

F C P LAND 4 LTD



DESIGN & ACCESS STATEMENT

PREPARED IN RESPECT OF:

AN OUTLINE APPLICATION

ON LAND OFF

CRAWLEY ROAD,

HORSHAM

2126/A

CONTENTS

1.00	INTRODUCTION
1.01	DESIGN TEAM
1.02	SCOPE AND CONTEXT OF THIS DESIGN & ACCESS STATEMENT
1.03	SITE APPRAISAL
1.04	APPLICATION OF THE DESIGN AND ACCESS CRITERIA
2.00	PLANNING HISTORY AND POLICY
3.00	DESIGN PRINCIPLES AND SOLUTION
3.01	NATIONAL DESIGN GUIDE 2021
3.02	THE CHARACTERISTICS OF WELL-DESIGNED PLACES
3.03	COMPONENTS FOR GOOD DESIGN
3.04	APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES
3.05	APPLICATION OF THE COMPONENTS FOR GOOD DESIGN
4.00	SUSTAINABILITY
5.00	ACCESS AND HIGHWAYS
6.00	SUMMARY

FIGURES

FIG 1	FRONT PAGE	AERIAL VIEW WITH SITE LAYOUT
FIG 2	PG 8	LOCATION PLAN
FIG 3	PG 9	AERIAL LOCATION PLAN
FIG 4	PG 10	SITE PHOTOGRAPHS – 1
FIG 5	PG 11	SITE PHOTOGRAPHS – 2
FIG 6	PG 12	SITE IN CONTEXT
FIG 7	PG 14	PHOTOGRAPHS OF EXISTING AREA
FIG 8	PG 15	SETTLEMENT EDGE PLAN 1
FIG 9	PG 15	SETTLEMENT EDGE PLAN 2
FIG 10	PG 18	CONSTRAINTS & OPPORTUNITIES PLAN
FIG 11	PG 20	MOVEMENT PLAN
FIG 12	PG 22	PARAMETERS PLAN
FIG 13	PG 24	TEN CHARACTERISTICS OF WELL-DESIGNED PLACES
FIG 14	PG 28	CONTEXT PLANS – EXISTING & PROPOSED
FIG 15	PG 34	ILLUSTRATIVE MASTERPLAN
FIG 16	PG 37	CHARACTER STUDIES AREAS 1 & 2
FIG 17	PG 38	CHARACTER STUDIES AREAS 3 & 4
FIG 18	PG 40	ACCESS DIAGRAM

1.00 INTRODUCTION

1.01 THE DESIGN TEAM

PLANNING CONSULTANTS	-	ECE PLANNING
ARCHITECTS	-	PAUL HEWETT R.I.B.A. CHARTERED ARCHITECT
LANDSCAPE ARCHITECTS	-	FABRIK LANDSCAPE
ECOLOGISTS	-	THE ECOLOGY CO-OP
HIGHWAYS & TRANSPORT	-	S.K. TRANSPORT PLANNING
ARBORICULTURALISTS	-	ARBORTRACK SYSTEMS LTD
FLOOD RISK & DRAINAGE	-	AQUATERRA CONSULTING
ARCHAEOLOGY	-	ARCHAEOLOGY SOUTH-EAST
SUSTAINABILITY	-	BLUE SKY UNLIMITED
NOISE ASSESSMENT	-	ANDERSON ACOUSTICS

CONTENTS

1.00 INTRODUCTION

1.01 DESIGN TEAM



1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared on behalf of FCP Land 4 Ltd with input from the Design Team, and forms part of their outline planning application submission in respect of the proposed development on land off Crawley Road, Horsham.

The application description comprises :

Outline application for development of up to 120 new dwellings (including 45% affordable) with all matters reserved except access.

Only the principle of developing the site for up to 120 dwellings, including 45% affordable homes, along with the means of access are to be determined as part of this outline application.

Appearance, landscaping, layout and scale are reserved for subsequent determination.

The Scheme is shown on the following application plans:

1. Site Location Plan No. 2126/PL.01 Rev.E
2. Proposed Access Drawing No. SK21905-03 Rev. C (Appendix to the TA)

The supporting plans comprise the following:

3. Illustrative Constraints and Opportunities Plan No. 2126/PL.02 Rev B
4. Illustrative Parameters Plan No. 2126/PL.04 Rev E
5. Illustrative Coloured Masterplan 2126/PL.05 Rev J

Plans (1) and (2) referenced above comprise the application plans for the purpose of determining the application, whilst the Plans at (3) to (5) are submitted for illustrative purposes only, but are informed by the various technical assessments of the site and its wider setting. They provide context for the Council's assessment of the potential impact of the scheme upon the Site, its immediate environs and the wider area. The Parameters Plan (4) can be subject to a condition requiring the reserved matters scheme to be in general conformity with this plan.

CONTENTS

1.00 INTRODUCTION

1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT



1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT / 2

This Statement, which is part of the Validation Requirements of the General Development Procedures Order (GDPO), reflects the findings of the technical reports prepared as part of this submission by the various disciplines - including arboricultural, heritage, ecological, landscape and visual impacts, together with highways and flood risk assessments. Each of the disciplines have assessed the site and the surrounding area, and their base-line findings have fed into the Illustrative Constraints and Opportunities Plan, the Parameters Plan as well as the Illustrative Coloured Masterplan - thereby ensuring that the development will function well and add to the overall quality of the area, as well as being sympathetic to local character and history.

Careful consideration has been given to the importance of demonstrating the mechanisms that will be used in the delivery of design quality within the built environment, and to this end this Statement has the following functions and use:

- i. Provides a concise description of the key issues that have been identified by the various disciplines within the design team.
- ii. It describes how the evaluation of these matters has informed the evolution of the initial design decisions and the Illustrative Masterplan. The illustrative material shows how the development proposals optimize the potential of the site to accommodate and sustain an appropriate level of development, together with enhanced landscape and ecological areas, and transport links.
- iii. This document provides information on how matters such as urban design, composition, access, circulation, open space, ecological and landscape considerations have influenced the illustrative proposals.
- iv. This Design and Access Statement takes all of the above into account and provides a framework for the future delivery of a high-quality residential scheme.

The Statement uses the following criteria:

Assessment - of the planning and physical context of the site.

Evaluation - identifying the site constraints that will guide and inform the development principles.

Design - sets out the vision for the site based upon the key parameters and illustrates a solution.

CONTENTS

1.00 INTRODUCTION

1.02 SCOPE AND CONTEXT OF THIS
DESIGN AND ACCESS STATEMENT



1.03 SITE APPRAISAL

i. The Site and its Surroundings

The site under consideration, which is circa 4.9 hectares in size, sits on the north-east edge of Horsham. It is bounded by Old Crawley Road to the north-west; the B3195 Crawley Road to the west; open fields to the north-east and The Birches area of woodland to the east.

The site comprises a single arable field that sits within a vegetated framework of intermittent hedgerows and an area of woodland which combine to constrain and define the majority of the boundary edges. The land falls gently from its high-point on the eastern boundary with The Birches towards the Old Crawley Road. Whilst the change in level across the site is some 10 metres the fall is relatively even and has the appearance of a gentle slope.

The land lies wholly within the High Weald National Landscape Area (previously known as the Area of Outstanding Natural Beauty). There are however no landscape related designations that cover the application site, nor does it contain viewing corridors that are protected by Policy.

There are no Public Rights of Way across the site, although there is an informal pathway that runs along the eastern side of the land close to The Birches woodland. There is a Public Right of Way (3571) further to the south beyond the adjoining allotments.

There are a number of Listed Buildings in the area, including Moorhead Cottage that sits on the western side of Crawley Road where it passes the site frontage, New House Farm (now part of a commercial complex) is to the north and Fernbrook Cottage, Oak Tree Cottage and Old Timbers to the south.

In a wider context, there is an extensive area of land allocated for a mixed-use development (named as Land North of Horsham). There will be a number of uses on this area of land, including some 2750 new residential units.

Being on the edge of Horsham the site is well-connected to the wider road network, including the M23, with access to Gatwick Airport. There is a railway station in Faygate Lane to the east, which operates on weekdays only. The services are operated by Thameslink and Southern, with the trains heading south going to Horsham generally, with the odd one going on to Portsmouth Harbour. From Horsham there are connections to London Victoria and Southampton Central.

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

i. The Site and its Surroundings



1.03 SITE APPRAISAL

i. The Site and its Surroundings

The trains heading north mainly connect to Peterborough, although there is the odd service that runs to Bedford via London Bridge.

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

i. The Site and its Surroundings



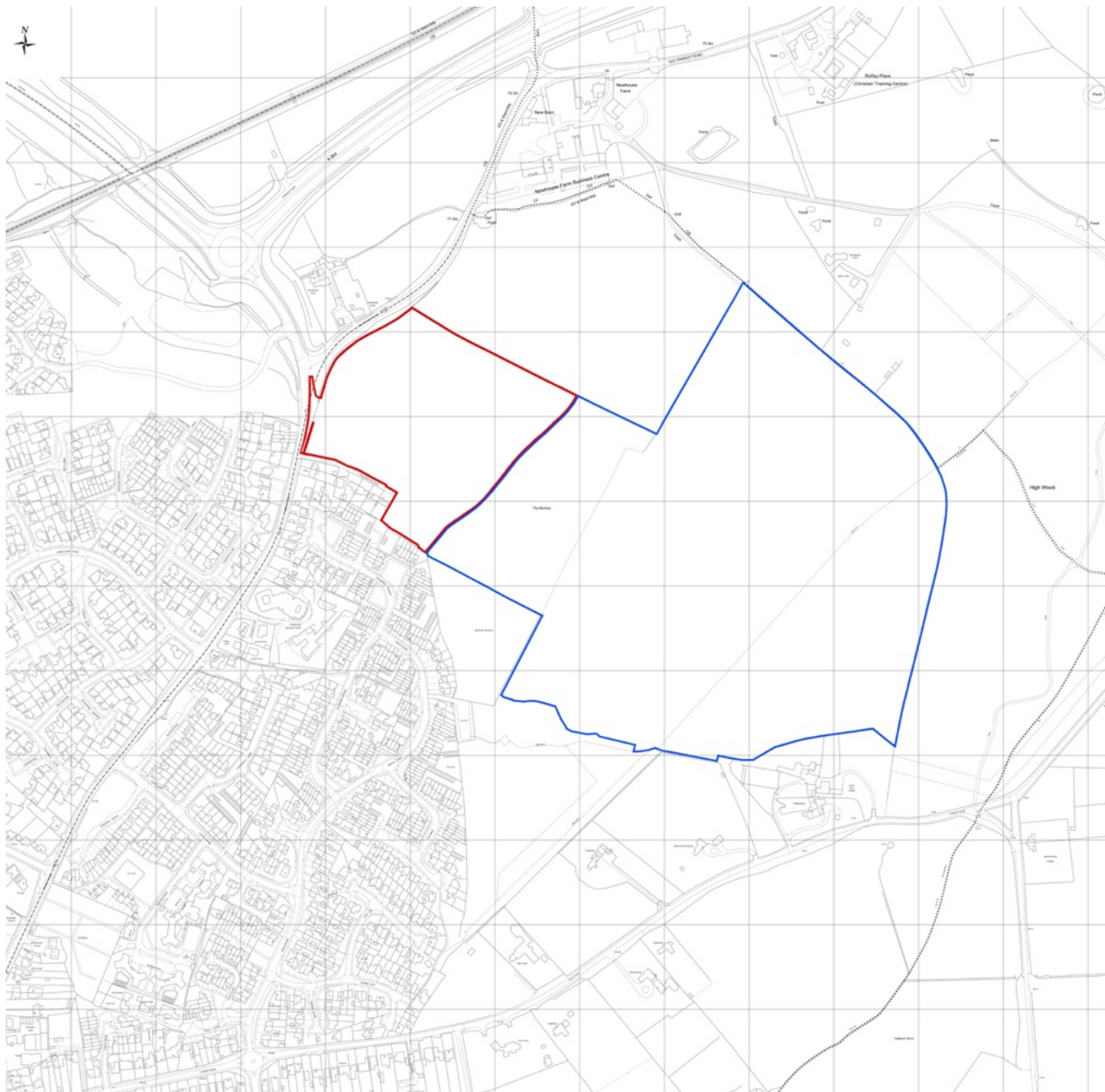


Fig.2



Fig.3



Photographs courtesy of Fabrik Landscaping



Photograph courtesy of Fabrik Landscaping

Fig.5

SITE PHOTOGRAPHS 2

1.03 SITE APPRAISAL

ii. Site in Context

As can be seen from the Ordnance Survey extract below, the Site (shaded in red) is situated on the north-east of the existing settlement edge.

Being located on the edge of Horsham, the site has access to a variety of transport links, areas of employment, retail, health and leisure. There are also educational establishments nearby, together with opportunities for recreation and sport.

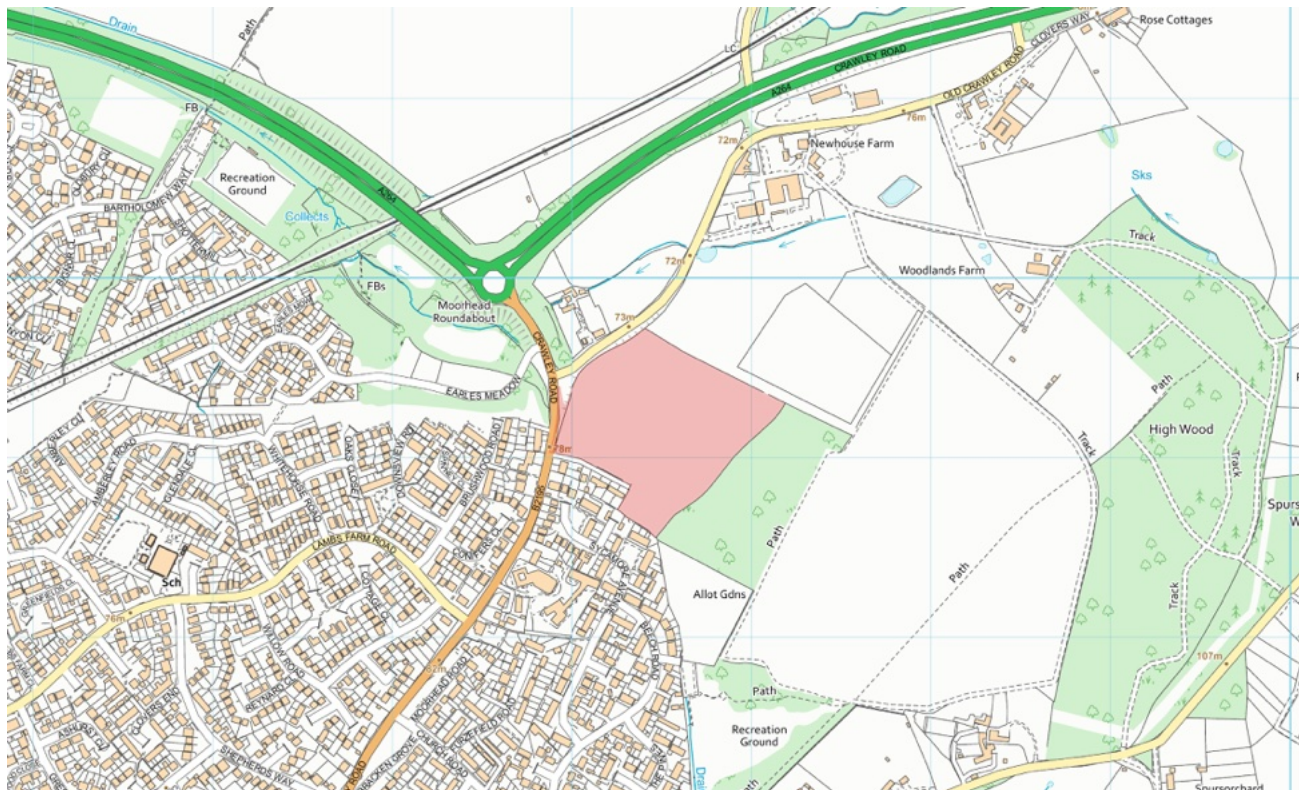


Fig.6

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

II. Site in Context



1.03 SITE APPRAISAL

iii. Character of Area

As part of the assessment of the area in which the development will sit, we have looked in detail at neighbouring development patterning.

As can be seen from the images below that show the local grain of development, the area around the application site has a typical edge of settlement form. It is this patterning that will inform the Illustrative Masterplan layout.



←
Pattern of development
Spinney Close on the
west of Crawley Road.

→
Terraced properties to
the south of the site.



←
Pattern of development
nearby showing a mixture
of detached and terraced
units.

→
Pattern of development
showing a mix of
detached and semi-
detached units.



CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

III. Character of Area



1.03 SITE APPRAISAL

iii. Character of Area

The montage of photographs below show the variety of housing styles and unit types in the immediate vicinity.



Fig. 7

1.03 SITE APPRAISAL

iv. Settlement Character

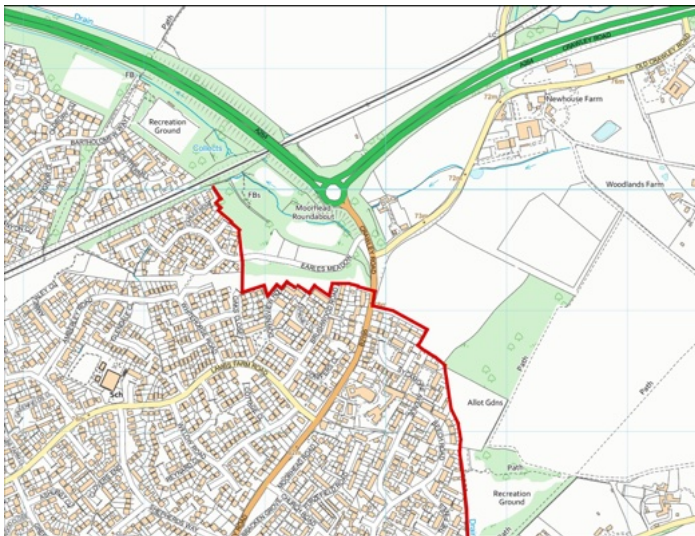
The edge of settlement character and patterning of the neighbouring areas, the opportunity for well-screened boundaries and the provision of formal and informal areas of open space will be key factors in determining the scheme design and layout.

Good principles of spatial relationship should be observed – i.e. public spaces are located in appropriate places and don't get mixed with private spaces.

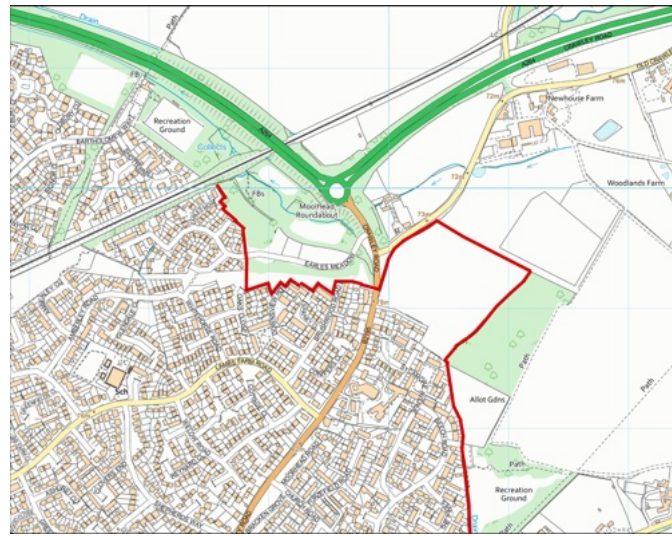
By using many of the existing development characteristics in the design response, the development proposals should sit comfortably in the locality.

v. Settlement Integration

The integration of the site within an extension to the settlement area offers a sensible expansion of the north-eastern side of Horsham.



Existing edge of settlement



Proposed edge of settlement

Figs. 8 & 9

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

IV. Settlement Character

V. Settlement Integration

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - of the planning and physical context

The site appraisal provided in this Statement and those provided by Fabrik Landscape show the application site in relation to its physical context. The Aerial Location Plan, Location Plan, and Illustrative Masterplan (Figs 2,3,15) show that the site sits adjacent to a mainly residential area on the edge of the settlement of Horsham.

EVALUATION - identification of the site constraints and opportunities that will guide and inform the development proposals.

The site and surroundings appraisal section provides a series of photographs of the site (Figs. 4 & 5), and these demonstrate that the site is open, with trees and hedge screens principally on the perimeter, leaving fairly un-constrained areas that are suitable for development. The tree, ecological and landscape reports and assessments prepared by Arbortrack, Ecology Co-op and Fabrik Landscape respectively, that accompany this Statement indicate that the principal constraining features are on the boundaries - as are the opportunities to improve wildlife corridors and strengthen the planting / landscaping.

DESIGN - sets out the vision for the site and identifies key parameters and illustrates the solution.

The vision for the site is to construct a well-designed layout that sits comfortably in this sustainable location on the edge of the settlement of Horsham.

The key parameters are established and identified via the assessment and evaluation of the site and the Design Principles and Solution section that follows will show the evolution of the design of the Illustrative Masterplan.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - CONSTRAINTS

- ACCESS. Safe pedestrian and vehicular entrances.
- LANDSCAPE. Visual impact on existing landscape and features.
- ARBORICULTURE. Retain and protect important trees on or adjacent to the site.
- ECOLOGY. Protect and enhance existing bio-diversity features.
- CONNECTIVITY. Important to link the site to the surrounding areas.
- LOCAL SETTING. Respect existing settlement characteristics.
- SURFACE WATER. Ensure any surface water is accommodated within the site boundaries.

ASSESSMENT - OPPORTUNITIES

- Site represents an opportunity for a modest development on the edge of the settlement of Horsham that will provide much needed new housing (including affordable units), and areas of open space and regeneration.
- The site represents an opportunity for a new area of development that does not have impact on neighbouring properties or the wider area.
- The development proposals allow areas on the perimeters for the creation of new wildlife and ecological corridors which will run around the developable area, and link to the wider area.
- Surface water can be used as part of the bio-diversity enhancement measures.

THE ASSESSMENTS PROVIDED BY THE CONSULTANT TEAM GENERATED THE ABOVE CONSTRAINTS AND OPPORTUNITIES CRITERIA, WHICH INFORMED THE DEVELOPABLE AREA SHOWN ON THE FOLLOWING CONSTRAINTS AND OPPORTUNITIES PLAN

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 10

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - MOVEMENT

- The Movement Plan that follows builds upon the Constraints and Opportunities Plan and shows the pattern of roadways sitting within the area of land identified for development.
- The Movement Plan shows the principal vehicular access being taken off Crawley Road in a location previously agreed with County Highways.
- The roadway “contains” most of the development as part of its perimeter block typology. This protects the existing landscape features and allows for the creation of ecological corridors.
- SK Transport Planning will provide in their Transport Statement further information and detail in respect of the access and in particular footpath links to the periphery of the site and beyond.
- Various road widths and surfaces could be used to provide differing character areas within the development layout.
- The Movement Plan that follows shows a variety of routes through the site for footpath links. These will contribute to the reduction in the reliance upon cars for getting to, not only the local neighbourhood, but to areas further afield.

THE ESTABLISHMENT OF A PERIMETER BLOCK FORM OF ROAD PATTERNING WILL CONTAIN DEVELOPMENT AND HELP DETERMINE THE ORIENTATION OF THE UNITS WITHIN ANY LAYOUT.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





LEGEND

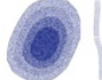
-  **The Development Site**
circa. 4.9 ha
-  **Previously Agreed Access Points**
-  **Land Fall**
-  **Existing Trees / Planting**
-  **Proposed Landscape Buffer**
-  **Enhanced Ecological Areas / Margins**
-  **Swale / Attenuation**
-  **Denotes 15 metre Barbastelle Bat Buffer**
-  **Developable land**
-  **Access & Site Roads**
- various hierarchies
-  **Formal and informal Playspaces**
-  **Access to parking courtyards**
-  **PROW 3571**
-  **Possible footpath through the Birches subject to Detailed design**
-  **Pedestrian / Cycle Links**
-  **Localised views into site**
-  **Listed Buildings**

Fig. 11

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - PARAMETERS

- A modest sized scheme can be created within the site that provides a housing mix that will reflect local need, whilst making good use of the land available without impacting upon landscape, ecological features, or neighbouring properties.
- A carefully designed layout will see the safe retention of the important trees and existing boundary hedgerows which will be supplemented with additional landscaping, using native species.
- Linked to the improved landscaping is the creation of enhanced ecological margins that will improve bio-diversity of the site, and importantly link to the countryside beyond.
- The surface water will be accommodated mainly on the edge of the development. The water detention features will also bring ecological benefits as part of an holistic approach to bio-diversity.
- The Parameters Plan that follows is a compilation of the information shown on the Constraints and Opportunities Plan and the Movement Plan.

THE PARAMETERS PLAN HAS BEEN SUBMITTED AS A DRAWING FOR CONSIDERATION AS IT OUTLINES THE CONSTRAINTS AND OPPORTUNITIES AND GIVES A FIRM FOUNDATION FOR A FUTURE MASTERPLAN.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 12

2.00 PLANNING HISTORY AND POLICY

Matters related to both the planning history of the site and planning policy are dealt with in the Planning Statement that forms part of the submission and has been prepared by ECE Planning.

PLANNING HISTORY AND POLICY

2.00 PLANNING HISTORY AND POLICY

3.0 DESIGN PRINCIPLES AND SOLUTION

3.01 NATIONAL DESIGN GUIDE 2021

The National Design Guide 2021 (NDG) seeks to address the question of how we recognise well-designed places. This has been done by the government via the introduction of the NDG which outlines and illustrates 'how well-designed places that are beautiful, enduring and successful can be achieved in practice'.

3.02 TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



The ten characteristics of well-designed places

The NDG lists the Ten Characteristics of Well-designed Places detailed below, and also the Components for Good Design which are noted on the following pages.

CONTEXT - enhances the surroundings

IDENTITY - attractive and distinctive

BUILT FORM - a coherent pattern of development

MOVEMENT - accessible and easy to move around

NATURE - enhanced and optimised

PUBLIC SPACE - safe, social and inclusive

USES - mixed and integrated

HOMES AND BUILDINGS - functional, healthy and sustainable

RESOURCES - efficient and resilient

LIFESPAN - made to last

Fig. 13

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

The Components for Good Design as identified in the National Design Guide are as follows:

LAYOUT

Layout shows the routes through a scheme and the blocks of development - illustrating how they are arranged to relate to each other to create streets, open spaces and areas of built form.

The Layout defines the following:

- the structure and settlement pattern;
- the grain - pattern of development blocks and plots;
- the broad distribution of different uses, and their densities and heights.

FORM

Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk - their volume;
- massing - how bulk is shaped into a form;
- building lines - the alignment of building frontages along a street;
- relationship to the plot boundary - and whether they share party walls or not.

In the case of spaces, their form is influenced by the buildings around them.

The form of a building or a space has a relationship with the uses and activities it accommodates, and also with the form of the wider place where it is sited.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

SCALE

Scale is the height, width and length of each building proposed within a development in relation to its surroundings.

This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. Enclosure is the relationship between the height of the buildings across a space, and the dimensions of the space itself.....different degrees of enclosure influence how people use different spaces, by creating differences in character that suit different activities.

APPEARANCE

Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, decoration, lighting, colour and texture. In the case of a space, it's landscape also influences its appearance.

LANDSCAPE

Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape - such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape - trees, shrubs and other planting.

MATERIALS

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

DETAILING

Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

CONTEXT

The application proposals seek to ensure through careful design and siting that a modest residential and employment development scheme can be delivered on land on the edge of Horsham that will sit comfortably in the surrounding area, without having an undue impact on neighbouring properties, landscape or ecological features. See Figs. 14 & 15

IDENTITY

The form of the proposals and the extent of the developable land is informed by the Constraints and Opportunities Plan (Fig.10) which identifies key components of a future development.

Future submissions will develop a local distinctiveness of design, detail and materials to ensure that the houses reflect the local vernacular.

BUILT FORM

The extent of the built form is shown on the Illustrative Masterplan (Fig.15). Whilst the nature of the proposed units will be part of future Reserved Matters submissions, it is envisaged that the majority of the new residential properties will be principally two-storey in height to eaves level. As a result, they will accord with the form of the neighbouring housing. There is a central area of development which comprises 1 and 2 bedroom flats in two blocks that are 2½ – 3 storeys high. Being centrally located they will have not impact on existing properties.

MOVEMENT

The SK Transport Plannings Transport Statement that forms part of the application package, details how the access location will provide the basis for safe vehicular and pedestrian and cycle access and egress.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



Fig. 14

Existing Context of the site in relation to settlement edge

Proposed Context of development in relation to the existing settlement edge

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

NATURE

The proposal will provide significant levels of bio-diversity net gain and ecological enhancement and reinforcement - see Ecology Co-op's Statement.

As can be seen from the drawings, the acknowledgement of existing ecological and bio-diversity margins is a constant, as is the opportunity to enhance these to create high quality corridors on the perimeter of the development.

PUBLIC SPACES

As can be seen on the Illustrative Masterplan, areas of Public Open Space, Formal Play, Seating and General Recreation have been proposed throughout the scheme.

USES

The proposed new residential development sits comfortably alongside existing similar uses.

HOMES AND BUILDINGS

All the proposed homes will be functional and sustainable. They will accord with the 'Technical housing standards - nationally described space standards'. As a result, they will have good sized accommodation and usable room sizes with ample storage. Each home will have its own amenity space which will contribute to the development being functional, healthy and sustainable.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

RESOURCES

The sustainability measures for the development are embodied in the report prepared by Blue Sky Unlimited. The proposal will include not just renewable and energy generating schemes, but also enhanced ecological margins and water management measures, providing an holistic approach to the use of resources and the existing environment.

See Section 4.0

LIFESPAN

The proposed homes will be constructed to a lifetime standard and could include various flexible spaces and sustainable and energy generating features. The properties will be Part M compliant providing easier access for those less ambulant or wheelchair bound.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

LAYOUT

The Illustrative Masterplan (Fig.15) that is part of the submission package has been informed by the Constraints and Opportunities Plan (Fig.10) and the Parameters Plan (Fig.11). The information on these three drawings has been informed by the various technical assessments and reports that have been prepared by the consultant team.

The Illustrative Masterplan is supplied as supporting information, with the Layout itself to be subject of future Reserved Matters submissions.

The drawings that underpin the Illustrative Masterplan have helped identify the key constraints and opportunities, including a safe access and egress location, key landscape features and trees that are to be retained, areas suitable for enhanced wildlife corridors and locations that are suitable for the accommodation of surface water run-off.

The result is a well contained area of development that has little impact on either immediate neighbours or the wider area.

There are a number of key components to the Layout shown on the Illustrative Masterplan, all of which contribute to the whole.

Firstly, there is a frontage area to the south-west of the entrance that has a number of units orientated to face Crawley Road that look across a deep area of landscaping. This alignment of the houses fits with the neighbouring properties that not only face Crawley Road but are also set back with deep frontage gardens.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

The new units provide passive surveillance of, not only the landscaped area, but also footpath that runs across the site frontage and connects to the existing footway that runs alongside Crawley Road.

The second important area is also linked to the access. As you enter the site there is an area of landscaping that addresses the first junction, where the principal street turns to the north and a secondary road heads in a southerly direction. The landscaping, which comprises trees and screen planting, creates a 'green' entrance to the development. The houses immediately behind the landscaping address the junction but are visually buffered by the planting.

The third important component of the layout is the perimeter block typology which contains much of the built form. It's use ensures that various ecological margins, landscape and water detention features are buffered from the housing and the opportunities for the development to 'sprawl' are reduced.

There are several play areas within the site and whilst these sit outside of the perimeter roadways they are overlooked by the proposed houses, affording a sense of security to the users.

The perimeter block form ensures that the majority of the houses face the roadway that services them in a traditional manner. These properties overlook areas of landscaping, playspaces or water features which provides an attractive outlook.

There is a connected series of footpaths that link through the site and finish on the eastern boundary which abuts The Birches woodland area. The footpaths not only help with movement through the development but also help create areas of different character and scale. The units fronting the footpath have their car parking in small courtyards which benefit from visual surveillance, and are therefore secure.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

Whilst most of the development comprises two-storey housing, there are some centrally located flats in two blocks which are shown to be 2 ½ - 3 storeys high, which bring variety to the built form and help create a more interesting roofscape, particularly combined with the slope of the land.

As can be seen from the Illustrative Masterplan there are opportunities for the creation of differing character areas, and these can be enhanced by differing choices in roadway widths, material finishes and edging details.

Whilst the Layout will be subject to reserved matters submissions the Illustrative Masterplan supplied does provide a clear framework, based on established constraints and opportunities, for future applications.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN





Fig. 15

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

FORM

Form encompasses a number of aspects of a scheme, including size and shape, height, bulk, building lines and relationships to boundaries.

The form of the illustrative proposals has been carefully considered and determined in particular by the relationship of the development to existing ecological and landscape features, as well neighbouring properties and boundaries.

The drawings in this application package clearly demonstrate the form of the layout shown on the Illustrative proposals is wholly appropriate for the location in terms of size, shape and building lines. Whilst future Reserved Matters applications will have more detail in respect of height and bulk it is, as mentioned earlier, envisaged that the new houses will be predominantly two-storey to eaves, and the flats will be 2 ½ - 3 storeys – thereby ensuring the whole development sits comfortably in this location.

APPEARANCE

The architectural style and detail of the proposed built forms, and the materials, will be part of future applications. It is anticipated that the appearance will be traditional, to accord with the location, and the materials palette will be in keeping with the area.

LANDSCAPE

The Illustrative Masterplan shows suggested locations for the structural landscaping which will be the subject of future Reserved Matters submissions.

MATERIALS AND DETAILING

As mentioned in the Appearance section, it is anticipated that a local vernacular and material palette would be appropriate for this location and will be part of future submissions. The following page illustrates some of the facing and roofing materials that could be used.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

APPEARANCE

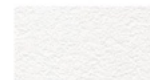
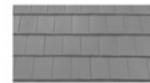
RESIDENTIAL

Whilst matters related to appearance, fenestration and material choices will be part of the subsequent Reserved Matters application. It is anticipated that the new housing will be principally 2-storeys to eaves level, with well-proportioned roofs above.

The flats in the centre of the site will be 2 ½ - 3 storeys as previously noted.

Shown adjacent is an indication of the materials palette that could be used - with red multi-stock bricks being the principal facing material, although a number of units could have render, and some of the ancillary structures such as garages could have a boarded finish.

SUGGESTED MATERIALS PALETTE



Variety of roof tile colours

to include :

Slate Grey

Farmhouse Red

Rustic Red

Breckland Brown

ALL to be small format tiles

Variety of shades of red multi-stock

facing brick

to include quoining

where

appropriate

Additional facing materials to

be used in limited

locations:

Render

Horizontal boarding

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

CHARACTER STUDIES AREAS



- 1 Frontage development to Crawley Road, orientated to match the existing street scene and to provide passive surveillance of footpath through landscape area.



- 2 Units orientated using perimeter block typology to police pedestrian links, play spaces and landscape features.

FIG.16

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

CHARACTER STUDIES AREAS



- 3 Typical area of perimeter block typology with the roadway in front of the units providing a buffer to perimeter landscaping.



- 4 Units facing a linking footpath, creating a change in character.

FIG.17

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN OF GOOD DESIGN



4.00 SUSTAINABILITY

Matters related to sustainability and renewable energy are included in the report prepared by Blue Sky Unlimited and could include measures as listed below. Further renewable energy sources and energy saving features would be part of Reserved Matters submission.

As mentioned earlier, the scheme will not only provide thermally efficient properties with energy generating features, but also the development proposes various ecological and landscape improvements that will contribute to the site's overall sustainability levels.

Energy savings and subsequent reduction in CO² emissions have been targeted through implementation of the following:

- exceeding good or best practice standards for thermal insulation of opaque and glazed elements;
- achieving air permeability of 3.0m³/h.m² at 50Pa in dwellings;
- high efficiency LED lighting to be provided throughout;
- high efficiency heat recovery ventilation systems;
- boiler plant efficiency >89%;
- integration of water conservation appliances such as low flow fittings to reach a target water usage of 110l/p/day;

SUSTAINABILITY

4.00 SUSTAINABILITY

5.0 ACCESS AND HIGHWAYS

The Transport Statement prepared by SK Transport provides information in respect of the access arrangements for vehicles and pedestrians off Crawley Road.

As can be seen from the Transport Statement, the proposal will bring forward enhanced pedestrian movement opportunities that will connect the site to the locality and wider area

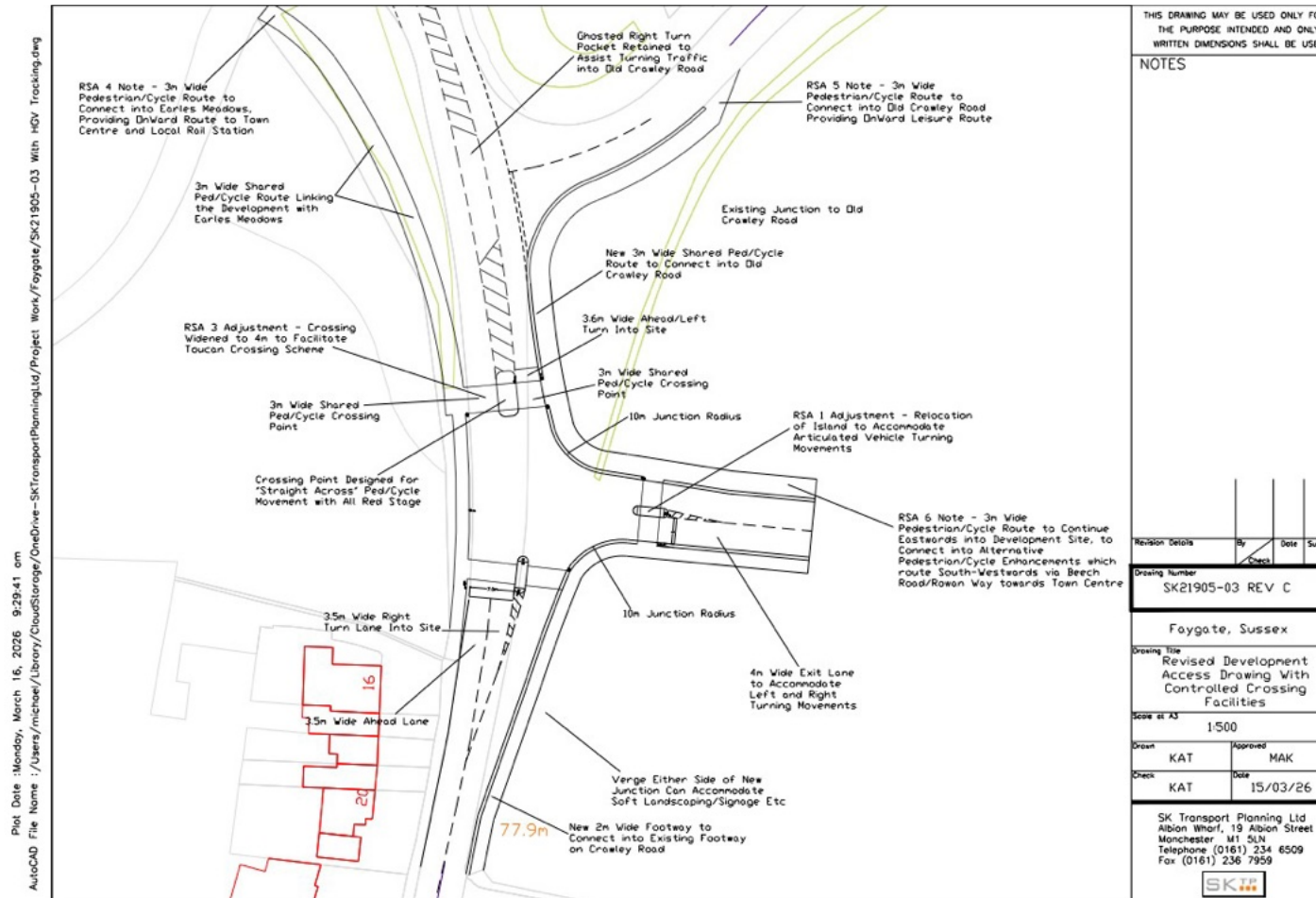


Fig. 18

ACCESS & HIGHWAYS

5.00 ACCESS AND HIGHWAYS

6.0 SUMMARY

The proposals embodied in this submission show that the opportunity exists for the creation of a high-quality landscape and ecology led residential scheme to be provided in this sustainable location.

The illustrative material demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the site's immediate neighbours, the wider area or key landscape and ecological features.

The site is available, sustainable and importantly, deliverable.

Planning Conditions on an Outline Permission can ensure compliance with NPPF 24, providing a development that has a strong sense of place, identity, and provides for publicly accessible amenity areas.

SUMMARY

6.00 SUMMARY