Project Design & Access Statement

Hill Top Farm Development

Context

The site is approximately 0.7 hectares, formerly the grazing paddock of the farm. The area is mainly of residential properties, with some small retail operations on Redbrook Road. There are many variations of construction style and materials on all three sides of this triangular plot. All are two-storey, detached, semi-detached or terraced homes.

Use

The proposed use is residential, especially for first time buyers.

Amount

A total of 23 homes as detailed.

Style	Type	Bedrooms	Area sqm	Garage	Number
A	Detached	4	94	Integral	5
B	Detached	3	100	Detached	5
C	Detached	4	115	Integral	2
D	Detached	4	105	Detached	4
E	Detached	3	115	Integral	3
F	Semi detached	3	90	Parking Space	4

Layout

The proposed scheme would continue the building line set by existing property at 18 Barden Drive. All home have gardens and patio areas to the rear and some have gardens areas to the side. Those properties with garages will have further standing space within the front boundary and to the front of each garage for at least one family sized car. Each ground floor would have a lounge, separate kitchen and cloakroom. Further space is given for either a separate dining area or one that is an extension of the kitchen area. On the first floor, there would be three or four bedrooms and a family bathroom. No en suite or fitted wardrobes are included in any of the plans, nor any stair access to the loft area.

Scale

Designed to be affordable family homes, footprints are as follows;

Style	Footprint (w x d)
A	7.1 x 9.3
B	6 x 8.9
C	7.8 x 9.6
D	6.7 x 8
E	6.9 x 9.1
F	4.9 x 8.9

Landscaping

The triangular plot is approached via Barden Drive and rises 5.5m on the southern perimeter. Each plot will have an open aspect to the front, with small picket fences separating the plots and demarking the front edge of each plot. Each plot will have hard standing to the front of each garage made up of stone chippings and the rest of the forward area will be grass lawn. The central "Village Green" will be finished with a combination of shrubs and medium sized trees around the southern edge, with the remainder grassed with colourful borders of annual returning bulbs. The area will have a small picket fence to the perimeter to prevent vehicle access to the green. On the northern side of the entrance to the plot from Barden Drive, a further green area will be created with a combination of stone and fencing hiding away a set of community recycling bins. This area will be surrounded by shrubs and trees, with a paved area allowing easy movement of the recycling storage units.

Appearance

The appearance of the new homes will fit in with the existing properties in Barden Drive. These are small homes, designed with affordability in mind. However, to keep in step with the self build ethos, all the homes will have an individual look due to the combination of finishes to be used. Core materials include triple glazed, wooden windows, restricted to three sizes throughout the project. Similarly, wooden front doors will be a common theme, stained or painted to compliment the stone, render and cottage brick finish of the homes. Roof tiling in two finishes of grey and red finish the range of materials to be used.

Vehicle Access and Parking

All vehicular access will be from Barden Drive. Each plot will have a dedicated garage and/or hard standing area.

Pedestrian Access

Pedestrian access via Redbrook Road will be provided through a new footpath to run west:east through the plot from Barden Drive. This path will have a control zone on the plot's perimeter with Hill Top Lane to prevent any motorised vehicular access. This new access point will provide a much valued route through from Barden Drive to the shops and amenities on Redbrook Road.

Conclusion

The project is a pioneering self build approach to bring attractive affordable homes to the market. Utilising Homes & Communities Agency funding, set up especially for Self Build projects, the project has gained 14 pre-launch sale registrations, simply by word of mouth. This clearly demonstrates the demand for smaller detached and semi-detached homes amongst young families. Nine of the early registrations are first time buyers. The methodology of this self build model also means a significant boost to the local economy, creating jobs and trade for local craftsmen and businesses.