

Design Response Ford Lane, Yapton

Introduction

This application proposes an additional 15 units at Land South of Ford Lane, Yapton. The site consists of a small parcel of land in the South Western corner of the Wider Ford Lane Site, previously open space. This will form a new residential development consisting of 15 new residential dwellings, 11 of which are private market dwellings and 4 are to be allocated affordable.

Redrow Homes prepares all layouts to achieve the highest design quality. The business completes an internal design review process built around the Redrow 8 principles on all schemes moving towards a planning submission. The Redrow 8 principles are closely aligned to the ten characteristics set out in the National Design Guide. This document explains how these ten characteristics have been assessed and understood at the Land south of Ford Lane, east of North End Road.

This application is submitted following approval of Reserved Matters application Y/82/20/RES, subsequent discharge of conditions and a non-material amendment which picks up on changes which have been requested and agreed within discussions relating to pre-commencement and prior to DPC conditions.

1. Context

The site is a small parcel of the wider Ford Lane development, which sits in the northern part of Yapton, and consists of arable land. Adjacent to the North and East are more arable fields. The wider development has a positive relationship to the built-up area, with existing housing to the west (along North End Road) and south (along church lane). Additionally, the south west boundary borders the Orchard Business Park.

The site itself will be bordered by the residential dwellings of the wider development to the North, Arable fields to the East, Existing residential dwellings to the South and the Orchard Business Park to the West. A small buffer and boundary hedge will separate the business park from the proposed development.

The site will connect to Yapton through the wider development to the North, with additional pedestrian links to the South East corner of the site. Yapton has existing shops, services, existing major routes for good public transport links and the site would be physically and visually connected to the existing built-up area.

2. Identity

The design of the development has sought to create a sense of place, with key spaces such as the proposed public open space and green corridor wrapping around the eastern and southern boundaries of the site. This responds to the sensitive rural edge of the village whilst allowing homes to front out onto open space and provide natural surveillance.

The green space that runs through the centre of the wider development maintains a view from the site to the other end of the development, while being overlooked by outward facing houses, again offering pleasant views for residents whilst providing natural surveillance.

Houses of the same type are not used next to each other, and this combined with a varied use of materials, has created varied and interesting street scenes throughout the development.



3. Movement

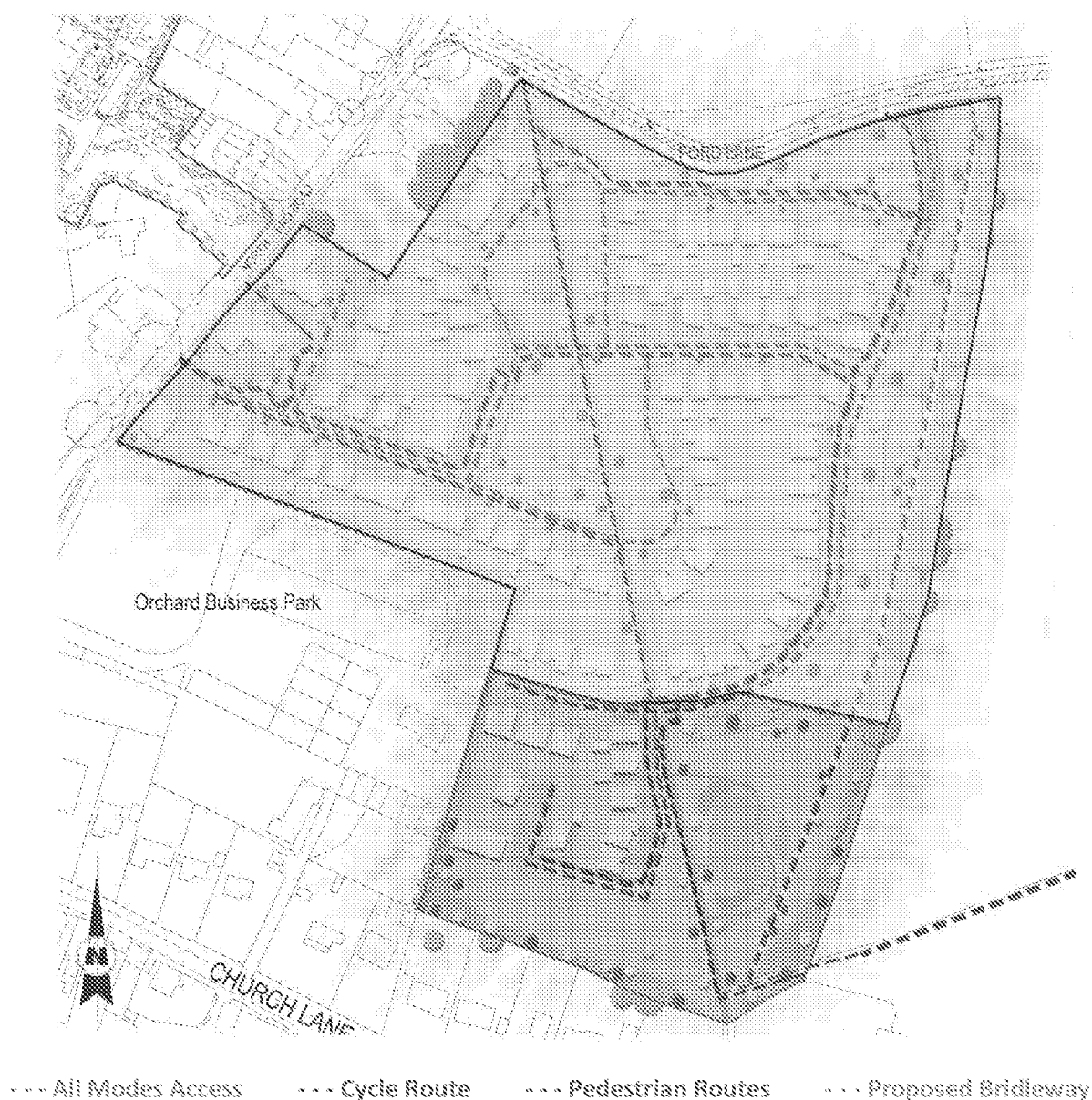
The additional parcel will primarily be accessed through the wider Ford Lane development to the North, with additional pedestrian links to the South.

The primary access to the development, which was established by the outline planning permission, is an all-modes access from Ford Lane at the North Eastern corner of wider development. Additionally, there are three pedestrian accesses along the north-west, north-east and southern boundary along an existing PROW and finally two pedestrian accesses along the western boundary along North End Road.

The pedestrian and cycle routes north-south and east-west provide integral routes through the wider development and connecting to existing routes further linking to 'Main Road' and 'Burndell Road'.

The layout demonstrates a clear hierarchy through the site through the use of road widths and private drives in order to aid manoeuvrability through the site.

Information relating to the upgrade of the existing PROW (357), running north-south has been approved within discharge of conditions application Y/131/20/DOC. The footpath running along the western boundary has been provided at 3m wide allowing the creation of a bridleway.





4. Nature

Details relating to ecology mitigation and enhancements of the wider development have been discharged within application Y/131/20/DOC. It asked that we plant native species, enhance biodiversity and create enhanced wildlife corridor opportunity. Ecological enhancements have been considered by the design team to inform the development of the layout.

5. Public Space

The proposed scheme provides open space around the South and East boundaries, providing a buffer between the development and the arable fields to the East. The open space connects to the areas of green corridor and strategic landscaping in the wider development.

6. Uses

The site proposes a development of 15 residential units of which 26% contributes to affordable housing (4 units), which is further split into Affordable Rent and Shared Ownership. (*Refer to Affordable Housing Plan*).

Additionally, the site retains a large area of public open space and a green corridor, which connects to the open space and strategic landscaping of the wider development.

7. Homes and Buildings

The 15 homes on the site have been designed in accordance with the design and character of the wider development at land south of Ford Lane, Yapton. The mix and density of the proposed dwellings remains consistent with policy compliant levels of open space being retained.

8. Resources

The principles of resources were considered by the Local Authority as part of the Outline Planning application. However, Redrow always seeks to build homes that will comply with building regulations and provide future home owners with opportunities to reduce their impact on resources, as such Redrow follows a fabric first approach to ensure homes are well insulated and energy used is not wasted.

9. Lifespan

Redrow Homes aim to build homes that form new communities or integrate into existing communities. The new homes being created are built to last, using traditional construction techniques. The open spaces will be accessible to the wider community, but will be managed by a management company.

The scheme has been designed to integrate with the wider network of emerging developments and networks, with 2 routes to the west connecting to North End Road, a route to the south connecting to Church Lane and 3 routes linking to Ford Lane.

The National Design Guide also sets out the components for good design within seven areas, which are discussed in more detail below.



Layout

The wider development was significantly informed by the approved outline consent and developed the following the reserved matters applications, regularization application, and discharge of commencement conditions. The outline consent established an access position, location of development parcels and areas of open space. This application proposes an additional parcel added to the development in the South West corner of the site, attaching to the South of development parcels from the outline application.

Dwellings in this parcel front out over the open space to the East and South, offering pleasant views for residents whilst providing natural surveillance. Houses back or side on to the Western boundary with the Orchard business park. A small buffer with planting is provided to create separation between the dwellings and employment land. To the North, dwellings connect to approved development parcels. Houses are positioned to ensure they do not obstruct the North-South view through the centre of the wider development. Houses are more dense along the western boundary but are larger and more spaced-out facing East over the open space.

The green corridor (running down the eastern and southern boundary) connects to the wider site and aids in breaking up the development, creating a space which is sympathetic to the neighbouring arable fields northwards and eastwards.

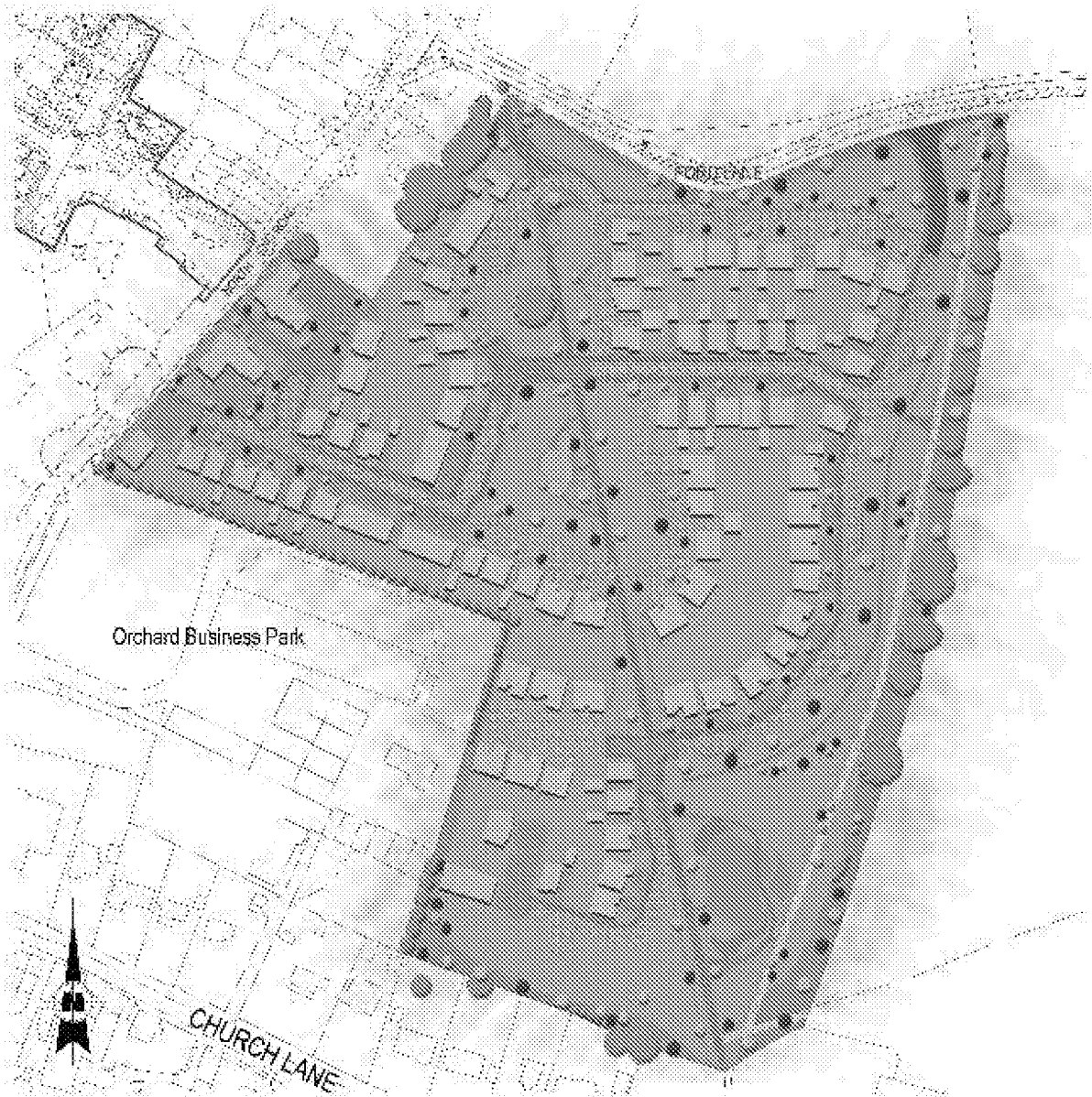
A clear hierarchy through the site is demonstrated through the use of road widths and private drives in order to aid manoeuvrability.

The proposed scheme will respect the existing character of Yapton in terms of materiality, detailing, scale, massing, building type and form. The scheme aims to create an appropriate transition between the development and surrounding area.

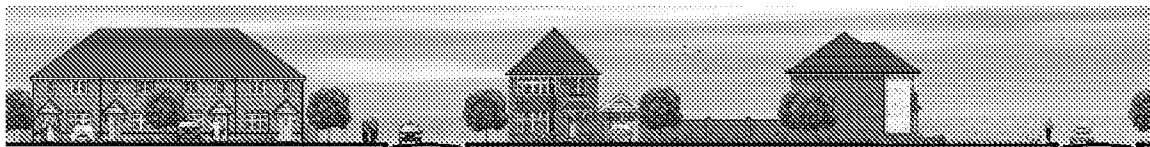
A number of pedestrian/cycle routes are provided in addition to the all-modes access found on Ford Lane. Points of access to the wider site include:

- two points of access to the Existing PROW along Ford Lane
- two more access points along North End Road
- and another access point to the existing PROW along the southern boundary (linking to Church Lane.

This makes the layout very well connected to the surrounding area and will aid with connectivity as more development in the area occurs.



Affordable housing is grouped in a small cluster and is indistinguishable from the Market Housing, as shown in the below street scene.



In order to create an interesting and safe environment, all development parcels are designed to be outward facing and thus provide natural surveillance.

10. Form

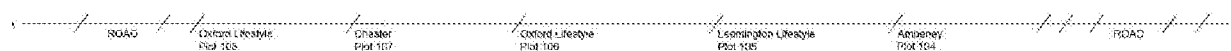
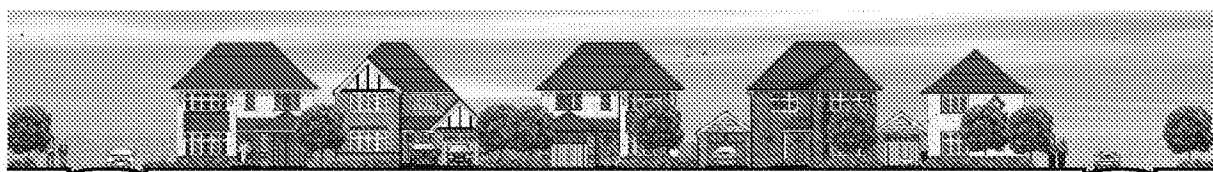
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11. Scale

All houses across the site are two storeys in height. Boundary walls to gardens will tie in with the material for the adjoining building. Buildings have a residential scale, and relate to the size of buildings in the area surrounding the site.

12. Appearance

The buildings have been designed in an arts and crafts style, utilising materials found in the local area such as brick and occasional render buildings. Further information about the arts and crafts style are set out in the materials and detailing sections below. A series of street scenes have been provided with the application which illustrate the proposed appearance of the scheme.



13. Landscape

The detailed landscape design has been informed by the outline consent, the technical requirements of the site, and the existing Lime and Oaks trees which are present.

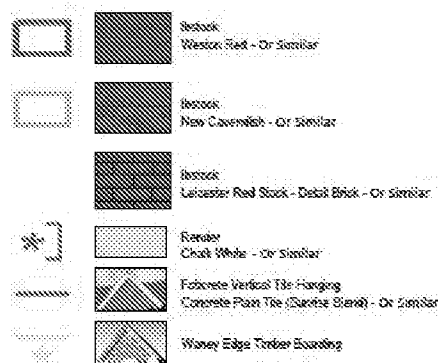
The public open space and green corridor is located along the Eastern and Southern site boundary, connecting to similar open space in the wider site, which includes an existing pedestrian access point along the northern and southern boundaries connecting Ford Lane with Church Lane, which has been supplemented with planting to create interest. A Local Equipped area of play is included to the South East of the site in accordance with the outline principles.

Strategic land is dispersed throughout the wider development, along the existing PROW route 357 and between the proposed apartments to the west. Planting along the PROW 357 has been done in a way which provide a sense of flow and cohesion between landscape and buildings. Where there is a narrowing between the development parcels along PROW 357, landscaping has been designed in a way to draw pedestrians in and along the route.

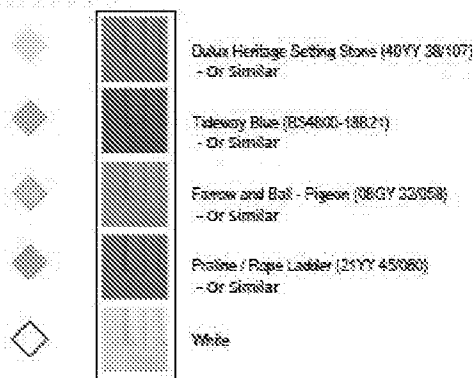
14. Materials

The building materials across the site have been carefully selected to reflect the character of the wider area, these will include brick, which is the predominant material in the wider area, along with render, which is also common in Yapton. Roof tiles and tile hanging will be interlocking plain tiles in mixed russet, slate grey and sunrise blend. Materials have been illustrated on the submitted materials plan.

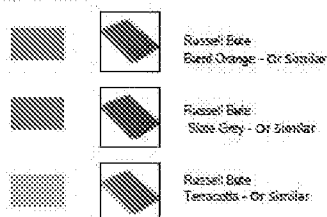
Facing Materials:



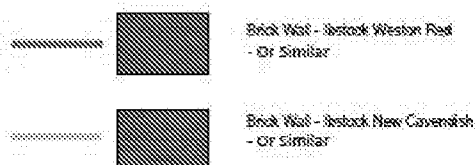
Door Colours:



Roof Tiles:



Walling Boundary Treatment:



15. Detailing

Redrow Homes has a strong tradition of delivering homes in an arts and crafts style, and as set out above, with the use of local materials. Arts and crafts details can be seen throughout the homes with the inclusion of steeper roof pitches, gable ends and gablets within roof forms, porches articulated separately on the elevation, windows to front elevations with glazing bars and occasional hanging tile.





Illustrative Visuals

