

Design Statement

Land at The Street Buildings (North End Road)

0. Introduction

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. The explanation below explains how these ten characteristics have been assessed and understood at the Land at The Street Buildings.

It is important to note that a significant number of design decisions have already been taken through the granting of the outline planning consent, with particular reference to drawings:

PPC1: Existing Block Plan

PPC2: Indicative Proposed Block Plan

160602 – 05: Access Arrangement Plan

1. Context

The site's context is subject to change with the Clays Farm site to the south recently receiving a resolution to grant outline planning permission, and the consented scheme opposite at Ford Lane. The site sits in the northern part of Yapton, with residential development along North End Road, and some limited development served off Maypole Lane, including the Maypole Inn.

Immediately north of the site is a paddock, served via the same track that leads to the site from Maypole Lane. Maypole Lane has a more rural character.

2. Identity

The design of the development has sought to create a distinct identity, with the creation of key spaces, such as the entrance open space and eastern open space, allowing homes to front on to the open space and provide surveillance as well as a sense of place. Materials have been applied to the site to create a varied street scene, so buildings adjacent to each other do not appear the same or repetitive. The layout has responded to the site features, both above ground, such as the single tree on the northern boundary and underground, such as the services along the access from Maypole Lane.

3. Built Form

The parameters for the built form are established by the outline planning permission, with a requirement on the mix and density of development. This, along with the dimensions of the site, and requirements for back garden sizes, lead to a natural design solution for the built form on the site. The design creates perimeter blocks to provide natural surveillance onto the open spaces around the site, and the principle street running into the site.

4. Movement

The principles of movement around the site have been established by the outline planning permission. This introduces an all modes access to the west of the site (from Maypole Lane) and a pedestrian and cycle access to the east of the site. The proposed layout creates a clear hierarchy with a single central main street into the site with a series of private drives serving properties from this. The design has made provision for an access to the Clays Farm site to the south, following pre application requests from offices and the parish council.

The inclusion of the pedestrian / cycle route to the east provides a more direct link for new residents to get to Yapton's local centre. The all modes access also provides the opportunity for new residents to walk to the Maypole Inn.

5. Nature

The outline planning permission includes a condition that requires an ecological enhancements to be detailed prior to commencement of development. In line with officer requests at the pre application advice stage, this information has been submitted to the Council. Ecological enhancements have been considered by the design team to inform the development of the layout and the ecological condition attached to the outline consent has been discharged.

6. Public Spaces

The outline planning permission sets out a requirement for a specific quantum of open space within the development. The proposed layout has provided this open space in two main areas across the site, as an entrance square and as the main open space to the east of the site. Details about the public spaces are set out in the components of good design below.

7. Uses

The site benefits from outline planning permission for up to 45 dwellings and 0.3 hectares of landscape open spaces. These are the uses provided on the site.

8. Homes and buildings

The 45 homes on the site have been designed to meet the requirements of the outline planning permission on the site, which specifies the mix and density of the proposed homes. In addition conditions have been put in place to deal with waste storage, servicing and utilities. All properties have access to outdoor space, either in private gardens, in within the wider amenity spaces within the site.

9. 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.

A condition requiring ecological enhancements to be set out prior to commencement of development has been put in place, and these details have been submitted and discharged within application Y/118/20/DOC. Ecological mitigation has been considered in the design of the development and helped inform the layout and landscape design.

A further condition which requires 10% of energy to be secured from decentralised and renewable or low carbon energy sources. Again, as with the ecological enhancements thoughts relating to this requirement have informed the design of the development, but information has been submitted and discharged within application Y/102/20/DOC.

10. 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 a route to the south connecting to Clays Farm, and a route to the east linking to North End Road, and onto the proposed development at Ford Lane.

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

11. Layout

The layout is informed significantly by the approved outline consent. This has already established a route into the site from Maypole Lane, an area of development to the west of the site and an area of open space to the east of the site with a pedestrian / cycle link joining North End Road.

As set out above, the context of the site is changing significantly with approved developments to the south of the site.

The entrance to the site is informed by a number of constraints within the site relating to underground services, and the principles established in the outline consent. Homes have been created to front onto a new entrance space.

The dimensions of the site and the requirements for minimum distanced back gardens lends the scheme to the creation of a central street through the site, with properties facing onto the street. Positive frontages have been created onto key spaces, including the open space to the east. A small mews / courtyard has been created to form a pocket of higher density, terraced properties, in keeping with the design principles of a mews / courtyard.

An additional route linking to the land known as Clays Farm to the south has been included, and the future schemes at Clays Farm should aim to respond to this link to assist in creating an integrated network of footpaths.

12. Form

The form and massing of the development responds to the residential character of the surrounding area. The distance between buildings has been varied to create difference in spaces, with the entrance space, and the eastern open space, providing a more open feel, and more intimate spaces created by pulling buildings closer together

13. Scale

All buildings across the site are two storeys in height, with the 6No 1 bedroom homes located to the east of the site forming the largest single footprint (width and length). 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.

14. 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.

15. Landscape

There are two key spaces within the scheme, the entrance space to the west of the site and the main open space to the east of the site. The detailed landscape design has been informed by the requirements of the outline consent, and the technical requirements of the site.

The entrance open space has been designed as a simple entrance space to allow informal use by residents of the development. Two crescents of planting have been created to create interest with additional tree planting. The space is fronted by six buildings, which have private amenity space defined by low hedges.

The eastern open space provides a link from the development and beyond to North End Road. There is a central route leading from the development to the east, with planting along the route to create interest. An area of play is included to the north of the site, in accordance with the outline principles, and detailed plans of the play area have been provided. The play area is defined to the west by a small mound which creates a level change and provides a natural area of play, and areas of planting to the east.

16. 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. The existing flint wall to North End Road will be retained, if possible, to tie in with the character through the area, with the wall extended in a sympathetic way. Whilst materials have been illustrated on the submitted materials plan, Redrow Homes would welcome a condition for materials to be submitted.

17. 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.

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