


6.9 Design Evolution – Scale

This plan indicates the massing of the proposed development. As can be seen the scheme will consist of all two storey units.

Dual aspect dwellings will be designed on prominent corners as nodal buildings.

The arrangement and orientation of dwellings has been carefully considered, this will limit the impact upon existing surrounding dwellings of the site. Thus avoiding any undue effects of overlooking and loss of privacy of adjacent properties / gardens.

Legend



Denotes 2 storey dwelling






6.10 Design Evolution – Amount / Occupancy Plan

The following occupancy plan shows the envisaged mix of dwellings spread across the site.

As can be seen the scheme will provide a mixture of 2, 3 and 4 bed houses. The houses will be an array of terraced, semi-detached and detached dwellings, with associated garaging / car parking, front and rear gardens.



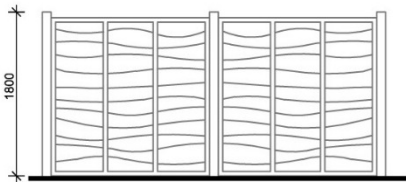
Legend	
	Denotes 2 Bedroom House
	Denotes 3 Bedroom House
	Denotes 4 Bedroom House

6.11 Design Evolution – Enclosures Plan

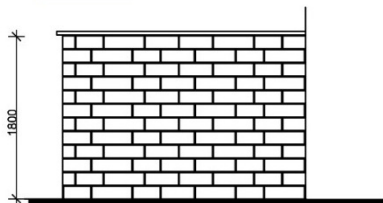
Boundary treatments have also been considered to create defensible public and private realms designed to deter crime and reduce parking issues.

As illustrated rear gardens are to be separated by 1.8m high Larch Lap Fence.

1.8 high Screen Walls enclose the boundaries of the clusters.



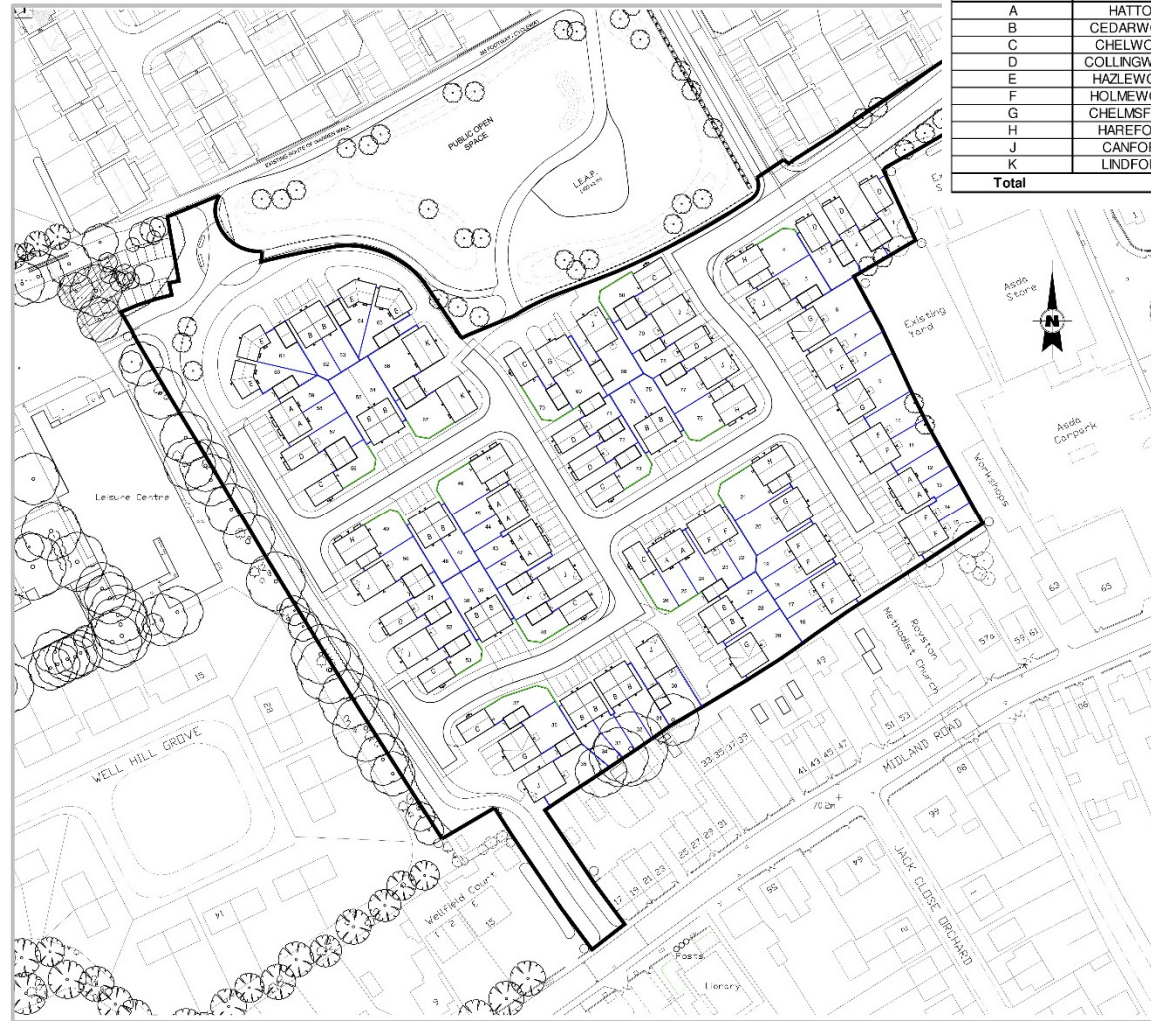
Indicates 1.8m high Larch Lap Fence



Indicates 1.8m high Screen Wall

ENCLOSURES

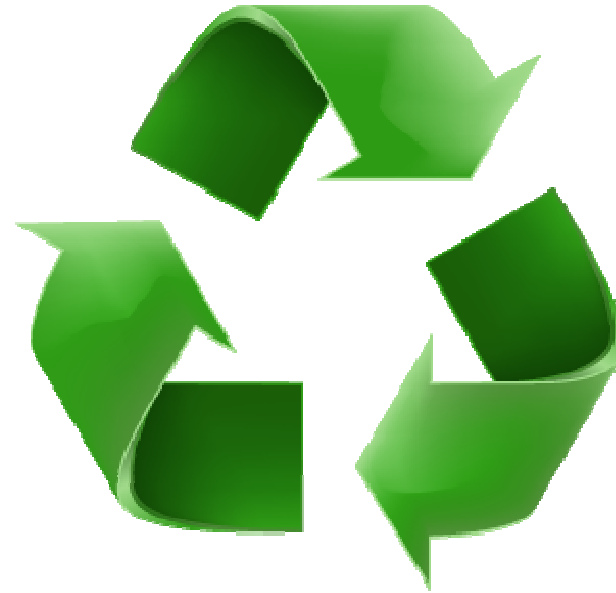
Accommodation Schedule					
House Type	Sales Name	No. Beds	Sqft	No. Units	Total Sqft
A	HATTON	2	692	10	6920
B	CEDARWOOD	3	800	16	12800
C	CHELWOOD	3	858	8	6864
D	COLLINGWOOD	3	859	8	6872
E	HAZLEWOOD	3	905	4	3620
F	HOLMEWOOD	3	906	12	10872
G	CHELMSFORD	4	1250	6	7500
H	HAREFORD	4	1268	5	6340
J	CANFORD	4	1252	9	11268
K	LINFORD	4	1370	2	2740
Total				80	75796



6.12 Sustainability

The development will achieve sustainability building construction in line with current Building Regulations. The development will also seek to:

- Enhance the existing habitat and create new habitat through the retention of and supplementation of existing trees / hedgerows (where possible) and the provision of new native planting throughout.
- Improve energy efficiency through siting, design and orientation of buildings. This includes highly insulated fabric and accredited construction details.
- Use simple traditional construction detailing and materials to achieve a robust and high quality build.
- Use of building materials where possible capable of being recycled.
- An element of construction waste reduction or recycling.



6.13 Community Safety

Government policy makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. This policy is set out in the document 'Safer Places: The Planning System and Crime Prevention' (February 2004, ODPM and the Home Office) and Manual for Streets.

The guidance is based on seven attributes of sustainable communities particularly relevant to crime prevention. These attributes have emerged from in-depth research into crime prevention and urban design practice and theory. The seven attributes of sustainable communities relevant to crime prevention are:

- Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;
- Structure: places that are structured so that different uses do not cause conflict;
- Surveillance: places where all publicly accessible spaces are overlooked;
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community;
- Physical protection: places that include necessary, well-designed security features;
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

A key aspect of creating a safe and secure development will be to look at detailed areas with the Local Authority's Crime Prevention Design Adviser as the development is progressed through the application. At this stage the specific ways in which the proposals accord with six attributes relevant to crime prevention are as follows:

Access and Movement

All routes are designed to be well defined and overlooked by new development and active frontages. All routes are proposed to be direct and necessary allowing access to properties, public open spaces and leading to facilities and residential areas in the wider context.

Structure

The development will sit adjacent to the existing properties. Our proposal promotes social interaction with this scheme via utilization of an access road off this site, together with pedestrian connection. The built form and material palette will be similar to maintain the distinct character.

Surveillance

The movement network (vehicular, pedestrian and cycle routes) and all public spaces will be well defined and overlooked by surrounding development. Parking areas for private houses will be located predominantly to the front and side or rear of dwellings. No rear parking courts are proposed. Parking spaces will be visible from

the dwellings that they belong to or overlooked by others, increasing opportunities for passive surveillance.

Ownership

The distinction between public and private space will be clearly defined by physical means such as boundary walls, fences, railings, hedges/ low level planting and surface treatments. Properties will face into streets allowing residents to get to know their neighbours and recognise their cars etc. – engendering a sense of personalization and community spirit. Locating parking within the curtilage of the plot helps private parking to be defined. Where groups of on-street parking spaces are proposed, private and visitor car parking will be more clearly defined. Areas where parking is not permitted will be protected by physical means such as level changes, grassed or landscaped verges, changes in hard surfaces, timber bollards or knee rails.

Physical Protection

All buildings will be secured to the relevant standards as set out in Building Regulations or by the LPA. The option to exceed these standards will remain open to the applicants.

Management and Maintenance

A good quality public realm will be provided, stimulating human activity and influencing the behaviour of users. Dwellings within the site that are privately owned will be maintained by the individuals who own or occupy them. Affordable dwellings will be managed by public or private companies. Roads and footways will be designed to adoptable standards (based on Manual for Streets and Borough Guidance).

6.14 Building for life 12. Third Edition (Jan 2015)



- 1) **Connections-** There is vehicular access from Ruston Drive and additional pedestrian access off Midlands Road. This land was used previously for a school and fields so this new development will open up links with the surrounding neighbourhoods. The path ways and roads are all to the front of the houses and the use of dual aspect dwellings increase natural surveillance which raises the security of the site.
- 2) **Facilities and services-** The development does not provide community facilities however it is situated near to existing facilities: Leisure Centre, Library, Co-operative food, Asda, Doctors surgery and a primary school as seen in the D & A in section 3.1. Having facilities so close to the development could impact on people's travel choices, encouraging them to walk.
- 3) **Public Transport-**The nearest bus links from this site would be along Midland Road, this road is walking distance from the site.
- 4) **Meeting local housing requirements-**There is a range of 2-4 bedroom houses available, providing variation between the house types and sizes; detached, semi-detached houses and terraces. The differing sized properties are located in a mixed layout throughout the site. All 80 dwellings are private inline with local requirements.
- 5) **Character-** The brick colours and roof tiles have been chosen by assessing the character of the surrounding houses, this ensures the site sits within its surroundings without looking out of place.
- 6) **Working with the site and its context-** The Public open space to the North of the development allows opportunities to protect, enhance and create wildlife habitats. Views over the POS has been considered for the houses over looking it.
- 7) **Creating well defined streets and spaces-** Streets have been designed successfully so that houses have dual aspect on corners and the front doors all face the road. Road materials vary per use of road, in this site private roads and adoptable roads.
- 8) **Easy to find your way round-** The scheme has been designed with ease of manoeuvrability in mind. Landscaping will feature tree's hedges and shrubs to front/side curtilages. This makes clear distinction between public and private realm, it also forms an attractive, easily recognizable, green route through the site.
- 9) **Streets for all-** An adoptable road has been designed in accordance with highway standards, the meandering/informal design of this will promote a reduction in traffic speeds.
- 10) **Car parking-** It is considered that car parking provision is of a suitable standard. The house types have two spaces per plot for parking and in some cases have integrated or stand alone garages. Some houses have parking to the side, this will ensure the street scope takes precedence and the vehicles do not dominate the façade.
- 11) **Public & private spaces-**The rear amenity areas of the dwellings will be enclosed by screen walls on prominent/exposed boundaries and close board fencing between properties. Landscaping will feature in the form of native trees, hedges and shrubs to front/side curtilages. This will not only make a clear distinction between public and private realm but will form an attractive green route through the site. Species will be chosen on their aesthetic appeal and low maintenance.
- 12) **External storage and amenity space-**External space for bin and recycle storage will be in the form of hard standing areas in rear gardens. Strategic bin collection points will feature throughout the layout, to minimise the overspill of bins on collection days.



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7.0

Conclusion

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This document demonstrates that proposed development on this site can address the site constraints and be sustainable. It can successfully integrate with the existing rural area and local community in a positive way.

Character

The development will create its own identity within the area, respecting the character of its surroundings.

Continuity and enclosure

Public and private realm will be clearly defined with the use of landscaping and external materials. The development will connect to the existing movement network, improve connectivity and provide new linkages to promote sustainable modes of transport.

Ease of movement

The development will have a clear and simple road hierarchy which will give ease of movement.

Legibility

The development will have its own sense of place defined by the architectural detailing and visual form.

Focal point features will address key locations, create identity and assist people to navigate through the development.

Diversity

The development will have variety and choice of style and type of dwellings with a common unifying theme.

This Design and Access Statement has been prepared on behalf of Kier Living Ltd. It supports a Full Planning Application for a prospective residential development of 80 dwellings all private dwellings.

Through working with the Local Authority, making reference to Supplementary Design Guidance; the development will seek to provide a new residential development in keeping with the rural locality.



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