



SUPERSEDED

BEREWOOD : PHASE 2

Design and Access Statement - Addendum

Rev C - 06 May 2014

Introduction

This Design and Access Statement addendum is intended to provide supplementary information in relation to the Phase 2, reserved matters application for the Berewood development, Waterloo.

The scheme has been amended to address matters raised in the various consultation responses received as part of the reserved matters planning application process and as discussed at the meeting of 25th March 2014 with officers of Winchester City Council and Havant Borough Council.

The document summarises the revisions to the scheme in the following sections, sets out supplementary information on; materials and detailing, acoustic glazing specification and street lighting. This document should be read in conjunction with the original Design and Access Statement submitted with the reserved matters proposal for Phase 2.



REDR130524 : April 2014

This document is to be read in conjunction with
Berewood: Phase 2 Design and Access Statement
REDR130524 : January 2014



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

Now superseded by following layout dated April 2014

Revised Proposals

The proposed scheme has been revised to address the various consultation responses and as a result the scheme has been amended as follows:

Wheelchair Housing

The wheelchair flats have been redesigned to reduce their occupancy from two bedrooms to one bedroom to meet the required needs.

Garden Sizes & Amenity Areas

Garden sizes have been increased in length for plots 133 and 224-227. For the flats an improved garden area has been achieved to Flats C and E by reconfiguration of the parking courts and pathways. In addition balconies have been added to flat blocks; B, C & E, providing a private external area for 10 flats.

Flats A

The elevations to flat block A have been re-examined to enhance the architectural detailing, including , a more robust eaves detail, brick corbelling and dental detailing. The tile hanging detail has also been rationalised. (A more detailed description for Flat block A amendments follows towards the end of this document).

Primary Street Swale

The vehicle cross overs to the swales either side of the primary road have been reduced in width to increase the amount of unbroken swale. The reduced width cross overs have been tested for vehicle tracking into the garages.

Materials

External elevation materials have been revised so materials such as render, tile hanging and plinths continue around the entire building and not just the facades.

Landscape

The landscape proposals have been revised to include the amendments marked up at the meeting of 24th March. The landscape proposals have now been fully coordinated with the Tetlow King site layout for consistency.

A hedgerow has been introduced to the verge area that runs along the private drives and footpath to the western boundary of the site.

Hard Landscape Treatment

The hard landscaped areas to the courtyards have been amended to break up hard paved areas by defining adopted road areas and parking bays in differing block paving / finishes.



Revised Site Layout April 2014



Revised Proposals

The bin collection points have been keyed with material surface treatments on the hard surfaces layout.

The parking in front of plots 93-96 has been reconfigured to provide parking better related to the properties, allow for additional landscaped areas and reduce the amount of hard surfaced.

The turning head between plots 133 & 134 has been redesigned to reduce the amount of hard surface and allow for additional landscaped area to soften this space.

Boundary Treatments

Boundary details for screen walls/ fences and railings have been submitted at 1:20 scale as part of the revised submission. In particular the wall defining the courtyard to Flats A has been reduced in height to a low level (as requested) to low visual permeability to be maintained between the affordable and private housing areas.

Lifetime Homes

All the affordable homes and flats have been redesigned to be Lifetime Homes compliant. The amendments have resulted in an increase in the size of all properties to accommodate the 16 point requirements of Lifetime Homes. The scheme including private units is now fully Lifetime Homes compliant.

Miscellaneous Amendments

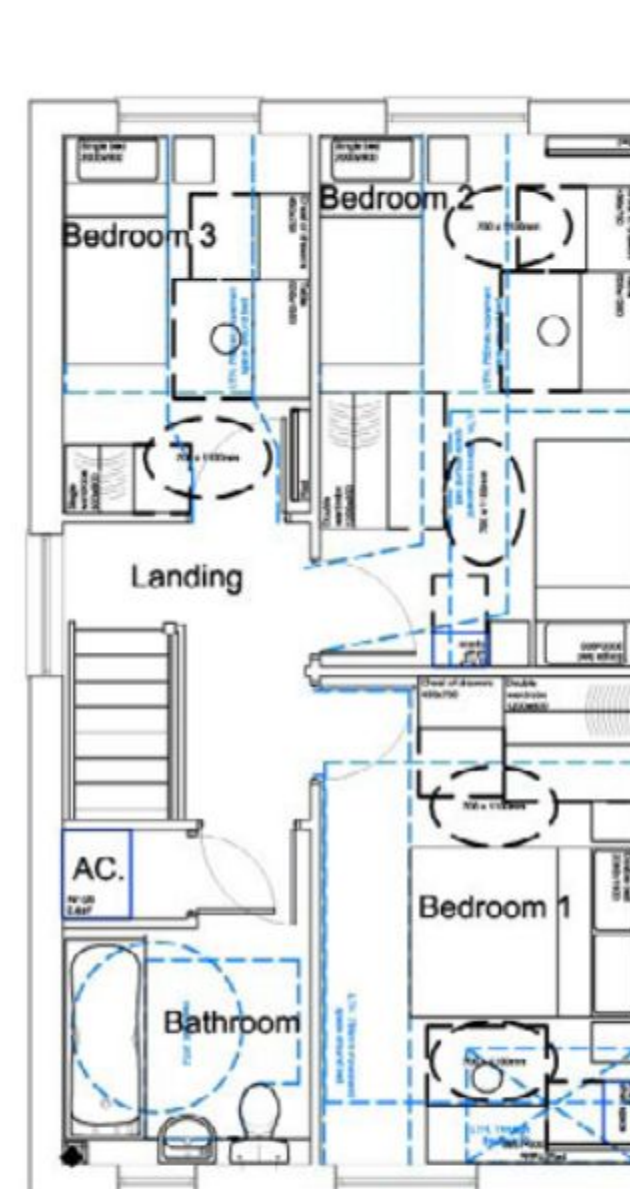
- A larger garage has been indicated to Plot 1 which can be used as a temporary sales office.
- Drawings for the proposed substation and the garden sheds are included with the revised submission.
- Plot 187 and 240 handed to improve swale.
- Plot 235 repositioned to create improved width to adjacent drive access.

Courtyard Lighting

Lighting has been provided to the parking courtyards for the flat blocks with street lamps of a reduced height to provide a well-lit area which is secure and safe for its users.. The lighting proposals in these areas is indicated on the Mayer Brown 'Street Lighting Layouts', drawing reference RHWILLE/RD/20 & 21, Rev B.



Housetype Dart Variation A
GROUND FLOOR



Housetype Dart Variation A
FIRST FLOOR

Typical affordable 3 bed house designed to meet Lifetime Homes



Materials - Illustrative examples of the proposed buff tarmac surfacing.

Affordable Housing

Affordable Housing

The cluster of the affordable housing has been amended to achieve better integration. Plots 66-69 have been changed to affordable rented and as a result plots 121-123 have become open market private units.



Affordable Housing Layout



Street and Other External Lighting

Street Lighting in the Public Realm

The accompanying proposals illustrate the proposed street lamppost and lamp design which includes a black lamp column and glazed pendant fitting (reference Metcraft Gladstone Lantern). These fittings are consistent with those specified in the Design Code. The location of the proposed lamp posts and lighting for courtyard areas for the flats is illustrated on the Mayer Brown street lighting plans. (RHWILLE/RD/20 and RHWILLE/RD/21).

The potential negative impact of lighting on bats has been reviewed by consultant Biodiversity By Design with particular regard to the setting of Newlands Copse and the potential for disturbance to the woodland edge. However it is expected that lighting impact will be negligible for the following reasons:

- *Lux levels and the period of 'lit time' will be set as low as guidelines permit. It should be recognised that whilst the majority of older street lights indiscriminately light much larger areas than is needed, modern street lighting causes significantly less indiscriminate light spillage.*
- *The woodland edge has already been buffered by a newly created 20m wide greenway (including footpath/cycleway).*
- *This woodland buffer is made particularly effective by the inclusion of a 5m wide band of dense tree/shrub planting (N.B. this woodland has already been planted in relation to the Phase 2 Infrastructure RMA).*
- *Light columns would be 20m from the woodland edge and would be positioned on the western side of the street which would run parallel to the woodland edge, i.e. lamps would shine away from the woodland and the adjoining newly created greenway.*
- *Back spillage of light from the street lamps is predicted to decline rapidly and be negligible at the woodland edge, i.e. below 0.1 lux. Note that figure RHWILLE/RD/20 shows that back spillage of light falls to 0.6 lux between 5m and 10m from the roadside.'*

In addition to the above measures and to maximise the value of the adjoining Suds for wildlife including bats, we also propose:

- *That hoods/cowls (sometime referred to as baffles) are fitted to all street lights on the western edge of the scheme (and any others adjacent to major swales and Suds ponds).*

Wall Mounted Lights on Individual Houses

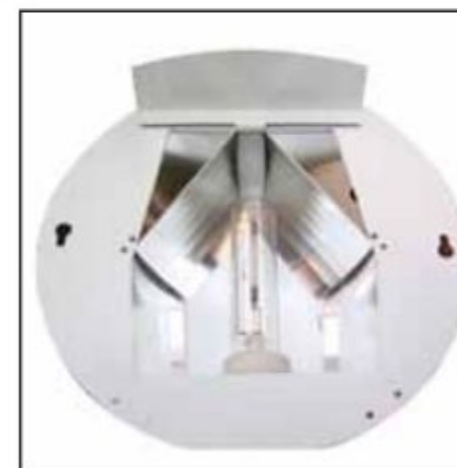
Each house will be provided with a PAR activated lamp at the front and rear entrance. The fitting provided will have the appearance shown on the photograph below (by ADS Lighting Ltd) and will have a prefinished black colour to match the street lamps in the public highways.



Hoop Traditional - Top Entry



Metcraft Gladstone Lantern



Universal Anti-Glare Shield for use on street lamps



Black Coach Lantern (ADS Lighting)



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.
- Render 'bellacast' bead above heads of window openings and at the junction between the first floor render and ground floor brickwork.
- Cast stone cills to the larger more prominent openings to the buildings overlooking the local park (photo 1).
- Deep window reveals will give a deep shadow line around the window openings (photo 2).
- Render gable ends with parged verge or minimal bargeboards (photo 1 & 2).
- Tile hung gable ends (photo 3).

- Wany edged boarding above door canopies and garages. Swept timber bracket supports to roof porches (photo 4 & 5).
- Tile roof and timber post porch (photo 6 & 7).
- Windows to be timber pre-finished off white colour with ovolo mouldings to the mullions.
- In some cases the choice of materials will also be influenced by their ability to be maintained over the long term. For this reason on Flat Block A for example some of the eaves details may be difficult to achieve in painted timber they will be over 3 storeys above ground and CDM rules require access for re-painting. Suitable maintenance free alternatives that have the same appearance will therefore been chosen.

Materials

Brick 1 Parnham Red Stock feature brick for red brick for arches and plinths - made by Laybrook.

Brick 2 Leicester Marlborough Stock - made by Leicester.

Brick 3 Thakenham Red multi stock - made by Laybrook.

Simple rules for use as below:

- 1 for plinths and arches only as a feature brick.
- 2 for use with render.
- 3 where the facades are 'all brick'.

Roof tiles / tile hanging:

- Clay plain roof tile 1.
- Clay plain roof tile 2.
- Reconstituted slate.

Ridge and Hip Tiles – Slate roofs (to all flat blocks) will have an angled ridge tile that is the same colour as the roof slate. The plain tile roofs will use a bonnet hip tile and a round ridge tile.

Eaves - Minimal torus moulded fascia board painted black with an ogee profile black colour gutter with a cast iron appearance.

Dormer Windows – Lead or lead colour and appearance with either plain tile or flat roofs.

RWP pipes - Circular metal downpipes with a cast iron appearance colour black.

Walls - Roughcast white render 'chalk' colour with a textured finish.

Cills - Cast stone 'Bath Stone' colour.

Parapet Copings and cornice (Flat block A only) – Cast stone terracotta colour.

Walls - Wany edged boarding above door canopies and garages.

Windows –Off white timber casements.



Thakenham Red Multi



Leicester Red Autumn multi or Marlborough Stock



Parnham Red Stock

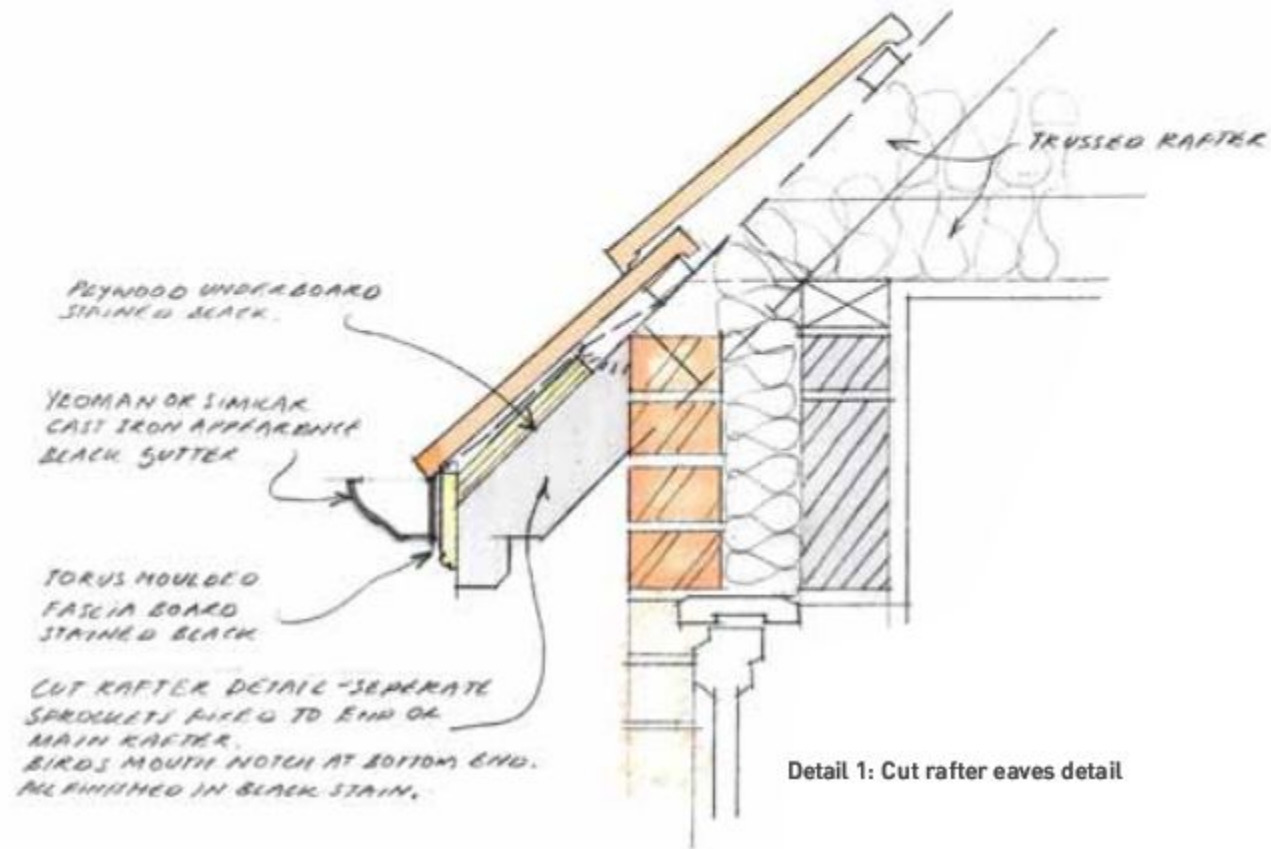


Photo 1 : Rendered gable end

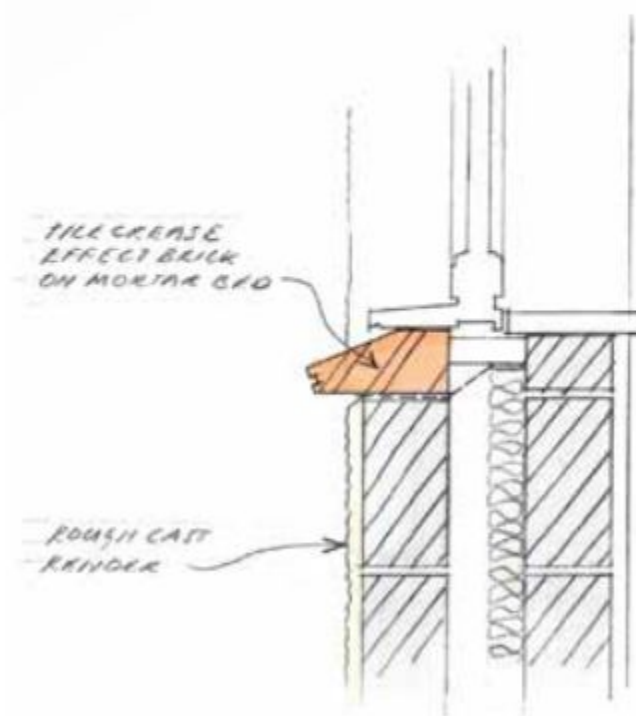


Photo 2 : Rendered gable end

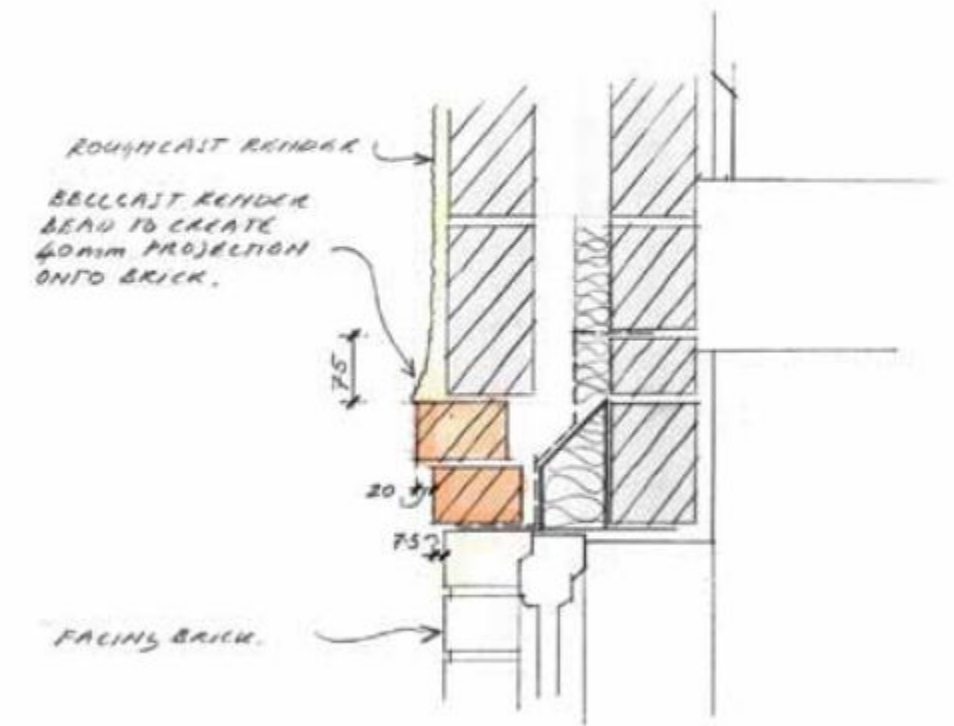
Architectural Detailing



Detail 1: Cut rafter eaves detail



Detail 2: Tile crease cill detail



Detail 3: Brick band/render detail



Photo 3: Tile hung gable end



Photo 4: Wany edge boarding on garages



Photo 5: Wany edge boarding on porches

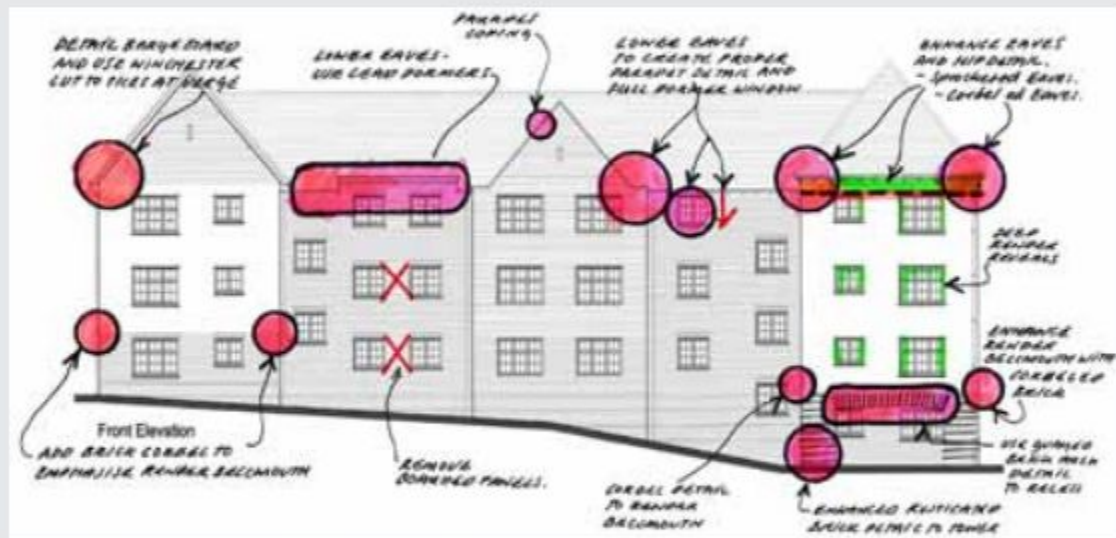


Photo 6: Timber post porch



Photo 7: Tile roof porch

Architectural Detailing - Flat Block A Elevation Facing Public Green



Flat block 'A' front elevation as originally submitted

Comments on the elevational appearance of Flat Block A related to the lack of attention to detail in the cad drawings when contrasted with the handdrawn version. Rather than add extraneous features our approach has been to examine the elevation and enhance the architectural detail of main elements which are;

- The pair of rendered towers at each end of the elevation and
- The central tile hung gable.

Sketches and coloured diagrams show where the original elevation has been amended and the details that are to be enhanced.

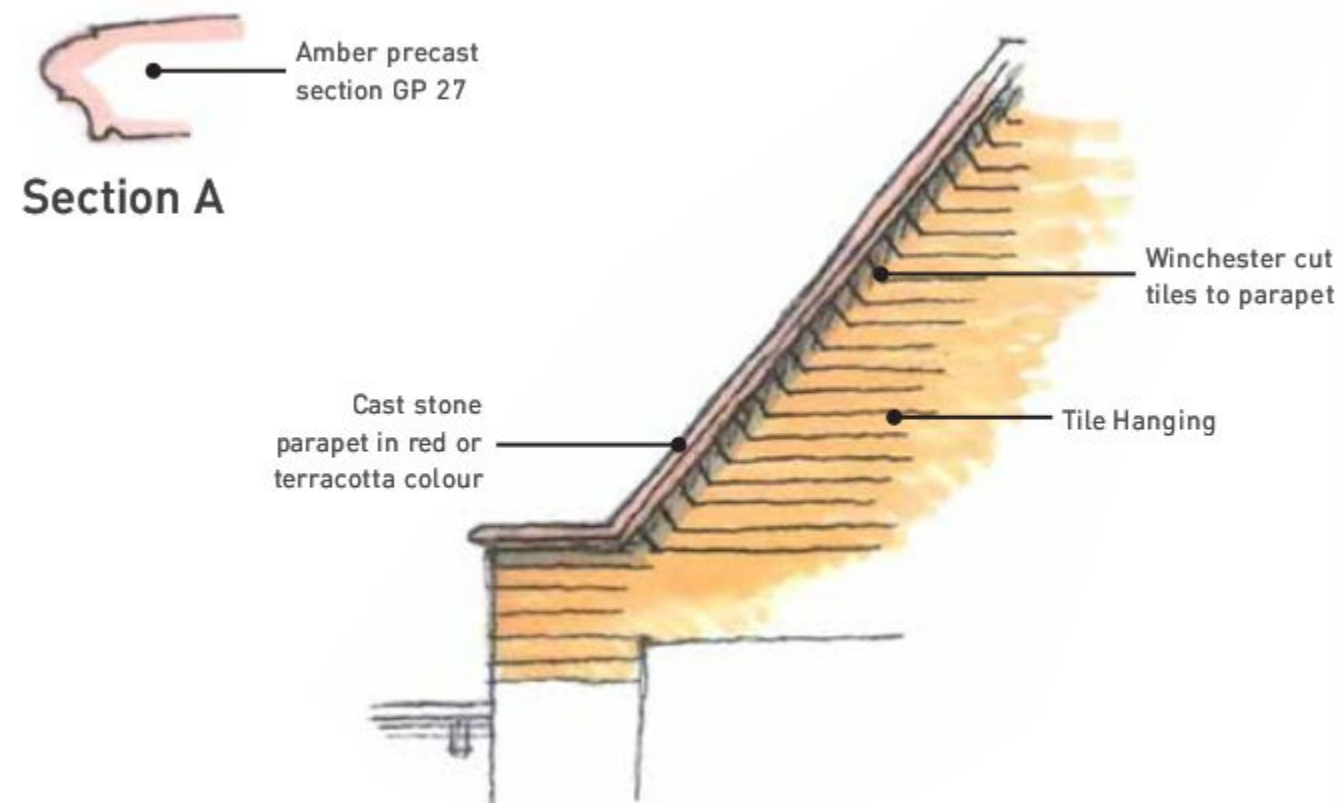


Flat block 'A' front elevation with changes made.

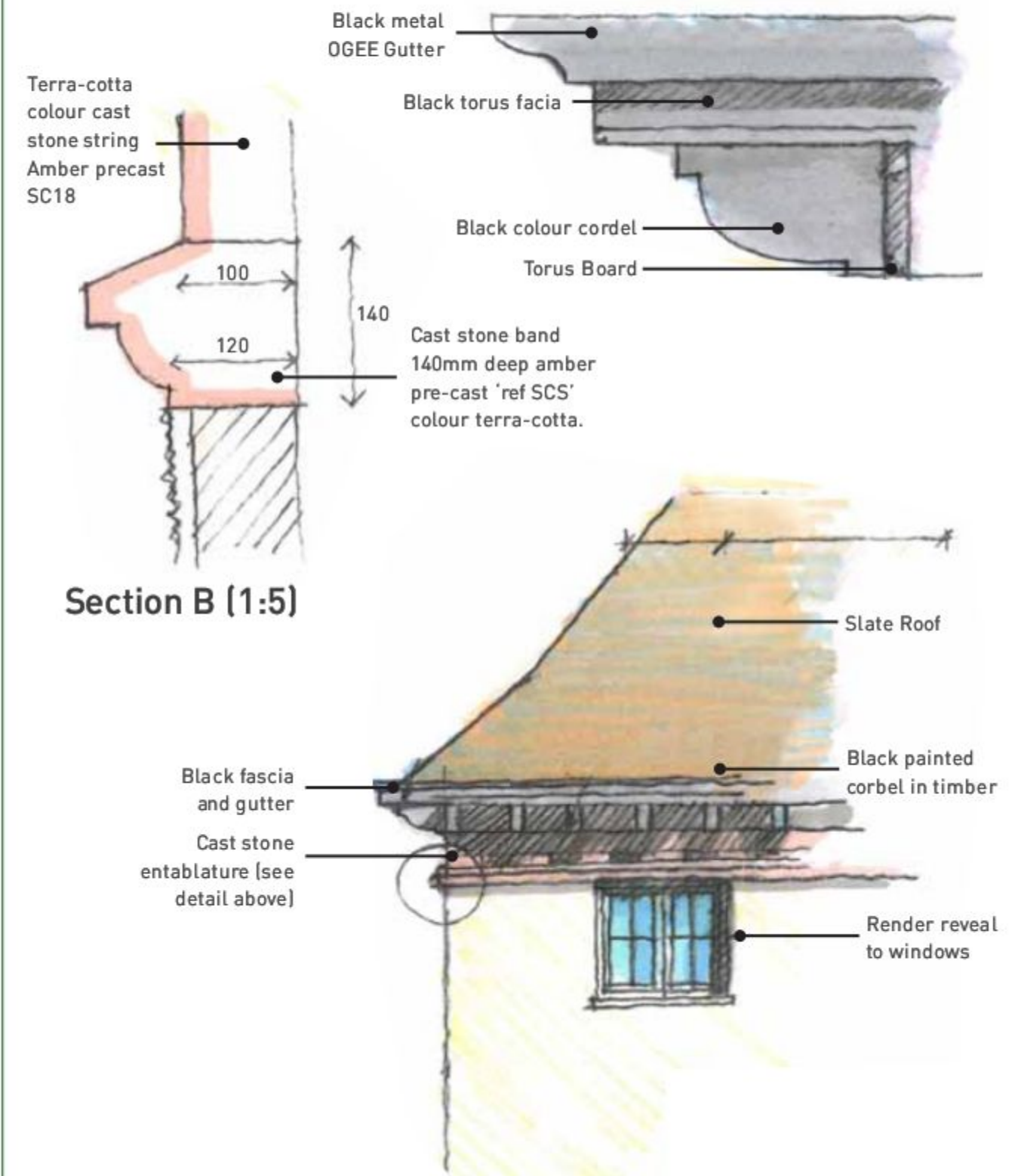
Architectural Detailing



Detail 1: Verge-Parapet (1:50)

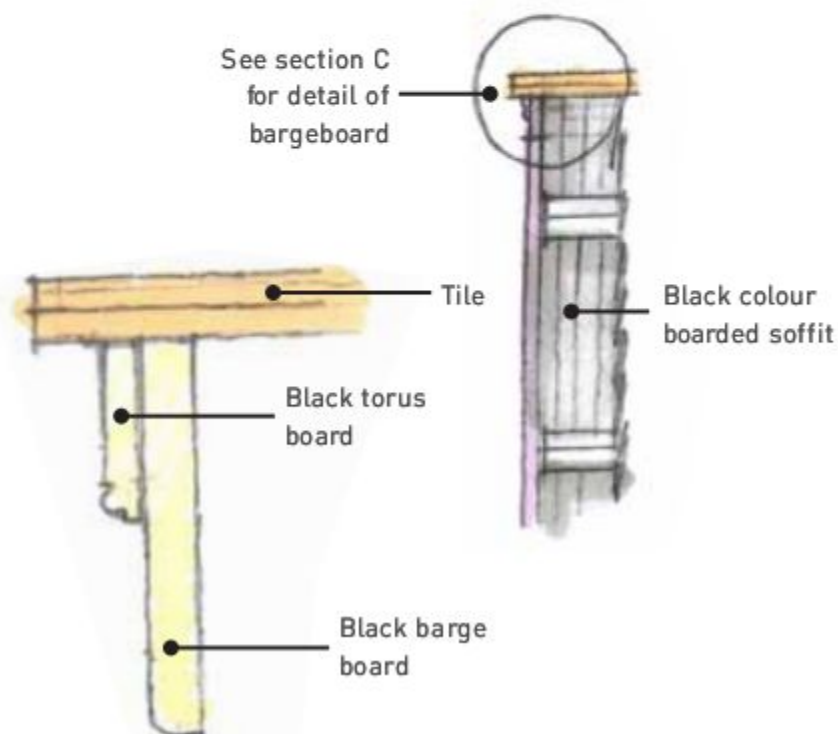


Detail 2: Eaves and Cornice





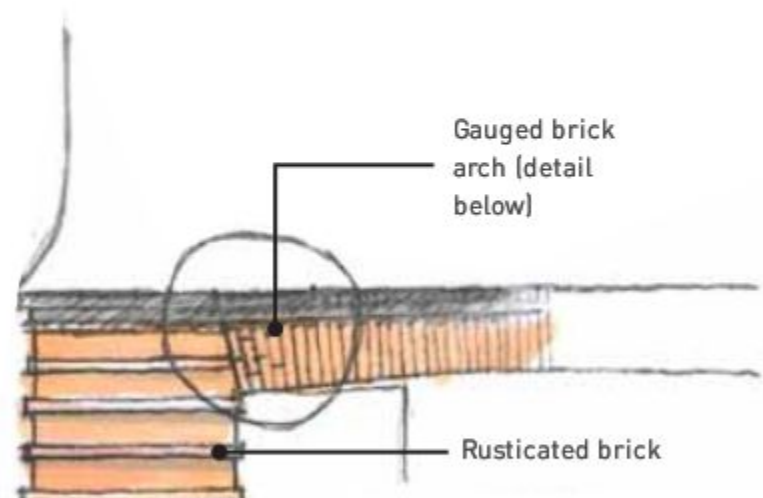
Detail 3: Verge/Bargeboard (1:50)



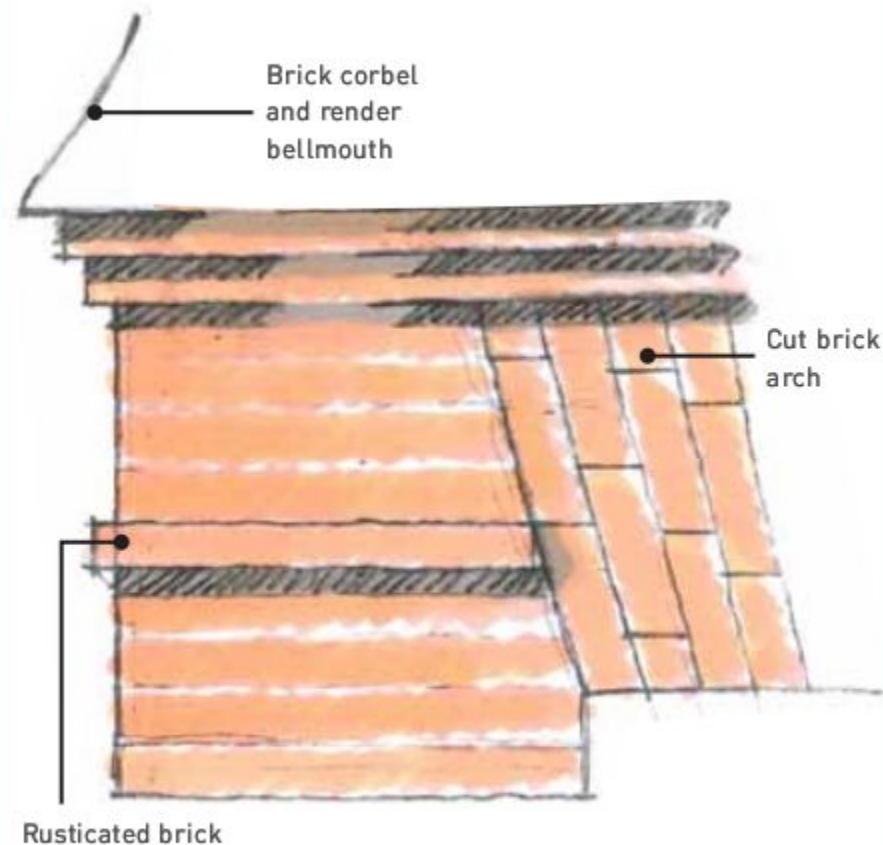
Section C 1:5



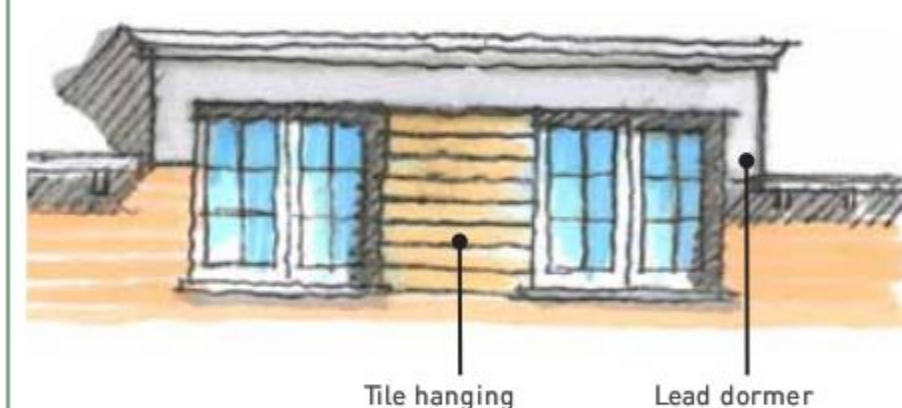
Detail 4: Wall and Base (1:5)



The brick base to the feature tower will be enhanced using a double skin of brick work. This will allow a central recess of 100mm to be created between the brick rusticated piers



Detail 5: Dormer (1:50)



Detail 6



Photo 8 : Render to brick bellmouth detail on Arts and Crafts cottages at Greenhill Road, Winchester

Detail 7

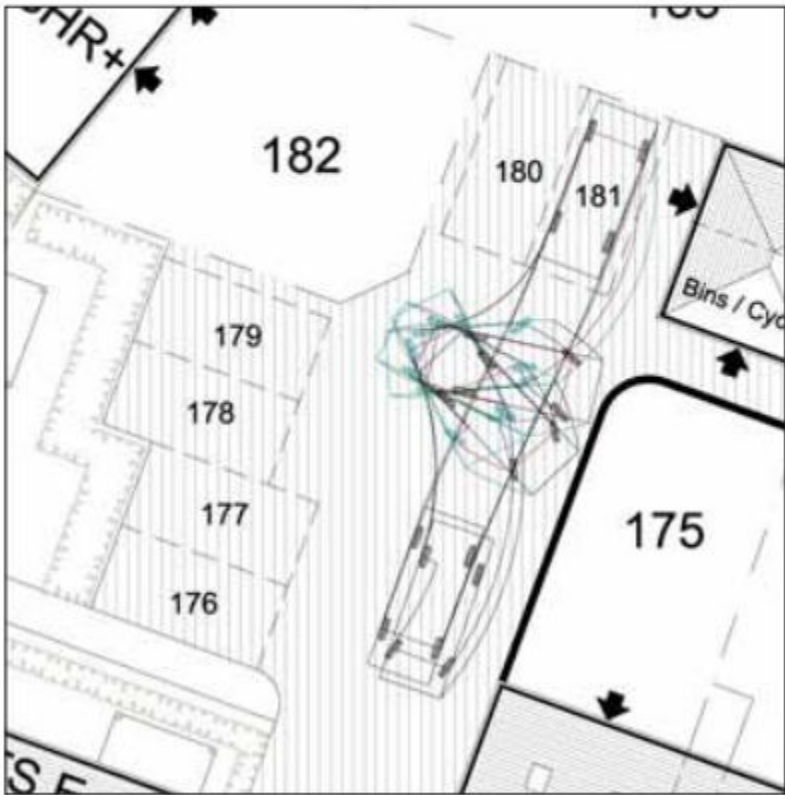


Photo 9 : Roughcast white render rounded into the window reveal

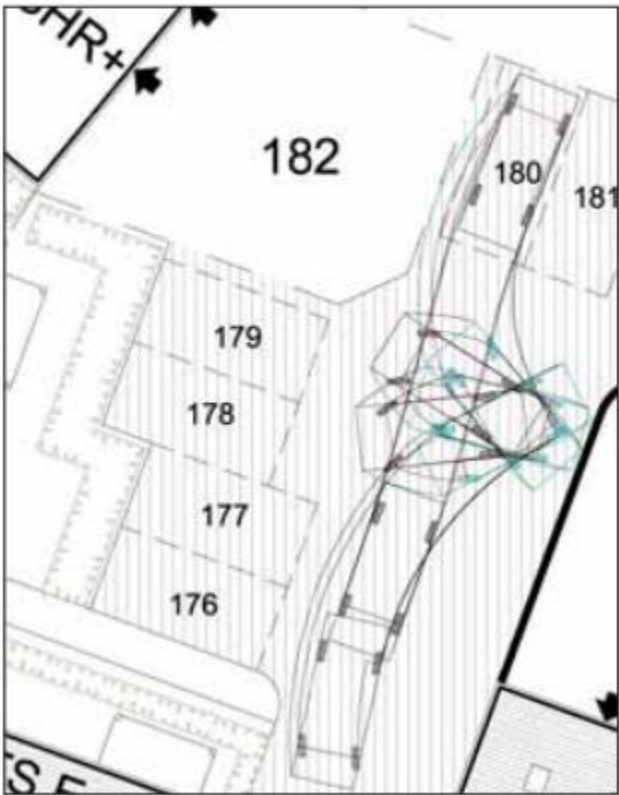
Tracking

Parking

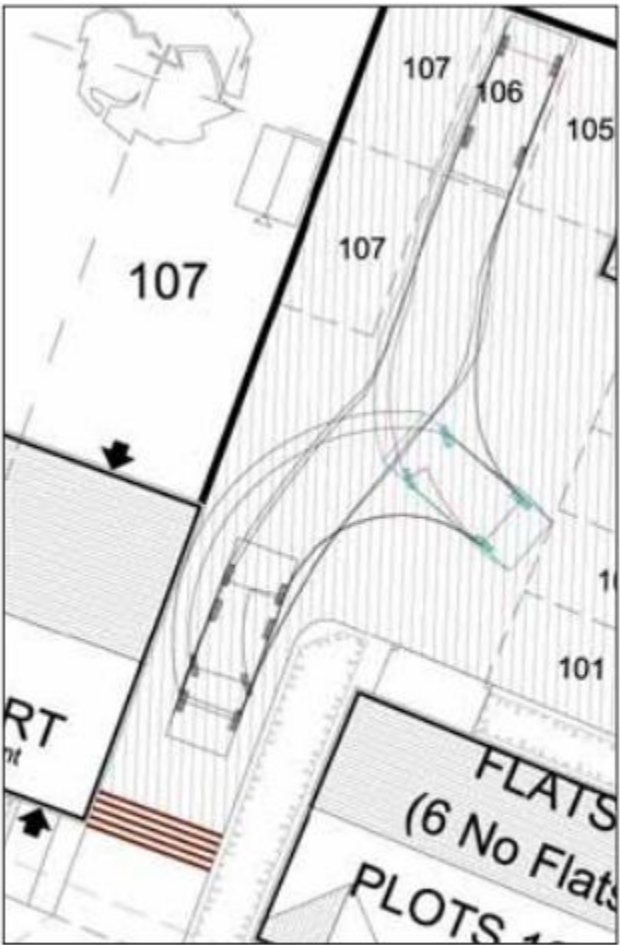
Several of the tighter parking courtyards and the revised design for the cross over to the swale have been tested for vehicle tracking. An extract of the track plots is shown on the accompanying plans.



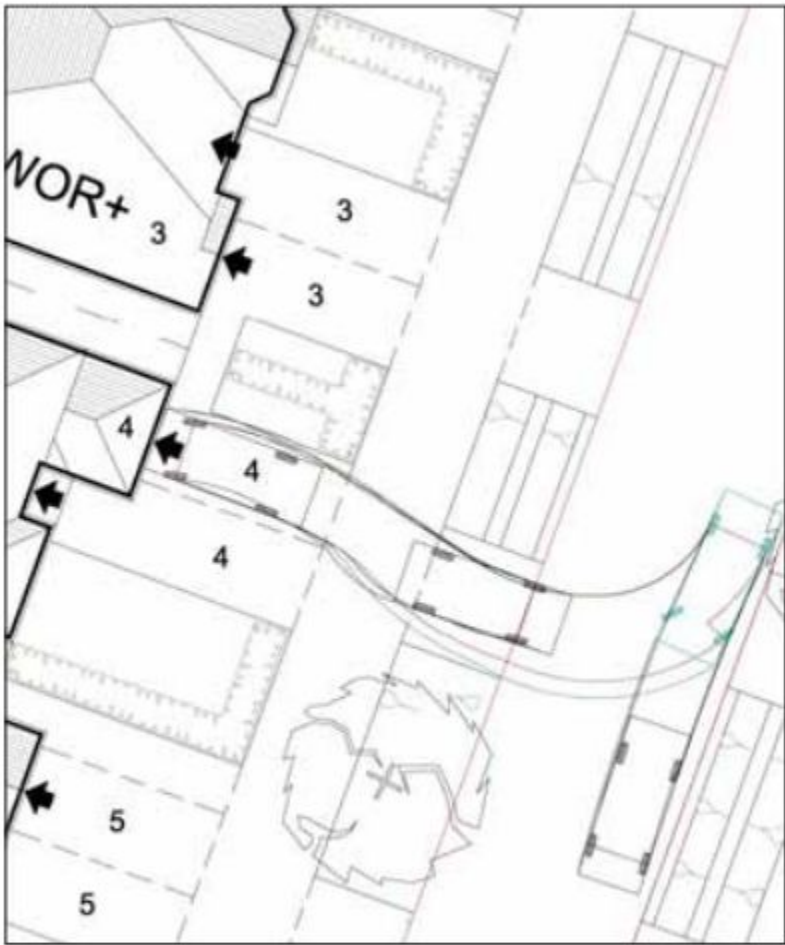
Vehicle tracking to courtyard Flats E



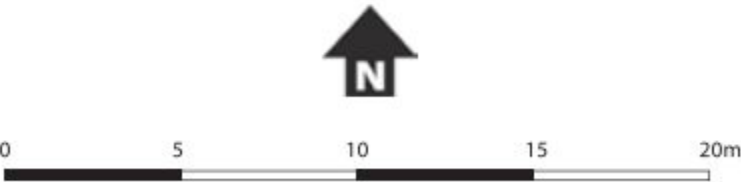
Vehicle tracking to Flats B



Courtyard



Typical vehicle cross over to swale



Timber Window Frames

In accordance with design code item 6503 and 9505. The proposal is to use timber framed easement windows finished in an 'off-white' colour. Garden 'patio' style doors will also be timber and finished in an 'off-white' colour. Photographs of the windows to be provided are indicated in this document.



Dormer Easement Window



Dormer Easement Window



Easement Windows



'French style' patio doors

Windows to homes facing London Road

Concern was raised that the standard glazing specification across the site was not sufficient to deal with the low frequency noises associated with traffic noise (see plan to the right).

The minimum specification of the glazing units has therefore been increased to [4mm glass, 6 to 20mm Cavity & 10mm glass]. This applies to all properties facing London Road.

All glazing to habitable rooms to also incorporate 'system 3' ventilation regime in accordance with Building Regulations (part F).

Mayer Brown Noise Protection Screening Addendum provides full information on the mitigation measures provided.

Windows provided to these areas will have the same frames and external appearance glazing as the rest of the windows amongst the site.



Layout indicating properties to have enhanced glazing specification

Check List

Berewood Design Code Statement of Compliance		
version 03 Issue: April 2014		
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	
1.2.7 Regulating Plan	Y N	refer to accompanying notes re: heights
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	refer to accompanying notes
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.



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 stories 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 Main 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.

GS02.01 Land Use

While the Masterplan Design Document MDD (p73 and 80) identifies part of the southern part of Phase 2, Plot C (opposite the gas compound) as an opportunity for open space, doorstep play, community growing and community gardens.

While the proposed Phase 2 layout varies from this suggested land use in this precise location, 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 and 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.

GS.03.02 Roof (Materials)

While the Design Code specifies occasional use of natural slate, the proposal is to use a reconstituted slate product instead. The scheme utilises slate only occasionally for the flats which have been designed as key buildings and groups, an approach set out in the approved design code. Flat block A for example forms a prominent facade facing the park. However, these buildings are 2, 3 and 4 story's high meaning that their prominent roofs will only be seen from some distance. It is therefore considered that the contrast of slate grey from the clay tile of the surrounding housing is met adequately by a reconstituted slate. The make proposed, the Redland Cambrian slate (weathered finish), is one that is a high quality alternative which because it is composed of real slate powder bonded into a stabilising resin will not discolour or fade over time.



Redland Cambrian (naturally weathered) Slate.

GS.04.01 Roofs & 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 page 46 & 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 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 50, 41 and 39. 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.



Tetlow King Ltd.
Building 300, The Grange
Romsey Road
Michelmersh
Romsey
Hampshire SO51 0AE

Tel: 01794 517333
Fax: 01794 515517

www.tetlowking.co.uk