

4.2 Design Evolution #2

The plan shown here was produced as a result of further technical work on noise, ecology, arboriculture and drainage and also general design evolution through a collaborative approach from the design, sales and construction teams.

The distribution of affordable homes were altered many times to ensure that complete integration into the scheme, whilst maintaining a balanced and mixed community within each of the character streets and spaces. As confirmed later in this document, the affordable homes are indistinguishable from the market dwellings.

During discussions with the council's enabling officer as part of the pre-application enquiry, comments were received on the distribution of affordable homes which are now reflected in 0737-102 and as shown in 5.1 overleaf.

What resulted was an attractive solution that embedded all of the design principles of the OPP.



Further developed Development Proposals

5. Design

5.1 Layout

The scheme had some final changes made to the place making but also the living experience and flexibility for future occupiers, such as the enhanced landscaping and the provision of a high quality play space for younger children.

A key feature of the scheme is the provision of flexible working spaces as part of the ancillary accommodation. This provision was thought a high priority given the impact of the Covid-19 pandemic over the last 14 months and more modern working trends.

An alternative drainage design was also progressed which did not require an attenuation basin, this meant more space given to general amenity, green space and areas for social interaction/play.

It should be noted that the omission of the modest footpath link through eastern perimeter block (in the location identified opposite) was felt necessary to aid not only the reducing of potential security risks, but also to make the scheme more robust and legible and by the removal of a leakage to the street scene that contained in our view, a superfluous footpath link.

The following sections will summarise the proposals:-

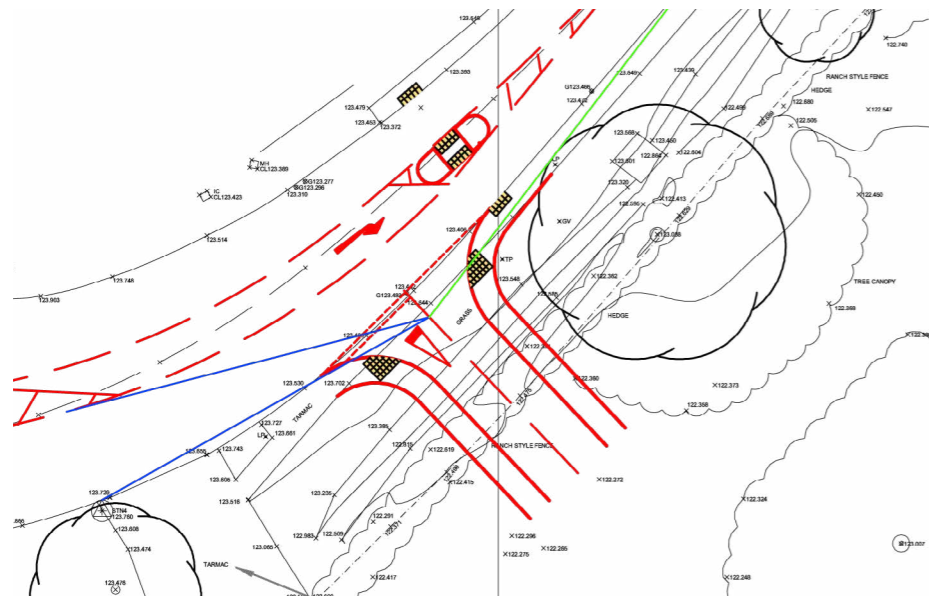
- Proposed access details
- Density & accommodation mix
- Land use
- Building heights
- Routes and movement
- Refuse and cycle storage strategy
- Landscape strategy
- Interaction & play strategy
- Ecological mitigation strategy
- Drainage strategy
- Appearance



Proposed planning layout 0737-102

5.2 Site Access

The plan shown here is the approved access arrangements that are embedded into the site layout proposals (ref I608/01).



Once within the site, pedestrians are directed along the southern access route, or north within open space/landscape gateway to the east.



5.3 Density and accommodation mix

The proposed development consists of 46 dwellings with a varied mix of accommodation, from 1 bedroom apartments through to 2, 3 and 4 bed-roomed traditional houses.

Each home is provided with a good level of private amenity space and access to public open space and play opportunities.

35% Affordable homes are provided in accordance with the section 106 agreement and Green Square's discussions with the local planning authority on distribution.

50% of the rented accommodation on site have been designed to meet M4(2) accessible and adaptable dwellings, to accord with local policies - refer to planning layout 0737/102 for locations on site and 737-HT Booklet Issue 1, for details of floor plans and elevations.

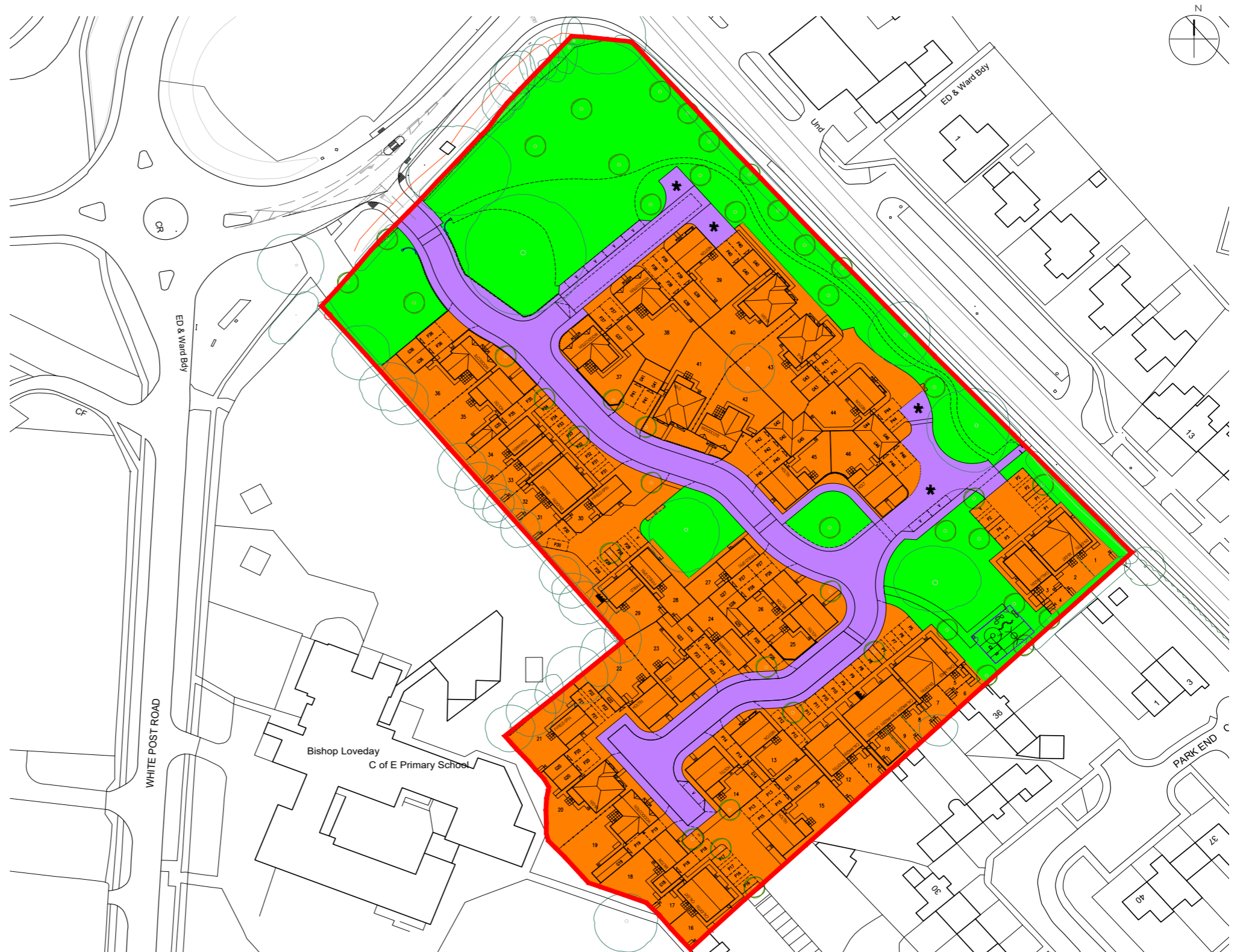
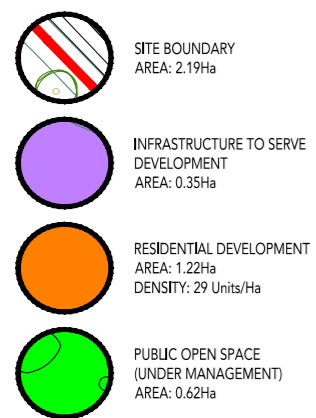
The below table describes the mix across the affordable and market tenures. Refer to the separate affordable housing statement by Tetlow King Planning for further details.

Unit Size	Affordable	%	Open Market	%
1 Bed	4	25%	0	0%
2 Bed	6	37.5%	0	0%
3 Bed	5	31.25%	8	21%
4 Bed	1	6.25%	22	79%
Total	16	35%	38	65%



5.4 Land use

The plan provided here is to demonstrate how the various areas of development, open space, play, infrastructure and the retained mature trees are distributed through the site.



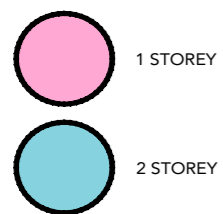
Land budget plan

5.5 Building heights

Heights of the proposed buildings are expressed on the plan here.

The principal storey height is 2 storey, which reflects the general character and appearance of buildings in the immediate vicinity of the site. As shown in the character analysis however, 2.5 and 3 storey buildings were observed in the more historic parts of Bodicote.

Single storey ancillary buildings such as garages and storage for waste, recycling and cycles are also provided in addition to a range of extended ancillary buildings to cater for flexible spaces for future occupiers.



Proposed building heights plan (taken from building heights plan 0737-110)

5.6 Routes and movement

Generally the site follows the framework for routes and movement as set out in the parameter plan as is heavily influenced by the existing mature vegetation.

In the hierarchy of streets Oxford Road and White Post Road are considered to be primary streets and the access to the site and the main street running through the development is considered as a secondary street. This street is designed to meander through the development in such a way that the alignment is dictated by the placement of buildings, existing mature trees and green spaces.

Lower grade tertiary streets and private drives are provided and are served from the secondary streets to smaller collections of buildings and building groups.

An off line footway connection through green open spaces is provided from the north and traverses the northern and eastern boundaries.

A footpath connection to the site boundary is also made in the south east corner of the site in accordance with the approved framework plan.

The streets and accesses to each property are also designed to ensure the correct distances are achieved to achieve the required access for refuse/recycling (refer to 5.7) and also fire access under part B of the building regulations.



Routes and movement plan

5.7 Refuse and cycle storage

The plan shown here is to demonstrate the accessibility and consideration of how refuse, recycling and cycle storage would be managed.

Each property would be provided with easy access to a storage point for refuse and recycling (generally within private amenity space) and then a convenient place to transfer the same to a point on collection day.

In some instances additional muster points are provided to avoid excessive distances for the collector.



0737-111 Refuse Strategy and Cycle Storage Plan

5.8 Landscape Strategy

The detailed landscape proposals for the site have been based on the 'Landscape Strategy Plan' which was developed following the Landscape and Visual Impact Assessment of the site carried out by Viridian Landscape Planning Ltd in 2018.

The existing mature Category A & B trees on site will be retained, together with the group of Category C trees on the north-western boundary. These will be protected and managed as part of the proposals and form an important integral part of the site layout, providing an instant character and maturity to the landscape infrastructure.

The proposals retain existing native boundary hedges except where the new site access cuts through. The old access will be planted up with a native hedge and the remaining boundary hedges will be enhanced with native interplanting to reinforce any gaps where necessary.

A mixture of native and semi-native trees will be planted around the peripheral northern and western areas of the site to create a parkland character. A meadow mix will be sown under the trees with an informal grass path mown through it. This will complement the existing mature trees and native hedgerows and enhance habitat diversity.

Open areas around existing mature trees retained within the centre of the development will be sown with amenity grass to allow for informal use, with a backdrop of semi-ornamental hedge and shrub planting around the peripheries.

The residential area will be planted with amenity trees, hedges and shrubs around gardens and incidental areas and these will include evergreen and deciduous species with seasonal variety, flowering, fruiting and scented planting.

5.9 Interaction & Play Strategy

The landscape proposals include a Local Area of Play (LAP) which has been designed to provide a mix of informal play opportunities with open amenity grass, gentle earth mounding, play boulders, climbing logs and stepping stones. Where constraints allow the LAP incorporates areas of sensory shrub and herbaceous planting, ornamental tree planting and wildflower grassland.

A 'Local Area for Play' will be provided towards the south-eastern part of the site within the grassed amenity area which extends under the mature oak tree. A fenced area enclosing items of all-access play equipment will be provided, together with opportunities for informal play using logs / log stepping-stones and rock boulders.

The landscape proposals retain the existing mature trees and hedges which form the key landscape features of the site and contribute much to its character. Together with the additional infrastructure planting this will ensure the residential development's successful integration with the surrounding area.

The existing vegetation network will be retained and protected throughout the construction of the development.

5.10 Arboriculture

The site includes seven high value Category 'A' trees, twenty-three moderate value Category 'B' trees, seventeen low value Category 'C' trees and one poor value Category 'U' tree. This includes eight trees that are protected by a Tree Preservation Order (TPO).

The removal of three low value trees and sections of low value hedgerows are proposed, with all the trees of high and moderate value, including all TPO protected trees, being incorporated into the site proposals with consideration for the root protection areas. Tree protection fencing and ground protection will be installed prior and during the development process to ensure no avoidable damage occurs to the above ground or below ground parts of the trees.

The retention of the moderate and high value trees is essential for the proposed development, enhancing the amenity, environmental and ecological value of the residential estate following development. Asset trees such as those present on the site will help to provide an attractive place for prospective residents to live and enjoy.

In addition there has been an enhancement in new tree placement in excess of those to removed in recognition of good mitigation values.

