

CONCEPT PLAN - 1



CONCEPT PLAN - 2



CONCEPT PLAN - 3



Character & Appearance.

With the existing site being fields with Cornish hedge boundaries. The nearest development is the adjacent site on the Western Boundary. The houses range from single to two storey and have a mixture of sizes & finishes, a very close character approach will be adopted in the new scheme: Careful consideration has been given to the design codes for the site with a strong palette of materials based on the local vernacular. We propose the use of granite, limited brick, different colour render, slate hanging and slate pitched roofs throughout. This will give continuity between the different design elements of the site. The various storey heights, dormers and the use of chimneys and the site topography will deliver an interesting roofscape. The use of screen walls, Cornish hedging and railings will also provide continuity and create character areas and a strong sense of place and enclosure. Proposed house designs are of a modern internal design and all to Building Regulation / NHBC standards. The surface treatment to the access roads shared surface and turning head will benefit from different finishes including block paved areas/stone sets etc, to contrast the proposed main road. Focal plots on road corners or junctions will benefit from a change of external finish or further detail.

Full Details of house & Layout design will accompany the following application.

Parking.

Encourage a mixed approach to parking provision. Use of off-street and on-plot parking should all be explored and used where appropriate in accordance with Manual for Streets. Affordable housing parking will be provided for all units and be Part M compliant.

Layout.

Use buildings and the spaces generated between them to create an identifiable and legible environment in order to depart from bland uniformity. A Highway network with a strong site frontage allows for easy orientation through the site and the use of landmark buildings and focal points will aid legibility. Pedestrian desire lines should be carefully considered. The route must be overlooked by adjacent housing in order to promote use and a sense of security. Public open spaces should be in good positions to be accessed by all residents.

Efficient site design.

In order to reflect the guidance of the LDP and associated documents, the site will be developed at a density sufficient to create an urban street scene and to assist in supporting local services and public transport.

Reduce the opportunity for crime.

The design of the layout and dwellings should reduce the opportunity for crime and other anti social behaviour by maintaining surveillance of the public realm. Screen walls, secure gates and garage parking will reduce opportunities for crime and aid the criteria of 'Secure by Design'.

Scale.

The proposed scheme will not exceed 3 storey and any point. The typical scale of the area with regards to housing is 2 storey and this should be respected and duly reflected. Storey heights will not be randomly pepper potted on the site and careful consideration to street design and height will be adhered to. The proposed Houses will be of 1 to 3 storeys high and large flats focal buildings will be 3 storey. The mix and density will be a huge factor when detailing the site. A range of 1 bed flats to 4 bed detached houses will be used to gain the maximum variation and design range. Lengths of terraced houses should not exceed 50m. The design will promote detached and semi detached units. Affordable flats and houses will be to current specification & above minimum plot sizes.

Area. The proposed developable area of the site is 15.4 hectares. With the current proposal of 340 units, this gives an approximation of 22 units per hectare density. The site will also have public open spaces and the commercial and healthcare units included within the site boundary.

Landscaping & Boundaries.

The site benefits from an existing robust landscape framework that will be retained wherever possible and enhanced with new Cornish hedges and tree planting throughout. Dense planting is an option along the Western boundary to expand the woodland coppice from the North with all of the existing trees to be retained and protected. The landscaping will be designed in conjunction with ecology to enhance existing habitation and foraging potential. Central play area / LAPS are included in the design and will be fully landscaped. Landscape boundaries will assist noise and overall appearance from outside the development. General large trees and smaller focal trees will be placed close to the main roads and footpaths. All rear gardens will be grassed and street frontages will have hedge/shrub planting.

A detailed comprehensive landscape scheme will assist the detail application when submitted and will include species identification and species numbers.

Drainage.

The existing watercourse runs along the Western boundary and will be retained, and enhanced to improve capacity. The current Greenfield run-off will be maintained, therefore no greater volume will be put into this watercourse. To also add drainage 'betterment' a series of storage attenuation areas will be designed into the Linear Park, that will only hold water in extreme events and these will then control the discharge of surface water to the watercourse. The ground conditions have been tested and porosity is very good, so soakaways across the site will be used to add to the above sustainable drainage solution for the development. The foul water will drain to the existing system.

Commercial Site

A gateway feature to the site with high quality design and the use of natural materials giving the sense of arrival. This will be a new potential Health Centre with adequate parking provision and a new community hub and office accommodation. There is already a strong demand with well respected local businesses, interested in occupying the proposed available space.

By-Pass (PHASE I)

This will be constructed in conjunction with this development and form an active part of the highway infrastructure. Rowes Lane will be connected from the North into the bypass providing the opportunity to down grade Rowes Lane to a cycleway / footpath / bridleway. Stopping up to the South where it joins the A394.

Indicative Design Layout



Illustrative Only

The vast majority of proposed units are houses, and as such the scale and mass of built form will be more akin to the typical residential units found within the vicinity.

The tallest houses proposed are 3 storey in focal locations on the site, with the bulk of the houses being 2 storey in height. To the Western boundary where the dwellings face the open space / landscape buffer, the plots will all be single storey. This will avoid height conflict with the existing neighbouring plots, which are also single storey. This request was brought forward at the public exhibition from local residents, and has been successfully delivered to our indicative Layout design, please see below.

A 3 storey apartment block is positioned within the South East section of the site. It will provide a focal plot from the existing Road/roundabout with great aspect views, and will also give high levels of surveillance to the parking court to the rear.

Illustrative Only

