROOF TILES	RED TONAL BRICK WITH DARK FEATURE BRICK; TILE HANGING; RED ROOF TILES	RED TONAL BRICK; FLINT; BROWN AND GREY ROOF TILES
NOTABLE FEATURES *EXPLAINED IN MORE DETAIL ON EACH CHARACTER AREA SHEET*			

PRINCIPAL ROUTE EXPERIENCE




PRINCIPAL
FAÇADE
PRINCIPAL
FAÇADE



PRINCIPAL ROUTE


SOUTH ROAD
SCOUT HUT

CENTRAL
ROUTE
SOUTHERN
ROUTE



PRINCIPAL ROUTE
SOUTHERN ROUTE

EXTERNAL FINISHES

EXTERNAL FINISHES KEY

- BRICK -
  WIENERBERGER CALDERA RED MULTI
  WITH WIENERBERGER CHARTHAM RED MULTI AS FEATURE
- CLADDING -
  CEDRAL LAP HORIZONTAL C01 WHITE - GRAINED FINISH
- CLADDING -
  CEDRAL LAP HORIZONTAL C18 SLATE GREY - GRAINED FINISH
- FLINT BLOCK -
  APEX KNAPPED FLINT
- TILE HANGING -
  RUSSELL PLAIN RUSTIC RED
- RE-CONSTITUTED STONE CILLS

- RUSSELL HIGHLAND - COTTAGE RED
- RUSSELL HIGHLAND - PEAT BROWN
- RUSSELL HIGHLAND - SLATE GREY

NOTES

ALL RAIN WATER PIPES TO BE BLACK UPVC.

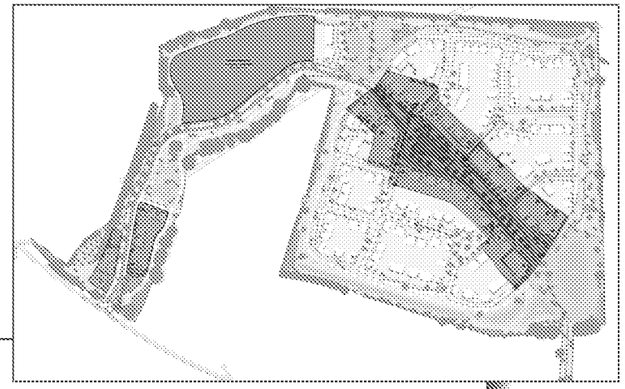
FOR DOOR COLOURS PLEASE REFER TO STREET SCENES AND VISUALS.

PROJECTED BRICKWORK 25mm



THE PROPOSED EXTERNAL ENCLOSURES PLAN

PRINCIPAL ROUTE



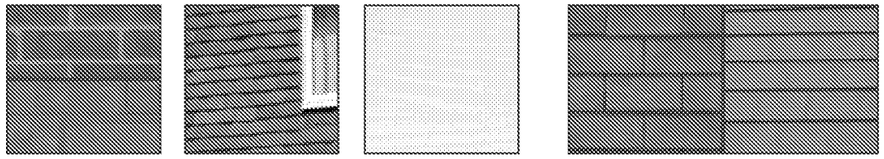
LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	THE FRONTAGE TYPES WILL FOLLOW THE CHARACTERISTICS OF THE CORE VILLAGE OF PAGHAM WITH A SEMI-ORGANIC FORM PUNCTUATED BY OPEN SPACE.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH APARTMENT BUILDINGS AND DETACHED UNITS TO FOCAL SPACES AND CORNERS. SHORT TERRACED FORMS MAYBE APPROPRIATE WHERE ENCLOSURE IS REQUIRED.
BUILDING HEIGHTS	HEIGHTS WILL VARY BETWEEN 2 TO 3 STOREY TO ACCENTUATE ITS STATUS AS THE PRINCIPAL STREET.
FRONT BOUNDARY TREATMENT	PREDOMINANTLY LOW HEDGEROWS, WITH BLACK ESTATE RAILINGS TO FOCAL SQUARES.
PARKING	COURTYARD PARKING AND ON-PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THE BUILDING LINE, WHERE POSSIBLE.

ARCHITECTURAL DETAILING AND MATERIALS

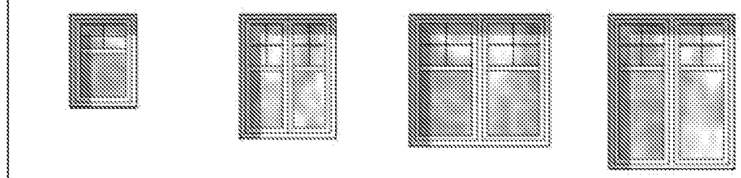
ROOFS	GREY ROOF TILES, WITH MOTTLED EFFECT. RED TO BE USED WHERE TILE HANGING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH FEATURE BRICK WITHIN QUOINS. WHITE ETERNIT CLADDING USED ON CORNER AND FOCAL BUILDINGS. TILE HANGING IS ALSO USED AS A FEATURE WITHIN THIS CHARACTER AREA TO CREATE NOTABLE CHANGES WITHIN THE STREET SCENE.
WINDOWS / OPENINGS	WHITE uPVC WINDOWS, WITH SPLAYED HEADERS AND STONE FOOTERS. CANOPY PORCH FORMS.

MATERIALS

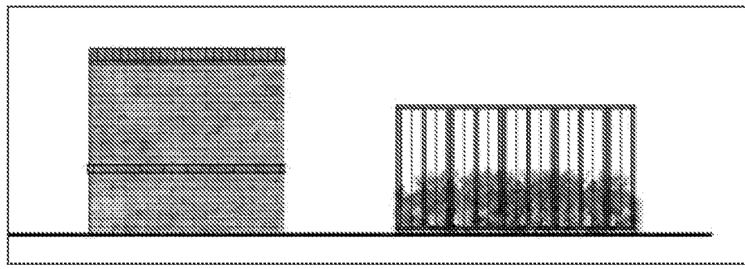


BASE BRICK: RED TONAL | TILE HANGING | LIGHT ETERNIT CLADDING | RED TILES | GREY TILES

WINDOW STYLES

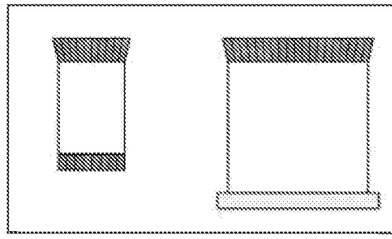


FRONTAGE BOUNDARY TREATMENT

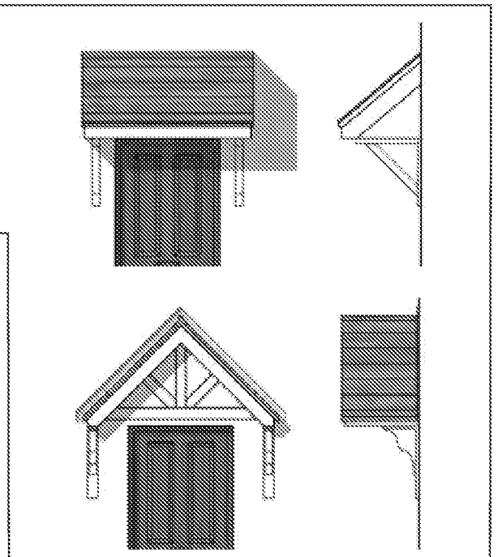


1.8M BRICK SCREEN WALLS | BLACK RAILINGS WITH HEDGEROW

WINDOW, DOOR AND PORCH DETAILS



SPLAYED BRICK HEADERS AND STONE FOOTERS

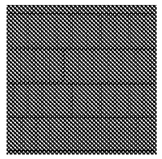


CANOPY PORCHES TO BE USED IN THIS AREA

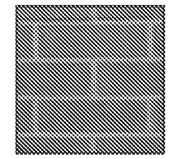
SUMMARY

1.6 THE USE OF THE BUILDING FEATURES AND USE OF MATERIALS SHOWN HERE WILL PROVIDE A DISTINCTIVE SEMI-FORMAL CHARACTER TO THIS KEY PART OF THE DEVELOPMENT, AS WELL AS THE USE OF 3 STOREY DEVELOPMENT TO REINFORCE THE ROAD HIERARCHY AND THE FORMAL TREE PLANTING.

PROPOSED STREET SCENES



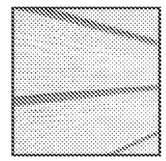
RUSSEL HIGHLAND SLATE GREY ROOF TILE ON FEATURE DWELLINGS



WIENERBERGER CALDERA RED MULTI BRICK ON ALL DWELLINGS

VARYING ROOF FORMS TO BREAK UP STREET SCENE





CEDRAL LAP WHITE HORIZONTAL CLADDING ON FEATURE DWELLINGS

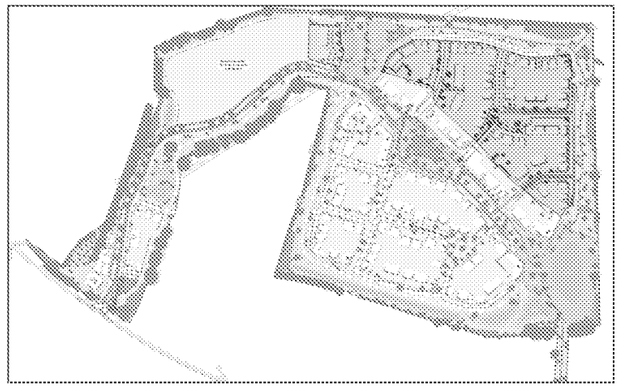
LEAN-TO PORCH





PRINCIPAL ROUTE

NORTHERN EDGE



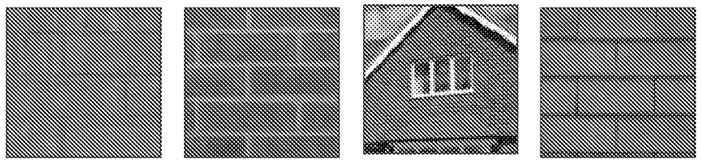
LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	VARIED DEVELOPMENT FRONTAGE TO RESPOND TO THE LANDSCAPE SETTING.
BUILDING TYPES	PREDOMINANTLY SEMI-DETACHED WITH DETACHED ALONG THE GREEN EDGE. OCCASIONAL TERRACED FORMS WITHIN THE MEWS/TERTIARY STREETS.
BUILDING HEIGHTS	ALL BUILDINGS ARE TO BE 2 STOREY WITH USE OF CHIMNEYS ON FOCAL BUILDINGS.
FRONT BOUNDARY TREATMENT	BOUNDARIES IN THIS AREA SHOULD UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING PERPENDICULAR TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOWER ORDER ROADS.

ARCHITECTURAL DETAILING AND MATERIALS

ROOFS	RED ROOF TILES, WITH MOTTLED EFFECT AND HIPPED ROOFS WILL BE USED TO SOFTEN THE DEVELOPMENTS APPEARANCE WITHIN THE LANDSCAPE SETTING.
WALLS	RED BRICK IS TO BE UTILISED WITH DARKER FEATURE BRICK. TILE HANGING IS THE PREDOMINANT FEATURE MATERIAL IN THIS AREA.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS. CANOPY AND FLAT PORCH FORMS ADD VARIETY TO STREET SCENES. VARIATION IN WINDOW DETAILING AS SHOWN OPPOSITE.

MATERIALS



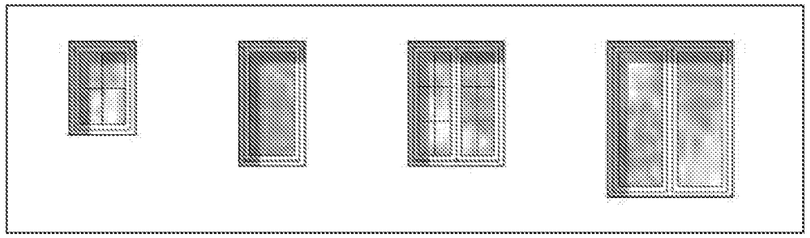
BASE BRICK: RED TONAL

FEATURE BRICK: DARK RED

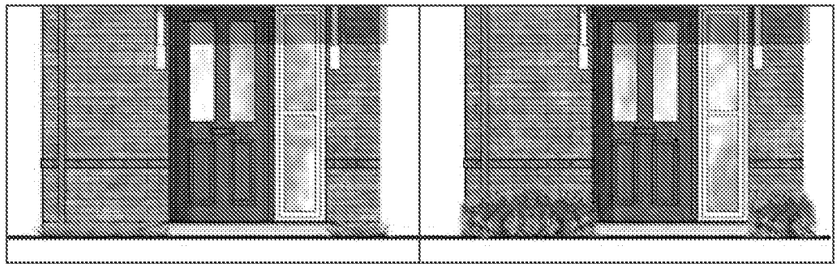
TILE HANGING

RED TILES

WINDOW STYLES

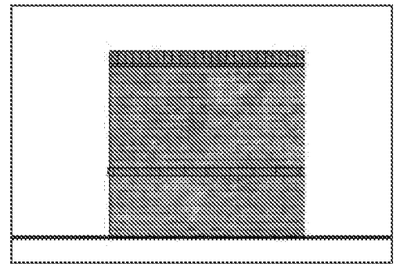


FRONTAGE AND BOUNDARY TREATMENT



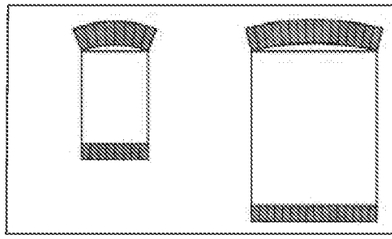
GRASS FRONTAGES

PLANTED FRONTAGES

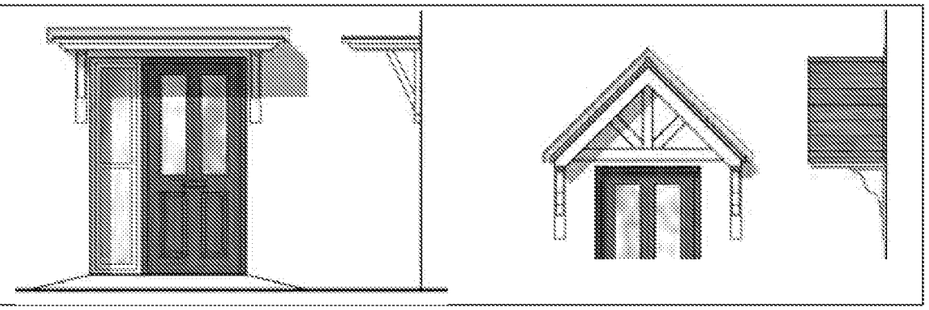


1.8M BRICK SCREEN WALLS

WINDOW, DOOR AND PORCH DETAILS



ARCHED BRICK HEADERS AND BRICK FOOTERS



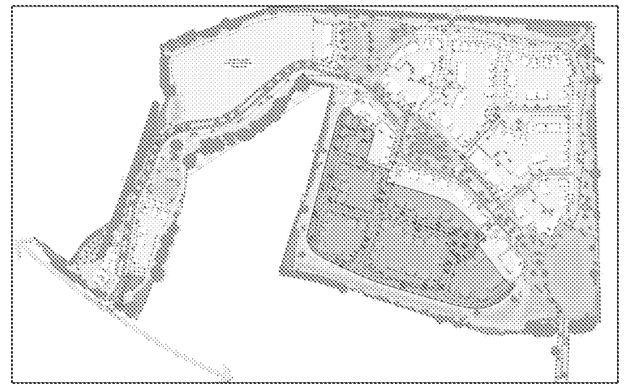
FLAT AND CANOPY PORCHES WITH CONTEMPORARY DOORS

PROPOSED STREET SCENES





SOUTHERN QUARTER



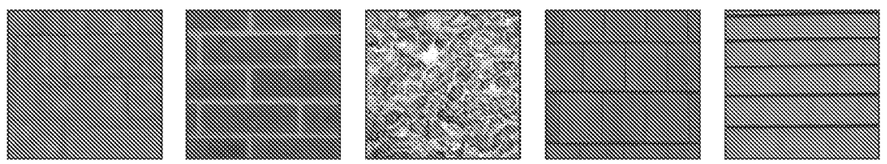
LAYOUT, BOUNDARIES AND BUILT FORM

FRONTAGE TYPE	RELATIVELY INFORMAL BUILDING FRONTAGE TO RESPOND TO THE EDGE OF SETTLEMENT CHARACTER.
BUILDING TYPES	VARIED BUILDING FORMS, PREDOMINANTLY SEMI-DETACHED UNITS, WITH DETACHED UNITS TO THE GREEN EDGES.
BUILDING HEIGHTS	ALL BUILDINGS ARE TO BE 2 STOREY.
FRONT BOUNDARY TREATMENT	BOUNDARIES IN THIS AREA SHOULD UTILISE SOFT LANDSCAPING WITH OPEN GRASSED AREAS AND HEDGE PLANTING.
PARKING	ON PLOT PARKING SET BACK FROM THE OVERALL STREET SCENE, IN ACCORDANCE WITH THIS BUILDING LINE WHERE POSSIBLE. PARKING ADJACENT TO THE STREET SCENE IS ALSO POSSIBLE WITHIN LOW ORDER ROADS.

ARCHITECTURAL DETAILING AND MATERIALS

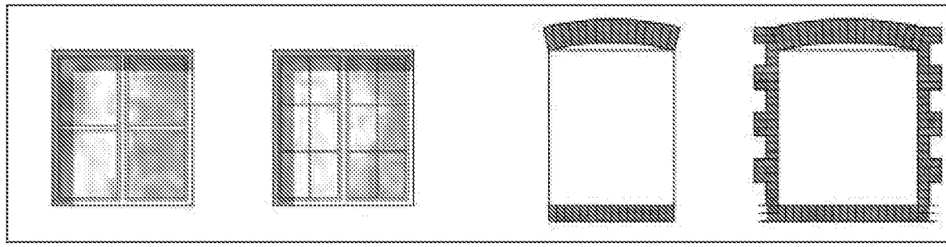
ROOFS	BROWN ROOF TILES, WITH MOTTLED EFFECT. GREY TO BE USED WHERE FLINT DRESSING IS APPLIED.
WALLS	RED BRICK IS TO BE UTILISED WITH A DARKER FEATURE BRICK. FLINT WILL BE USED AS A FEATURE MATERIAL.
WINDOWS / OPENINGS	WHITE UPVC WINDOWS, WITH ARCHED HEADERS AND BRICK FOOTERS WITH A VARIETY OF PORCH FORMS.

MATERIALS

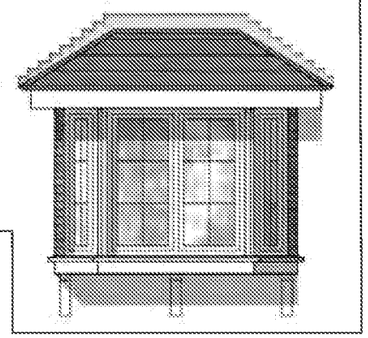


BASE BRICK: RED TONAL | FEATURE BRICK: DARK RED | FLINT | BROWN TILES | GREY TILES

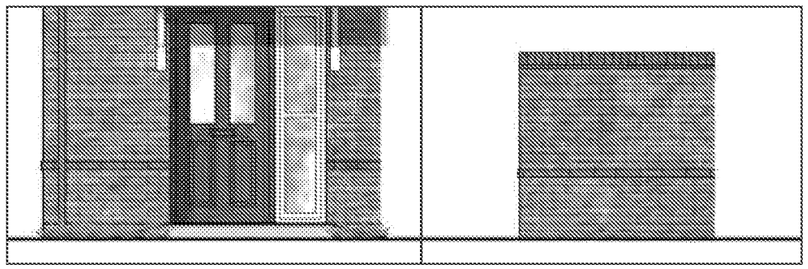
WINDOW STYLES, DETAILS AND BAYS



ARCHED BRICK HEADERS AND FOOTERS & BRICK QUOINS

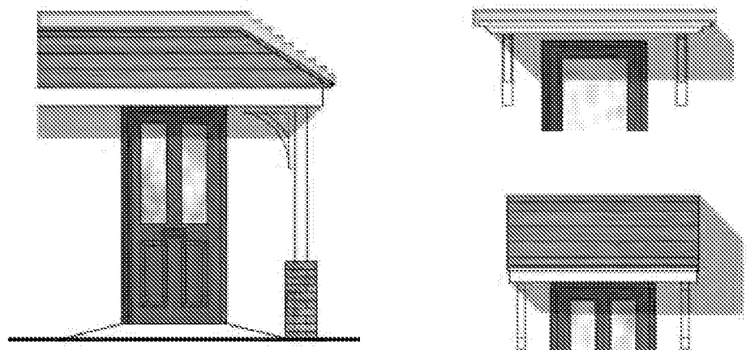


FRONTAGE BOUNDARY TREATMENT



GRASS FRONTAGES | 1.8M BRICK SCREEN WALLS

DOOR AND PORCH DETAILS



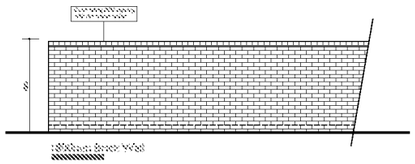
VARIETY OF PORCH FORMS

PROPOSED STREET SCENES

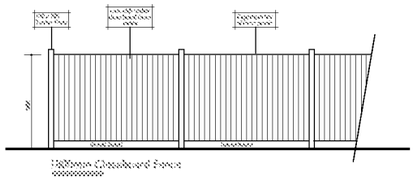




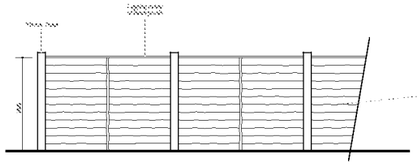
EXTERNAL ENCLOSURES



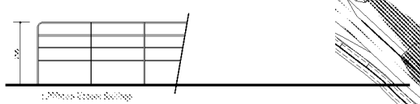
1800mm Brick Wall



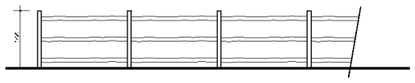
1800mm Close Board Fence



1800mm High Lamah Lap Panel Fence (Scale 1:50)



1800mm Close Boarding



1800mm Bonded Panel & Rail Fence (Scale 1:50)



THE PROPOSED EXTERNAL ENCLOSURES PLAN

REFUSE AND CYCLE STORAGE



Key

- g Rear Access Points
- d Garage Door Access
- Cycle Storage within Garage or Store
- Cycle Store Located to TW Brief
- Area of Hardstanding for Refuse and Recycle Bins
- Bin Collection Points

AFFORDABLE HOUSING

4 Bedroom House	2 x 4 Dwellings	5%*
3 Bedroom House	20 x 3 Dwellings	15%*
2 Bedroom House	21 x 2 Dwellings	16%*
2 Bedroom Coach House	10 x 2 Dwellings	8%*
2 Bedroom Flat	21 x 2 Dwellings	16%*
1 Bedroom Flat	52 x 1 Dwellings	40%*

*ROUNDED TO THE NEAREST WHOLE NUMBER

AFFORDABLE HOUSING BREAKDOWN

Key

Affordable Housing

Private Housing



PARKING PROVISION

Key

- Allocated Parking Spaces
  = 468 * EV charging points provided within and on curtilage of driveway where garage does not exist
- Allocated Car Port
  = 15
- Garages (to Include EV Charging Point)
  = 96
- Visitor Spaces
  = 65
- Scout Parking
  = 12

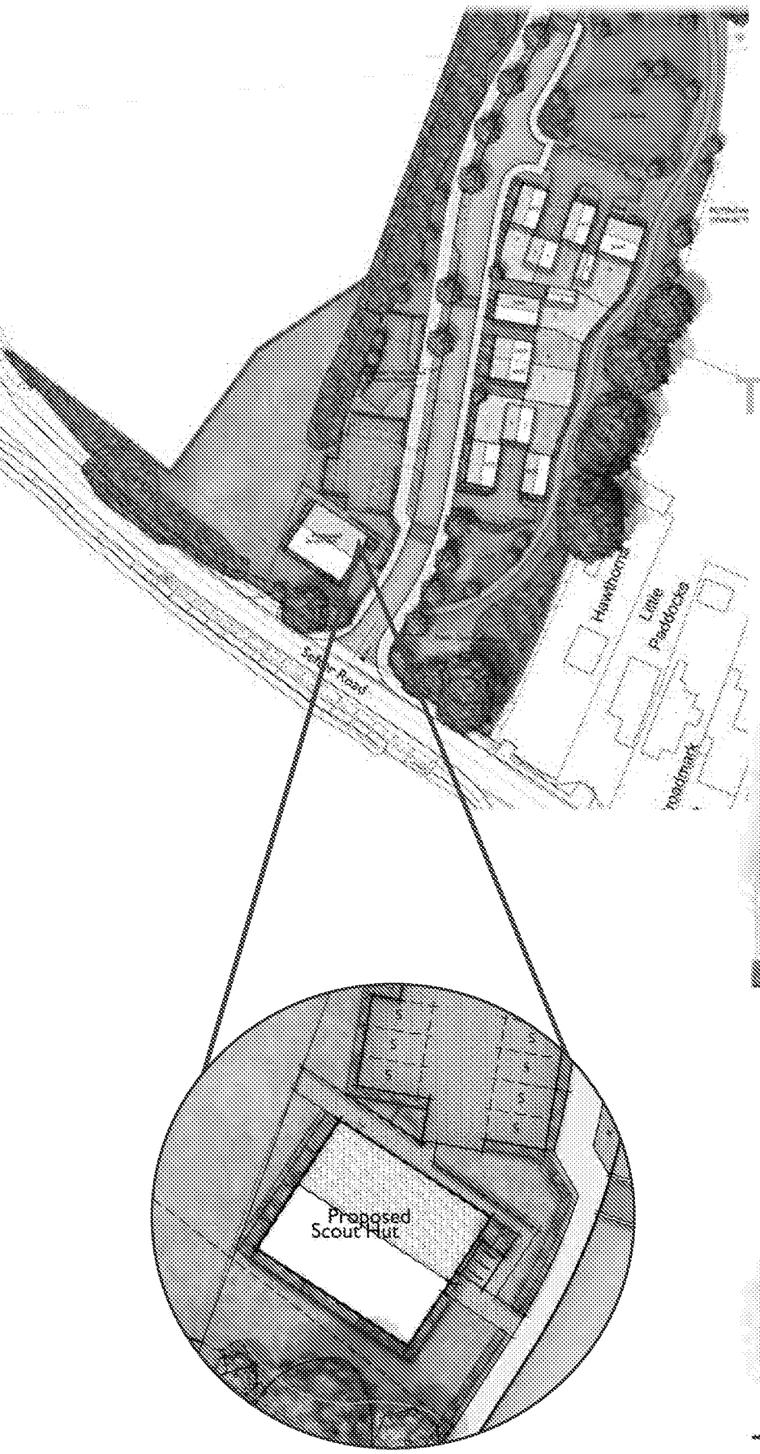
Total
= 656



REFUSE AND CYCLE STORAGE



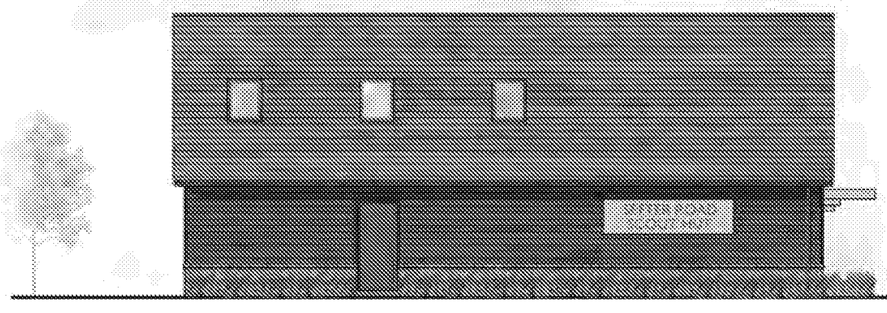
THE SCOUT HUT



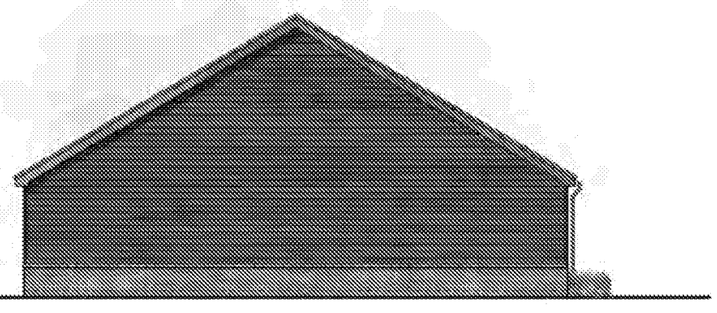


SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SUSTAINABILITY

Masterplan

- Primary school / provision
- Scout Hut
- Range of play spaces
- Ambulance waiting-post

Layout

- Building for a Healthier Life critera met
- Secure by Design principles
- Sustainable Urban Drainage System
- EV Charging points to all garages

House Design

- Fabric First Approach
- NDSS Criteria
- M4(2) provision

Landscape

- A range of planting to support the existing ecology
- A range of play provision (within the masterplan)



BUILDING FOR A HEALTHY LIFE

1.7 An initial assessment of the scheme in comparison to the recently introduced Building for a Healthy Life, show the development can achieve all of the established objectives.

1.8 The twelve questions BHL comprises of twelve questions, with four under each of the following categories':

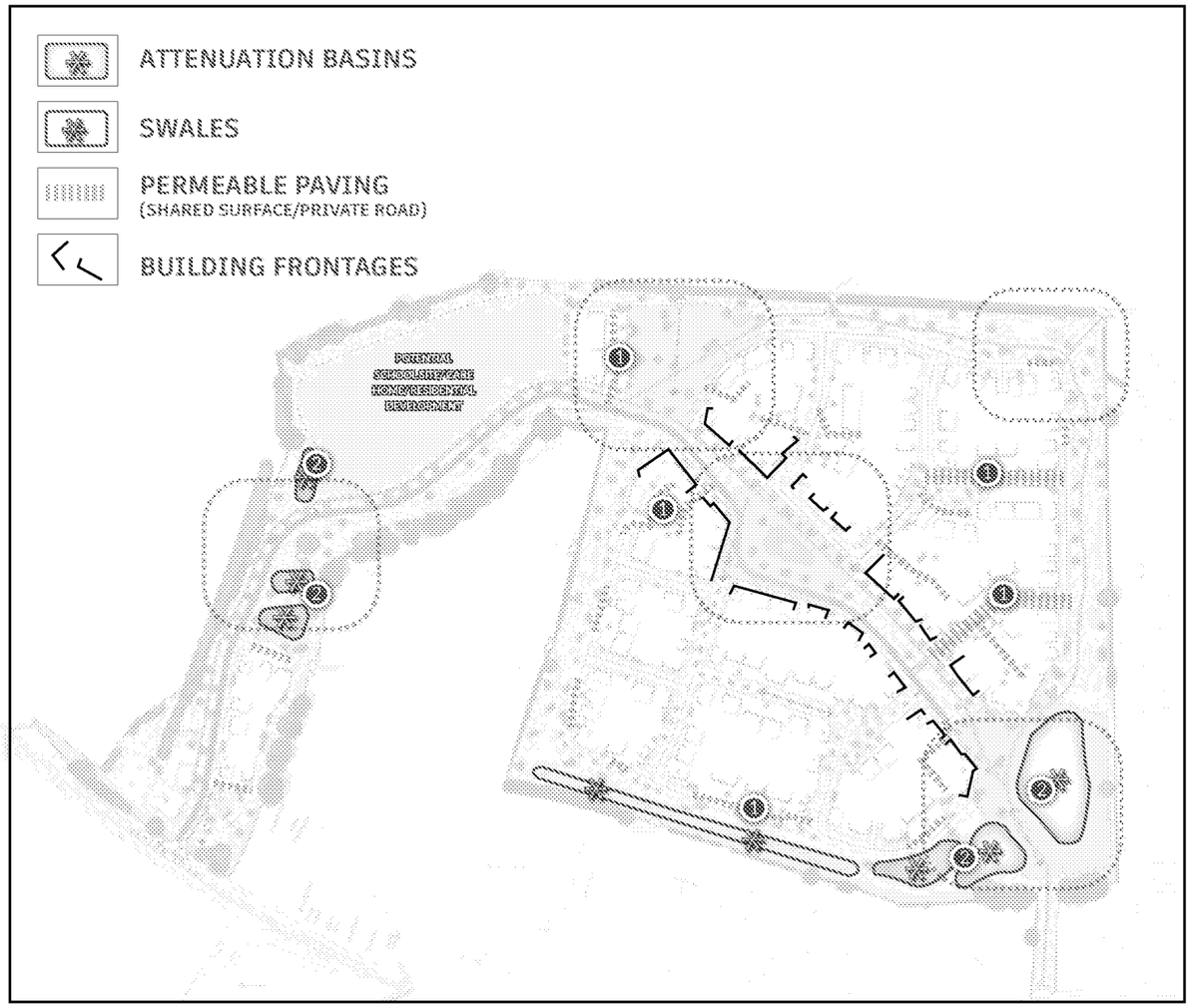
- Integrated Neighbourhoods
- Distinctive Place
- Street for All

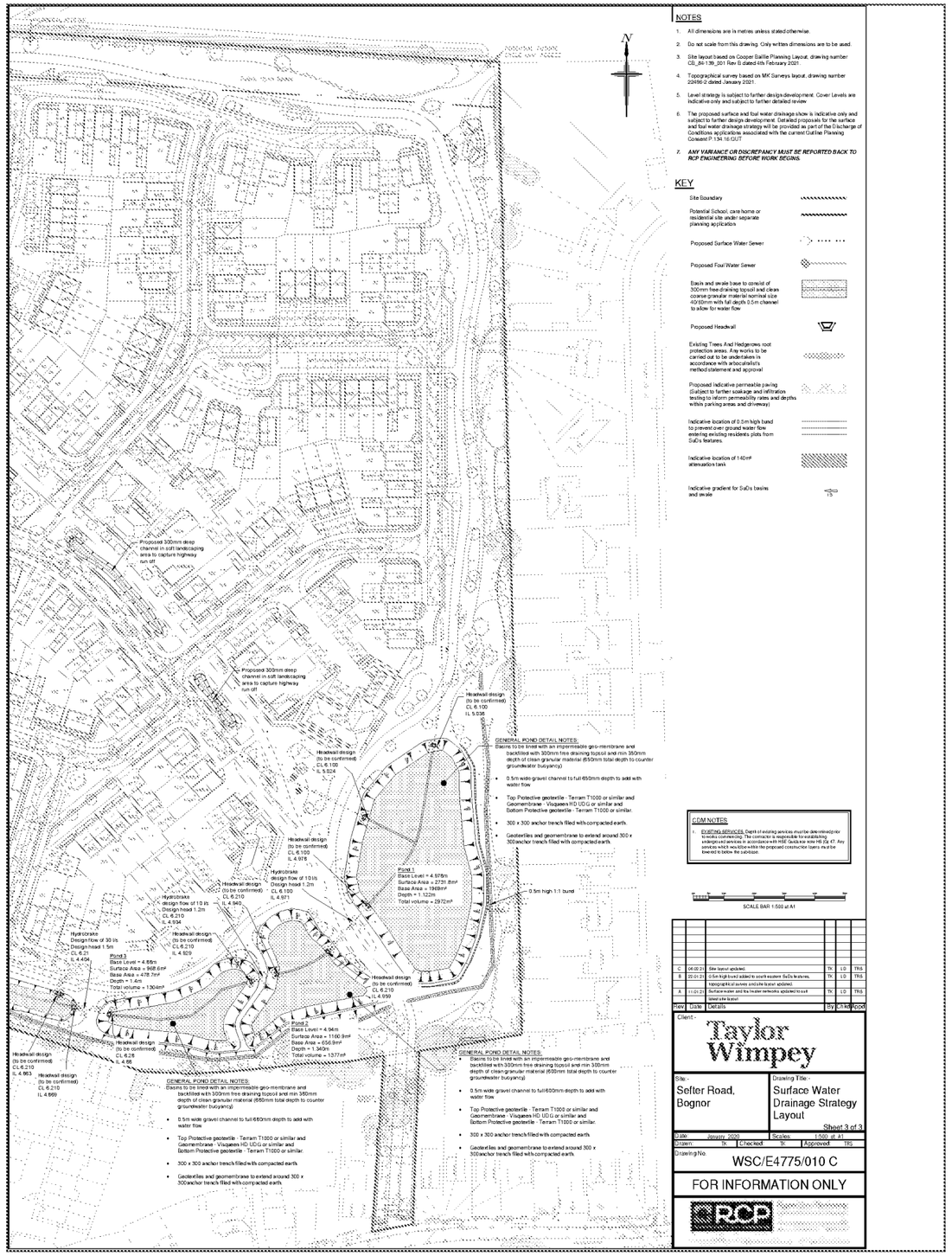
1.9 Based on a simple traffic light system a proposal should aim to:

- Secure as many GREEN lights as possible,
- Minimise the number of AMBER lights and
- Avoid RED lights.

BUILDING FOR A HEALTHY LIFE (2020)		ACHIEVED?
INTEGRATED NEIGHBOURHOODS		
1. Natural connections		
2. Walking, cycling and public transport		
3. Facilities and services		
4. Homes for everyone		
DISTINCTIVE PLACES		
5. Making most of what's there		
6. A memorable character		
7. Well defined streets and spaces		
8. Easy to find your way around		
STREETS FOR ALL		
9. Healthy streets		
10. Cycle and car parking		
11. Green and blue infrastructure		
12. Back pavement; front of home		

DRAINAGE STRATEGY





WE CONTINUE TO LISTEN

CURRENT DESIGN

CURRENT PLAN

LAND NORTH OF SETTER ROAD



THANK YOU

Taylor Wimpey