

Design Response

Ford Lane, Yapton

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:

202B: Illustrative strategic landscape and open space proposal.

201C: Proposed indicative layout and open space proposal.

130431-10: Proposed site access.

1. Context

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.

The site sits in the northern part of Yapton, consisting of arable land. Adjacent to the site North and East are more arable fields.

The site is suitable for development as it has a positive relationship to the built-up area given that the site has existing housing to the west (along North End Road) and south (along church lane). Additionally, the south west boundary borders the Orchard Business Park which also has proposed housing and is separated by a boundary hedge.

The site itself is very well connected as it will have 6 points of access along the Northern, Western and Southern boundaries.

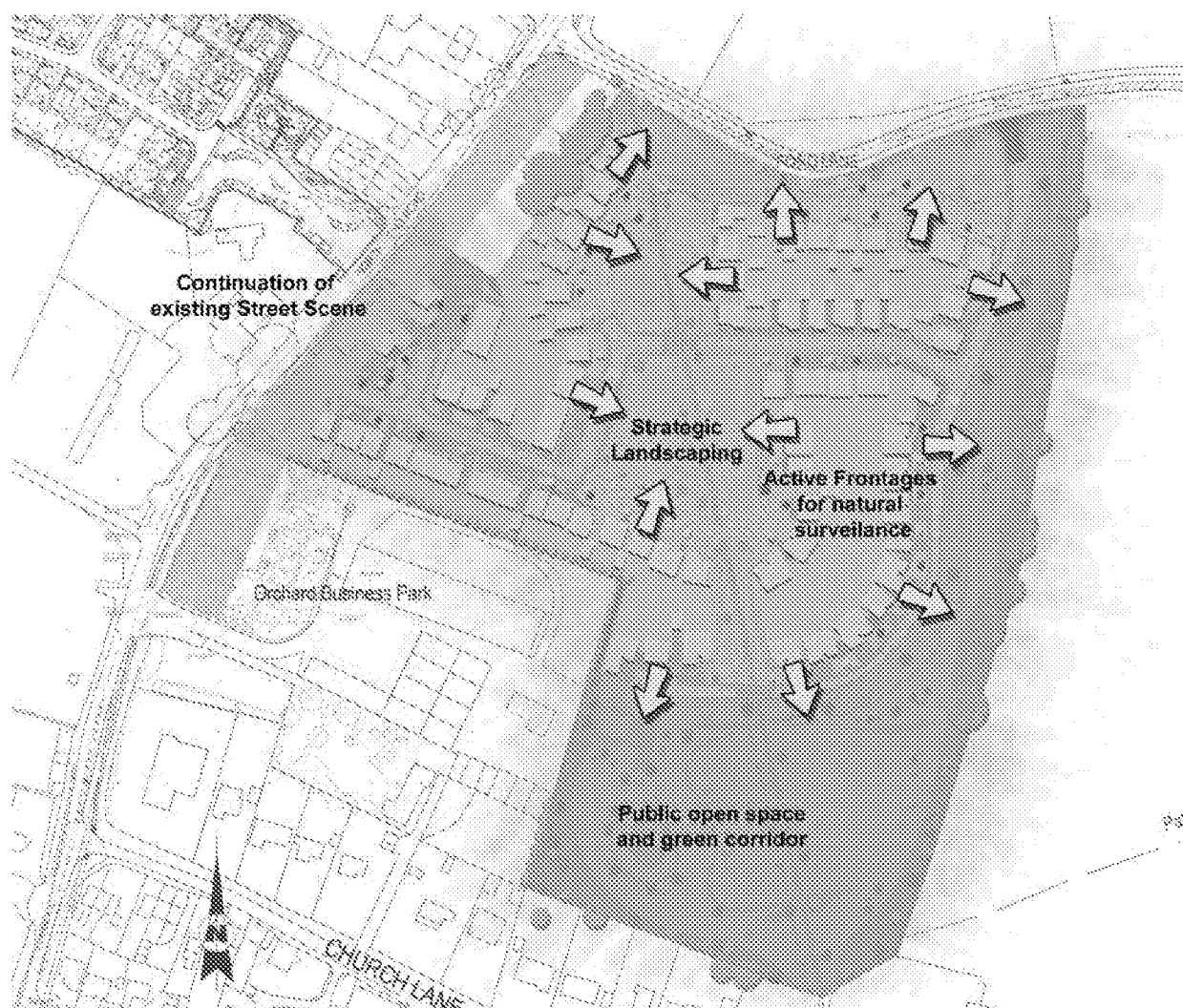
2. Identity

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.

This principle is again seen in the central green space which is used to break up the development but is then overlooked by outward facing houses, again offering pleasant views for residents whilst providing natural surveillance.

A third area consists of homes fronting North End Road which infills creates continuity in the existing street scene.

No two adjacent house types have been placed next to one another, and this combined with a varied use of materials, has created varied and interesting street scenes throughout the development.

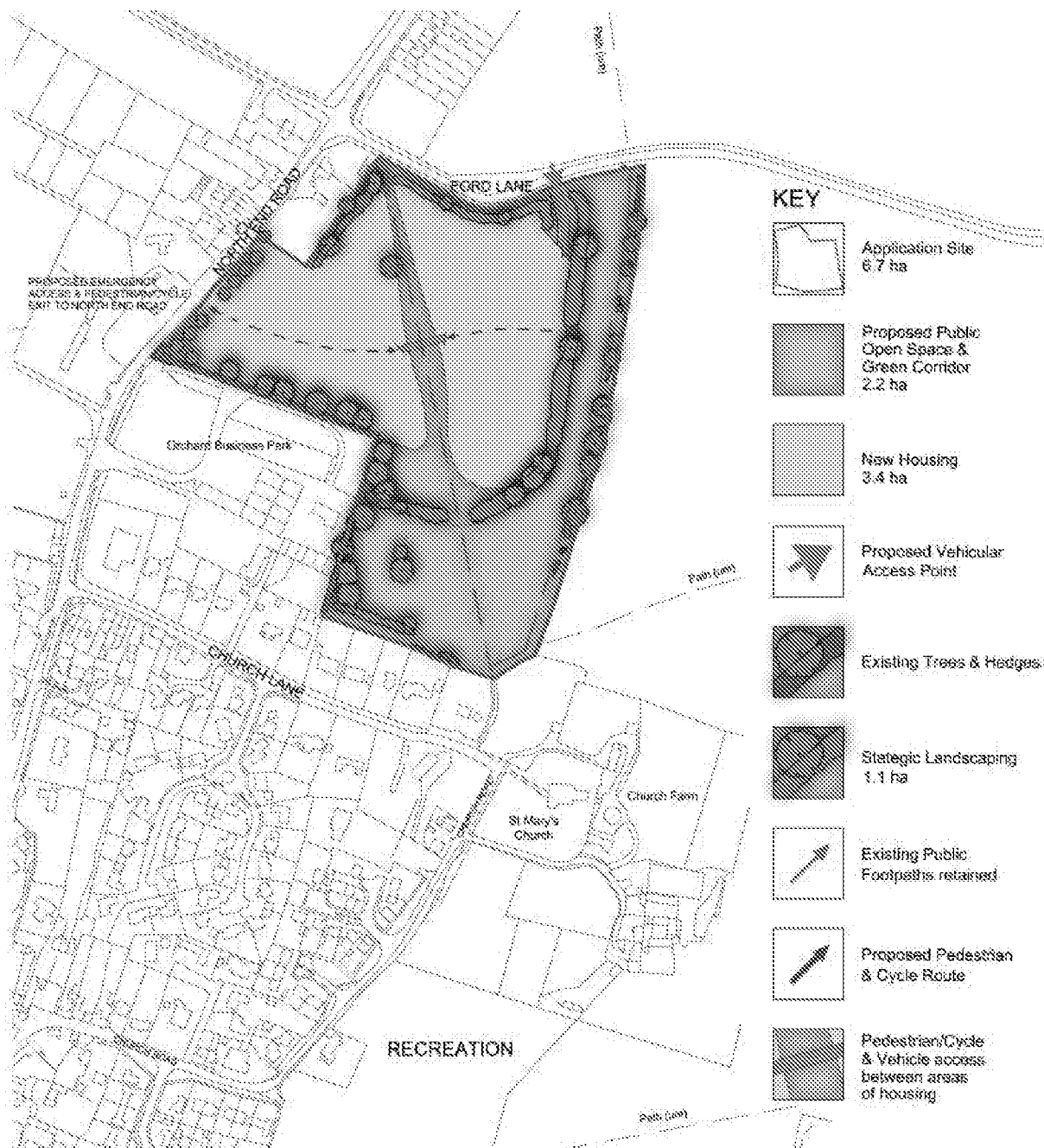


3. Building Form

The parameters for the built form are established from the proposed indicative layout and open space proposal drawing at outline planning.

This, along with the location of the existing PROWs and the requirement for 'proposed public open space and green corridor' and 'strategic landscaping' has divided the site up into its parcels.

See Illustrative Strategic Landscape and Open Space Proposals (202B)



4. Movement

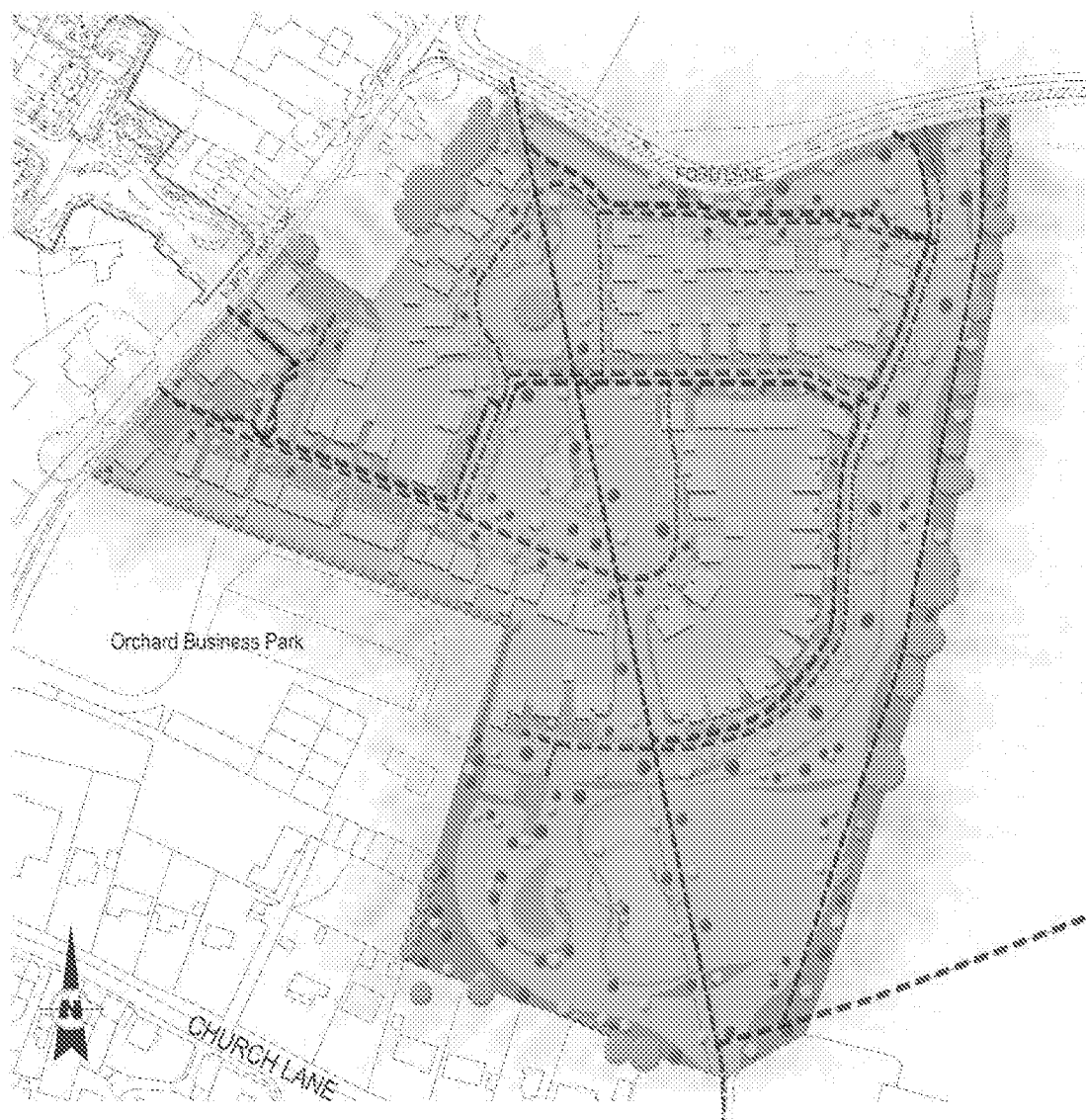
The principles of movement around the site have been established by the outline planning permission. This introduces an all modes access from the Ford Lane along the northern boundary. Additionally, there are a further three pedestrian accesses along the north-west, north-east and southern boundary along 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 site 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.

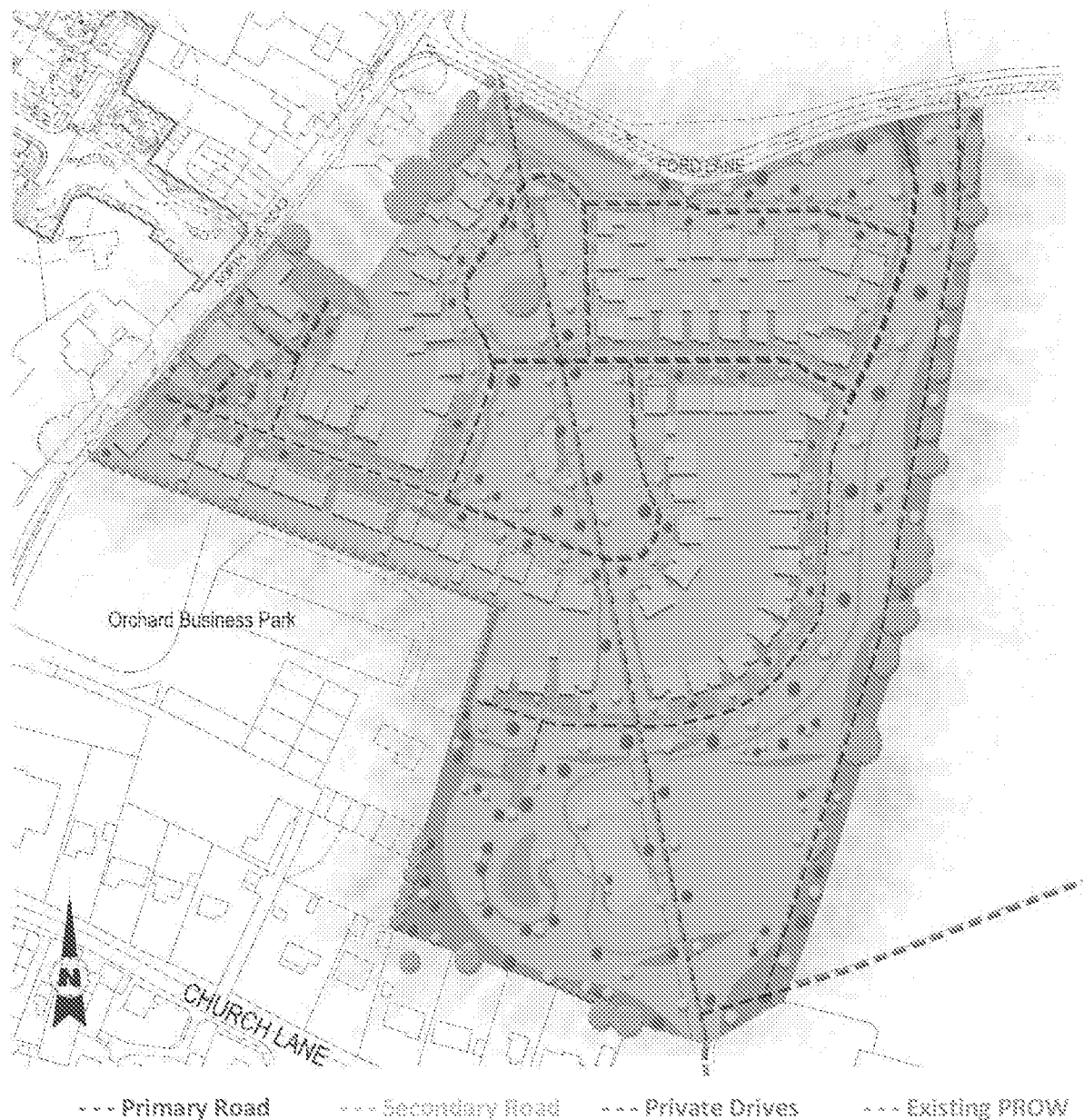
Information relating to the upgrade of the existing PROW (357), running North-South, will be submitted once the reserved matters are resolved.

Outline planning permission includes a condition that require the enhancement of North End Road including a new bus shelter, lighting and pedestrian and cycle links. Details of which will be including with the reserved matters application.



--- All Modes Access

--- Cycle and Pedestrian Routes



--- Primary Road

--- Secondary Road

--- Private Drives

--- Existing PROW

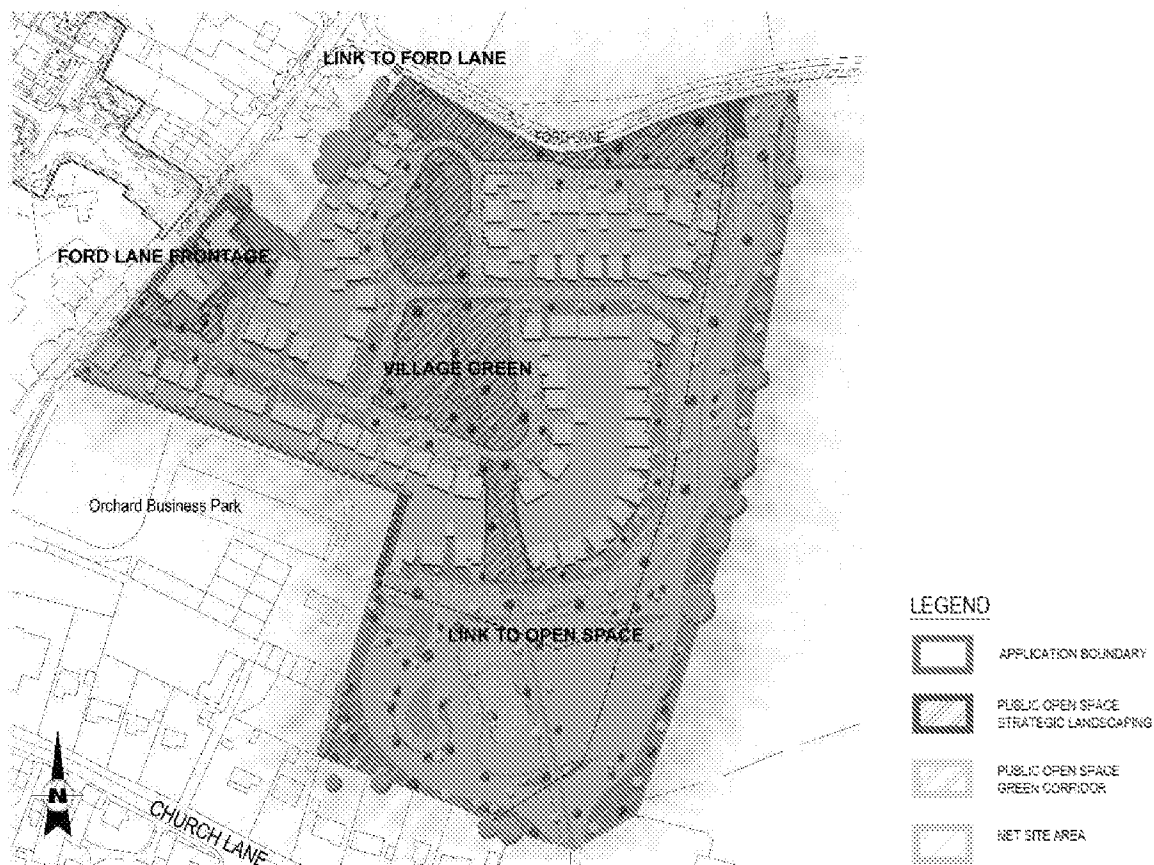
5. Nature

The outline planning permission includes a condition that requires an ecological enhancement to be detailed prior to commencement of development. It asked that we plant native species, enhance biodiversity and create enhanced wildlife corridor opportunity. In line with officer requests at the pre application advice stage, this information will be submitted once the reserved matters are resolved. Ecological enhancements have been considered by the design team to inform the development of the layout.

6. Public Space

The proposed development has met these requirements, of which details can be seen on the drawing A855_36K compliance plan. (see below)

Details about the public spaces are set out in the components of good design below.



7. Uses

The site benefits from outline planning permission of up to 100 units of which 30% contributes to affordable housing. This is then further split into affordable Rent and Shared ownership. (See *Affordable Housing Plan* below)

Additional benefits to this include 2.2ha of public open space and green corridor and 1.1ha of strategic landscaping.

8. Homes and Buildings

The 100 homes on the site have been designed to meet the requirements of the outline 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 of which will be discharged as the reserved matters are fixed, in accordance with officer requests following pre application advice. All properties have access to outdoor space, either in private gardens, or 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.

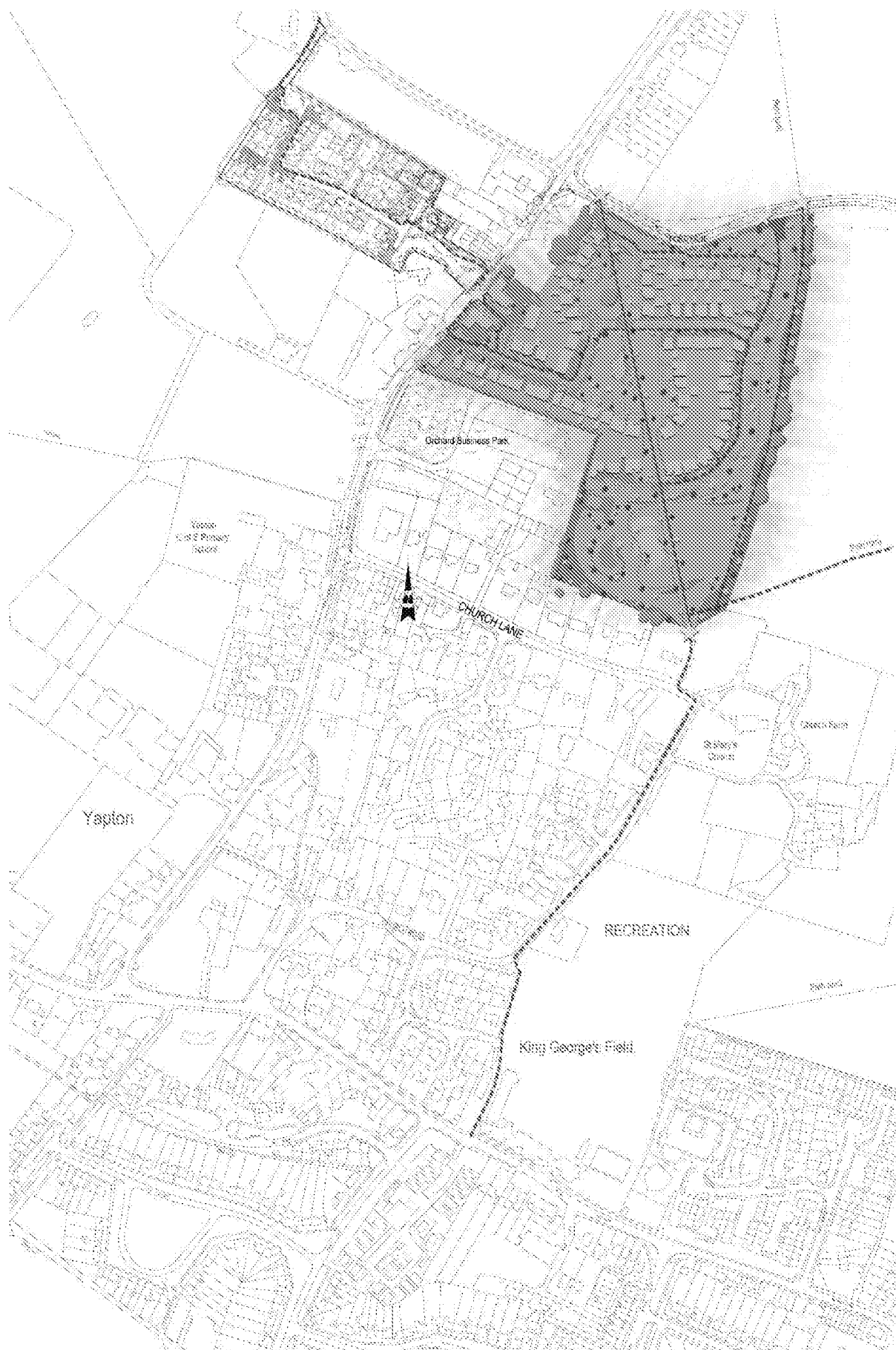
A condition requiring ecological enhancements to be set out prior to commencement of development has been put in place, and these details will be finalised and submitted as the reserved matters are confirmed, in line with officer requests following pre application advice. Ecological mitigation has been considered in the design of the development and helped inform the layout and landscape design.

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 2 routes to the west connecting to North End Road Development, 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.



11. Layout

The layout is informed significantly by the approved outline consent and responds to the comments received within the recent reserved matters application (Ref: Y/19/20/RES) within the site. The outline consent has already established an access position, area of 'public open space and green corridor' and 'strategic landscaping'. Additionally, the existing constraints on the site, such as the Existing PROWs, have also established where the residential blocks are to be broken up.

Due to the existing houses fronting out onto North End Road, units have been placed along and close to the back of North End Road, in order to continue the existing street scene.

The contrast of existing houses bordering the North-West and South-West boundaries, compared to the open arable field to the North and East, has led to larger and more spaced out unit as you move eastwards and northwards across the site.

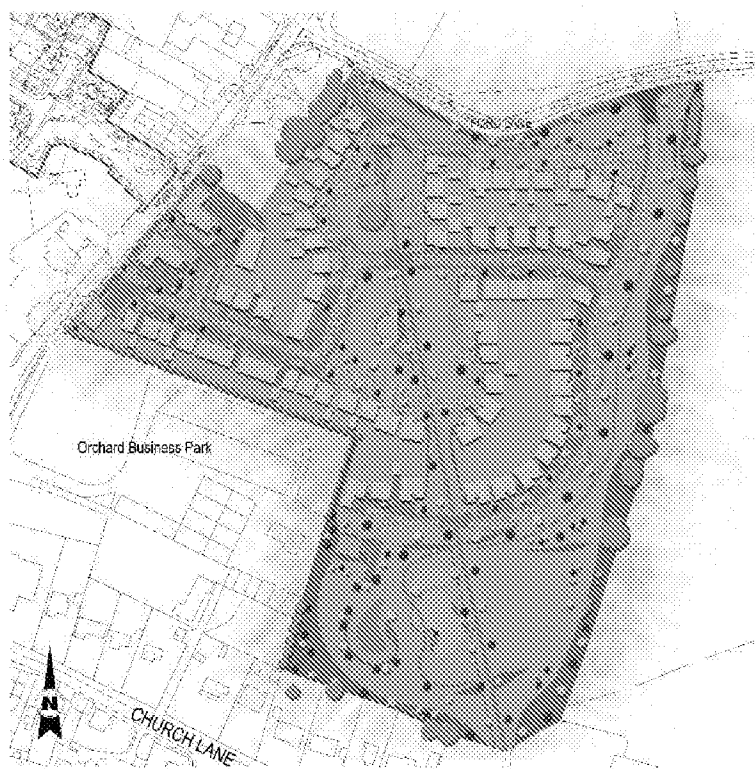
This along with both the green corridor (running down the eastern and southern boundary) and the pockets of strategic landscaping running along the existing PROW 357, aid in breaking up the development, thus creating a space which is sympathetic to the vast open space created by the neighbouring arable 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 through the site.

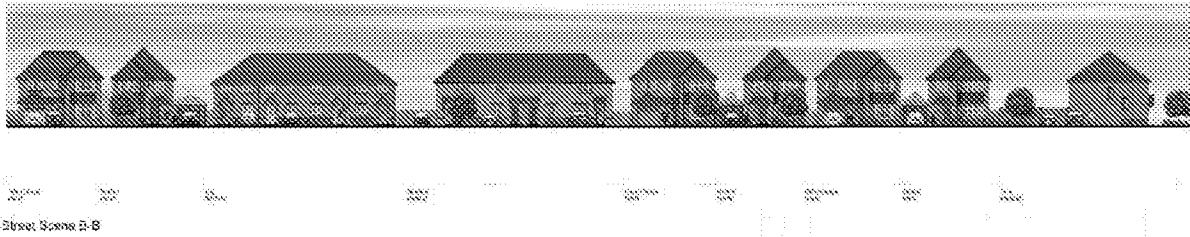
A number of pedestrian/cycle routes are shown in addition to the all modes access found on Ford Lane. These include:

- two points of access to the Existing PROW along Ford Lane
- two more access points along North End Road (linking to the proposed development '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.



The affordable housing has been integrated 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.

12. Form

The form and massing of the development responds to the residential character of the surrounding area. The houses are closer together along the western boundary, sitting close to and fronting out onto North End Road. This has been done in order to continue the existing street scene, already fronting North End Road. (See Street Scene DD below).



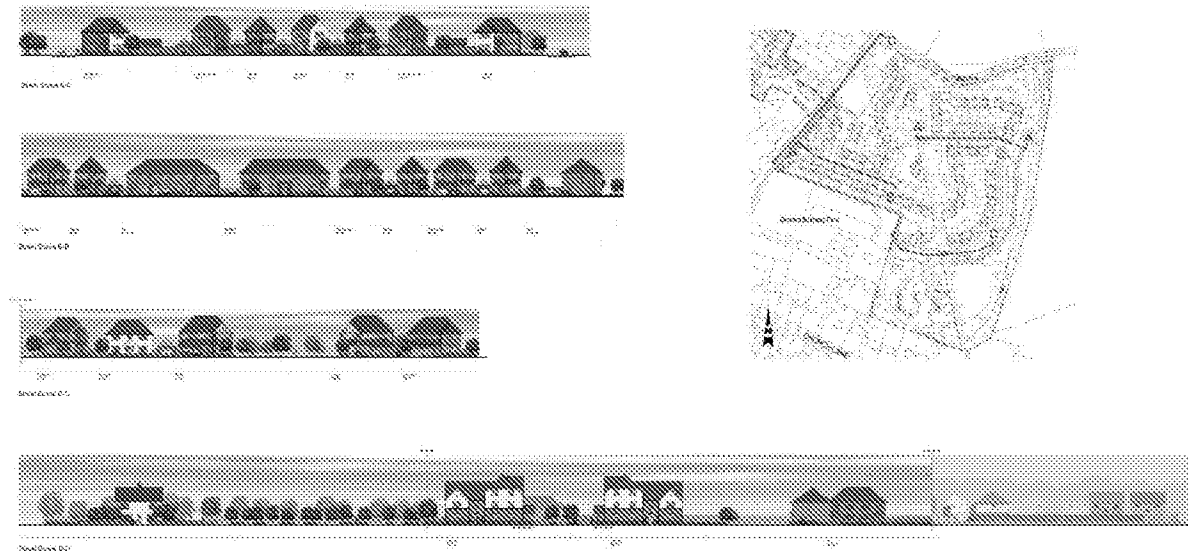
In contrast to this, the houses moving out toward the eastern and northern boundary are larger and more spaced out. This along with both the green corridor (running down the eastern and southern boundary) and the pockets of strategic landscaping running along the existing PROW 357, aid in breaking up the development, thus creating a space which is sympathetic to the vast open space created by the neighbouring arable fields northwards and eastwards.

13. Scale

All houses across the site are two storeys in height. Two apartment blocks comprising of 2 and 2.5 storey elements are located to the west of the site, along North End Road, 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 landscape requirements set out in the outline planning application:

- 2.2ha of public open space and green corridor
- 1.1ha of strategic landscaping.

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 2.2ha of public open space and green corridor is located along the Eastern and southern boundary. It 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 of the site in accordance with the outline principles of which details have been provided.

The 1.1ha of strategic land is dispersed throughout the 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 the PROW 357, landscaping has been designed in a way to draw pedestrians in and along the route.

Also, along the PROW 357, there are two LAPs. One centrally, overlooked by a crescent of houses and the other located in the northern section of the site overlooked by the houses which address Ford Lane. Details of the two LAPs have been provided.

No more than 30 dwellings shall be constructed unless or until the proposed 2.2 ha of public parkland and green corridors has been laid out in accordance with the approved details.

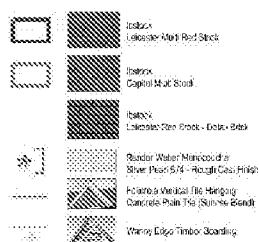
16. Materials

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. Whilst materials have been illustrated on the submitted materials plan, Redrow Homes would welcome a condition for materials to be submitted.

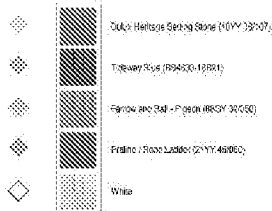
A feature wall along North End Road is proposed which Redrow homes would welcome a condition as to the materials and details.

Material Legend

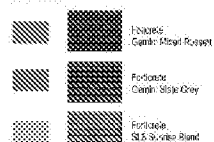
Facing Materials:



Door Closures:



Roof Tiles:



Walling Boundary Treatment:

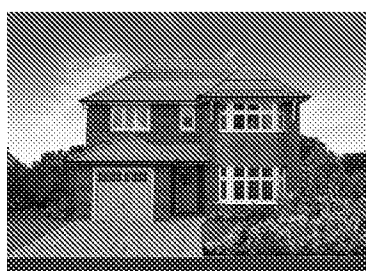


Plot Handings:



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.



Illustrative Visuals



