Land West of Watling Street, **Park Street**

DESIGN & ACCESS STATEMENT | JANUARY 2022

Contents

SCOTT PROPERTIES

ATKINS

thrive. architects

LOCKHART GARRATT

Hydrock

Introduction

This Design and Access document is being submitted for an outline planning application with all matters reserved, except for access for up to 95 dwellings with associated open space, landscape and infrastructure.

This includes provision for alternative tenure and build types, including 5% self and custom build plots and 40% affordable housing. The majority of buildings on site will be up-to two storey with a central area going up to 2.5 storeys.

Buildings will employ a range of traditional material and details to reflect local character and create attractive frontages. Buildings on the scheme will cater for a range of demographics and family sizes, with single storey bungalows, maisonettes and apartments. This can appeal to couples without children or small families in addition to older populations that need less bedrooms and single storey units for improved accessibility.

The aim of the document is to outline the proposal with illustrative and supporting information. This will demonstrate the development's capability to deliver a high quality scheme, that works effectively within the technical constraints and local policy.

This document provides; analysis of the existing site and its context, constraints and opportunities, design development & pre-application process, concept & illustrative master plan, parameter plan and supplementary technical drawings to describe the proposals.

Summary Of Proposals

THE SITE

The site area covers approximately 4.3 Ha.

USES & AMOUNT

Up to 95 homes including 40% affordable and 5% self build plots and custom build. Accommodation comprises 1 to 4 bedroom homes.

ACCESS

Main vehicular access will be via Watling Street. Pedestrian and cycle links to Watling Street including a new signalised pedestrian crossing.

SCALE AND APPEARANCE

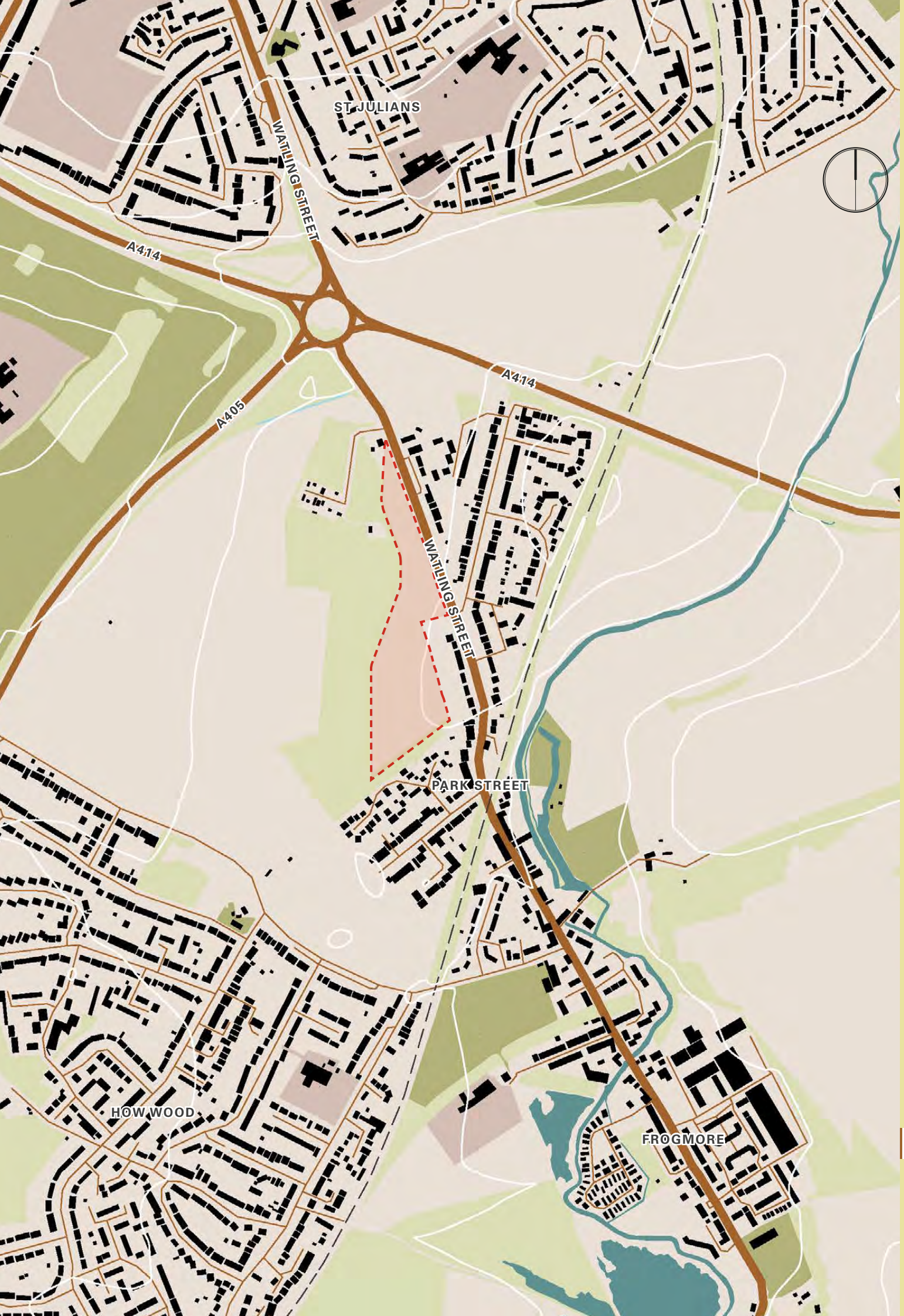
Buildings are mainly up to 2 storey in height with potential for up to 2.5 storey in the central area.

Medium to low densities including semi-detached and terraced houses with some apartments in the central area and detached houses along the western edges.

Traditional building forms and material palette to reflect local character.

KEY

- Site boundary
- Contours
- Primary Roads
- Roads
- Built Forms
- Water Courses
- Green Spaces
- Woodland
- Railway Line


ST JULIANS
WATLING STREET
A414
A405
A414
WATLING STREET
PARK STREET
HOW WOOD
FROGMORE

The Site

SITE BOUNDARY

1. From western boundary looking towards Watling St frontage

2. Looking North from the middle of the site

3. Looking East from southern boundary

4. Looking West from southern boundary

5. West along Old Orchard

6. Properties opposite the site on Watling St

Site Context

Local Amenities

The site is in a sustainable location with easy access to nearby surrounding facilities, with local transport links to provide further access to facilities beyond walk-able distance.

The site is located south of St Albans in between the North Orbital Road & M25. The area is predominantly residential homes with a few local businesses. The local area Park Street has historically been a small settlement built on a through route to London. To this day, it still forms part of the commuter belt for North London.

There are four bus stops in close proximity to the site and the train station is just over 5 minutes walk. This provides access to London in the south and other employment areas locally, without reliance on the private car.

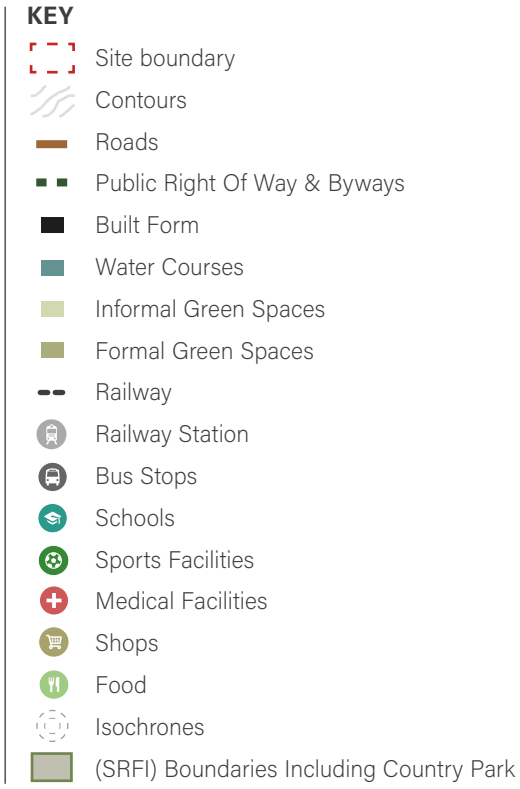
The site provides ease of access to the City of St Albans via Watling Street which leads north into St Julians & St Stephens.

The Public Right of Way (PROW) & Cycle Network provides permeability around the area, connecting the site to surrounding green areas and allowing for leisure activity as well as sustainable alternatives for commuting.

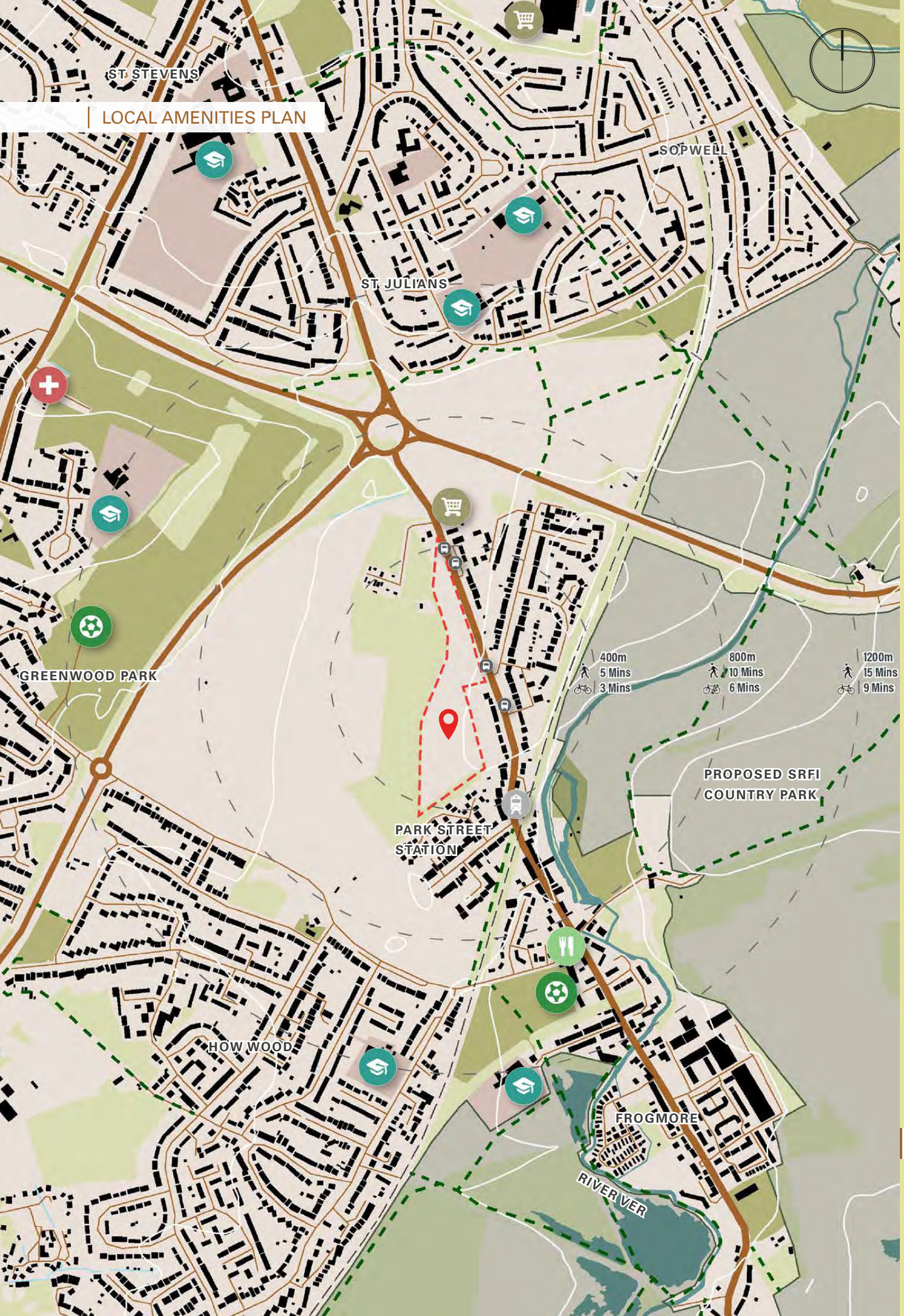
There is access to recreational and outdoor facilities that are within 15 minutes walk of the site. Local schools are also within the same radius. The Park Street Sports and Social Club provides access to sporting pitches.

There is also the River Ver that runs close to the site, which can provide further outdoor recreational activities.

The Strategic Rail Freight Interchange (SRFI) Country Park lies approximately 400m to the east of the site.



LOCAL AMENITIES PLAN



Local Context

Homes in the area are typically semi detached, with varying heights ranging from 1.5 - 2 storeys with rooms in the roof. There are pockets of late c20th and early c21st housing which can be found in Park Street and Watling Street. Properties along Watling Street are predominantly two storey detached or semi-detached with some bungalows. A range of materials & stylings can be found in the area including; white render, red brick, tile hanging, timber cladding, dormers, gable roofs and contemporary details.

House types vary greatly with narrow and long fronted houses with gables. The majority of dwellings have hard standing for off road parking and integrated garages within generous front gardens. Boundaries are treated with a mixture of low brick walls, wide hedges and planting.

The uneven topography within the area creates interesting views and layers of development that add to the character of the street. Changes in levels within the public realm are dealt with by gentle landscaped slopes, steps and/or pedestrian ramps with metal railings over small stone retaining walls.

To the south of the site Old Orchard includes predominantly detached 1, 1.5 and 2 storeys homes with dark/burnt brick façades, white render, timber casement windows, doors and dark cladding or half-timbered gables to upper floors. Houses in this area are similar in character and include steep pitched roofs with dormer windows and red concrete interlocking tiles.

The site is located to the north of Park Street and Frogmore Conservation Area which contains several seventeen, eighteenth and early nineteen century buildings. Most listed and locally listed buildings have suffered alteration however, some key characteristics include:

- High pitched clay tiled roofs
- Predominant use of warm red bricks with some render
- Dark timber cladding on upper floors for cottages and industrial buildings
- Georgian terraces of simple design with state railings and hedges as boundary treatment
- Early Victorian houses with more architectural detailing like bay and dormer windows and clay tile hanging to upper floors
- Other boundary treatments include small brick walls and fencing

Terrace Houses, Watling Street, St Albans

King Harry P.H. 2 King Harry Lane, St Albans

76 Park Street, St Albans

84 Park Street, St Albans

48 Park Street, St Albans

Level Changes, Park Street, St Albans

Havercroft Close, St Albans

12 Park Street, St Albans

76 Frogmore Street, St Albans

Tithe Barn Close, St Albans

All Images shown on this page are provided by Google Street View, © Google 2022

Constraints & Opportunities

Constraints

- There are several easements that currently affect the site, the first is linked to the existing sub station that requires an underground electric cable with a 3m easement either side.
- There is an existing foul sewer with 3m easements either side, which extends from the southernmost point along the western boundary and splinters off midway through the site.
- Local surface/pluvial water flooding on a small section of the site will be resolved by the proposals.
- There are several CAT A and CAT B trees on-site along with RPAs, this should have minimal impact on development as they are along the boundaries of the site.
- The site falls within the designated Green Belt.
- The existing levels define a fall in height from 81m AOD in the east to 73m AOD in the west.
- The design and quality of the materials must respect the nearby Park Street and Frogmore Conservation Area.

Opportunities

- The site is in a highly sustainable location for access to public transport with several bus stops and a train station that provide transport links to the local area and beyond.
- Opportunity to deliver much needed private, affordable and self build/custom housing and bungalows in a highly sustainable location.
- Sustainable Drainage System could be integrated within the proposed green infrastructure at the lowest point of the site.
- Opportunities to provide landscape buffers and strengthen existing trees along the boundary.
- Vehicular access can be delivered off Watling Street, with potential movement stemming from that into the site.
- There are opportunities for pedestrian and cycle accesses along Watling Street to link internal routes through the site.
- Opportunity to provide play space integrated within the wider green infrastructure for use by existing and new residents.
- Levels of the site can be altered to create smoother levels where necessary and through design, to mediate other level changes with step downs and gradual level changes, reducing the need for retaining walls.
- There are no heritage assets on or adjacent to the site.
- Opportunity to introduce new crossing point to encourage existing and new residents to use the bus.
- Opportunity to increase on-site biodiversity.

KEY

- Site Boundary
- Existing/Proposed Site Access
- Proposed Pedestrian/Cycle Access
- Roads
- Existing Mature Tree Belt
- Potential Vehicular Movement On-site
- Potential Walking Route and Links
- Potential Landscape Buffer
- Potential Green Corridors
- Existing Sub-Station
- Potential location for play area
- Potential location for SuDS
- Root Protection Areas
- 30/40mph Gateway
- Train Line
- Underground Electric Cable With Assumed 3m Easement Either Side
- Foul Sewer Pipe With Assumed 3m Easement Either Side
- Foul Sewer Manhole
- Surface Water Drain With Assumed 3m Easement Either Side
- Contour Line
- Surface Water Flood Risk (1 in 30, 1 in 100 and 1 in 1000 years)
- Train Station
- CAT A Tree
- CAT B Tree
- Bus Stops
- Park Street and Frogmore Conservation Area

CONSTRAINTS & OPPORTUNITIES PLAN

Pre-Application Engagement

ST ALBANS CITY COUNCIL

Pre-application consultation was submitted to St Albans City & District Council, on 28th July 2021 for "up to 100 dwellings, including 40% affordable dwellings and 5% self-build dwellings, public open space and associated infrastructure". A virtual meeting was held with Officers on 26th August 2021, with a written response received in September 2021. With the acknowledgement that the site sits within the Green Belt and a very special circumstances case needs to be put forward with the application, Officers did provide helpful comment that any proposal needs to:

- Be landscape led.
- Integrate SuDS features.
- Include a strong western landscape buffer/ boundary.
- Include high-quality landscape design.
- Meet corporate objectives on sustainability and energy efficiency.
- Demonstrate high-quality house layout and design.
- Relate positively to Watling Street.
- Include a Parameter Plan to inform a Reserved Matters application.

This pre-application advice directly informed the briefs to the design consultants (architecture, landscape, highways, drainage etc) and the design of the illustrative layout and slightly reduced the upper limit to 96 dwellings.

In addition to the advice from St Albans City & District Council, pre-application consultation has been undertaken with Hertfordshire County Council Landscape and Highways Officers and members of the St Stephen Neighbourhood Plan Steering Group and Park Street Residents' Association. A summary of these consultations is provided overleaf.

HERTFORDSHIRE COUNTY COUNCIL LANDSCAPE

Landscape pre-application advice was made on 10th November 2021 and a written response was received on 1st December 2021 with a virtual meeting held on 9th December 2021. The advice focused on the scope of the Landscape and Visual Impact Assessment (LVIA). It was agreed with Officers that the applicant would include additional viewpoints from the surrounding area, the inclusion of 'winter views' as well as some minor amendments to the structure of the report.

First Sketch Layout for up to 101 Dwellings Produced January 2021

HERTFORDSHIRE COUNTY COUNCIL HIGHWAYS

Scoping discussions were held on site with the County Council on 3rd November 2021. The proposed access point on Watling Street and visibility splays were discussed and it was recommended that the impacts of the development on Watling Street traffic and the Park Street A414 junction were tested.

Sustainability was reaffirmed as being at the core of HCC advice and the need to ensure that services and facilities were accessible by alternative means of transport other than the private car. Although, illustrative comments were made to help improve the internal road layout and the cycle routes from Watling Street into the site. These have been taken on board in the proposed illustrative layout.

LOCAL ENGAGEMENT

The applicant has met twice with a member of the Park Street Residents' Association, firstly during the 'Call for Sites' consultation to share the original Vision Document and initial Framework Plan and most recently in November 2021 to present the latest illustrative layout and discuss the proposals. This latter meeting included a member of the Parish Council. Feedback received resulted in:

- The play area being relocated to the proposed open space on the western boundary.
- The inclusion of a mown path walking route along the southern and western boundaries.
- The increase in the number of bungalows.
- The reduction of the upper limit to 95 dwellings.

Local engagement will continue and in January 2022 the applicant asked to meet St Stephen Parish Council to present the proposals to Councillors.

Sketch Layout for up to 96 Dwellings Produced November 2021

Concept Masterplan

Conceptual Design Approach

The approach for the design concept has been based on the findings outlined in previous sections and built upon and developed through the pre-application consultation.

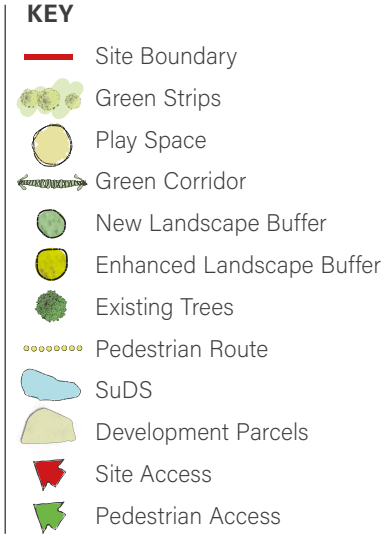
This landscape led design concept demonstrates how to create a scheme, set within landscape constraints.

The proposal includes protecting and enhancing the existing hedgerows and trees that form the boundaries of the site and connecting them using green corridors to protect and improve existing habitats.

The proposal seeks to create streets with vehicular access to all areas of the site, with the addition of pedestrian and cycle routes within the green spaces to the north and south.

The concept also includes SuDS integrated within the green infrastructure which further increases biodiversity on-site.

There is also play space that will provide a safe area for children to play.



CONCEPT MASTERPLAN

Illustrative Layout

The illustrative layout builds upon the design concept and provides a design proposal, which shows design details including house types, pedestrian and cycle connections, parking and plots.

This layout also shows the hierarchy of spaces, with public areas of open green space, rear gardens, shared space and private drives.

The proposal seeks to provide up to 95 dwellings with associated garden amenity spaces for each unit. The proposal also provides a range of alternative tenure options with 40% of units being proposed as affordable options and 5% units being proposed as self build and custom build plots. These units are to be dispersed around the site with a row of self build on the southern boundary.

The site area is approximately 4.30Ha of which 34% (1.5Ha) is open space and the remaining 66% (2.8Ha) as developable land.

Gross Density : 22 DPH
Net Density : 34 DPH

Private	
Housing Type	Quantity (Units)
2 Bed	14
3 Bed	29
4 Bed	14
Totals	57

Affordable	
1 Bed	10
2 Bed	15
3 Bed	10
4 Bed	3
Totals	38

Overall Total	95

KEY

- Site Boundary
- 26 Plot Number
- 2B House Type
- Affordable
- Self Build / Custom Build
- Bus Stop
- 30/40mph Speed Zones
- Root Protection Area
- Retaining Walls
- BC Bin Collection

ILLUSTRATIVE LAYOUT

Site Sections

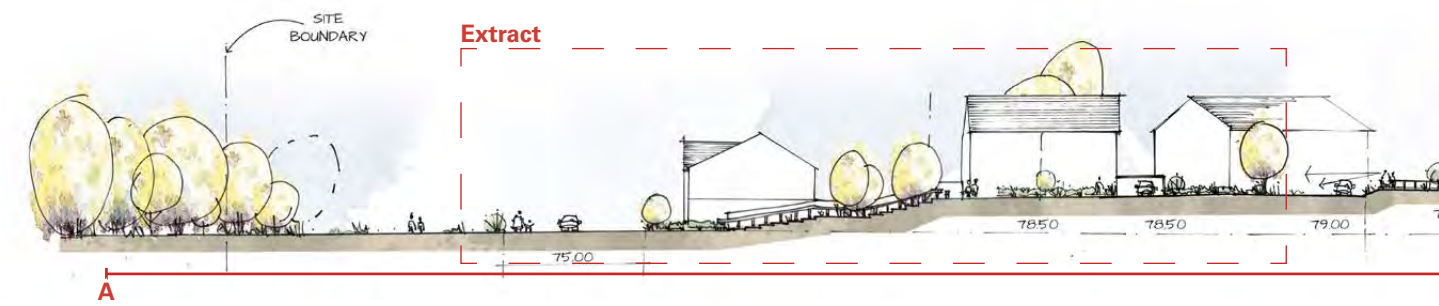
This section demonstrates how levels can be addressed on-site.

In order to prevent large drops and the need for unsightly high retaining walls, the illustrative layout shows how levels have been stepped and smooth pitched slopes have been designed to accommodate this.

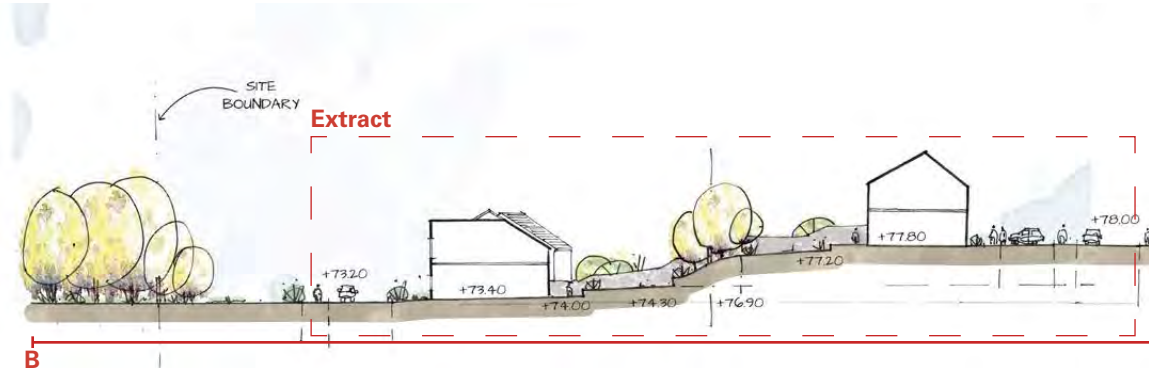
As seen in section A there will be a stepped level changed after the row of housing fronting onto the western boundary of the site, this places the level changes to the rear of the properties and allows it to take place in the back garden, eliminating the constraints of building on a slope.

Section B illustrates this point further by showing stepped plateaus which tackle the level change, whilst providing usable flat space for gardens. This can become a feature in which there are levelled planting or garden furnishings providing interest back garden space for residents.

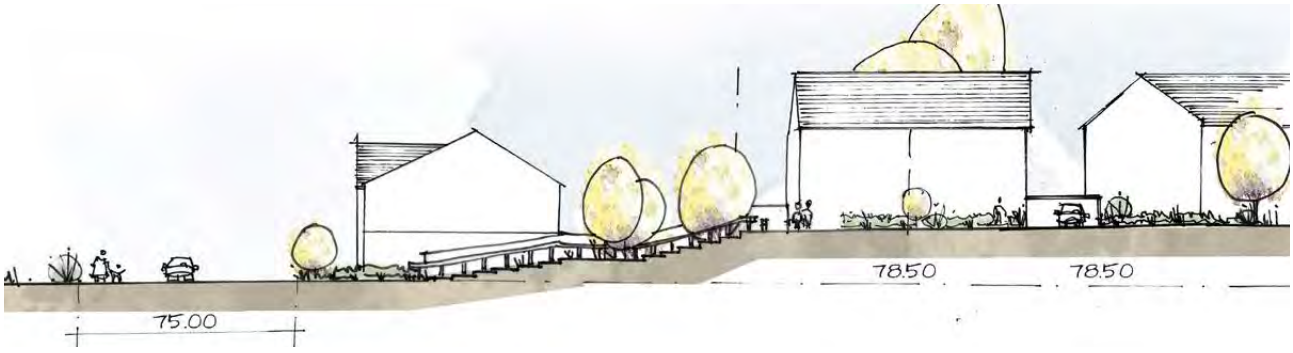
Sections Location Plan



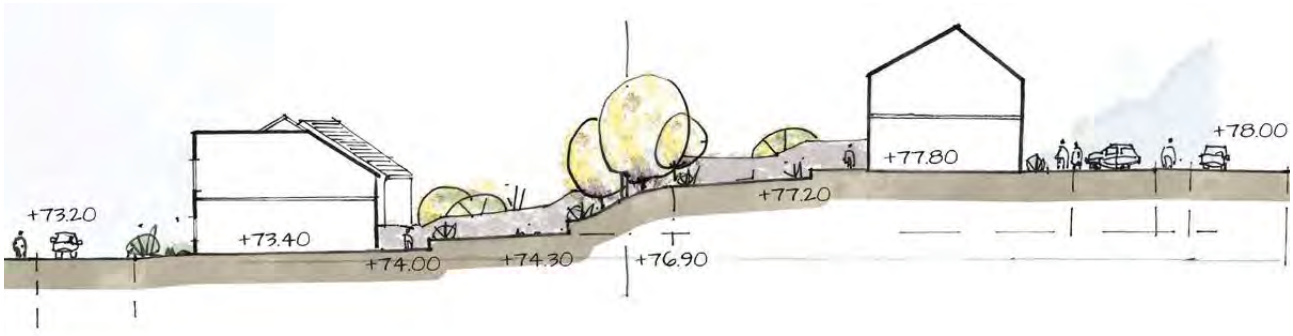
Illustrative Site Section A-AA



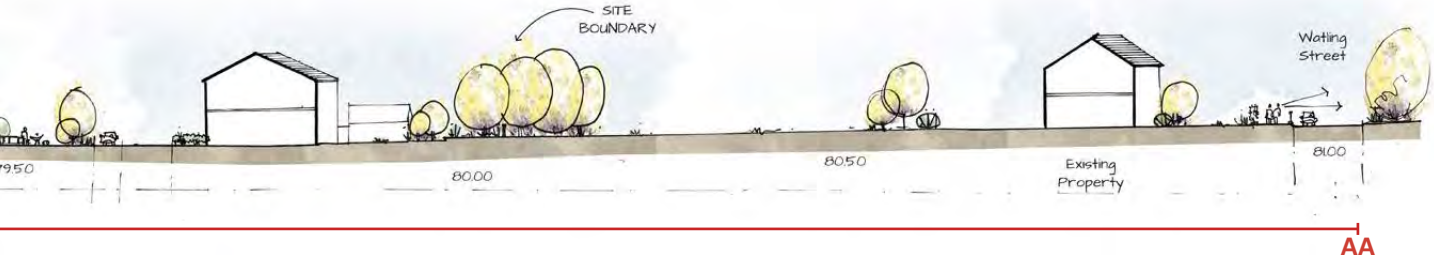
Illustrative Site Section B-BB

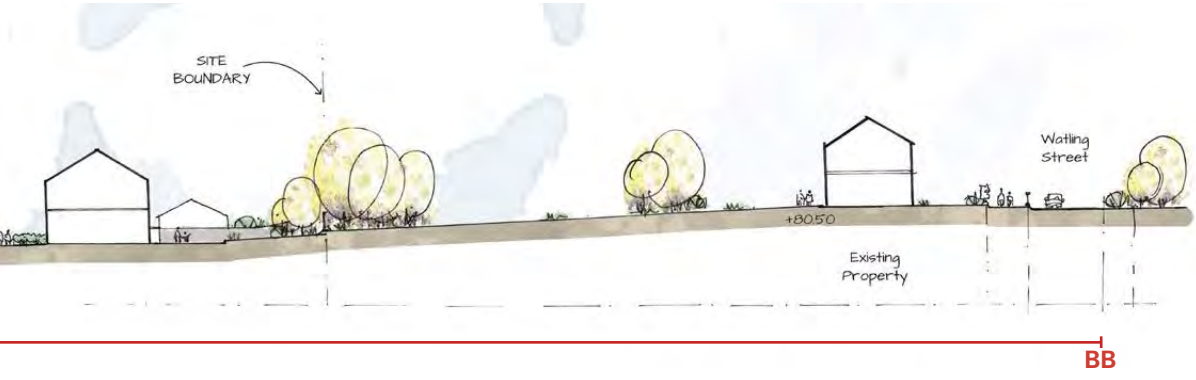


Extract of Site Section A-AA



Extract of Site Section B-BB





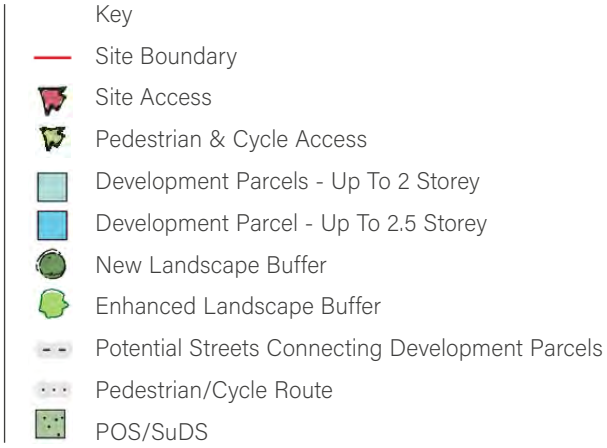
Parameter Plan

The following Parameter Plan seeks to capture and address the design principles derived from the key opportunities and constraints identified at the site to provide a framework for future development.

The site parameters shown cover matters including;

- Land use and open space - detailing where areas are to be developed into housing, and where areas of POS will be left undeveloped along with tree buffers on the Eastern boundary.
- Storey heights - provide a breakdown of each parcel and the maximum height buildings will achieve.
- Key Access Links - This includes vehicular and pedestrian routes on-site and access links connecting to Watling Street.
- New and enhanced landscape buffers along the site boundaries.

This plan is to be submitted as a standalone drawing for approval and can be used to give certainty that a future reserved matters application will adhere to the design principles established at outline stage.



PARAMETER PLAN

Design Framework

Landscape

The landscape strategy for the site includes the following:

1. Carefully chosen tree species will enhance the existing boundary hedgerows and improve the visual and ecological interest of the site. The inclusion of evergreen species, as well as native broad leaves, will create species diversity, protect against future climatic changes and threats from pests and diseases, as well as to tie in with the Scots pine that lie along the site's western boundary.
2. An informal path could be created through the grassland areas and around the attenuation area to create connectivity and movement through the site, and for the health and well-being benefits for residents.
3. Informal grassland areas to provide benefits for pollinators and to show visual interest. Seed mixes will be chosen for their bursts of colour and ecological benefits.

1

2

3

Key

- Site Boundary
- Additional Tree Planting
- Informal Grassland
- Retained, Enhanced Hedgerow with Trees
- Attenuation Area
- Primary Views


NORTH
INFORMAL GRASSLAND
Watling Street
ACCESS POINT
1
2
EXISTING SCRUB WOODLAND
DEVELOPABLE AREA
LAND SLOPES DOWN
3
0
50
100
200 Meters

Design Framework

Ecology & Biodiversity

Desk-based and site walkover assessments of the ecological features have been undertaken by Lockhart Garratt. The site itself is not subject to any statutory or non-statutory nature conservation designations. Whilst records of amphibians, badgers, bats, birds and reptiles were recorded within 2km of the site, no notable protected species were recorded within the site. With the majority of the site consisting of arable farmland, there are very few other plant species present and there are no grassland margins, both with low ecological value. Small areas of broadleaved woodland exist in the south east corner and with scattered trees along the east and west boundaries, these have a medium ecological value and will need to be protected through the design of the proposals.

We are presented with an exciting opportunity to increase the Biodiversity Net Gain of the site and with design and ecological input from Lockhart Garratt, the scheme can comfortably deliver in excess of the 10% BNG that the Government is seeking to achieve.

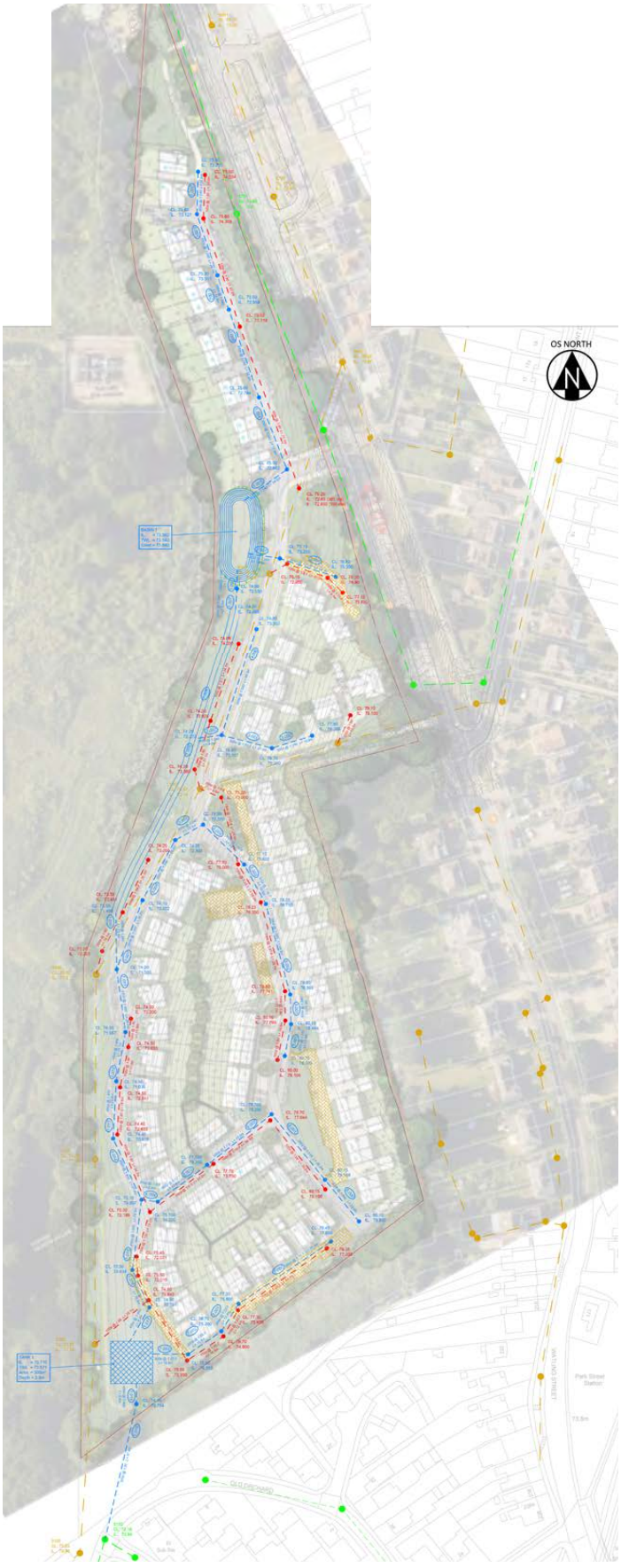
Drainage Strategy

Hydrock Consultants Ltd have produced a drainage strategy for the site which reflects the requirements of the NPPF and Sustainable Drainage Systems (SUDS) hierarchy for rainfall management. Unfortunately, the site is not suitable for infiltration of surface water due to the underlying chalk formation and with no watercourses recorded within the site or within the immediate vicinity, the strategy is forced to rely on discharge into the local surface water sewer network.

In order to ensure no detrimental effect downstream attenuation features will be designed to accommodate up to the 1 in 100 year storm plus a 40% allowance for climate change and 10% allowance for urban creep. Permeable paving is to be encouraged and the layout assumes an element of permeable paving will be provided.

The two storage features are an attenuation basin located centrally on the western boundary and an underground tank in the south west corner due to the depth of the connection point which would have made a basin in this location dangerous. Long term maintenance is envisaged to be provided by Thames Water.

Public sewer records show that there are foul sewers on within the site and will be accommodated by the layout. It will be possible to connect directly into the foul sewer system from within the site.



Design Framework

Movement Plan

This Movement Plan provides a breakdown of the layered approach to access and movement into and around the site.

Two crossing points and a new proposed point will provide a safer means of traversing Watling street. This also allows existing and new residents a safer means of accessing bus stops on either side of the road.

Access to the site is gained through the implementation of four pedestrian & cycle access points along Watling Street, including the vehicular entrance.

Pedestrian & cycle routes in the north run along an area of POS and provide a visually welcoming gateway into the site. The second pedestrian route located in the middle of the site provides access to the lower part of the scheme and runs in parallel with POS which fronts onto bungalows. The lower pedestrian & cycle routes provide a leisurely route that loops the south west area of POS and links two roads east and west on the site.

The primary route allows the site to be easily accessible and forks midway in the site. This allows shared space paved roads will branch off the main and provide safe, multi user and visually appealing streets. Private drives are to be paved and allow access to driveways for residents.

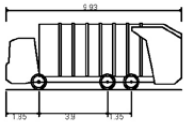
Access

Vehicular access will be from Watling Street via a new T-junction. The proposed access junction has been designed to accommodate all vehicle movements to and from the site and is presented in detail in the application. Vehicular movement into and within the site has been designed to adoptable standards and will provide:

- A 6m wide access road;
- A visibility splay of 4.5m x 90m in both directions; and
- An internal road layout which indicatively shows a mixture of highway with footpaths/ cycleways and shared surfaces.

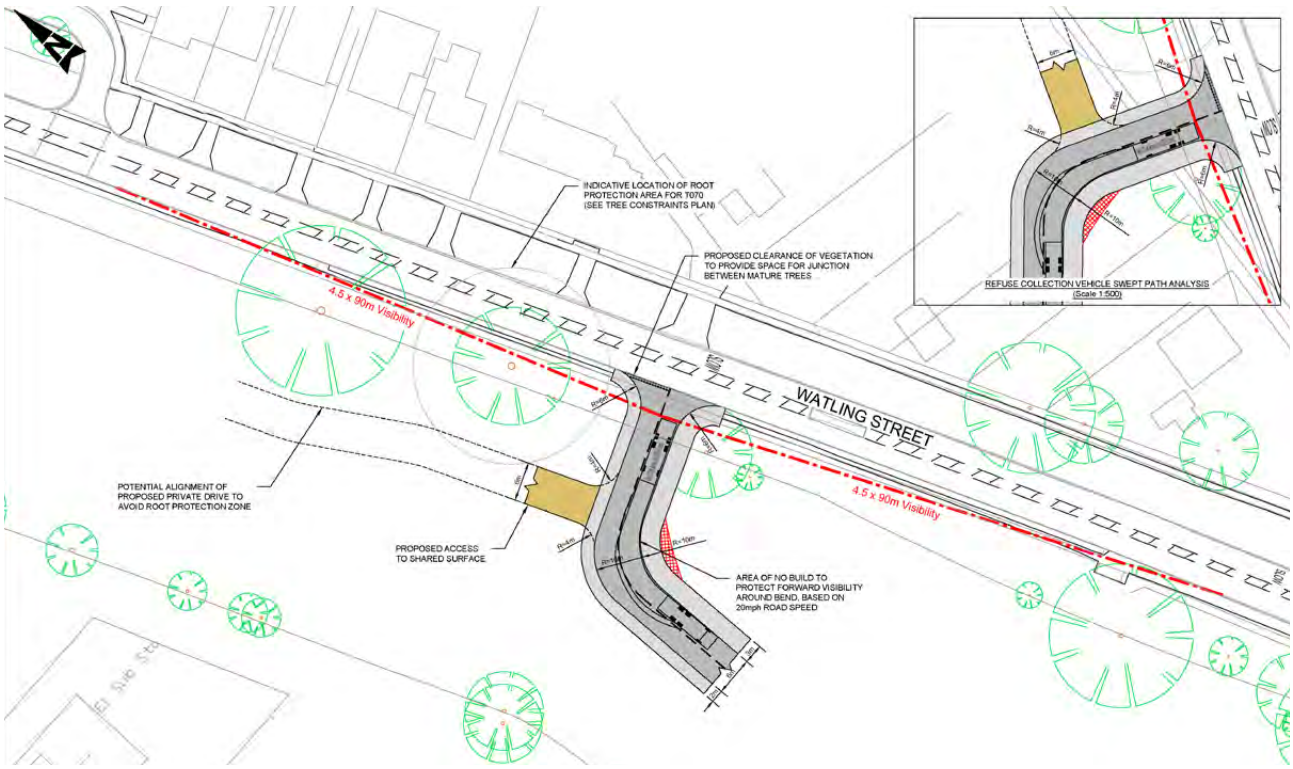
Pedestrian and cycle access will be provided from Watling Street in four locations:

- In the northernmost part of the site connecting to the existing footway on Watling Street, where a new signalised pedestrian crossing is also proposed to allow pedestrians to safely cross Watling Street.
- A second pedestrian link connecting to Watling Street opposite proposed plot 95;
- A 2m footway on the north side of the site access and a 3m combined footpath/ cycleway on the southern side of site access will extend into the site to ensure a safe cycle route into and out of the site; and
- To the south of the new entrance, a combined footpath/cycleway will connect to the existing signalised crossing on Watling Street.



Vulture 2225 (with Mercedes Econic 2628LL 6x4 chassis)

Overall Length	9.930m
Overall Width	2.490m
Overall Body Height	3.749m
Min Body Ground Clearance	0.302m
Track Width	2.490m
Lock to lock time	4.00s
Wall to Wall Turning Radius	9.100m



Design Framework

Parking

Parking will be provided in line with SACDC parking standards, as shown in the table below.

Table from : Table4-1 Residential Development Parking Standards (St Albans City and District Council District Local Plan Review - 1994)

Dwelling Size (Bedrooms)	Number of Spaces Required Per Dwelling		
	Allocated	Unallocated	Total
1 (Including Bed-sits) Bedroom	0	1.5	1.5
	1	0.5	1.5
2 Bedrooms	0	2	2
	1	1	2
	2	0.5	2.5
3 Bedrooms	2	0.5	2.5
4 or More Bedrooms	3	0.5	3.5

The illustrative layout allocates parking spaces to each house type as outlined within the following table:

HT	SPACES
1b	1 space
2b	2 spaces
3b	2 spaces
4b	3 spaces

Cycle storage to be provided on plot within garages, rear gardens for terraced houses and communal areas for apartments.

There are 35 visitor spaces proposed on-site along with 217 allocated spaces (including garages) making a total of 252 parking spaces or 2.65 spaces per dwelling.

Refuse Strategy Plan

The refuse and service vehicle strategy for the site is relatively simple, as it follows all the main streets and terminates with turning heads. These turning heads allow for larger vehicles i.e. emergency services and waste vehicles to turn around.

Bin collection points are to be provided for units that are not directly serviceable from the refuse route, this will be in accordance with local guidance.

Design Framework

Character Areas

Three character areas that reflect the local context and the qualities found in local vernacular architecture are proposed.

WATLING GREEN

This area is the gateway entrance into the development and features an open space enclosed by trees and smaller scale buildings.

WATLING WAY

This central area has a more formal character, with similar typology buildings and apartments addressing key corner plots/ views.

WOODLAND EDGE

This area has an informal character. Detached houses are arranged informally along a winding street, and front onto a linear open space and the adjacent woodland area to the west.


Watling Green
Watling Way
Woodland Edge

Design Framework

Watling Green

This area is the gateway into the development through the creation of an open welcoming space, with clear routes to navigate the site.

Houses to the south are detached units arranged in an outward facing triangle, and units north of the entrance space are detached and semi detached in a linear arrangement.

There is a higher proportion of bungalows proposed for this area allowing for an attractive offer for older demographics.

The boundaries of the site are enhanced with landscape buffers along with areas of open space and a SuDS feature designed in a naturalistic way. By naturalising parts of the site and putting pedestrian and cycle routes through them, this gives people the chance to enjoy the natural environment.

VIEW 1

How to achieve the character intended	
Layout	Linear street
Scale	Up to 2 storey buildings
Frontage, building arrangements	Buildings arranged parallel to the street with similar plot width
Building typology	Mix of semi-detached and detached houses and bungalows with small pockets of terraces
Roof-scape	Varied and interspersed with gable forms
Parking	On plot to the side of properties or in garages
Boundary treatment	Small hedges or planting
Density	20-30 DPH

Walls	 Red Brick	 Secondary material - Dark red tile hanging
Roofs		 Predominantly dark red tiles with limited use of grey slate

Design Framework

Watling Way

This central area is concentrated along the main internal route of the development and connects with the Woodland Edge through a series of steps enclosed by landscape and terraces. The landscape proposals includes an enhanced tree belt to mitigate against the visual impact of the new development on existing properties in the east.

The area has a more formal character with semi-detached and groups of terraced houses creating a simple and more homogeneous frontage.

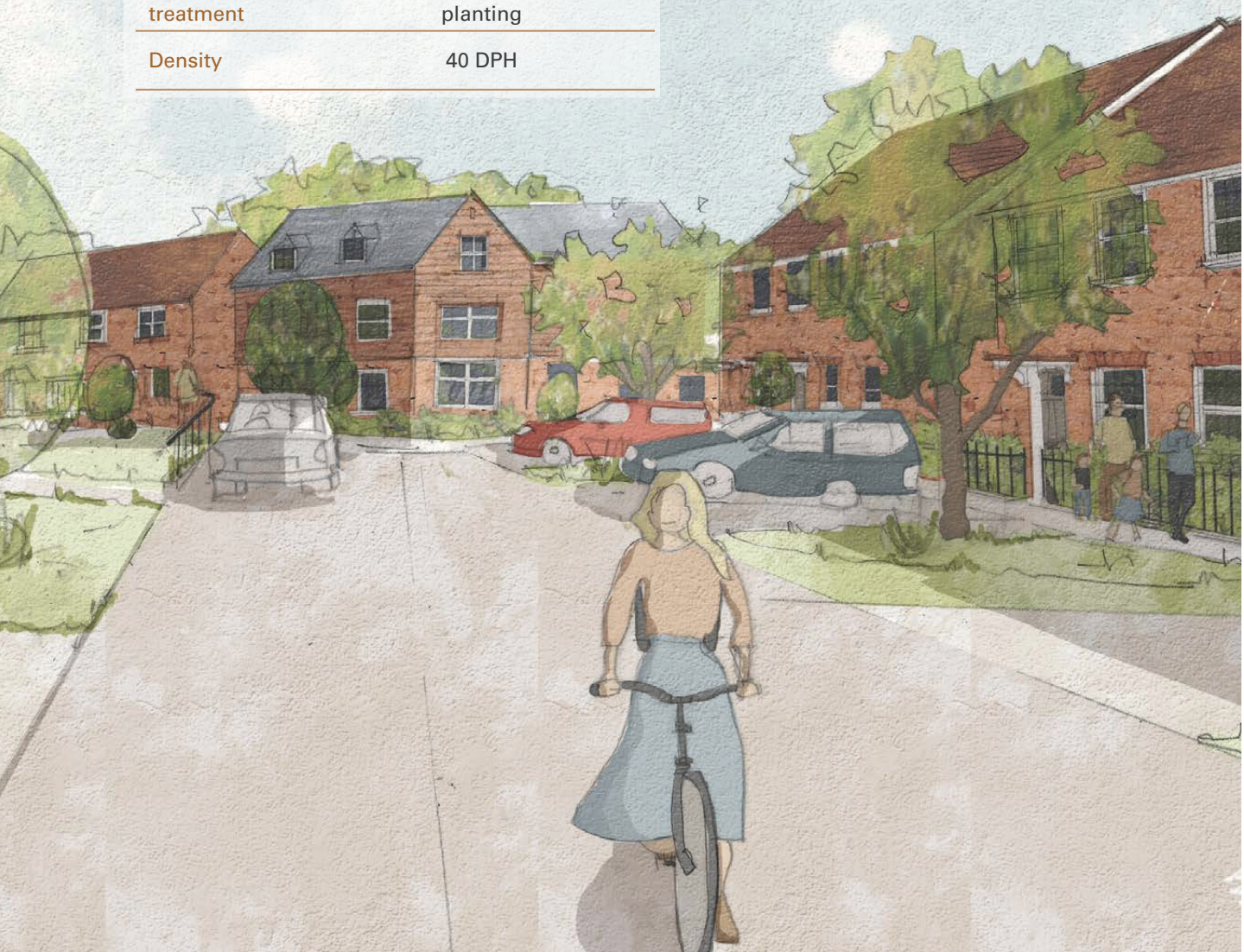
This part of the scheme also includes provision for a play space, which is located on the western boundary.

This area culminates in a central green play space at a slightly higher level from the street to provide long-distance views towards the woodland area to the west. The space is well overlooked by development with a 2.5 storey apartment buildings addressing the street and key views from the space.

VIEW 2

How to achieve the character intended	
Layout	Linear street with tree planting
Scale	2 to 2.5 storey buildings
Frontage, building arrangements	Buildings arranged parallel to the street with similar plot width
Building typology	Predominantly semi-detached and groups of terraced houses, limited apartment buildings.
Roof-scape	Consistent roof form predominantly with eaves parallel to the street. Flats and key/corner buildings to have more variety and include gables and dormer windows
Parking	On plot to the side of properties On street and on private courtyards enclosed by trees and landscape
Boundary treatment	State railings with hedges or planting
Density	40 DPH

Walls	 Red Brick	 Secondary material for flats and corner /key buildings only - Red tile hanging or dark timber effect boarding
Roofs	  Predominantly dark red tiles with limited use of grey slate	



Design Framework

Woodland Edge

This edge of the development is defined by the western boundary leading onto existing woodland. Accordingly the existing landscape buffer will be enhanced and fronts onto open space and small scale development to provide an ease in transition from natural to built environment.

Buildings along this edge will predominately be detached units with soft planted front gardens, adjacent driveways and rear stepped gardens.

This part of the site also includes a leisurely walking route which skirts around the development along the southern boundary.

VIEW 3

How to achieve the character intended	
Layout	Winding street
Scale	Up to 2 storey buildings
Frontage, building arrangements	Buildings front onto the street in a more informal arrangement and have larger front gardens
Building typology	Similar typology buildings predominantly detached
Roof-scape	Interspersed with gables fronting open space
Parking	On plot to the side of properties or in garages
Boundary treatment	Small hedges, cleft fence and planting
DPH	20-30 DPH

Walls	 Red Brick	 Secondary material - Red tile hanging or dark timber effect boarding
Roofs	  Mix of dark red tiles and grey slate	

Sustainability & Security

Sustainability

The site offers a highly sustainable approach, in terms of being well located to public transport nodes, within walking and cycling distance of local facilities.

The development will promote energy efficient construction and use of resources. Such features could include:

- Water conservation with features such as low flush WC's, flow restricted taps and showers to meet the Building Regulations.
- Energy efficient construction to meet Building Regulations Part L.
- Responsible sustainable materials - locally sourced where feasible.
- Site waste management to minimise construction waste.
- Provision of recycling facilities for domestic and commercial users.
- Energy efficient white goods.
- Energy efficient lighting.
- EV charging points to be integrated within the scheme.
- Orientation and sizing of window/door openings to optimise daylighting and solar gain.

Security

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas through the use of a clear perimeter block structure. The aim will be to ensure that every part of the scheme is easily identified as either being public or private space.

The development has been designed to address the key principles, highlighted within the guidance literature for 'Secured by Design' as follows:

- Defensible Space - All houses have private gardens.
- Appropriate Permeability - No rat runs.
- Natural Surveillance - Houses turned to face onto the public realm.
- Car Parking - On plot garages or dedicated surface spaces are provided.
- Lighting - Adoptable standard to the roads and wall or bollard lighting to courtyards and lanes.

Well designed, attractive, clearly defined and well maintained environments are likely to be a source of pride for residents. This encourages a sense of ownership and responsibility, thus discouraging crime.

Summary

This Design and Access Statement is being submitted for an outline planning application with all matters reserved, except for access.

This development will deliver:

- The construction of up to 95 dwellings with associated amenity and garden space.
- A varied mix of housing tenures, alternative and affordable options will also be provided including 40% affordable housing.
- The majority of the buildings will be up to 2 storey in height with a central area of up to 2.5 storey buildings. However, there are several bungalows proposed on site, in addition to self build/custom homes proposed in the south section of the site.
- The proposed scheme has a mix of hierarchy of spaces and streets, which forms a network of movement on-site and allows for pedestrian routes separate to vehicular routes.
- Design elements have been implemented to ensure that existing landscape and trees will be protected.
- A robust approach has been developed through the design and consultation process to ensure a high quality and well considered proposal.
- The proposals will also see the creation and enhancement of natural elements on site to protect and improve biodiversity, this is assisted with the implementation of a SuDS basin.
- The proposals will use relevant materials and architectural styling which are appropriate to the local setting.

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