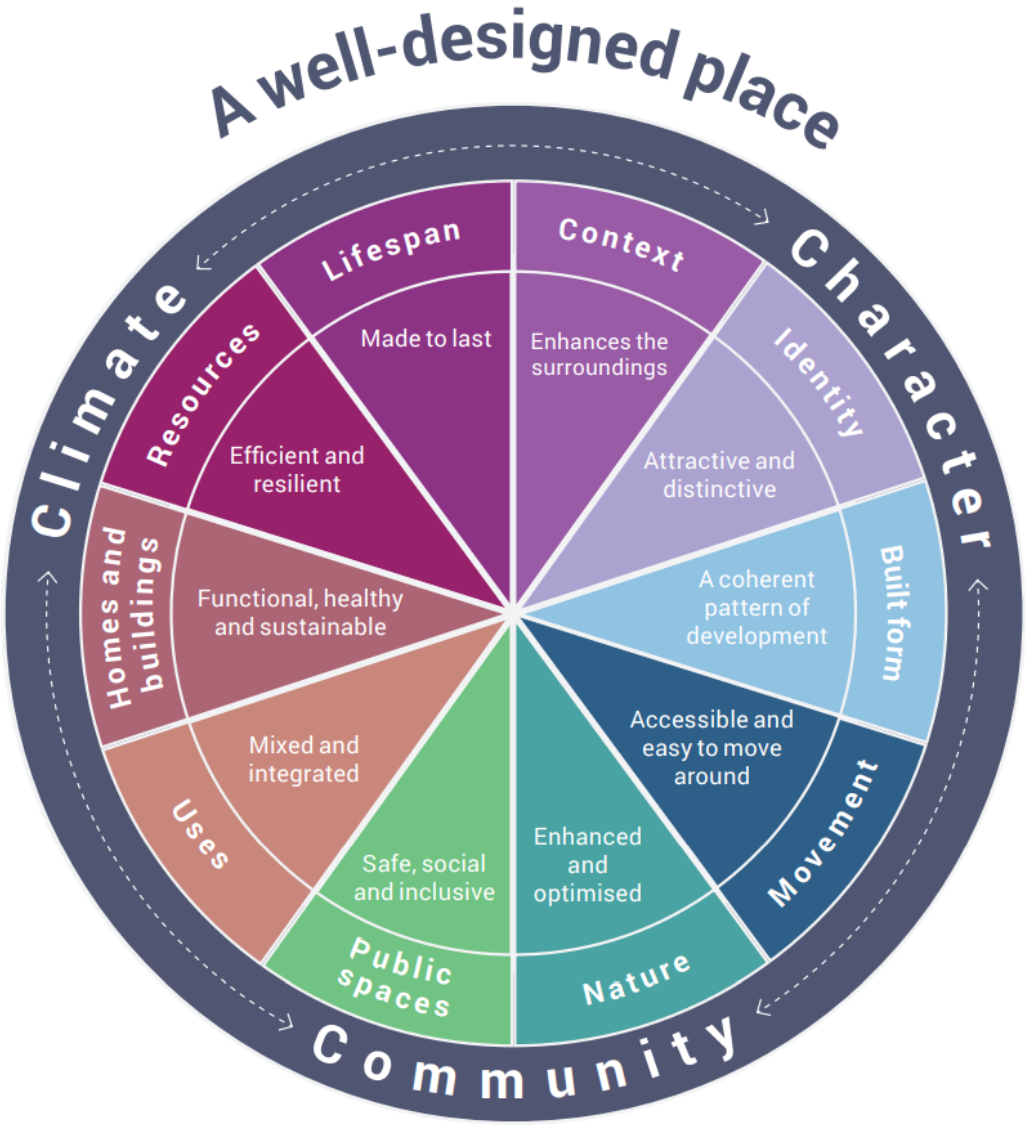
National Design Guide Response Statement



Reserved Matters submission at Drove Lane, Yapton.

BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

CONTEXT

Context is the location of the development and the attributes of its immediate, local and regional surroundings.

An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

Well-designed places are:

- ***based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;***
- ***integrated into their surroundings so they relate well to them;***
- ***influenced by and influence their context positively; and***
- ***responsive to local history, culture and heritage.***

Design Response:

- The submission of Reserved Matters is informed by adopted and emerging planning policy, analysis and documentation approved as part of the outline planning permission, including;
    - A comprehensive Outline Application Design & Access Statement. This gave regard to both local and national planning policy, of associated analysis documents and response thereto, along with further analysis of the contextual locality, landscape, movement, built form, materials and appearance.
    - A Context Study assessing Yapton and the surroundings. This sought to identify local features, the arrangements of all typologies (Streets / Landscape / Buildings / Architecture / Materials / Settlement scale & layout)
    - A Built Heritage Statement setting out policy requirements, settlement evolution, settlement Heritage assets, an assessment of the outline planning application proposals and an impact assessment and conclusion.
    - A comprehensive 'Green Infrastructure' Study, assessing landscape, ecological features, drainage and new features that could be included within the Outline Applications Design Solutions.
    - A Landscape Visual Appraisal, assessing the impact of any development on the countryside.
    - Arboricultural, Ecological, Archaeological, Topographical, Transport and Drainage assessments and reports/

- All of these reports, which together comprise a comprehensive assessment of site context, inform the proposals for the site at both Outline and Reserved Matters stage. Contextual analysis is further supported by collaborative discussion with the adjacent developer to ensure a cohesive development across the two adjacent land parcels.

CONTEXT







(Excerpts from some of the associated Outline Application and analysis documents)

IDENTITY

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

Well-designed places, buildings and spaces;

- ***have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;***
- ***have a character that suits the context, its history, how we live today and how we are likely to live in the future; and***
- ***are visually attractive, to delight their occupants and other users.***

Design Response:

The development has sought to create its own identify as follows:

- A new Village Street, connecting Main Road with Bilsham Street, with locally identifiable features such as landscaped set backs, garden walls, grassed verges and a wide street.
- Adding attractive landscaped nodes to movement routes, providing a continuation of features found nearby.
- Reducing built forms and density at the countryside edge to maintain an appropriate interface.
- Adjusting density and siting of properties to create different character areas through the development.
- Varying the appearance of properties to help define different parts of the development and create a sense of place in these areas.
- Using existing landscape assets as an integral part of the development, with movement routes passing through each.
- Applying drainage features that become integral, usable parts of the Open Space and along the new Village Street.



(Example illustrations of differing identities within the proposals)

BUILT FORM

Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.

It is relevant to city and town centres, suburbs, villages and rural settlements. It creates a coherent framework that forms a basis for the design of individual developments within a place.

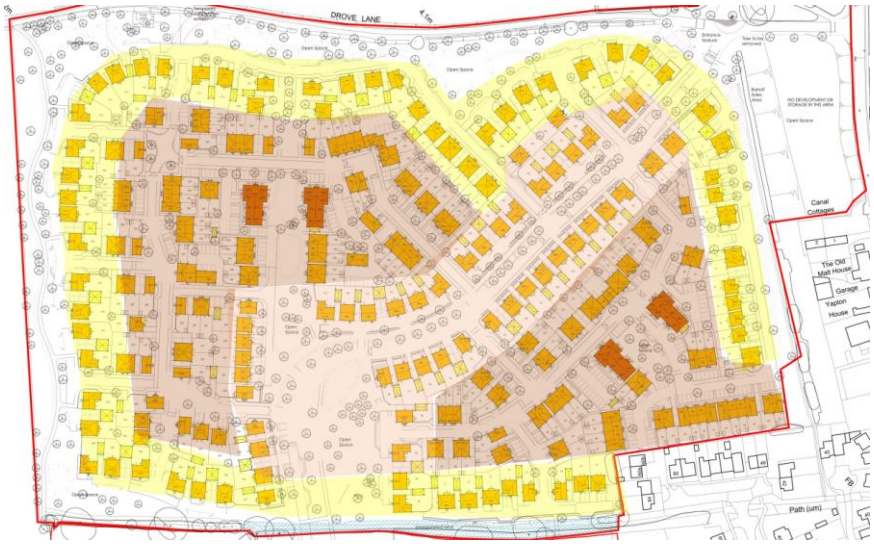
Well-designed places have:

- ***Compact forms of development that are walkable, contributing positively to well-being and placemaking;***
- ***Accessible local public transport, services and facilities, to ensure sustainable development;***
- ***Recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility;***
- ***Memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.***

Design Response:

The design of the development and associated layout is informed by the parameters approved as part of the outline planning permission, Design and Access Statement and subsequent Design Code.:

- Block forms are kept small, with significant permeability throughout the site. This gives opportunity for a number of feature buildings to be placed at corners, aiding in wayfinding and improving character and identity.
- Patterns of development similar to that found locally ensure that this development can read as part of the whole of Yapton.
- A familiarity in forms along streets, helping to cement the character of the street.
- A variety of routes through different character areas, for pedestrian, cyclists and car users.
- All properties appropriately front movement routes or activity spaces ensuring safety and natural surveillance.
- All streets have good enclosure and are presented with building or landscape features as Vista stops.
-



(Excerpt from RM Design & Access Statement illustrating Density and Storey Heights)

MOVEMENT

Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.

Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries.

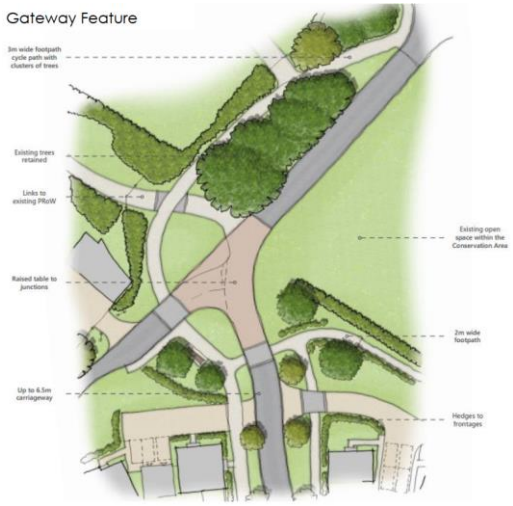
A well-designed movement network defines a clear pattern of streets that:

- ***Is safe and accessible for all;***
- ***Functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;***
- ***Limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;***
- ***Promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion;***
- ***Incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.***

Design Response:

The movement framework has evolved through best practice in design, parking and sustainable transport requirements and the approval of the Design Code and outline planning permission.

- All routes, accesses and private areas have been considered to ensure that they are all safe, inclusive, attractive, compliant and promote the use of public transport, cycling and walking.
- They are well surveilled with no areas that could encourage crime or present a fear of crime.
- Front doors present to all streets and Open Spaces to encourage community cohesion and interaction.
- A cycleway running the length of the new, well landscaped and attractive Village street, gives good cycle connectivity to the wider area.
- Landscaped paths connect to the amenities and public transport routes around Yapton.
- Streets are attractively landscaped, with feature trees placed along each one promoting a sense of belonging and ownership.





(Excerpts from RM Design & Access Statement illustrating Nodal Feature and Street Typologies)

NATURE

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.

Well-designed places:

- ***Integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;***
- ***Prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;***
- ***Provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.***

Design Response:

Natural and landscaped elements have evolved alongside the spatial design of the Outline Application, following good practice in design and the requirements of planning policy:

- The existing green space adjacent to Main road is within the conservation area and is largely retained unaltered.
- New Green spaces with usable drainage features are provided, with a new Central Green for play, movement and drainage. Being placed along the new Village Street, this area will retain a focal purpose and feature for the entire development and for those living nearby.
- A significant area of Open Space at the countryside edge, has been provided that provides an appropriate buffer and interface, creates space for recreation, new habitats and drainage.
- A similar wide area of open space, connects the Central Green with the countryside edge.
- Almost all of the existing trees and hedgerows remain, allowing established ecology to flourish.
- New trees are proposed throughout the site, with many, potentially larger trees having significant space around them.
- The new Village street incorporates drainage features, hedgerows and new trees, with many other streets incorporating significant landscaping and new trees.





(Excerpt from RM Design & Access Statement illustrating integration of new and existing landscape features)

PUBLIC SPACES

The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.

Well-designed places:

- ***Include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;***
- ***Have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;***
- ***Have public spaces that feel safe, secure and attractive for all to use;***
- ***Have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.***

Design Response:

Public spaces and their position within the development are informed by the Design Code and Design and Access Statement which were informed by considerable contextual analyses as part of the outline planning application. .

- The main Central Green is sited at a large nodal point between movement routes from the adjacent development at Bilsham Street and existing neighbourhoods at the current edge of Yapton.
- From this nodal space, green routes, footpaths, cycleways and vehicular routes spur off to connect the wider development and the green spaces around the periphery of the development.
- Two other smaller green spaces are placed within clusters of dwellings, with one connecting to the countryside edge.
- All green spaces provide a connection with new and established nature assets, contribute towards the sustainable urban drainage scheme and give areas of shade and tranquillity.
- All of these spaces are well overlooked by a large number of properties.



(Excerpt from RM Design & Access Statement illustrating large and small public spaces)

USES

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use. Where there is rapid social and economic change, such as sustainable growth or diversification in rural communities or town centres, well-designed buildings and places are able to accommodate a variety of uses over time.

Well-designed places have:

- ***A mix of uses including local services and facilities to support daily life;***
- ***An integrated mix of housing tenures and types to suit people at all stages of life;***
- ***Well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive.***

Design Response:

The mix of homes and site amenities have evolved through assessments of policy, understanding local needs and good practice in design.

- The proposals comprise a mix of homes, including a wide range of properties from 1 Bedroom Maisonettes to 4 Bedroom Houses.
- A significant number of homes have been designed to meet M4(2) of the building regulations, being adaptable homes, meeting residents need, throughout their life.
- The differing tenure of properties will not be evident by appearance or locality. All properties within the streets are be designed to the same quality, utilising the same details and forms.
- A wider range of facilities and amenities for residents will be provided for by way of financial and non-financial contributions as part of the agreed s106 Legal Agreement.



(Application drawing illustrating the variety of types of homes within the proposals)

HOMES AND BUILDINGS

Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time. Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat, or simply passing by.

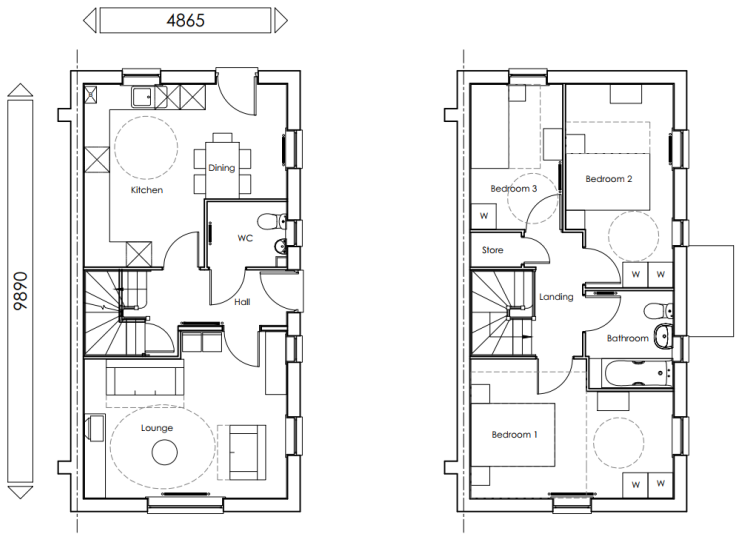
Well-designed homes and buildings:

- ***Provide good quality internal and external environments for their users, promoting health and well-being;***
- ***Relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion;***
- ***Resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.***

Design Response:

The design of the residential dwellings and character therein is heavily influenced by the Design Code and documentation approved at outline stage.

- Homes meet Nationally Described Space Standards.
- Space within each property is given for internal storage, with bedrooms being of particularly generous size.
- Homes have external space for refuse, cycle storage (within sheds, stores or garages), with nearby or on plot parking.
- Fencing and garden walls are designed to be attractive and secure, with a clear definition of public and private space.
- The appearance of buildings respond to their context, incorporating attractive design elements that will give residents a sense of pride.
- Streets and shared spaces are designed with enough properties fronting them to become diverse and enjoyable places that residents' properties sit within.



Ground Floor Plan First Floor Plan

(Example floor plan illustrating the generous room sizes within a smaller dwelling)

RESOURCES

Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change. It identifies measures to achieve:

- ***Mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy;***
- ***Adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.***

A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO2 absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.

Well-designed places:

- ***Have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water;***
- ***Are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;***
- ***Use materials and adopt technologies to minimise their environmental impact.***

Design Response:

Climate change and sustainability considerations have evolved through the assessments of policy and good practice in design.

- Barratt David Wilson provide homes that are sustainable and fit for the 21st century.
- Homes designs are always considered again reducing waste in construction and in energy use. The design process ensures that's a 'fabric first' approach addresses the reduction in energy usage. Water usage is addressed in a similar way through specification.
- Many of the homes will have car charging points to allow for the increasing prevalence of electric cars.
- The best use of land has been sought and a process to eliminate any unused space is done at many stages of the design evolution.



(Illustration of a possible home car charging box that may be applied to many dwellings)

LIFESPAN

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan . They have an emphasis on quality and simplicity.

Well-designed places, buildings and spaces are:

- ***Designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;***
- ***Robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;***
- ***Adaptable to their users' changing needs and evolving technologies;***
- ***Well-managed and maintained by their users, owners, landlords and public agencies.***

Design Response:

The durability and lifespan of the proposals is achieved through good practice in design, providing safe and long lasting homes and neighbourhoods, avoiding high maintenance materials, and devising management strategies.

- The ownership and management of spaces and properties is considered with management companies ensuring that places can remain well maintained, with clear responsibilities in stewardship.
- Materiality, in particular the use of brick and longer last materials is key, while avoiding use of external timber and render, ensuring that buildings are low maintenance.
- This will ensure residents will retain pride in their property and neighbourhood.



(Example of how Barratt Davide Wilson favour the use of attractive but durable materials)