

4.0 Proposals

4.3 AMOUNT

The proposed development of 280 dwellings on the 6.52 hectare site results in an overall density of 42 dwellings per hectare (DPH). The outline planning approval Design & Access Statement (ref: DC/2015/2813) sets out the illustrative density parameters for these parcels as generally 40 – 50DPH with 30-40DPH on the eastern edges of parcels 3E and F and 3G(3). The proposed density is within this density range and is therefore considered to be appropriate for the site given its location within the Kilnwood Vale development.

The size of the dwellings that will be accommodated on the site is consistent with the Parameters Plans and Illustrative Masterplan. The mix will comprise one and two bedroom apartments, and two, three, four and five bedroom houses. 30 dwellings will be apartments and 229 will be houses. The proposal for this parcel includes a 25% provision of affordable housing (70 units).

Schedule of Accommodation	
Unit Type	Quantity
1 Bedroom Flat	8
2 Bedroom Flat	22
2 Bedroom house	49
3 Bedroom house	112
4 Bedroom house	59
5 Bedroom house	30
Total	280

KEY

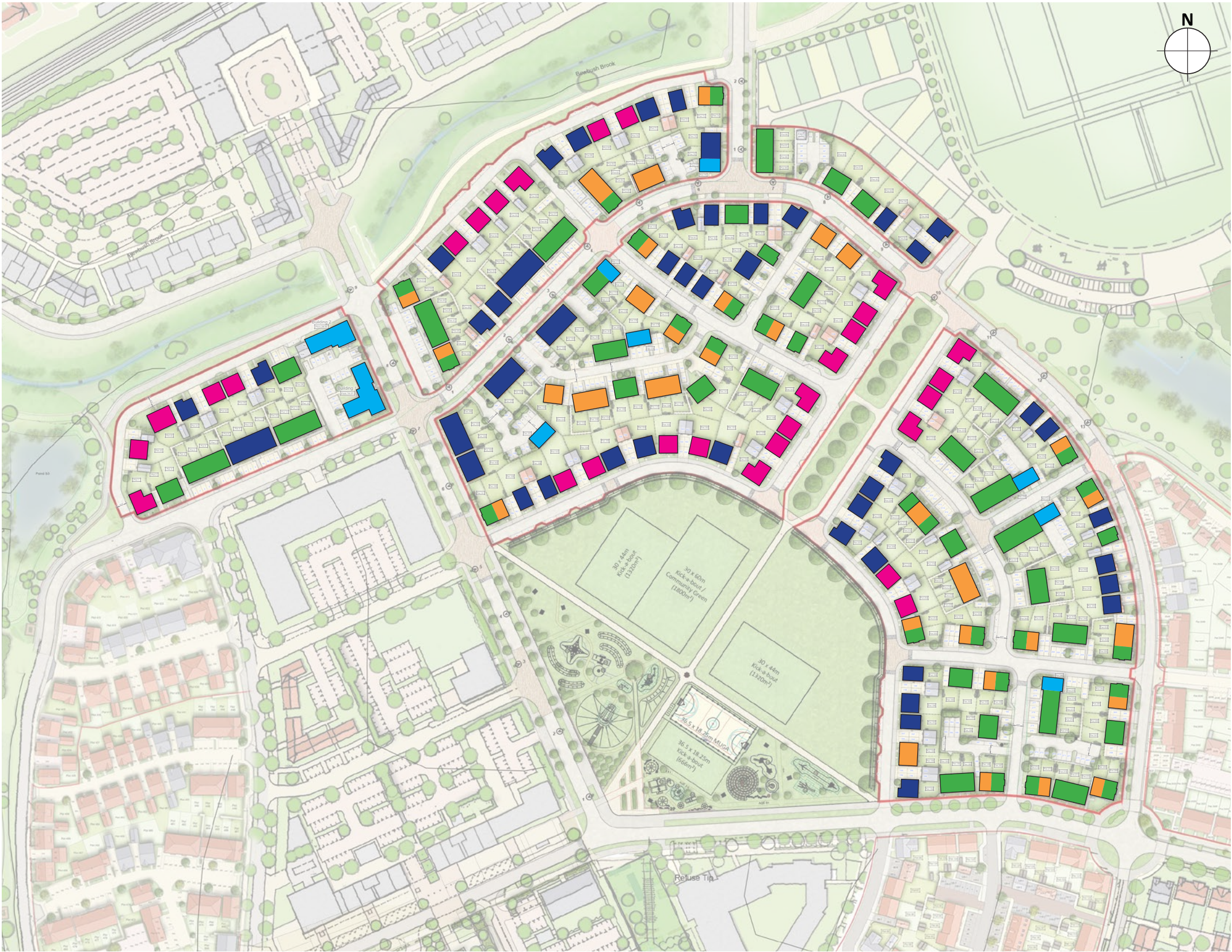
1 & 2 bedroom flats

2 bedroom house

3 bedroom house

4 bedroom house

5 bedroom house



Dwelling size distribution plan

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4.4 TENURE

As seen in the table below, the proposals provide 25% affordable dwellings in the form of one and two bedroom apartments and two, three and four bed houses. The mix of affordable dwellings is shown on the table below and its distribution on the plan right.

Schedule of Accommodation		
	Unit Type	Quantity
Private	2 Bedroom house	46
	3 Bedroom house	88
	4 Bedroom house	46
	5 Bedroom house	30
	Total	210
S/O	1 Bedroom Maisonette	4
	2 Bedroom Flat (FoG)	1
	3 Bedroom house	16
	Total	21
Aff. Rent	1 Bedroom Maisonette	2
	1 Bedroom Wheelchair Flat	2
	2 Bedroom Flat	18
	2 Bedroom Flat (FoG)	3
	2 Bedroom House	3
	3 Bedroom House	8
	4 Bedroom House	13
	Total	49
Grand total		280

4.5 USE

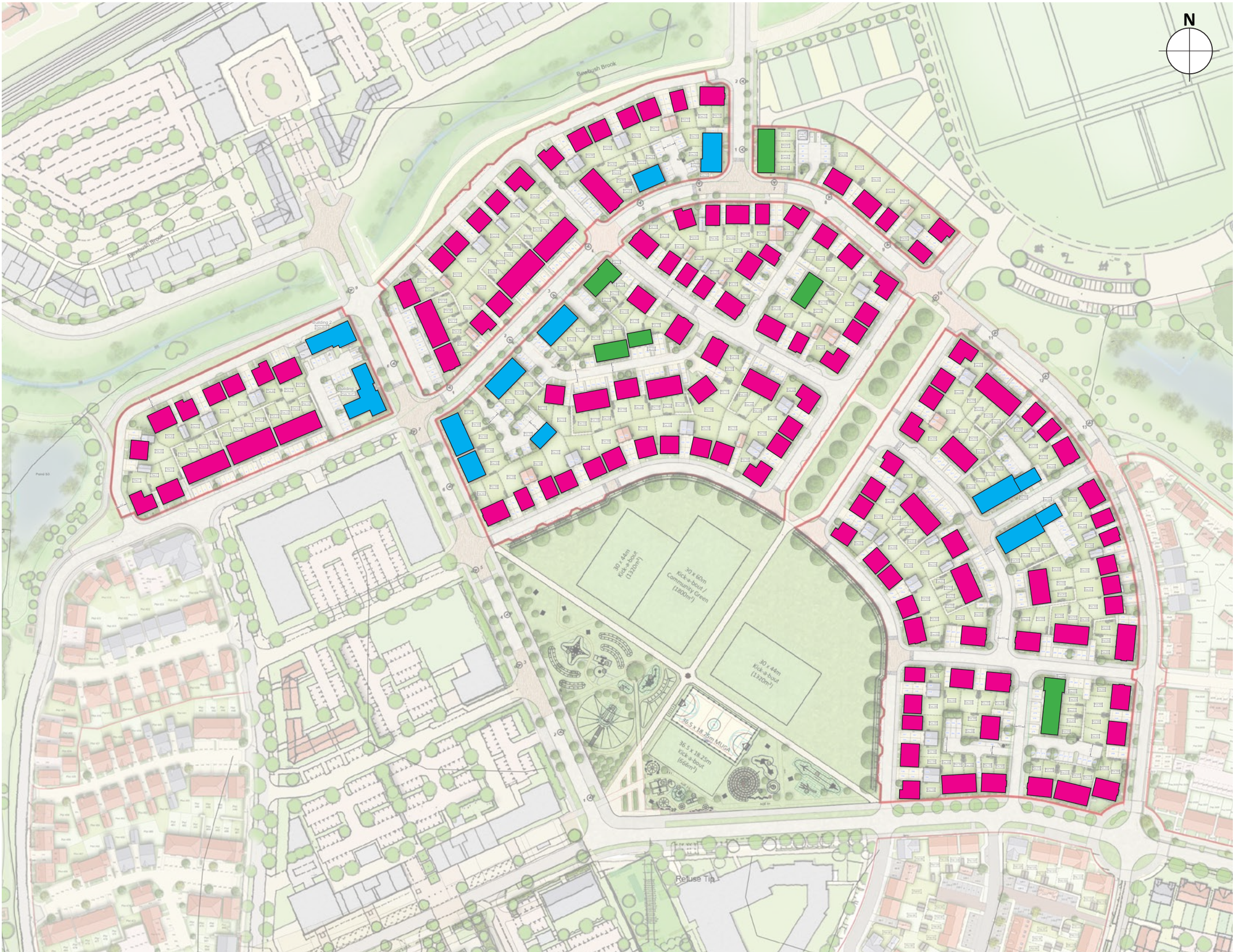
The design proposals for the Phase 3D, E, F and G parcels are entirely for residential use in accordance with the outline planning approval (ref: DC/2015/2813).

KEY

Private

Shared Ownership

Affordable Rent



Tenure distribution plan

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4.6 SCALE

The design proposals for this parcel are in accordance with the approved building heights parameter plan as illustrated on figure 16.1 within the Design & Access Statement submitted with the outline planning approval (ref: DC/2015/2813). The proposed development comprises dwellings ranging from 2 to a maximum of 3 storeys in height.

The approved Building Heights Parameter Plan shows the site having acceptable storey heights from 2 – 3 storeys generally (parcels 3E, F and G), and 2 – 4 storeys on parcel 3D. The building heights within the scheme proposals include houses of 2 and 2.5 storeys in height and apartment buildings of 2.5 and 3 storeys in height which are therefore in accordance with the height parameters.

The Building Parameters set out on page 100 of the outline planning approval Design & Access Statement also set out the maximum and minimum overall plan dimensions individual, terraced and corner buildings.

The residential building parameters are summarised below:

- Standard residential building:
- Length min 4m, max 45m
- Width min 7m, max 11m
- Corner residential building:
- Length min 4m, max 45m
- Width min 7m, max 45m
- The proposed buildings are compliant with these parameters.

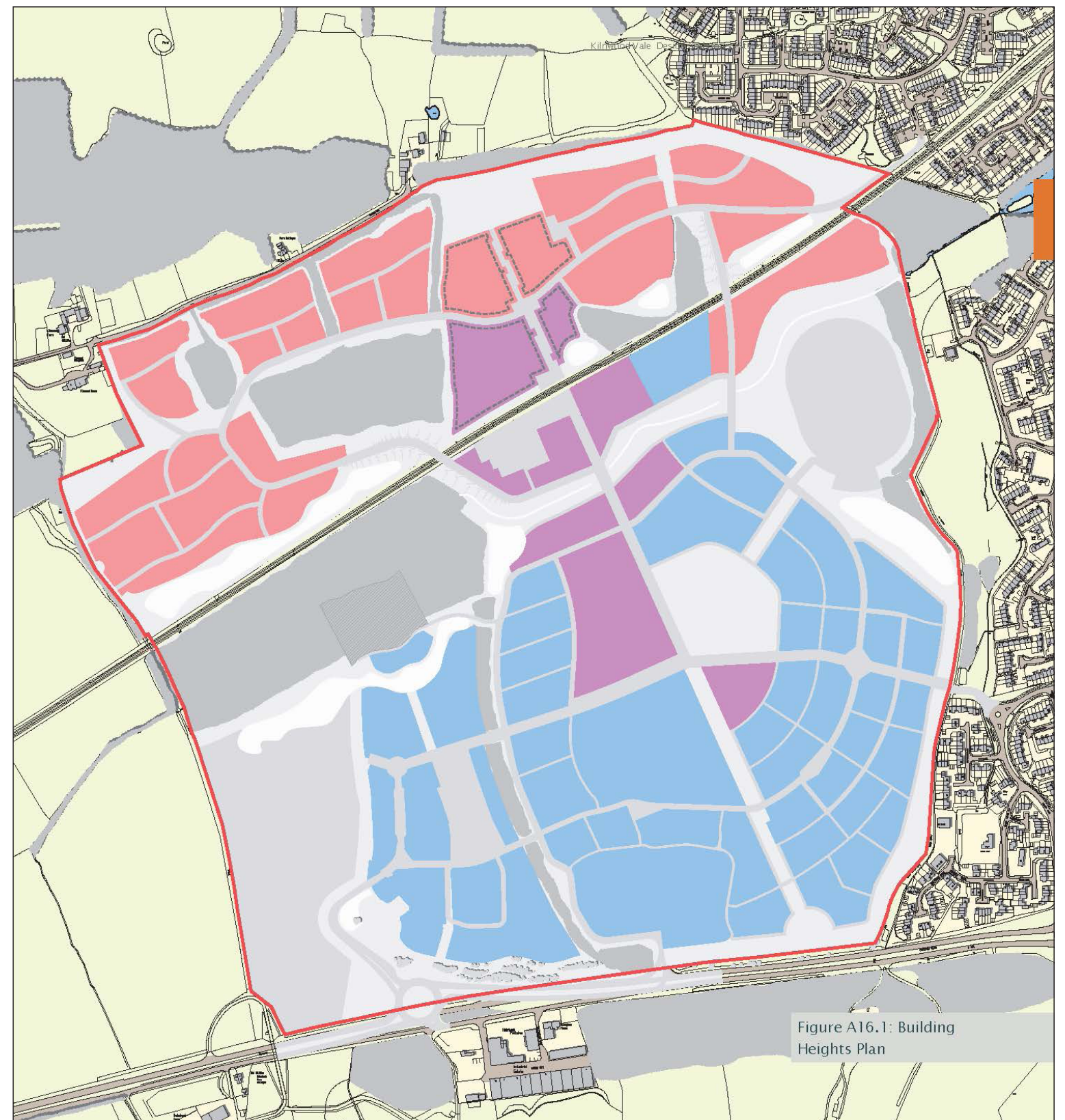
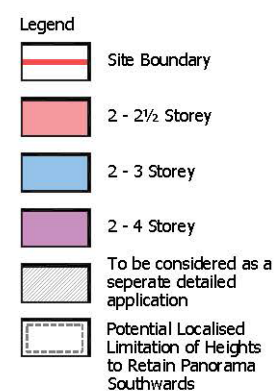
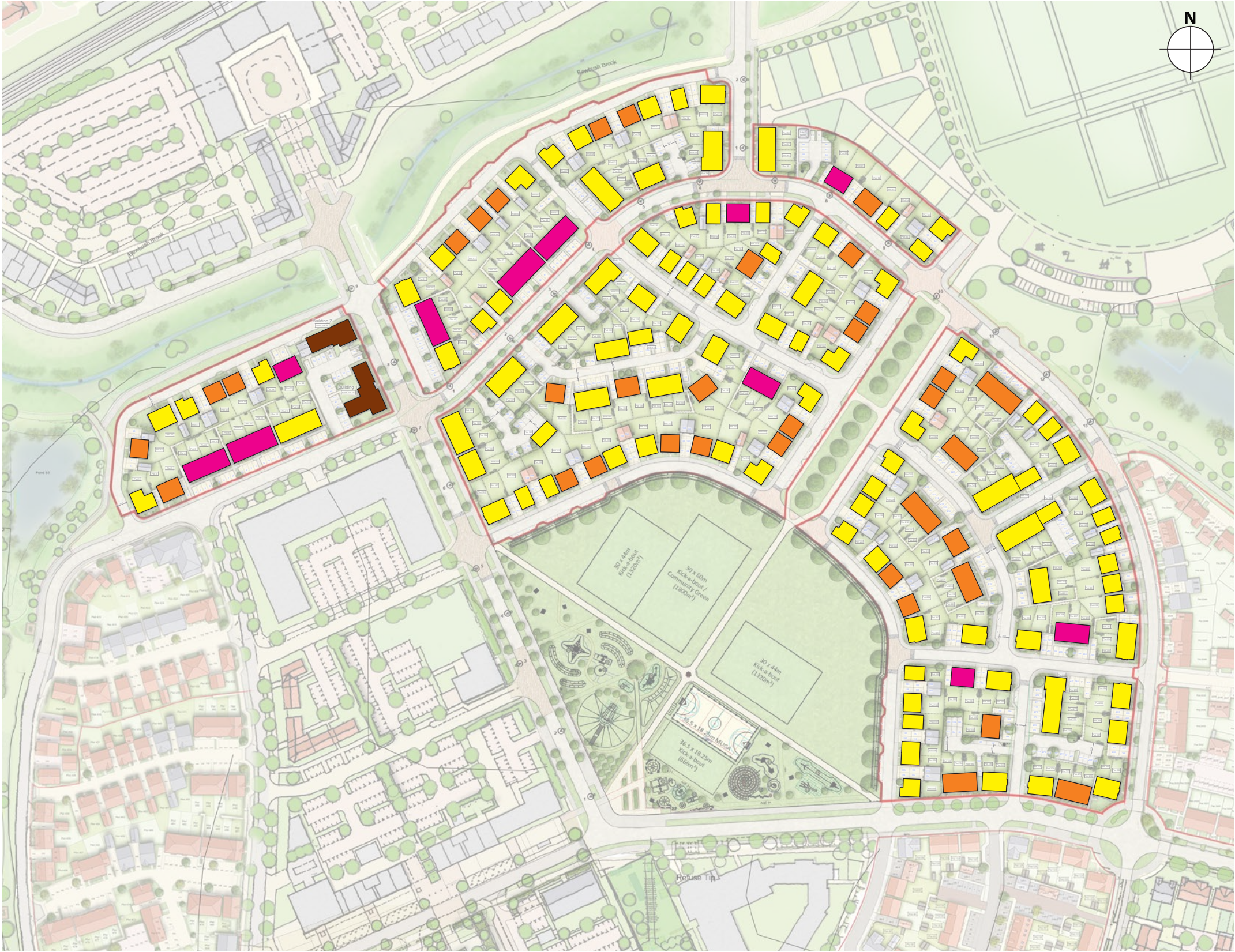


Figure A16.1: Building Heights Plan

Building Heights Parameter Plan



KEY (Proposed heights)

- 2 storey
- 2.5 storey
- 3 Storey
- 4 storey

Proposed Building Heights Diagram

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4.7 LANDSCAPE AND OPEN SPACE PROPOSALS

Landscape proposals include consideration of the following broad areas:

- Tree planting strategy (hierarchy of form, streets, courtyards and private spaces).
- Shrub and hedgerow planting on street frontages.
- Informal Square boundaries for connectivity/identity.
- Private gardens.



Note: Leisure Park landscaping shown for context only.
To be submitted under a separate planing application

Proposed Landscape Masterplan for Phases 3D, E, F and G

PRIMARY STREET

The Primary Street has a consistent formal character, reinforced by boulevard tree planting and punctuated by a series of distinctive formal spaces to create an interesting and varied townscape within Kilnwood Vale.

As identified in the Strategic Design Code, *Platanus x hispanica* (London Plane) are used as street trees for the boulevard, with *Ligustrum Ovalifolium* as hedging.

These species are in line with the Strategic Tree Planting Strategy as:

- London Plane trees to boulevard.
- Rounded to oval/ovoid in shape and form.
- Low, clipped hedges with a transition to low walls and piers with railings on the approach to the Axis Spine.
- Private gardens.



SECONDARY STREET

The Secondary Street forms a continuation of the street type from the earlier phases of development to the west of the application site. Primarily comprising a clipped hedge (*Berberis darwinii*) frontage in place of the *Fagus sylvatica* (Beech) identified in the Strategic Design Code*.

Sorbus aucuparia 'Sheerwater Ceiling' (Rowan) are used intermittently as street trees as continuation from earlier phases of development and in line with the Strategic Tree Planting Strategy as:

- Small to medium scale trees.
- Rounded to oval/ovoid in shape and form.
- Seasonal interest; flowers, leaves, fruits.



PRIVATE GARDENS AND PARKING COURTS

Private frontage throughout the scheme incorporates shrub planting for definition. A simple palette of species is used for cohesion, identity and place-making.

Within rear gardens and parking courts landscape proposals are generally limited to tree planting used to mitigate inter-visibility between properties and to provide points of interest.

Species are more irregular in form.

Key features include:

- Small trees / large shrubs with larger scale 'accents', space permitting.
- Low / moderate water demand.
- Single and multi-stem varieties.
- Visually prominent leaf / flower colour.
- Seasonal Interest.

