



BEREWOOD : PHASE 2

Design and Access Statement

Contents

The Purpose of this Document.....2

01 INTRODUCTION

Planning History 4 - 5

Consultation5

Phase Area Strategy6

02 THE SITE AND APPROVED MASTERPLAN FRAMEWORK

Site Location8

Site Context.....9

03 APPROVED MASTERPLAN

Masterplan.....12

Masterplan Parameters13

Masterplan Parameters14

Masterplan Parameters15

Constraints and Opportunities Plan16

Design Evolution.....17

Site Layout18

Parameters : Density and Scale19

Parameters : Affordable Housing20

Parameters : Movement and Parking21

Parameters : Refuse Collection22

Sustainability23

Lighting24

Secure By Design.....24

Landscape Masterplan25

04 APPEARANCE

The Garden Suburb Character Area28

Urban Grain29

Case Studies - Letchworth Garden City30

Case Studies - Welwyn Garden City31

Case Studies - Winchester 32 - 33

Appearance..... 34 - 37

Architectural Detailing 38 - 39

Dwelling and Boundary Material Layouts40

Phasing41

Check List 42 - 43

The Purpose of this Document

The Design and Access Statement has been prepared on behalf of Redrow Homes Southern Counties Ltd. in support of their proposals to develop Phase 2 of the new Berewood neighbourhood at Waterloooville.

The proposal is a reserved matters application for Phase 2, the development of the land to the west of London Road for 246 dwellings together with associated access roads, car parking and landscaping.

The Design and Access Statement explains the design rationale for the proposed scheme including: a summary of the outline masterplan principles and design codes; the site constraints and opportunities; the vision and urban design and landscape enhancements.

The document demonstrates how the proposals comply with the various requirements of the approved Berewood Design Code and Masterplan Design Strategy and justifies where there is any departure.





01 Introduction

Planning History

The proposed Berewood development forms a significant new urban extension to the west of Waterlooville, comprising in total circa 2550 dwellings with mixed uses and open space. A detailed masterplan was approved under outline permission (Ref. Winchester City Council 10/02862/OUT and Havant Borough Council APP/10/00828) with an accompanying Design Code and Masterplan Design Document (MDD). Together these various documents set out a framework for each phase of development to follow. To date, Phase 1 of the development has a detailed planning approval and work has commenced on-site building out the Phase 1 scheme.

The two key documents that formed part of the outline consent and which are key to regulating future phases of development are:

1. Berewood Design Code – December 2012

The Design Code explains in more detail the design objectives and overarching design vision set out in the Masterplan Design Document. The Design Code should be read in conjunction with the MDD as well as conditions contained within the planning permissions and obligations in the Section 106.

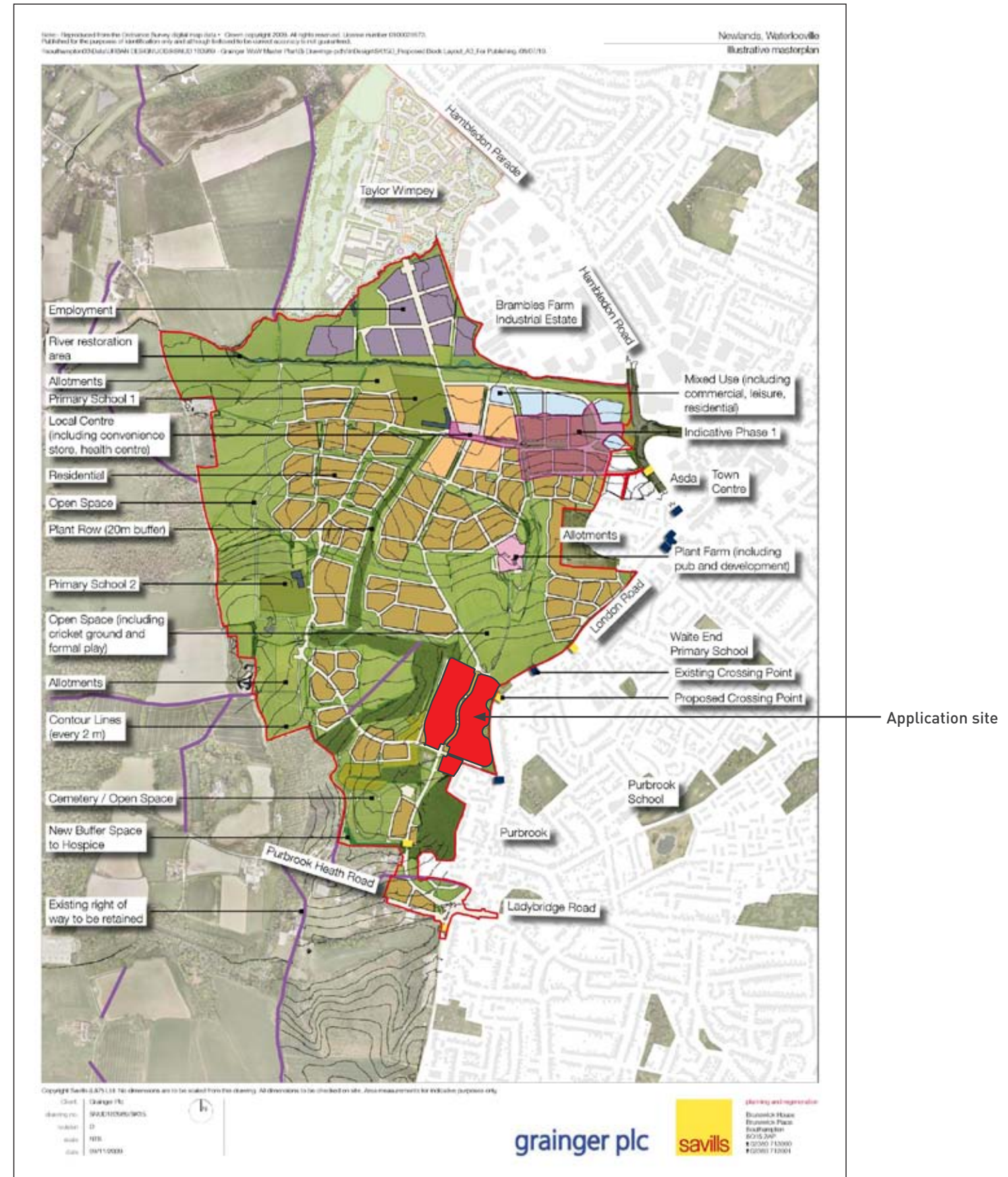
The Design Code recognises that there may be circumstances where a designer working up the proposals in accordance with the code may feel that a building or group of buildings would better contribute to the quality and identity of development by localised deviation from the code. Exemptions from the code will be encouraged in exceptional circumstances where a rationale for breaking the code can clearly demonstrate placemaking benefits.

The reserved matters application for Phase 2 is accompanied by a '*Compliance Statement and Compliance Checklist*' (refer to the appendix) which demonstrates how the code is implemented and that the development is substantially in accordance with the principles of the outline consented scheme.

2. Masterplan Design Document – November 2010

The Masterplan Design Document (MDD) sets out the assessments and strategies to co-ordinate the scale and form of the development. It provides the over-arching design requirements of the Berewood (formerly known as Newlands) development. It is supported by a number of technical studies, an Environmental Statement and the consultation process as summarised in the Statement of Community Involvement.

The Berewood development lies within the boundaries of two local planning authorities, Winchester City Council and Havant Borough Council. The majority of the Phase 2 site falls under Havant Borough Council, with just the southern land parcel opposite the gas compound and adjacent to Purbrook Gardens within the Winchester district. As a result this is a dual identical application submitted under separate covers to each authority.



Newlands, Waterloo - Illustrative Masterplan

Outline Planning Conditions

The Outline Planning Consent for Berewood is set out under the Winchester CC and Havant BC decision notices (referenced 10/02862/OUT and APP/10/00828 respectively). In total there are eighteen planning conditions attached to the Outline Planning Consent which are identical for each authority and a further seventeen conditions relating to the detailed Phase 1 application. Condition number six relates to information required to be submitted for each phased reserved matters application and can be summarised as follows:

- For each reserved matters the applicant shall include plans and particulars that demonstrate how the reserved matters area relates to the Phased Area Strategy as defined in the Section 106.
- i) The reserved matters (i.e.: landscaping, appearance, layout and scale)
 - ii) The design and external appearance of the buildings and structures.
 - iii) Details of means of access, including the layout, construction sight lines.
 - iv) Landscaping, including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, the design of street furniture and the finished levels in relation to existing levels, treatment of retained areas of landscaping / vegetation including woodland, hedgerows, scrub and grassland.

Other matters:

- a) Layout of the development.
- b) Finished levels and the surrounding ground levels.
- c) Access for the disabled.
- d) Layout depth and capacity of foul sewers and surface water drainage.
- e) Accurate plan showing type and spread of all existing trees.
- f) Details of ecological mitigation measures.
- g) Details for the provision of ecological interpretation boards.
- h) Alignment, height and materials of all walls and fences and other means of enclosure.
- i) Hard surfacing proposals and including surface materials.
- j) The provision to be made for parking, turning and loading of refuse from the premises.
- k) The provision for the storage and removal of refuse.
- l) The provision to be made for street lighting.
- m) The provision to be made for external lighting.
- n) The location, height and appearance of any chimneys, flues and vents.
- o) Details of play and sports equipment.



The current proposals are the result of an evaluation of several design options which have been considered in consultation with the officers of Winchester and Havant Borough Councils over a period of several months.

In addition, a presentation was made to the Havant and Winchester Design Forum Review on the 22nd November 2013. The proposals were well received and the proposed mix of family housing and garden suburb approach very much welcomed by the panel.

Phase Area Strategy

The Section 106 Agreement requires that each phase of development be accompanied by the 'Phased Area Development Strategy' which sets out the various development criteria in relation to the outline application to demonstrate compliance. In the case of Phase 2, the Phased Area Development Strategy has been prepared by Savills and is included as part of the application submission.

Approved Infrastructure

The key infrastructure for the site has now been approved and is being delivered by Grainger plc who control the wider land interest at Berewood. The approved infrastructure includes:

- The access off London Road along Milk Lane.
- The central spine road and elliptical open space running north to south.
- The swales and street trees to the central spine road.
- The landscape buffer and frontage to London Road.
- The landscape buffer to Newlands Row copse to the west of the site.
- The SUDS drainage strategy with attenuation within the landscape buffer to London Road and to the buffer adjacent to Newlands Row copse.
- Primary footpath and cycle routes along the spine road and to the eastern and western boundaries.
- The location of the proposed substation, central within the site.





02 The Site and Approved Masterplan Framework

Site Location

The application site is located on the western side of Waterlooville and to the west of London Road and to the north of Purbrook Gardens. The eastern boundary is defined by London Road, the north by the new access road formed on Milk Lane and the frontage onto Town Park (a key area of open space identified in the masterplan). To the west the site faces onto a landscape buffer to the Newlands Row copse and to the south the site borders the boundaries with Purbrook Gardens and a gas valve compound. In total the site area measures circa 8 hectares (20 acres) of land.

The existing vegetation of Newlands Row copse to the west forms a significant landscape feature. The boundaries to the gas valve compound to south are also well vegetated with existing trees. Otherwise the main body of the site is clear of trees or hedgerows.

Topography

The site has a gentle fall from east to west towards Newlands Row copse with a change in level from 57m (AOD) on London Road to 52m (AOD) adjacent to the landscape buffer to the copse.



Site Context Plan



Site Location Plan

Site Context



The only part of this Reserved Matters Application that fronts onto or relates to existing built form is the eastern boundary which faces the A3 London Road.

The existing buildings along London Road are all domestic. Most date from the post-World War 1 period of house building and are fairly typical of the 'ribbon' style development that took place along the main arterial roads out of London. The properties are all set well back from the road edge, are low density and are separated by gaps, and in these respects do reflect the influence of the garden suburb approach on domestic planning. The properties are all detached or semi-detached with some bungalows at the southern end. (Photos 1 to 10)

Whilst most of the properties have been the subject of later additions, or have replacement windows, the original inter-war 'Arts and Crafts' appearance of the houses is maintained, with a ground floor of brick, a first floor of roughcast render, vertical bays with gabled roofs and tile roofed porches. This rhythm of houses separated by gaps and the prominent vertical bays are particularly noticeable from inside the application site (Photo 11) and when the streetscape is viewed obliquely along the London Road (Photo 10).

The bungalows along the London Road are also divided horizontally, with a brick plinth and render façade. (Photo 8)

Further south along the A3 into Purbrook on the corner of Post Office Road is a very picturesque example of an original Arts and Crafts terrace (Photo 12). The building which comprises a terrace of five cottages, is symmetrical with three central gables, the formality in composition offset by the vernacular Arts and Crafts details. This building is also divided horizontally with a ground floor of brick with a first floor of roughcast render – a device of the domestic vernacular tradition interpreted by Arts and Crafts architects and builders.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11 - View of London Road from the Site

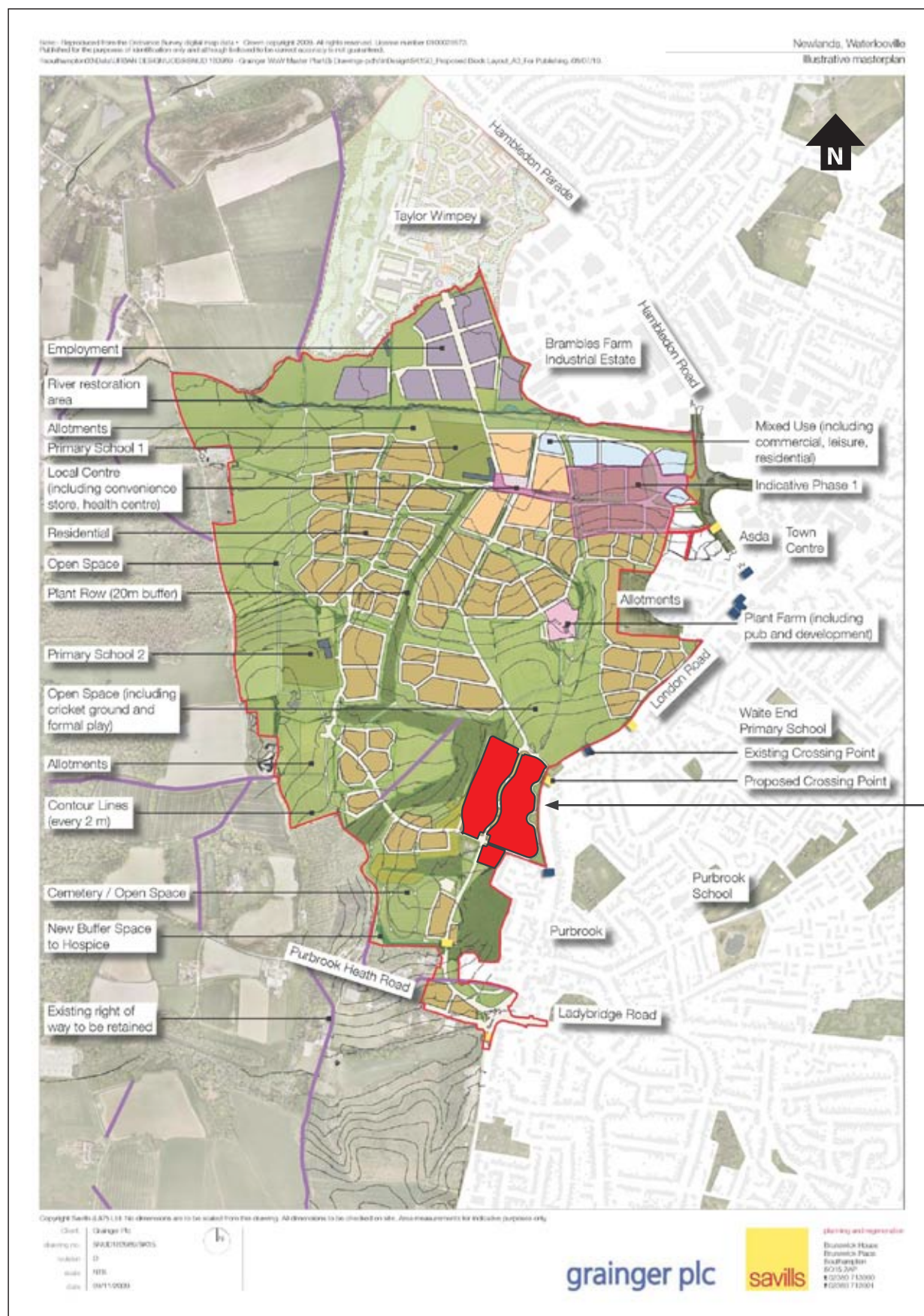


Photo 12 - Post Office Road, Purbrook

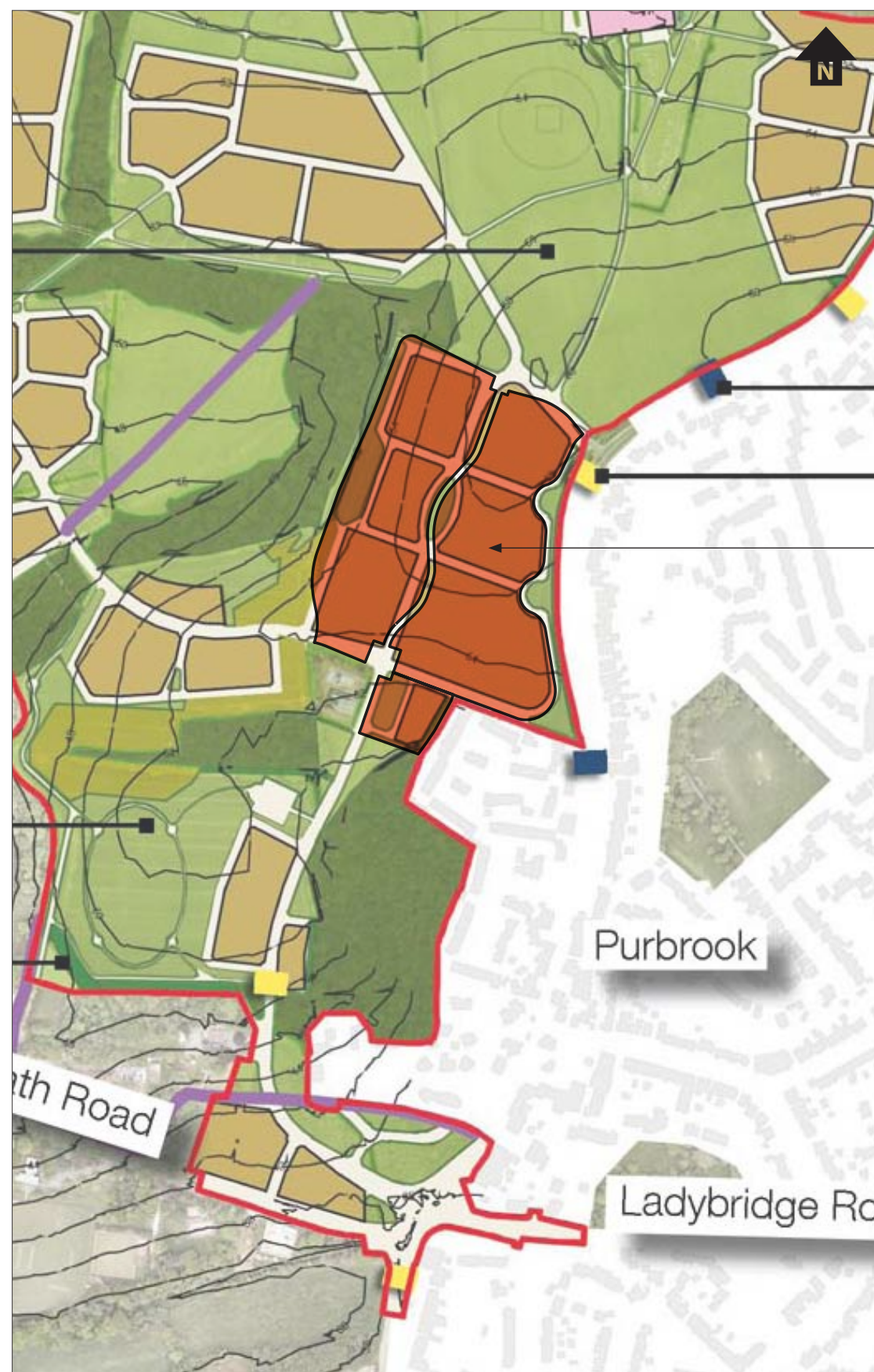


03 Approved Masterplan

Masterplan



Newlands, Waterlooville : Illustrative Masterplan





Land Use

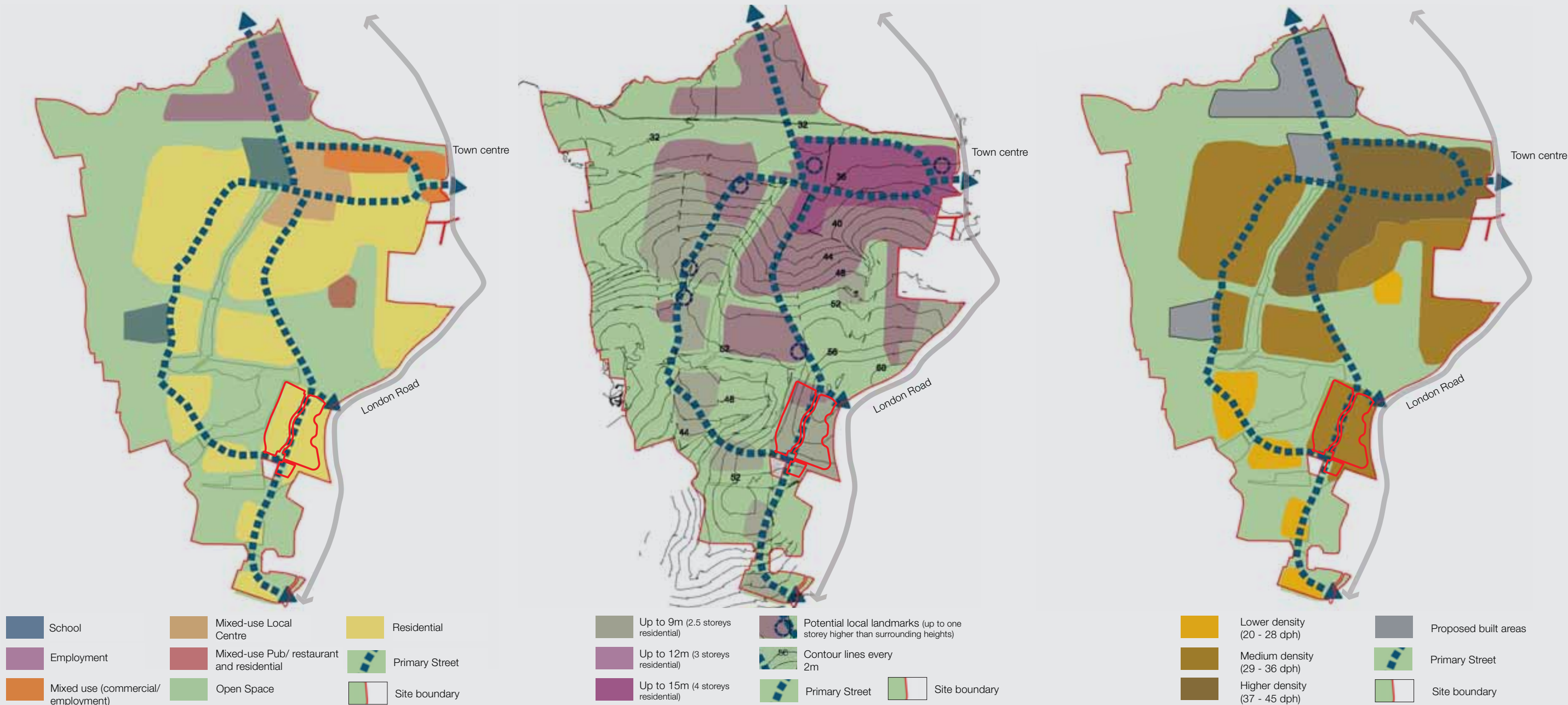
For the Phase 2 land, the land use is prescribed as residential use (colour coded in yellow). The proposed application which is for solely residential use is therefore in compliance with this outline parameter requirement.

Heights

The height parameters define the majority of the Phase 2 development for residential development up to 9m in height (grey colour code on plan). In practice 9m will allow for two storeys and a room in the attic space if required. The only exception to the site is the north western area (colour coded purple) where the buildings fronting Town Park increase in scale to up to 12m, which is the equivalent of three storeys. The proposals are in compliance with the height parameters prescribed.

Density

The outline parameters prescribe a medium density to the entire Phase 2 development which is prescribed as being between 29-36 dwellings per hectare. The proposals are in compliance with the density parameters with an average density of 32 dph.



[Extracts from the Berewood Design Code document]

Masterplan Parameters

Movement

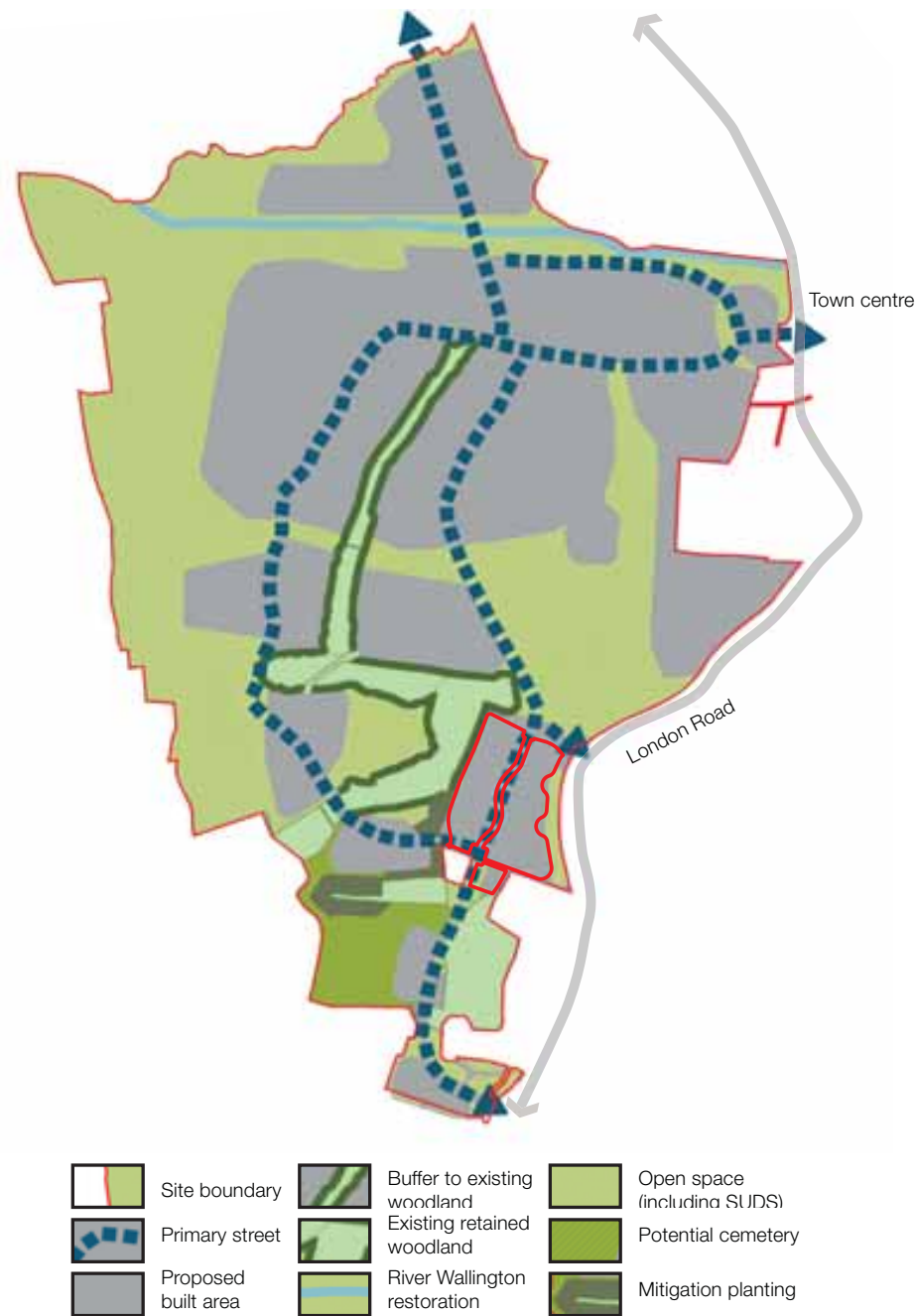
The outline movement strategy indicates a central primary spine road bisecting the Phase 2 site from north to south. The northern end of the spine road links into Town Park and onto Milk Lane and the southern end connects to The Hamlets character area. The access to the site will at this stage be from London Road via the new Milk Lane junction but once the entire Berewood development is complete there will be opportunities for alternative routes out of the scheme to the Ladybridge roundabout and Maurepas Way. The proposals are in compliance with the outline movement strategy by providing the central spine road.



(Extracts from the Berewood Design Code document)

Open Space

Phase 2 is highlighted as having areas for open space for SUDS use along the frontage to London Road, the primary spine road bisecting the site and to the east of the gas compound. The proposals provide green SUDS corridors/open space in these locations.



Landscape

The landscape parameters require a 20m landscape buffer to the existing woodland copse of Newlands Row to the west and a landscape frontage to London Road. There are no hedgerows or existing trees within the Phase 2 land which are to be retained. The proposals comply with the above requirements.



Masterplan Parameters

The accompanying plans extracted from the Masterplan Design Document (MDD) provide a close up view of the phase 2 development land and the defined parameters for land use, scale, density, movement framework and SUDS strategy. The plans give an indication of intended development parcel structure and illustrate a central elliptical green along the primary spine street.

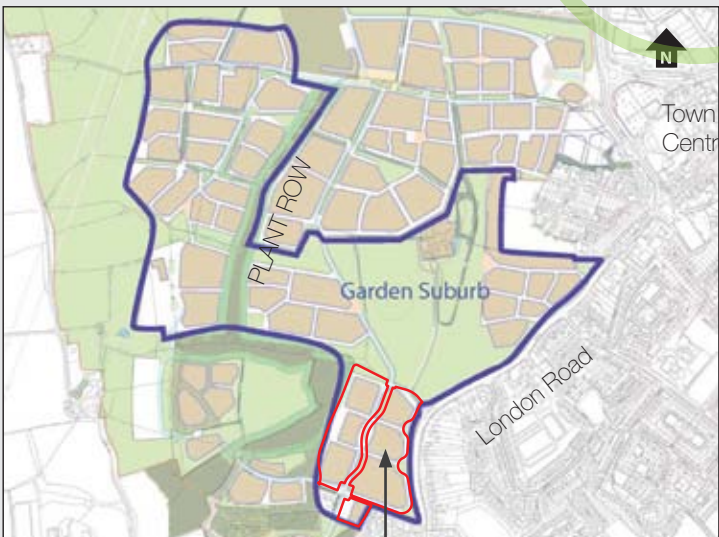
Phase 2 has been designed in substantial accordance with the MDD, as per the requirements of condition 3 of the Outline Planning Consent, as follows:

- *Accordance with the implementation and phasing plan through the provision of 246 residential dwellings within Phase 2.*
- *A proposed medium density of 29 – 36 dwellings per hectare.*
- *The concentration of taller buildings opposite the Town Park.*
- *SUDS corridors along the primary spine street and London Road frontage.*
- *A 20m landscape buffer to Newlands Row copse.*
- *Primary street running north to south.*

The MDD (p73 and 80) identifies part of Plot C, Phase 2, as an opportunity for open space, doorstep play, community growing and community gardens.

The MDD is an illustrative document which encourages flexibility at the detailed design stages of the development. Therefore, the land use shown for Plot C is not a fixed component and is not defined as a strategic open space within the Landscape Strategy. The opportunity to take a flexible approach to the design of this plot provides obvious design benefits for development of the residential accommodation on this land which provides surveillance along Main Street, as well as providing a defined edge to the residential element of Phase 2.

Furthermore, there are more appropriate opportunities for doorstep play within Phase 2 as illustrated on the supporting landscape drawings. An area of informal doorstep play is retained in around this plot by way of the SUDS adjacent to Main Street and the landscape strip to the north of this plot. Open space opportunities are maximised throughout Phase 2 with the Town Park being integral to the delivery of this phase, and areas of informal open space, including informal doorstep play, provided within the residential areas.



Garden Suburb Location Plan
Application Site

Land Use



KEY

- Residential
- Schools
- Allotments
- Open Space

Scale



KEY

- Up to 15m (up to 4 storeys)
- Up to 12m (up to 3 storeys)
- Up to 9m (up to 2.5 storeys)

Density



KEY

- Employment
- Higher Density (37 to 45 dph)
- Medium Density (29 to 36 dph)
- Lower Density (20 to 28 dph)

Movement Framework



KEY

- Main Street (incorporating primary cycleway and footpath)
- Primary Greenway (with bridleway)
- Primary Cycleway (with footpath)
- Primary Footpaths (off street)
- Existing right of way to be retained
- Existing key pedestrian routes
- Existing Crossing Point
- Proposed Crossing Point
- Routes to school

SUDS Strategy



KEY

- Development
- Swale
- SuDS features

Constraints and Opportunities Plan

Summary of Constraints and Opportunities

The following section summarises the site constraints and opportunities that relate to the Phase 2 development. The constraints and opportunities have been used to inform the shape and the design of the scheme.

- A gas valve station is located in the southern part of the site, from here twin 42 inch and 24 inch gas mains run south west. There is a 10m buffer zone required for any new development in proximity to the gas compound.
- None of the site lies within a flood zone, the surface water drainage strategy forms part of the approved infrastructure and SUDS ponds are proposed in the Grainger plc owned landscape buffers to the eastern boundary with London Road and the western boundary with Newlands Row copse.
- Access to the site is to be provided off a new road to the north formed along Milk Lane and linking to London Road to the east.
- The Phase 2 infrastructure including the primary spine street (north-south), incorporating an elliptical central green, the SUDS to the eastern and western boundaries have all been approved and the location fixed. The infrastructure is currently being implemented by Grainger plc.
- The primary spine street is already part constructed and the locations of junctions and vehicle cross-overs off this street are fixed due to the existing approvals in place covering the drainage, highways and street lighting.
- A proposed substation to the west of the primary spine street is to be delivered by Grainger plc as part of the approved infrastructure; the location of the substation is fixed.
- The majority of the site is limited under the parameters plans to two storeys (up to 9m ridge). The north-west corner of the site is set out as up to 3 storeys (12m ridge height) on the approved parameters plans.
- The approved masterplan requires an active frontage to London Road, the northern boundary fronting Town Park, the western boundary to Newlands Row copse and to the south fronting the gas valve compound and open space.
- Provision is to be made for a future primary street by the gas valve compound linking to The Hamlets character area to the south west.



Constraints and Opportunities Plan

Design Evolution



The design of the masterplan has evolved in response to the various technical studies and evaluation of the sites constraints and opportunities which have been ongoing during the design process. The design has been further informed by ongoing pre-application discussions with the planning authority and the wider public consultation events. A summary of the key amendments to the masterplan is set out as follows:

- The scale of the development has been increased to the Town Park frontage to the north west corner with the introduction of a flat block.
- The affordable distribution has been revised to achieve better integration.
- London Road frontage redesigned to give better continuity of frontage.
- Height of buildings to the southern part of the site redesigned to reduce height and keep within 9m overall.
- Introduction of opportunities for large scale tree planting.
- Frontage to Newlands Row redesigned to give greater continuity of active frontage and better surveillance.
- Amenity space introduced for flats.
- Parking revised to Town Park frontage to avoid frontage parking and give better continuity of build line.
- Greater symmetry, repletion and rhythm introduced to arrangement of house types to create improved cohesion to building groupings.



SKL01



Revision A



Revision B



Revision C



Revision D



Revision H



Initial Sketch Layout

Site Layout

The masterplan development framework is guided by the vision to create a high quality, well connected garden suburb as defined in the Berewood Design Code. The following principles have informed the layout:

- Central to the approach of creating a garden suburb character are streets that are strongly landscaped with street trees and hedgerows. The proposals have adopted this typical garden suburb characteristic with creation of larger front gardens of up to 5m in depth which allow opportunities for significant landscaping.
- The layout is formed with a perimeter block structure that provides secure public and private relationships to streets and which allows for permeability of the site from east to west. The mix of dwellings within the perimeter blocks is predominantly detached and semi detached properties, creating a suburban character typical of garden suburbs.
- The analysis of historic garden suburbs has indicated these places are often characterised by a cohesive architectural character underpinned by a degree of order, symmetry and repetition of house types while remaining informal and picturesque overall. The layout has aimed to capture these qualities and there is intentional symmetry, repetition and ordering of the houses types in the street scene to reinforce a cohesive character. An example is the space around the central crescent shaped green, where the dwellings are symmetrical around the green space.
- Active frontage is created to address London Road, Town Park, Newlands Row and south towards the gas valve station. The Town Park frontage has been created with a high level of active frontage with good continuity. The area to the north west has increased height in accordance with the Design Code requirements.
- A key landmark building (plot 1) gives a focal point on approach from London Road and from the north across Town Park.
- Generally narrow depth perimeter blocks allow for parking solutions to be predominantly on-street or on-plot and minimise the need for courtyard parking. On-plot parking is a characteristic of the garden suburb and courtyard parking is not permitted under the Design Code.



KEY	
	Built form
	Existing trees
	Proposed trees
	SUDS
	Public open space
	Rear gardens
	Private frontage
	Roads
	Shared surface square
	Private drive
	Parking court
	Surrounding open space
	Surrounding built form



Density

The accompanying plan illustrates the proposed density strategy for the Phase 2 development which is an average of 31 dph. The proposed density is consistent with the outline approved parameters plans which prescribe a density of 29 – 35 dph for this part of the site.



Scale

The storey heights of the proposed buildings are indicated on the accompanying plan. The height parameters prescribe predominantly two storey development (up to 9m) for the majority of the site, with the north west corner of the site increasing in scale to three storeys (up to 12m) where the site has a prominent frontage onto Town Park to the north.

Additional height is allowed for landmark buildings of 3m at key points in the development. The flats fronting Town Park increase in scale at the corner to effectively three storeys by making use of the underbuild and semi-basement areas created by the fall in levels.

Parameters : Affordable Housing

Affordable Housing

The Affordable Housing Masterplan sets out the site-wide provision of affordable homes for the Berewood (former Newlands) development which forms part of the MDA at the West of Waterlooville, Hampshire. The Berewood development will deliver 2550 new residential units of which 40% will be affordable. Of this 50% will be allocated as social rented units, or affordable rented by agreement and 505 Intermediate.

The Grainger plc Affordable Housing Masterplan Strategy (December 2011) divides the development into 14 phases. For phase 2 the affordable provision is set to be 98 units as set out in the table opposite:

Phase 2	1B2P Flat	2B3P Flat	2B4P Flat	2B3P House	3B5P House	4B6P House	Total
Shared Ownership	5	8	2	8	2	0	25
Grainger Lets	6	8	2	5	3	0	24
Social Rented	1	3	2	6	7	5	24
Affordable Rented	1	2	1	6	15	0	25
							98

Intermediate Affordable Housing

Shared Ownership (blue marked up properties)

Part buy/ part rent homes, where residents can buy a share of a property with Grainger Trust as the Registered Provider owning the remaining share. Grainger are looking to sell 40% shares in the first instance, although purchasers can buy up to 75%. Purchasers can staircase to full ownership when they can afford to, at a time of their own choosing.

Grainger Let Homes (Discounted Market Rent) – Yellow marked up properties

Grainger Lets are homes that are available to rent at a discounted rent level. They are provided at rents that are 20% cheaper than those in the private rented sector in the area. The discount is designed to enable residents to have the opportunity to afford things like saving towards a deposit to buy a future home or be able to pay for additional education or training to help improve job prospects. After 25 years Grainger are able to sell these homes if they choose to on an open market basis.

Affordable Housing

Social Rent (orange marked properties)

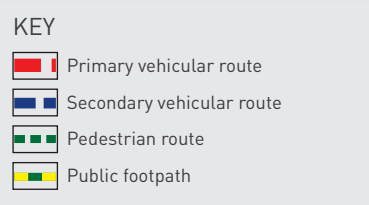
Social rented homes are offered at lower rents which are set by Government, usually around 50-60% of market rents to people who need housing and are on lower incomes. Social rented homes are let to people who are usually nominated by Local Authorities through Choice Based Letting Schemes or Housing Waiting Lists. Rents are controlled and regulated by Government and must conform to the rent regime -sometimes called target rent homes.

Affordable Rent (Green marked properties)

Affordable rented homes are rented to tenants at up to a maximum of 80% of market rent. They are managed and maintained in the same way as social rented homes, but Government allow Registered Providers to charge higher rents so that they can generate income to help build more homes.



Affordable Housing Plan



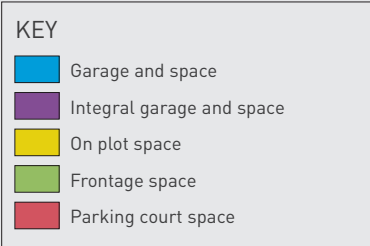
Movement Framework

The primary spine street (running north/south) forms the key movement corridor and part of the approved infrastructure, the central elliptical green giving a focal point within the street. The primary street links to Town Park in the north and to the streets leading to The Hamlets in the south.

Secondary access lanes lead off the primary street, these streets are of a lower hierarchy with footways on one side only.

Private drives accessed off the secondary streets provide a more informal access to the dwellings on the periphery of the scheme, providing an opportunity for a low key informal character with narrow width drives and without dominant street lighting.

All dwellings will be provided with cycle storage to comply with the requirements of the Code for Sustainable Homes.



Parking

The scheme has been designed to ensure that there is an appropriate level of parking to meet the needs of the residents and visitors. As such, the scheme complies with the *Residential Parking Standards* for WCC, dated 2009 and the *Residential Parking and Cycle Provision* for HBC, March 2010.

The predominant parking solution has been to provide on-plot parking in the form of a garage set alongside the house or an integral garage. This solution allows a suburban housing typology which is characteristic of the garden suburb. In parts of the scheme where shared surfaced squares or streets are created frontage parking is utilised. For flats, parking is located in rear courtyards which are well landscaped. The

accompanying plan illustrates the various parking configurations.

The total number of parking spaces provided on the scheme is 569 which is an average of 2.3 per dwelling. The total parking provision comprises 108 garages and 461 spaces.

The minimum parking standards achieved for the development are:

- 1 bed unit = 1 space
- 2 bed unit = 1.3 spaces (shared communal use)
- 3 bed unit = 2 spaces
- 4+ bed unit = 3 spaces

Parameters : Refuse Collection

The scheme has been designed to ensure that there is appropriate provision for refuse storage and recycling for each residential property. As such the refuse strategy complies with the standards for Winchester City Council and Havant Borough Council and as prescribed in the Section 106 agreement.

For dwellings, refuse bins and containers are stored on-plot in dedicated areas within the rear gardens in order to be convenient for users but also discretely hidden from view from the public realm. All the homes have a gated access from the garden to the adopted street so that bins can be left out for collection. For flats, communal enclosed refuse stores are to be provided in accessible areas for refuse vehicles.

The accompanying plan illustrates the refuse storage areas and communal stores. The adopted road network is highlighted (red dashed line) that illustrates that refuse vehicles can turn and manoeuvre to achieve adequate carry distances.



Refuse Collection Plan



The Sustainability Development Strategy for the development is set out under the two principle documents that formed part of the outline planning approval:

1. Sustainability Statement, Newlands Masterplan, West of Waterloo, dated 22nd October 2010.
2. Energy Statement, Newlands Masterplan, West of Waterloo, dated 22nd October 2010.

The reserved matters proposals will comply with the requirements of the above strategies to achieve:

- 10% carbon reduction on site via on site renewable energy.
- Meet the requirement of the Code for Sustainable Homes, Level 3 for private housing and Level 4 for the affordable.

The following sustainability criteria have been considered in designing the scheme in order to achieve credits under the Code for Sustainable Homes:

- Energy conservation
- Water conservation
- Materials
- Surface water run off
- Waste
- Pollution
- Health & wellbeing
- Management
- Ecology

The following points have also been considered within the design:

Selection of Materials: The selection of new materials and construction techniques will wherever possible favour those with the lowest ecological impact over their projected lifetime. The Green Guide to Housing Specifications published by the Building Research Establishment will be referred to when selecting materials and construction methods. Each element of a building in the guide provides a rating of A to C with A having the lowest impact overall. The majority of the materials used will achieve an A+ rating.

Timber is to be sourced from well-managed and licensed European source to reduce transportation and energy requirements.

Insulation: High levels of insulation, draught proofing and double-glazing together will improve energy efficiency. All insulation materials to be specified to achieve a GWP (Global Warming Potential of less than 5). This includes insulation for walls, roofs, hot water cylinders, lintels and pipe work.

Solar Access: Where appropriate, main living areas have been arranged to face south to make maximum use of passive solar gains for heating.

Daylighting: Windows have been designed to provide high levels of day lighting to reduce the energy demand for lighting.

Energy Efficient White Goods: The greatest source of carbon dioxide emissions and energy cost in low energy housing is lighting and appliances. Where white goods are installed only those with an A or B rating under the European Commission ECO label will be offered.

Low Energy Lighting: Low energy compact fluorescent lamps (CFL's) are to be used in the majority of principal rooms within new houses and apartments.

Efficient Heating: Domestic condensing boilers will be of a type, which will achieve a seasonal efficiency of at least 90.3% as measured according to the European Commission of Boiler Efficiency. Boilers will be selected to have reduced NOx emissions.

A central thermostat is to be provided along with thermostatic radiator valves and seven-day programmers.

Construction Waste Recycling: A Site Waste Management Plan will be prepared prior to construction to set out targets for waste reduction. The plan will set out measures to mitigate the impact of construction operations, for example where waste is generated, contractors will be encouraged to provide separate segregated skips to assist with recycling.

Refuse Recycling: Residents of homes are to be provided with bin stores, which will include provision for dedicated recycling bins to comply with the LPA and the Code for Sustainable Homes mandatory requirements.

Cycle Storage: All dwellings and non-residential buildings will be provided with secure cycle storage with affordable dwellings meeting the requirements for cycle storage under the Code for Sustainable homes.

Drainage Strategy

A Flood Risk Assessment and drainage strategy was considered as part of the Outline Planning Application and this proposes a sustainable drainage strategy to manage the surface water run off from the proposed development site. The proposals include a network of swales, together with areas of porous pavements, designed to limit development flows to existing run off rates. The proposed surface water drainage measures would ensure that the rate of surface water runoff following development of the site does not exceed the undeveloped greenfield run off rate for a 1:100 year event, including an allowance of climate change and that peak flow passing downstream would not be increased.

The SUDS infrastructure has been designed and approved by Grainger plc and is currently being implemented.

Water Conservation

The dwellings have been designed to reduce water demand, storm water run off and the amount of waste water requiring treatment. This results in reducing energy requirements for pumping and investment in new water supply infrastructure, thereby protecting natural watercourses. The following features will be incorporated within the development:

- To reduce water consumption all homes are to be equipped with dual flush WC's with a maximum 4 litre flush and lower 2.6 litre flush.
- Flow limiters will be fitted to all taps.
- Water meters will be installed in all homes to encourage occupants to make further savings in water.
- Houses are also to be provided with water butts for the collection of rainwater run-off for garden irrigation.
- Baths will have a low capacity overflow, limiting the volume of water they will hold.
- Where dwellings meet the Code for Sustainable homes they will meet the relevant mandatory requirements for water use per person.



Lighting

The drawings prepared by Mayer Brown that accompany the planning application detail the proposed street lighting strategy for the development. Generally, the street lighting positions for the primary street are already fixed as part of the approved infrastructure. There will be no lighting provided to the private drives to the periphery of the scheme.

External lighting will be generally only be provided to the courtyards for the flats utilising bollard lighting and to the entrance doors, cycle and communal bin stores (where required for safe usage). For dwellings, external light wall lights are provided by the front doors and to the rear elevation.

Secure By Design

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 for householders by the use of a clearly defined 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, Layout and Design* as follows:

- **Defensible Space:** *All houses have a private garden and all flats have a private communal amenity space.*
- **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 means that a sense of ownership and responsibility is present which discourages crime to be committed. The development of the Wessex Grounds will provide an environment where all public areas are well managed and placed in a Management Company.

Creating A Secure Environment

The proposals respond to Secured by Design criteria, including the creation of active frontages as follows:

- *Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.*
- *Both vehicular and pedestrian entrances are ‘policed’ by gateway buildings, which overlook these spaces.*
- *Various pedestrian routes have been created within the design, which give permeability to the site layout, encouraging pedestrian movement around the site and natural ‘community surveillance’.*
- *Care has been taken to ensure activity to the frontages at corners with overlooking windows to gable ends.*
- *The scheme provides a clear definition between public and private areas that are secure and well defined.*
- *Parking is predominantly on-plot where there is good surveillance.*
- *Where private parking courtyards are used they are broken down in size to smaller groupings and are well overlooked by enclosing buildings.*



The landscape masterplan for the site aims to deliver the development objectives identified. The landscape masterplan draws on the elements identified within the opportunities and constraints on the site and discussions held with Hampshire County Council. The elements have been taken into account and responded to appropriately leading to the formation of a cohesive landscape plan. The following principles have been adopted to help steer the design process:

- *A hierarchy of routes that relates to the land uses will encourage movement throughout the scheme.*
- *The landscape will respond to the proposed urban grain, be it the pattern of the streets and blocks, or rhythm of the frontages. Treatment will be appropriate in scale and seek to unify the scheme.*
- *The public realm should be inclusive in that it promotes a feeling of safety and security. It will address the needs of the whole community including the disabled and elderly.*
- *The landscape character of the public realm will build upon the character of the scheme in its relationship to the overall site. The form of the proposed development will guide the choice of materials and furniture to make distinctive, memorable spaces.*
- *The design and detail of the spaces will provide clues as to the role of public and private space and the interfaces between the two types.*
- *Opportunities will be provided for play features offering a local resource for all parts of the community. The use of appropriate settings will avoid unnecessary conflict with surrounding land uses.*
- *Connectivity through the site will be increased offering safe access for pedestrians and cyclists to the play facilities, local shops, schools and the wider countryside landscape beyond.*
- *The existing landscape boundary structure will be enhanced with new planting strengthening the visual separation from properties on the eastern boundary to help maintain the sites' character.*

The landscape masterplan establishes the design and technical principles for the project at the masterplan stage and allows the design intent to be carried into the detailed design stage.

Soft Landscape Strategy

Planting softens the built form, humanises scale, mitigates the microclimate, provides a seasonal sense of place and provides biodiversity opportunities.

Tree planting in particular can respond to and extend the landscape structure into the site by framing key spaces through the planting of avenues or individual specimen street trees. The following principles have been applied to the soft landscape:

- *Selection of plants which consider the form and eventual scale of the space and elevation, whilst also considering future maintenance requirements.*
- *The selection of tree and shrub planting which will enhance the design by responding to the articulation of the space in framing spaces and defining pedestrian connectivity and vehicle movement.*
- *Planting will be appropriate in terms of setting and will not pose a threat or nuisance, for example through the specification of clear stem trees adjacent to pedestrian routes.*
- *A strategic response to species selection in terms of suitability to location, considering building shadows etc.*
- *The selection of plant species to increase biodiversity potential and reduce long term maintenance requirements.*

The technical principles provided by NJUG and NHBC requirements when planting trees in the vicinity of services and buildings will be adopted.



Indicative Landscape images



04 Appearance

The Garden Suburb Character Area

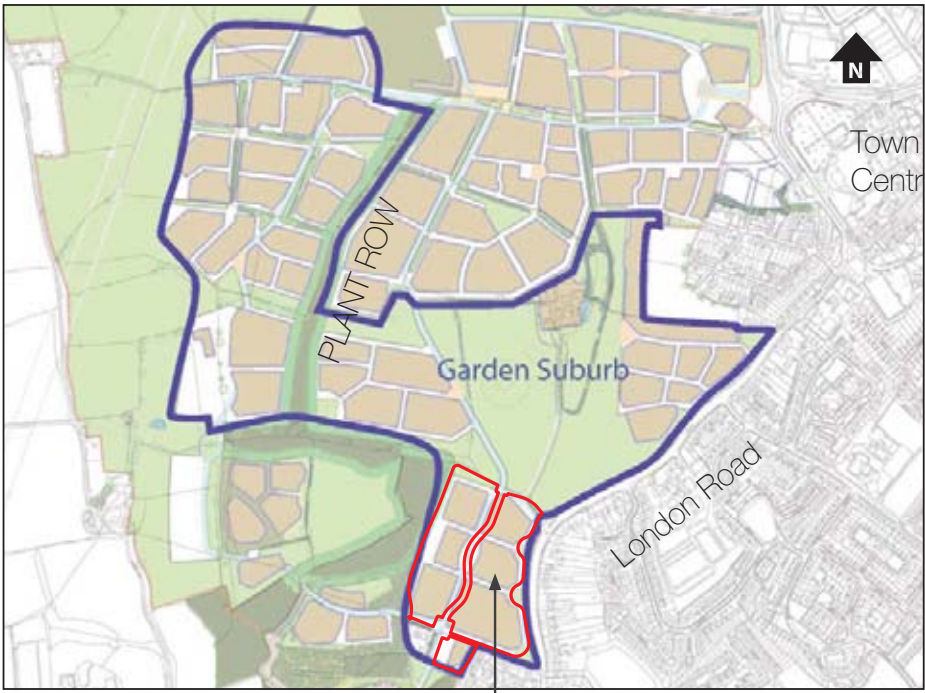
The approved Design Code provides more information on the character areas, appearance, detail and materials that should apply in the Garden Suburb area. This area is proposed to be predominantly residential and will include a broad range of house types. Historic examples cited as character precedents include the garden suburbs of Bournville, Welwyn Garden, Letchworth, and similar high quality settlements. There are also some good quality precedents in Winchester both old and new which will be a guide to the Arts and Crafts appearance, detail and materials associated with a garden suburb. Additionally the area will need to respond to Purbrook to the south of the development.

The main points from the Design Code are:

- Residential development, predominantly family housing, framing the new Town Park and providing a frontage to London Road.
- An 'Arts and Crafts' appearance inspired by the more fundamental architectural features (large bays, feature gables, feature canopies) and use of materials and detailing which architects of the early 20th Century were drawing on inspired by vernacular domestic architecture (these are illustrated with photographs and the pages are reproduced to the right).
- Focal buildings at key points to enclose views on the arrival from Milk Lane/London Road.
- Small scale green squares and parks within residential development.
- A maximum building height of up to 9m to ridge. Additional height is allowed for landmark buildings of an additional 3m in height at key points of the development (in accordance with the building heights parameter plan).
- Residential (mix of detached, semi-detached and short terraces), occasional use of apartments.



Berewood Design Code - Extracts from Garden Suburb Design Code



Garden Suburb Location Plan

Application Site



Berewood Design Code - Extracts from Garden Suburb Design Code



Bournville Park, Birmingham

Extracted From Design Code

Grain of Built Form: Bournville Park, Birmingham.

Bournville was originally conceived as a Model Village and has grown over the years into a garden suburb adopting high quality landscaping, spatial standards and the Arts and Crafts influenced domestic appearance of Letchworth and Welwyn.

The approved Design Code example used this figure and ground plan of Bournville as an example for the garden suburb character area. It shows the relatively loose grain with continual frontages and subtle varying of the set-backs from the street. Predominately detached and semi-detached separated by gaps, the streetscape is reinforced at the corners with larger blocks of flats.

The density of these early garden suburbs was set at 12 units to the acre (30 per hectare).

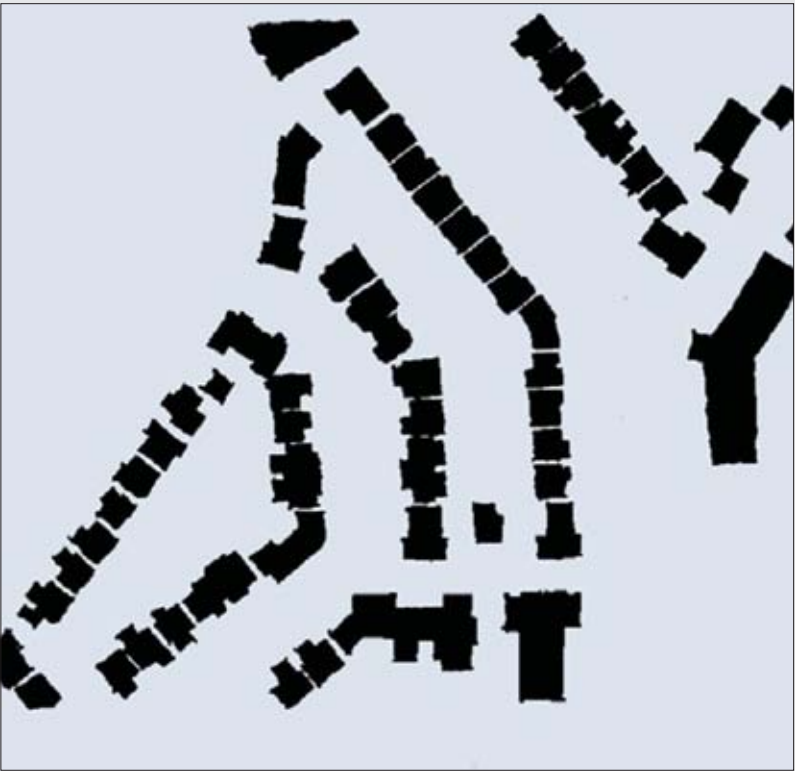


Figure And Ground Extracted From Design Code

The Reserved Matters Proposal

A comparable figure and ground study of the proposed site layout shows straight main routes and curving subsidiary roads. The urban grain, with the continuous active frontage, is comprised mainly of detached and semi-detached properties separated by gaps. The Phase 2 development parameters prescribe a medium density (29-36 dph) for the entire phase, which is not vastly different from the garden suburb standard of 12 units per acre (30dph).



Figure and Ground of Proposed Development

Case Studies - Letchworth Garden City



Letchworth, the first garden suburb

Begun as the first Garden City in 1905 and following the inspiration of Ebenezer Howard, Letchworth is renowned for its good quality housing and excellent landscaping. The landscape, the balance of buildings and open spaces, the presence of trees, grass and hedges extolled the benefits the village and cottage ideal of nature and homes based on the English vernacular. Planned by Raymond Unwin and Barry Parker, the layout was based around the natural features of the site, straight main routes and curving subsidiary roads. The design of the buildings was controlled by a regulatory design code.

Concurrent with the Garden City movement, Arts and Crafts architects had helped to bring about 'the revival of domestic architecture'. Much of this pioneering design approach was applied initially to small country houses, but there was a prevailing aesthetic and political belief that the application of the style, with its visual reference to traditional vernacular cottages would do much to improve the lives of ordinary working people. Creating organic communities was seen as an antidote to the squalor of the Victorian industrial city. The appearance of 'Arts and Crafts' buildings therefore became synonymous with the early garden suburbs – something that was lost in developments after World War 2.



Case Studies - Welwyn Garden City



Welwyn Garden City

Welwyn was planned later in the early 20th Century after the first World War in 1919 and was part of the movement to provide 'Homes for Heros'. It was the second Garden City and was again inspired by the energies of Ebenezer Howard.

The town is laid out along tree-lined boulevards with a Neo-Georgian town center. Every road has a wide grass verge and the main core road is Parkway, a central mall or scenic parkway, almost a mile long. The view along Parkway to the south was once described as one of the world's finest urban vistas. Welwyn Garden City, as a planned community, is often contrasted with neighboring Hatfield, an unplanned settlement created by sporadic building in the open country. Welwyn, though far from perfect, made the New Towns Act possible, just as Hatfield, by its imperfection, made it necessary.

The numbers of houses built in Briton grew exponentially in this period, ownership increased and this was expressed in the rise of the semi-detached house, a desire to buy something that was individual without being too different and had a garden at a density of 12 units per acre. The houses were generally smaller than their pre-war equivalents without formal reception rooms or space for servants.

In appearance the influence of the Arts and Crafts movement was still to be seen in the look of the houses, though they are slightly more Neo-Georgian with sliding sash windows and door surrounds.



Case Studies - Winchester



KEY

①

Chilbolton Avenue

②

Cheriton Road

③

Greenhill Road

④

Abbotts Road / Park Road

⑤

Sleepers Hill

Areas of Arts & Crafts Style Buildings

The Site



Case Studies - Winchester



Winchester

Although the suburbs and streets of the late 19th and early 20th Century that surround the city of Winchester are not designed in the comprehensive manner of a garden suburb, the influence of their grouping, spacing, landscaping and Arts and Crafts appearance had been taken up by house builders and developers. Many good individual examples of Arts and Crafts design and details can therefore be seen in the streets of Chilbolton Avenue, Cheriton Road, Park Road and Sleepers Hill.

These properties exhibit the simpler and more fundamental architectural features (large bays, feature gables, feature canopies) and use of vernacular materials and detailing which a new generation of architects were drawing on inspired by Philip Webb's 'Red House' and the inspired designs of C F A Voysey.

From a slightly different strain of the Garden City approach, are the distinctive workers cottages of Greenhill Road. The units here are smaller and deliberately planned around a communal courtyard garden. Here the Arts and Crafts appearance ensures a unified group of cottages that is indeed simple and organic. Distinctive here is the use of brick and render on alternate floors (see also Letchworth) giving a horizontal emphasis to the streetscape, and contrasting with the vertical split of each unit or cottage. The appearance is very domestic with some nice details such as cut rafters, tile window cills and the slightly projecting brick course onto which the first floor render is faired, creating a self-cleaning detail that has weathered well over time. Window openings are horizontal in format sub-divided into vertical casements and panes.



Appearance

This section of the document describes the appearance of the proposal and shows how reference has been made to the case study examples. It uses larger scale drawings and photos to highlight key details on the facades, and uses coloured street scenes to show the grouping of the main architectural elements and materials.

The design of the elevations has followed the Design Code requirement for a garden suburb with a corresponding Arts and Crafts appearance. The objective has been to design the street scene, and for this reason throughout the design development, context elevations have been drawn which show the houses in relation to one another and the gaps that separate them. Each street will be composed of a variety of house types avoiding the regularity of an estate. However, rather than individualising each house type, the elevations will be unified to achieve a cohesive appearance; emphasising the key vertical architectural elements of the houses in each street; (gables, bays, and entrances) against a horizontal eaves line. This eaves line will be emphasised by using deep overhanging eaves with an open rafter detail stained in black with a black rainwater gutter.

A selection of the main elevations have been drawn and coloured to illustrate the main points and show the use of materials. Further street scenes are included with the application drawings.

Town Park Frontage (View A)

The prominent frontage that faces the Town Park has been designed to accommodate the change in level of 5.5 m from east to west. It is designed as a compositional whole, framed at each end with a prominent tower. Both feature buildings will be finished in white render and will have slate pyramid roofs. This is in accordance with Design Code ref: GS03.02.05 Materials: Occasional use of slate for residential roofing for feature buildings and flatted development.

The frontages between these 'towers' is broken up with vertical tile hung gables breaking through the strong eaves line. A gable positioned centrally to the neighbouring pair of 2.5 storey high semi-detached house turns them into a pair of Arts and Crafts villas.



KEY PLAN



View A - Town Park Frontage

0 5 10m
(1:100)



Street Frontages facing the Elliptical Green (Views B and C)

The two street elevations shown here are respectively the west and east side of the central green landscaped space, and in reality will face one another.

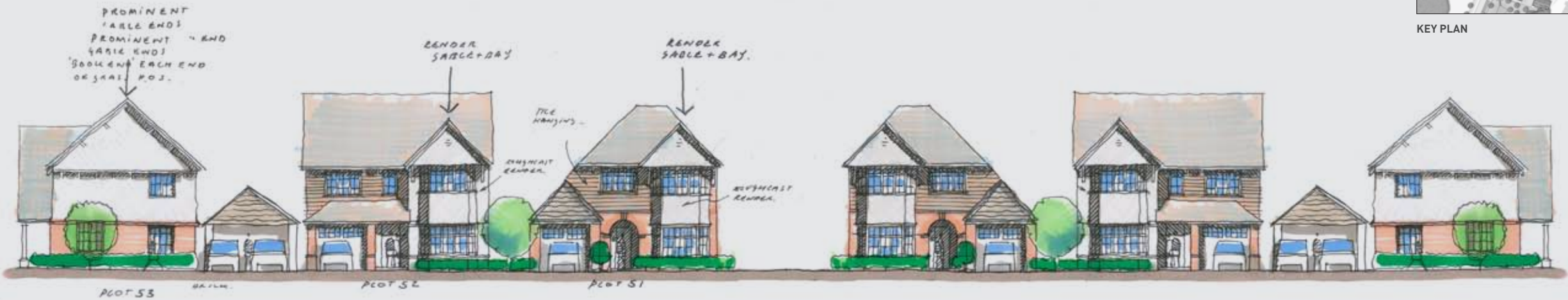
Both are comprised of a group of detached and semi-detached dwellings arranged symmetrically either side of a central access lane. Types are paired to frame the lane entrance and each end of the composition is framed by gable ends with windows and an active frontage. (View B)

Where detached buildings have gable ends or vertical bays they are finished in white render to emphasise them as features along the street. Where a house has a prominent bay the recessive part of the facade is finished in darker hue tile or brick to emphasise the white rendered bay. The houses on the east side (View C) have a unified brick ground floor and render upper floor – a feature carried through to the gable ends.

The main roof line is given horizontal emphasis by using a deep overhang, creating a strong shadow line emphasised with black stained fascias and black rainwater gutters.



KEY PLAN



View B - Elliptical Green Frontage



View C - Elliptical Green Frontage



Appearance



KEY PLAN



View D - London Road Frontage



View E - London Road Frontage

Key Streets and London Road Frontage (Views D and E)

The appearance of the same house types across the site is consistent, creating a unified series of streets and spaces and avoiding the disjointed urban character that results from the unhindered variation of house types. There will be variation enough in the street scenes arising from the use of different house types. This will give emphasis to the key streets, frame the access to the minor streets and the inner courts and give a pleasing frontage to the London Road. (Views D and E)

Inner Courts And Minor Lanes (Views F, G and H)

These will be the location for terraced rows of cottages. Very simple in appearance these facades will have a horizontal emphasis augmented by gable ends or a central gable aligned with the entrance. The only detail will be the feature brick plinth or first floor level band course.



View F



View G - Plots 231-234



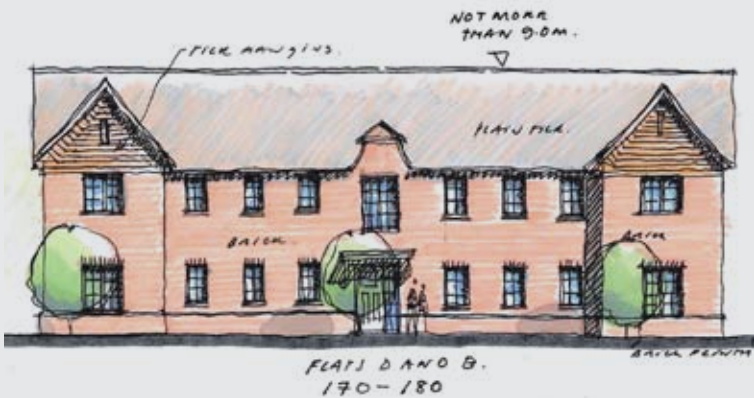
View H - Plots 190-193



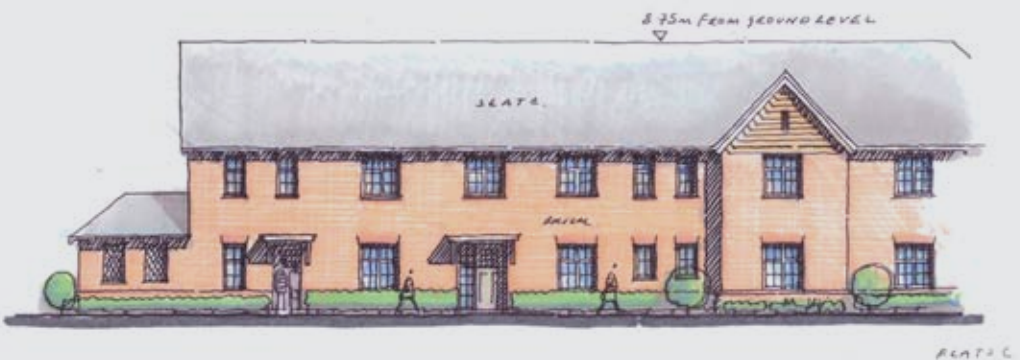
KEY PLAN

South Square (Views J,K,L,M and N)

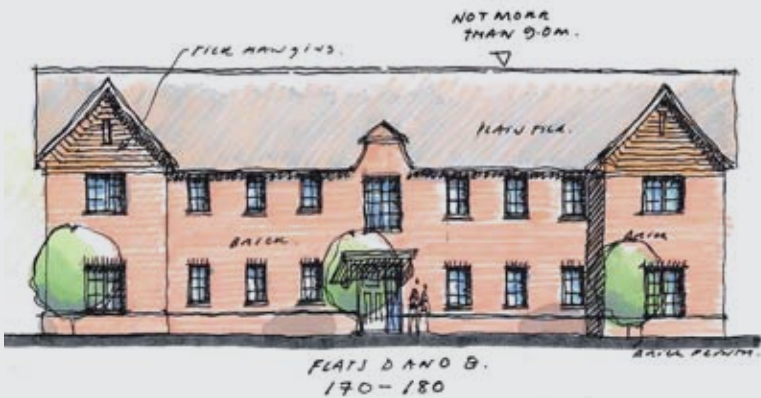
The lower part of the site in proximity to the future road connection to The Hamlets will have facades of unified design creating a small square. These facades will form a group with the character of almshouses with their associated cottages. The main buildings are elevated to have a modest yet formal character with regularly spaced vertical windows either side of a central entrance feature. They will be elevated entirely in brick with tile hung gables.



View J - Flats



View K - Flats



View L - Flats



View M - Flats



View N

Architectural Detailing

The Arts and Crafts appearance of the buildings will be enhanced by the careful attention to detail and materials.

This section of the document highlights using photographs of examples by the applicant and detail drawings. A list and palette of materials is also included.

Main Details

- *Open cut rafter eaves with regular spacing and a minimal torus moulded fascia board (detail 1). The fascia should be shallow and not the full depth of the rafter splay so that the bottom section of the cut rafter appears below the fascia. This detail will be continued on all sides of, and the rear of the buildings, not just on the front elevation. This is in accordance with approved Design Code item GS04.01.04 No deep boxed eaves. Open / sprocketed eaves and either fine barge boards or parged verges.*
- *Roughcast white render rounded into the window reveal.*
- *Tile crease effect cill to window (photo 2 and detail 2).*
- *Render 'bellacast' bead above heads of window openings and at the junction between the first floor render and ground floor brickwork (detail 3 and photo 1).*
- *Cast stone cills to the larger more prominent openings to the buildings overlooking the local park (photo 3).*
- *Deep window reveals will give a deep shadow line around the window openings (photo 4).*
- *Render gable ends with parged verge or minimal bargeboards (photo 3 & 4).*
- *Tile hung gable ends (photo 5).*

- *Wany edged boarding above door canopies and garages. Swept timber bracket supports to roof porches (photo 6 & 7).*
- *Tile roof and timber post porch (photo 8 & 9).*
- *All flues and vents on rear or side elevations.*
- *Windows to be white UPVC with ovolo mouldings to the mullions.*

Materials

The use of a limited pallet of materials will ensure a unified architectural character to the garden suburb area of the masterplan. The materials chosen are all consistent with those used on traditional Arts and Crafts buildings.

Walls:

- *Parnham Red Stock feature brick by Laybrook for red brick for arches and plinths.*
- *Leicester Autumn Multi by Leicester*
- *Thakenham Red Multi Stock by Laybrook*
- *White roughcast render*



Thakenham Red Multi



Leicester Autumn Multi



Parham Red Stock

Rainwater Goods:

GS03.03.01 Metal guttering or high quality imitations only (black). Black gutters will have an ogee cross section (see attached example) with a cast iron appearance. Black downpipes will be circular with a cast iron appearance and made of PVCu.



Doors:

Doors will be pre-finished and will be Arts and Crafts style with a square glazed upper light and recessed panels.



Photo 1 : Render to brick bellmouth detail on Arts and Crafts cottages at Greenhill Road, Winchester



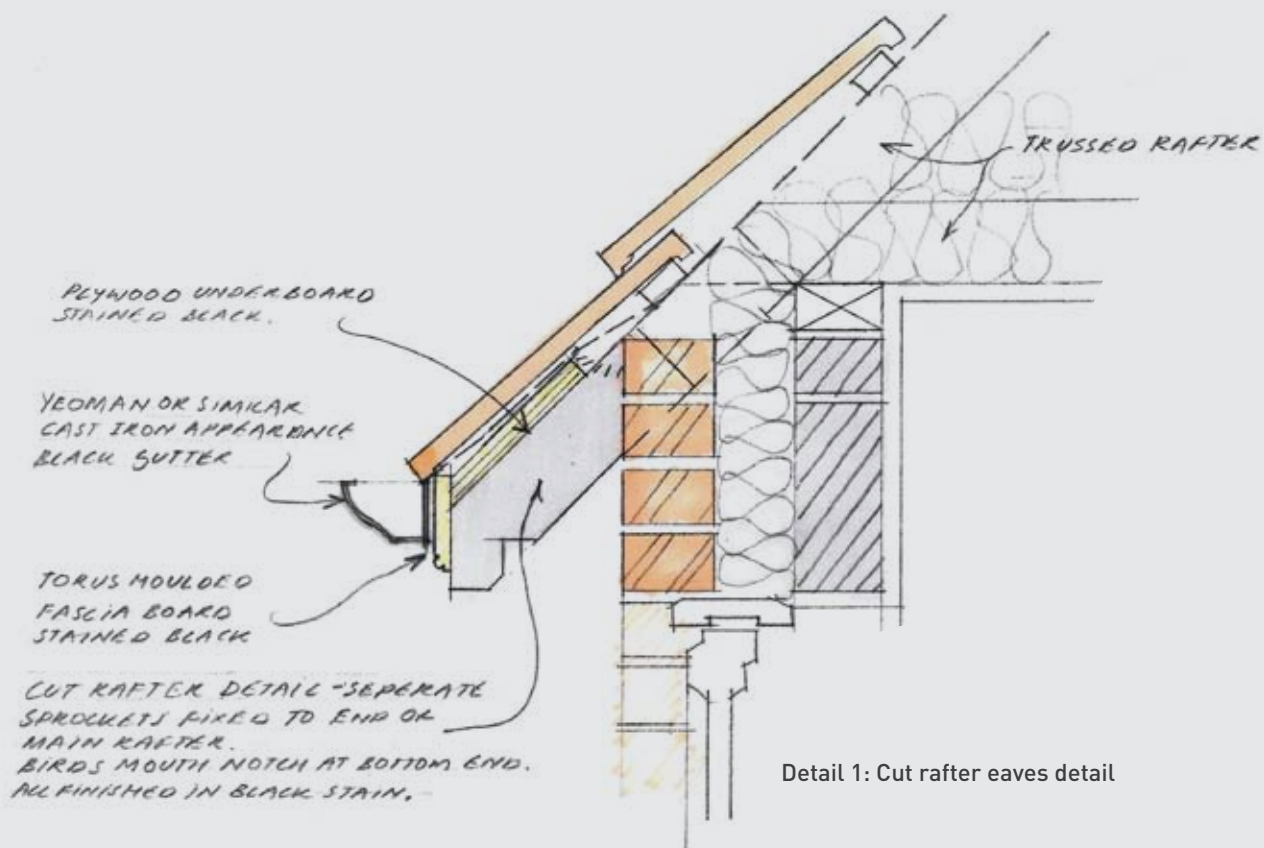
Photo 2 : Roughcast white render rounded into the window reveal



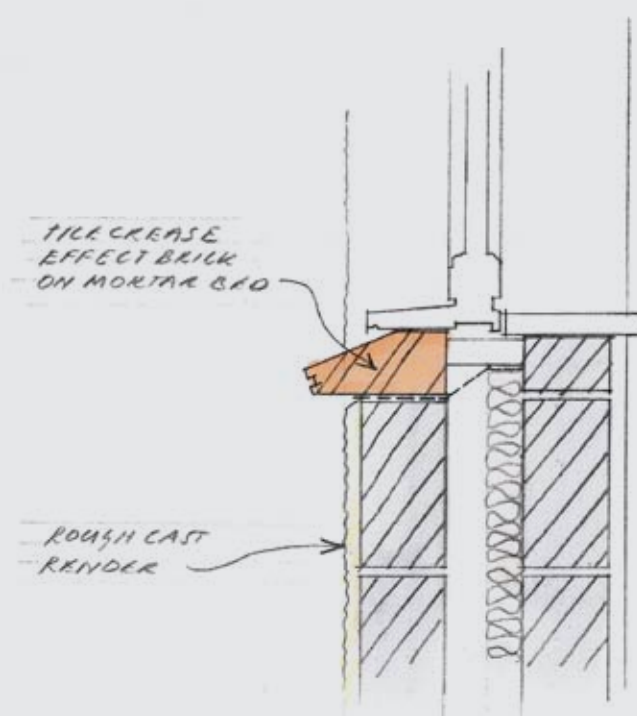
Photo 3 : Rendered gable end



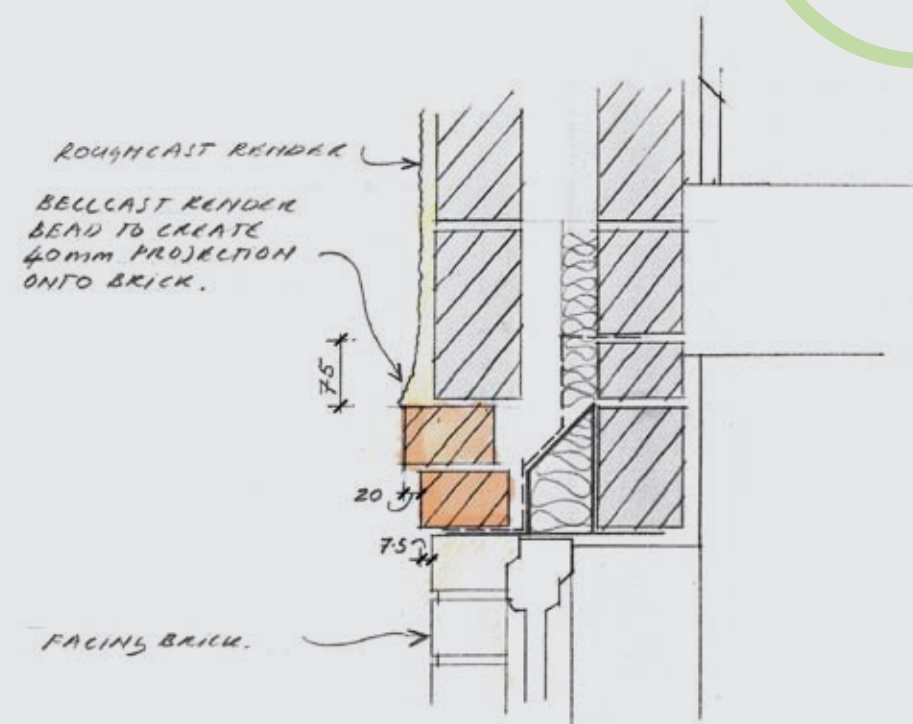
Photo 4 : Rendered gable end



Detail 1: Cut rafter eaves detail



Detail 2 : Tile crease cill detail



Detail 3 : Brick band/render detail



Photo 5 : Tile hung gable end



Photo 6 : Wany edge boarding on garages



Photo 7 : Wany edge boarding on porches



Photo 8 : Timber post porch



Photo 8 : Tile roof porch

Dwelling and Boundary Material Layouts

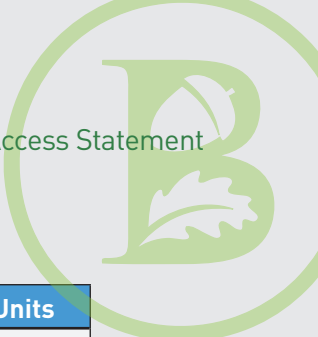


Dwelling Materials Layout



Boundary Materials Layout

Phasing



The accompanying plan illustrates the proposed phasing strategy for the development. It is anticipated the scheme will be built in four phases with phase one commencing in late spring 2014, (subject to grant of planning approval). Thereafter the phasing timetable is subject to the market sales rate, but is anticipated to be between three and four years to complete the development.



PHASE 1	Number of Units
Private	43
Ha	25

PHASE 2	Number of Units
Private	32
Ha	14

PHASE 3	Number of Units
Private	37
Ha	39

PHASE 4	Number of Units
Private	36
Ha	20

TOTAL	246
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Phasing Plan

Check List

Berewood Design Code Statement of Compliance			
version 03 Issue: March 2013			
Identity Area	Garden Suburbs		
Development Parcel	Phase 2		
Demonstrate that the Code has been understood and followed. Any variance will need to be justified within a supporting statement			
Code category	Accords with code		Variance
1.2 Development parameters	Y	N	
	Y	N	refer to accompanying notes re: heights
1.2.7 Regulating Plan			
GS01 Urban structure			
GS01.01 Set back	Y	N	
GS01.02 Enclosure	Y	N	refer to accompanying notes
GS01.03 Heights	Y	N	refer to accompanying notes
GS02 Land use			
GS02.01 Land use requirements	Y	N	
GS02A Land use (edges and scale) Town Park			
GS02A.01 Edges	Y	N	
GS02A.02 Activities (non residential)	Y	N	
GS02B Land use (edges and scale) Plant Farm Area	Y	N	not applicable, refers to Plant Farm area
GS02B.01 Development edges and set back	Y	N	not applicable, refers to Plant Farm area
GS02B.02 Uses with Plant Farm Area	Y	N	not applicable, refers to Plant Farm area
GS02B.03 Access	Y	N	not applicable, refers to Plant Farm area
GS03 Materials and detailing			
GS03.01 Elevations	Y	N	subject to approval of samples
GS03.02 Roof	Y	N	subject to approval of samples
GS03.03 Rainwater goods	Y	N	subject to approval of samples
GS03.04 Fenestration	Y	N	
GS03A Materials and detailing - Plant Farm Area	Y	N	not applicable, refers to Plant Farm area
GS03A.01 Elevations	Y	N	not applicable, refers to Plant Farm area
GS03A.02 Roof	Y	N	not applicable, refers to Plant Farm area
GS03A.03 Rainwater goods	Y	N	not applicable, refers to Plant Farm area
GS03A.04 Fenestration materials	Y	N	not applicable, refers to Plant Farm area
GS04. Roofs and eaves			
GS04.01 Residential	Y	N	refer to accompanying notes
GS04.02 Plant Farm Area	Y	N	not applicable, refers to Plant Farm Area
GS05. Fenestration	Y	N	
GS05.01 General Garden Suburb Area (Residential)	Y	N	subject to approval of samples
GS05.02 Plant Farm Area	Y	N	not applicable refers to Plant Farm area.
GS06. Soft Landscape			
GS06.01 Property boundaries	Y	N	
GS06.02 Urban space/ squares and Residential Streets	Y	N	
GS06.03 Green corridors and open spaces	Y	N	
GS06.04 Formal sports/ play space	Y	N	
GS06.05 Plant Farm Area	Y	N	not applicable, refers to Plant Farm area.

GS07. Hard landscape		
GS07.01 Property boundaries	Y N	refer to accompanying notes
GS07.02 Urban space/ squares	Y N	
GS07.03 Green corridors and open spaces	Y N	
GS07.04 Formal sports/ play space: Town Park	Y N	
GS07.05 Plant Farm Area	Y N	not applicable Plant Farm area.
GS08. Parking		
GS08.01 On street	Y N	refer to accompanying schedule
GS08.02 On plot	Y N	refer to accompanying schedule
GS08.03 Courts	Y N	
GS08.04 Plant Farm Area	Y N	not applicable, refers to Plant Farm area
GS08.05 Cycle parking	Y N	refer to accompanying schedule
2.7 Development Wide Codes		
SD00 Shared private drives	Y N	
SD01 Main Street (Primary)	Y N	
SD02 Residential Street (Secondary)	Y N	refer to accompanying schedule
SD03 Lanes	Y N	refer to accompanying schedule
SD04 Courtyards	Y N	
U0 Utilities		
U01 Smart meters	Y N	
U02 Meter boxes	Y N	to be confirmed, subject to utility provider
U03 Bin and recycling stores	Y N	
U04 Sub stations	Y N	not applicable to be delivered by Grainger
U05 Solar	Y N	
U06 Orientation	Y N	
U07 Photovoltaic	Y N	
Appendix A Landscape Species	Y N	

The Design Code check list indicates where the scheme complies or deviates from the design code. The green colour indicates full compliance, the orange partial compliance or minimal deviation from the code and the red non-compliance. Where there is any non or partial compliance this is fully justified under the various sections within the accompanying text.



Proposed Design Code Variation Schedule

GS01.02 Enclosure

Residential side streets are generally proposed as a 1:2 ratio (height to width) for enclosure (with a two storey building typically 8.5m to ridge with typically street width 16m). To achieve the prescribed enclosure ratio of 2.5, either buildings would need to be lower, and possibly only one and a half storeys high, or streets in excess of 21m wide, this would then conflict with the illustrated street sections in the Design Code and code item GS01.01 relating to set back (this suggests residential street and set back width of 14.5 – 19.5m). As we do not believe the Design Code anticipated the use of lower or one and a half storey buildings in this phase we consider our approach reasonable in this instance.

A further point of clarification, the enclosure of the primary street is around a ratio of 3:3, which is considered reasonably close to the 3.5 ratio in the Design Code and therefore not materially different.

GS01.03 Heights

Generally the entire scheme complies with the height parameters. However, there is a slight deviation from the code for flat block A to the north west corner of the site, which is an area designated for taller buildings under the approved parameters plans. Flat block A, incorporates some basement flats to the corner, this approach has been discussed and agreed as part of the pre-application negotiations, it does however mean that this flat block has the appearance of a four storey building in part from Town Park. The justification is that the flats in this location provide enclosure to the Town Park frontage and help define the edge of the space.

GS.04.01 Roofs and Eaves

The use of gabled roof forms fronting the street to create visual interest in the roofline is a typical Arts and Craft garden suburb feature and illustrated in the design code examples (pages 46 and 47). Gabled elements to the roofscape are also recognised as an Arts and Crafts characteristic in the Design Code text.

GS.07.01 Property Boundaries

We would like to propose the use of hedgerow planting to define the front gardens of properties, as well / or as an alternative to railings and picket fencing. Garden suburb streets are often characterised by strong landscape planting and this approach is considered desirable to help screen and soften areas of frontage parking.

GS.08.01 On-Street Parking

Several areas of the scheme include groups of parking in excess of 3 spaces, these include the courtyards for the flats and some of the frontage parking to terraces. As these areas form part of a hard shared surface-square or courtyard rather than a street, it is a different spatial configuration from the on-street parallel parking referred to in the Design Code and therefore it is proposed that this alternative approach may be appropriate.

GS.08.02.01 On-Plot Parking

In areas the design proposes the use of on-plot integral garage and frontage parking. Our analysis of historic garden suburbs, such as Letchworth, has demonstrated this approach to parking is often utilised as part of the garden suburb character. The approach is illustrated in the Design Code (pages 39,41 and 50). For this approach to be successful, a strong landscape framework needs to be provided to the streets to soften the visual impact of the vehicles. In places like Letchworth this approach has worked well with hedgerow and tree planting to define front garden boundaries and largely conceal on-plot parking.

GS.08.05 Cycle Storage

Some of the cycle parking would be incorporated into integral garages/ stores while elsewhere it is proposed to have cycle sheds in the rear gardens. The reason for this approach is the number of cycles to be accommodated and the associated space requirements particularly for larger dwellings prohibits the design of an integral store which could dominate the elevation and reduce opportunity for proper fenestration.

Development Wide Codes

SD.02 Residential Streets

Due to the limited amount of houses the residential streets serve in each part of this phase, we propose it would be beneficial to reduce the road width to have a footway only one side rather than two sides to help avoid an overly engineered and highway dominated estate road approach. This approach also has the advantage of allowing more space for larger front gardens and landscaping.

SD.03 Lanes

Several areas of shared surface space are indicated within the scheme to help define and create spaces as part of good place making and forming a proper movement hierarchy.



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