



# Land at Hook Norton Road, Sibford Ferris, Banbury

## Design and Access Statement

---





*It should be noted that the scale accuracy of images within this document cannot be guaranteed.*



**Reference** : 3699 DAS 05

**Prepared by** : MM

**Checked by** :

**Issued** : Aug 2021

**BHP HARWOOD ARCHITECTS LLP**

THE MANSION HOUSE  
HARTHAM PARK  
CORSHAM  
WILTSHIRE  
SN13 0RP  
  
T 01249 700 486  
E info@bhpharwood.co.uk  
W bhpharwood.co.uk

# CONTENTS

<b>1 INTRODUCTION</b>	<b>4</b>	<b>5 TECHNICAL INFORMATION</b>	<b>36</b>
OVERVIEW	6	DRAINAGE	38
PURPOSE OF THE DOCUMENT	7	UTILITIES	38
DOCUMENT CONTENT	7		
THE PROPOSAL	7		
THE CLIENT	7		
LOCATION AND CONTEXT	8		
		<b>6 SUSTAINABILITY</b>	<b>40</b>
		SUSTAINABILITY	42
<b>2 ASSESSMENT</b>	<b>12</b>	<b>7 SUMMARY</b>	<b>44</b>
SITE CONTEXT	14	SUMMARY	46
CONSTRAINTS	15		
OPPORTUNITIES	15		
LOCAL CHARACTER ANALYSIS	16		
<b>3 PLANNING CONTEXT</b>	<b>18</b>		
OUTLINE PLANNING APPLICATION	20		
CHERWELL DESIGN GUIDE	21		
<b>4 DESIGN</b>	<b>22</b>		
DESIGN RATIONALE	24		
ACCOMMODATION: AMOUNT	28		
EXISTING ACCESS AND CONNECTIVITY	29		
ACCESS	30		
SCALE, HEIGHT AND MASSING	32		
DETAILED DESIGN AND MATERIALS	33		
LANDSCAPING	34		



# 1

## INTRODUCTION





## 1

## INTRODUCTION

## OVERVIEW

- 1.1 This Design and Access Statement has been prepared in support of a Reserved Matters Application for the development of land at Hook Norton Road, Sibford Ferris, on behalf of Gade Homes.
- 1.2 Outline planning consent was granted in 2019 for 25 dwellings with open space, associated parking and drainage.
- 1.3 This statement should be considered in conjunction with the Consultant Team supporting surveys and statements:
- *Planning Statement* prepared by **Optimis Consulting**
  - *SCI* prepared by **Optimis Consulting**
  - *Tree Protection plan* prepared by **Aspect Arboriculture Ltd**
  - *Detailed Planting Plans* produced by **Arc Landscape Design and Planning Ltd.**
  - *Summary Note of Landscape and Visual Effects* prepared by **Arc Landscape Design and Planning Ltd.**
  - *Landscape Strategy report* produced by **Arc Landscape Design and Planning Ltd.**
  - 278 drawings; *SWPAs*; *Refuse Vehicle and Fire Engine Tracking drawings* prepared by **JNP Group Consulting Engineers**



Aerial Image | Sibford Ferris



## PURPOSE OF THE DOCUMENT

- 1.4 The aim of this statement is to ensure the process of design is integral to the creation of new developments, generating attractive, usable, durable and adaptable places with sustainability being a key intention of development at all times.
- 1.5 This statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. It also takes account of the advice set out in the CABE publication, "Design & Access Statements - how to write, read and use them".

## DOCUMENT CONTENT

- 1.6 In particular this document will address the following design issues:
- Background and Context – Established planning principles and National and Local planning guidance.
  - Layout – How built form, public and private spaces will be positioned to form the best holistic design solution in relation to both the development and the wider context.
  - Scale – How large the buildings and spaces will be and how the buildings and spaces will respond each other and the wider context.
  - Landscaping – How the open space will be treated to enhance the overall built environment
  - Appearance – What the building and spaces will look like.
- 1.7 The document will also seek to consider the following access issues:
- Vehicular & Transport Links – The proposed access points and routes onto the site, for both vehicles and pedestrians, and how these respond to the existing highway network.
  - Inclusive Access – Equal ability to move within the site regardless of age or disability.

### CHAPTER 2: ASSESSMENT

A summary of the site as it sits today including environmental and urban design constraints as well as local character analysis

### CHAPTER 3: PLANNING CONTEXT

A summary of the site's approved Outline Planning Application, Cherwell Design Guide and relevant Planning Policies

### CHAPTER 4: DESIGN

Design development and final proposals which respond to the assessment and evaluation and represents the intentions of the developer.

### CHAPTER 5: TECHNICAL INFORMATION

Technical detailed information from consultants. Information on drainage and utilities.

### CHAPTER 6: SUSTAINABILITY

Economic, Environmental and Social proposed sustainable contributions.

## THE PROPOSAL

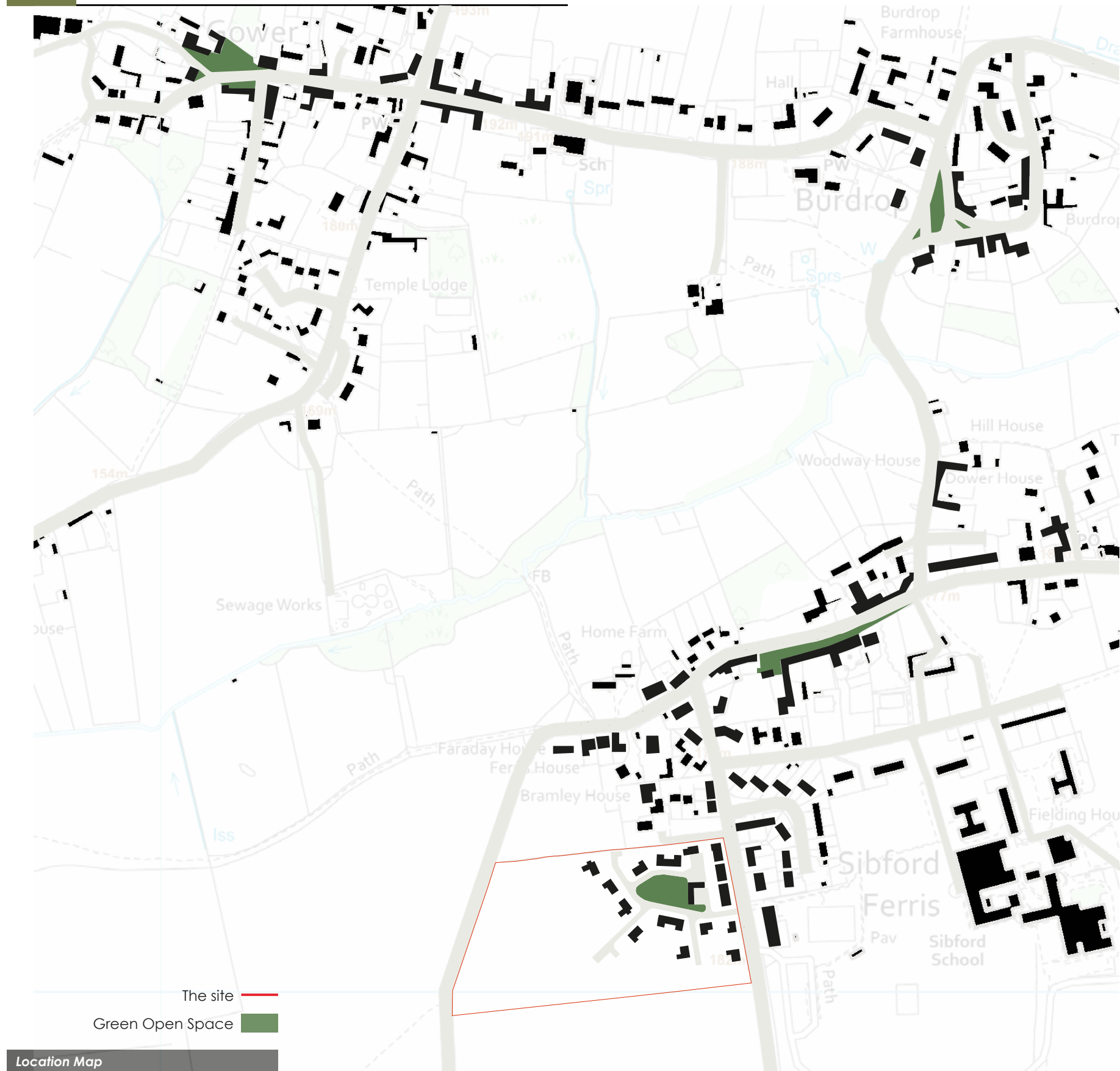
- 1.8 The application is for a sensitively designed development incorporating 25 new homes in various sizes and tenures that will create a new sustainable development within the village setting.
- 1.9 Local character and assets of the site and surrounding area will be drawn upon to provide a scheme with local distinction and its own sense of place.

## THE CLIENT

- 1.10 For over 65 years, Gade have been building residential and commercial developments, and have an excellent reputation for honesty and integrity.
- 1.11 As a privately-owned developer, Gade design independently and thoughtfully and balance practicality with timeless design. Like Gade's business, their developments are built to stand for generations, to respond to and enhance their environment.
- 1.12 Gade channel decades of experience to build communities that respect the surroundings and leave a legacy of lasting quality, building houses that they are not only proud of, but would love to live in.

## 1

## INTRODUCTION



## LOCATION AND CONTEXT

- 1.13 Sibford Ferris is twenty-four miles north of Oxford in Oxfordshire, and seven miles west of Banbury. Our site is situated in the west of the village on the southern road to Hook Norton. Sibford Ferris is clustered alongside two other villages: just south of the village of Burdrop, and south-east of Sibford Gower. The three villages feature inward-facing centres, respectively defined by the highest density of buildings and green open spaces, whether that be public or private. The land around these villages comprises a succession of steep-sided valleys and narrow valley floors, which reinforces the distinction between each village. On the Location map you can see our site in relation to the surrounding villages.
- 1.14 Sibford Gower is, and always has been the largest of the three settlements and was originally named Great Sibford. It is made up of a long street running east to west. The village green is populated by the larger farmhouses and features a couple of ancillary buildings too, a barn and a blacksmith's workshop. Running south of this green are two long streets with mostly terraced, small worker's cottages.







WIDER CONTEXT



AERIAL VIEW



1. View towards east and south



2. View towards south west



3. View towards north east

Site Views



## 1

## INTRODUCTION



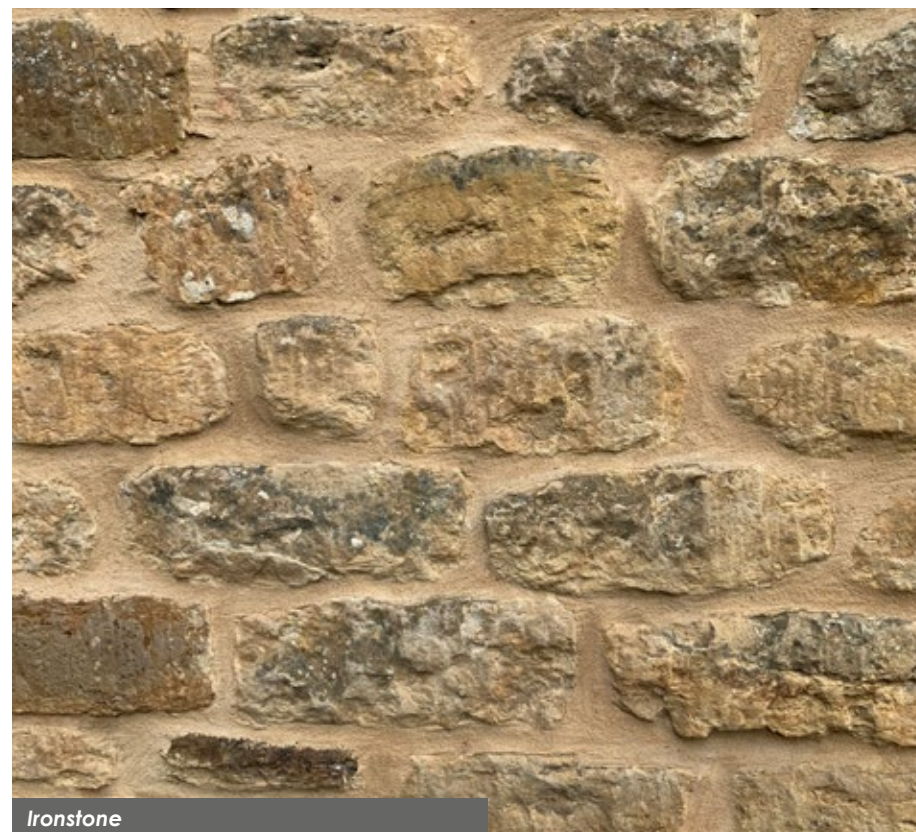
Small houses on the edge of Sibford



Sash windows



Ironstone boundary walling



Ironstone

- 1.15 Burdrip is the smallest of the three villages and is built around the crest of a hill, centred on green open space. All the houses are large, set back from the green space by a small private boundary, and arranged into an even mix of detached and semi-detached houses. To the south is a pub alongside associated ancillary buildings. The green space opens out to the west, beyond which are views over the steep valley which leads on toward Sibford Ferris.
- 1.16 Sibford Ferris is the most sprawling village of the three. Unlike Sibford Gower the modern infill has remained tight to the main roads as ribbon development in small development schemes and is mostly confined to the west, near our site. The linear green space at the centre has a formal character. This formality is established by the imposing Georgian style Manor House, (unmatched in scale anywhere else in the village), and albeit private lawn, well maintained green open space. Historic development is centred around this space, where most of the houses are large but built into long terraces, giving the village a mid-density appearance. As with Burdrip and Sibford Gower, architectural hierarchy descends the further removed buildings are from this central area. This is evident in the building and plot size reducing, the density of houses becoming sparse, and the architectural features becoming less ornate. This graduating sparseness is evident in the Location Map.
- 1.17 Typically buildings in Sibford Ferris are all built directly onto footpaths and only large, detached houses have any kind of setback. These setback buildings most commonly have ironstone walls lining the front of their plots, which the Sibford Ferris Conservation Area Appraisal describes as “an extremely important and significant feature within the settlement”. These walls alongside the prominent terraced buildings lends the main streets in the village centre a strong sense of enclosure, as seen in adjacent images.



- 1.18 Where ironstone walls have been lost, their replacement is native hedging. Generally, the village is well treed with the central roads overhung by tall trees planted behind boundaries. Many houses have on-plot car parking, typically to one side of the plot and where this isn't viable, cars are parked on the highway in front.
- 1.19 The building stone is an ochre-coloured ironstone known as 'Banbury Ironstone'. Most houses have steeply pitched roofs, showing that they original featured a thatched covering. Today thatch is extant on a couple of buildings but has largely given way to more modern roofing materials, most commonly welsh slate. The oldest houses, generally the cottages, all feature casement windows in timber & metal, some with panels of leaded glass. Vertical sliding sash windows can be found on the larger, post 18th century houses. Most houses are rectilinear in form, with the ridge line parallel to the highway.



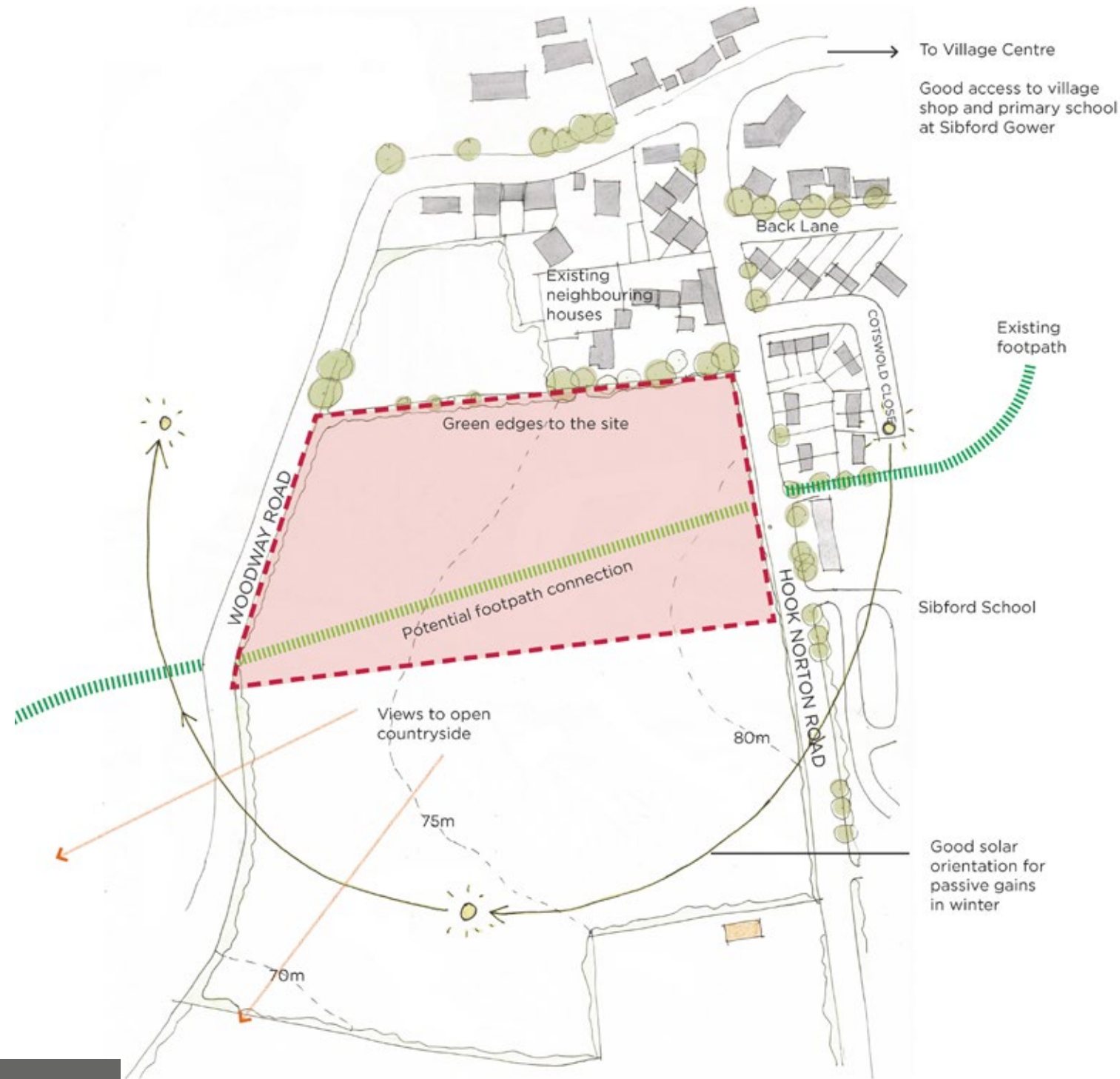
# 2

## ASSESSMENT





## 2 ASSESSMENT



### SITE CONTEXT

- 2.1 The site extends to 3.65 HA and is currently used for crop rotation.
- 2.2 The site is bound to the north, west and east by an existing mature hedgerow.
- 2.3 A line of mature trees runs parallel with the boundary of the adjacent dwelling 'High Rock'.
- 2.4 Beyond the mature hedgerow on the western boundary is Woodway Road with Hook Norton road running along the eastern boundary.

Site Analysis



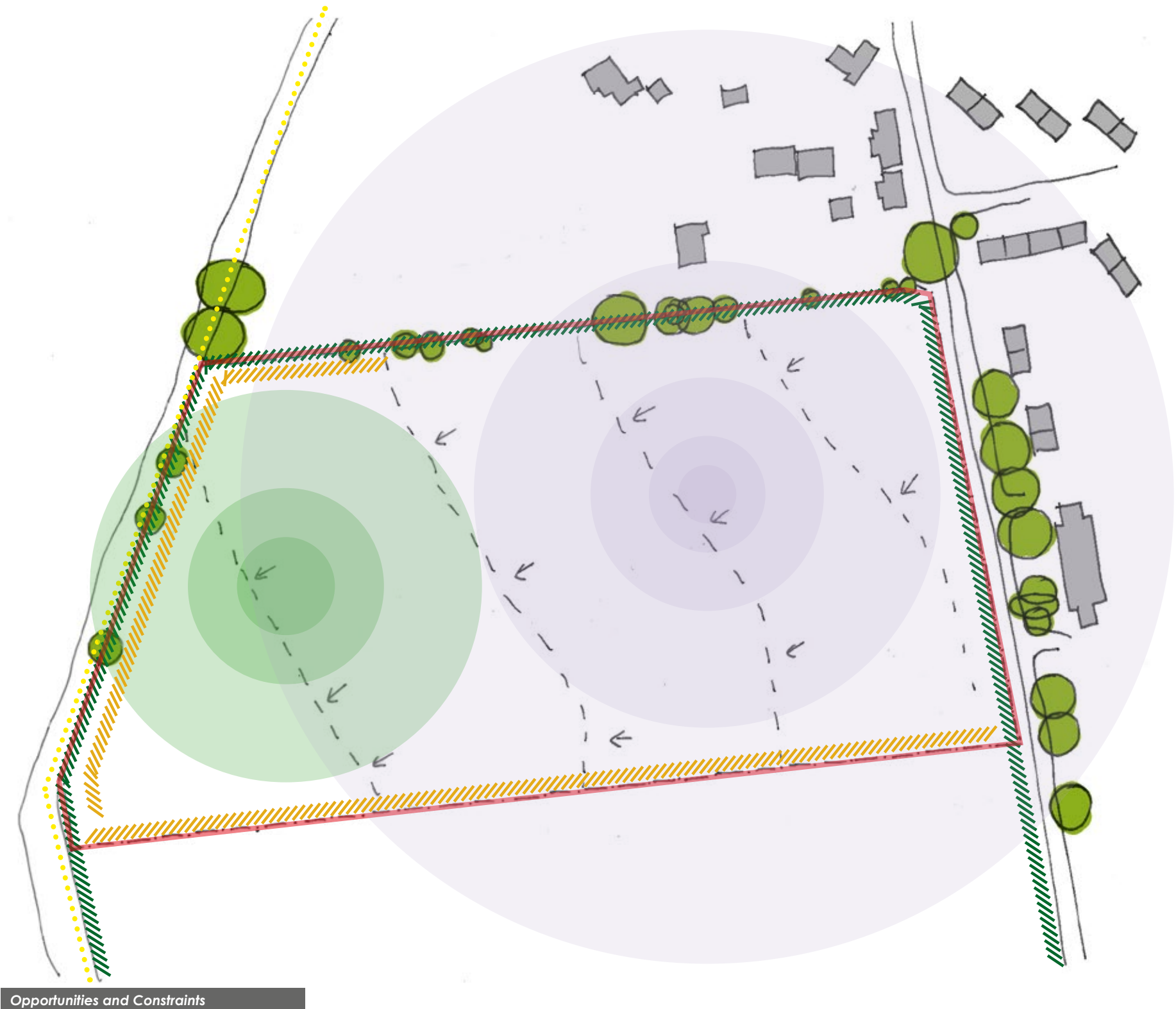
## CONSTRAINTS

- 2.5 Maintaining the privacy to adjacent residential properties.
- 2.6 Sloping topography.
- 2.7 Mature trees and hedgerows coverage around the site.
- 2.8 Allow for site permeability and connectivity to the countryside beyond.
- 2.9 Landscape views from the south and west.

## OPPORTUNITIES

- 2.10 Create a high quality bespoke new residential development.
- 2.11 Provide support to existing facilities within the Sibfords.
- 2.12 Creating a carefully landscaped and attractive edge to the village.
- 2.13 Reflect on the local character and materiality.
- 2.14 Draw inspiration from the historical village development and prominent local landmarks.
- 2.15 Provide a safe vehicular and pedestrian access and link to the Public Right of Way.
- 2.16 Retain and enhance the existing mature planting on site.
- 2.17 Provide a multifunctional open space for the amenity of new and existing residents.
- 2.18 Provide a mixture of sizes and tenure across the proposed development, including affordable housing.
- 2.19 Use of natural slope.

- The site ———
- Existing hedges ———
- Right of way .....
- Public open green space ●
- Coverage of play area ●
- Enhanced landscape buffer ———



Opportunities and Constraints



## 2 ASSESSMENT

### LOCAL CHARACTER ANALYSIS

#### Character Areas: Settlement Analysis

##### Key Character Features:

- Prominent gables
- Chimneys
- Boundary treatments: stone walls and hedging
- Mature rural landscape setting
- Predominantly cottage windows
- Georgian proportions

##### Key Materials & Elements

- Rough chopped iron stone
- Red brick
- Plain tiles and slate
- Render



Surrounding Context | Sibford Ferris









# 3

## PLANNING CONTEXT





### 3 PLANNING CONTEXT

#### OUTLINE PLANNING APPLICATION

- 3.1 Outline planning consent with all matters reserved was granted in 2019 at appeal ref: APP/C3105/W/19/3229631.
- 3.2 The site has since been acquired by Gade Homes who intend to build out the approved consent. Before development can commence an application for the approval of reserved matters needs to be made to Cherwell District Council. This Design and Access Statement has been prepared in support of this application.
- 3.3 The below concept schematic was approved as part of the outline application. It was produced in order to show how the site can accommodate 25 dwellings along an area of open space.
- 3.4 The established principle is for 25 units of mixed sizes and tenure. The main built development is concentrated in the north east part of the site, with a central green open space.
- 3.5 To aid the transition from built form to open countryside a series of public open green spaces are proposed: open space, orchard, allotments, tree planting. Informal pedestrian paths cross the green space.
- 3.6 Private gardens are generous.
- 3.7 Boundary planting is enhanced, and a new southern landscape buffer forms the edge of the site.



Illustrative Site Layout at Outline Stage



Figure 7.1 Simple formal and informal facades

## FORMAL



## INFORMAL



Figure 7.2 Unsuccessful facades



Cherwell Design Guide. Building Elevations and Details

## CHERWELL DESIGN GUIDE

- 3.8 Development is to be informed by an understanding of the historic evolution of the District, creating places which fit well within the existing character of settlements, reinforcing local architectural details and materials and avoiding the creation of 'anywhere places'
- 3.9 The land use mix should reflect local needs and promote a variety of house types and tenures. Integration of green spaces and squares provide an important feature of existing settlements which should be replicated in new developments.
- 3.10 Masterplans should describe the intended character of the development and be used to inform future design decisions.
  - The layout of the masterplan should consider how the settlement will be viewed from the wider landscape, so that significant views into existing settlements are preserved and enhanced.
  - Developments should be designed to achieve a density of at least 30 dwellings per hectare.
  - Parking provision is to be provided in accordance with Table A6.B1 of the Oxfordshire County Council Residential Street Design Guide (2015).
- 3.11 Appendix D: Countryside Character Areas, settlement classification denotes Sibford Ferris as being part of the Ironstone Downs.
- 3.12 The Guide describes the building style of the Downs as: Mainly two storey terraced and detached houses, the majority of which face the street.
- 3.13 Roof pitches are steep with brick stacks on the ridge line.
- 3.14 Buildings are often located at the back of pavement or set back behind ironstone walls.
- 3.15 Trees and hedgerows are important features of the streetscene.

Figure 6.5 Basic typologies



Wide frontage, narrow plan terrace



Wide frontage detached



Narrow frontage, deep plan terrace

Cherwell Design Guide. Building and Plot Arrangements

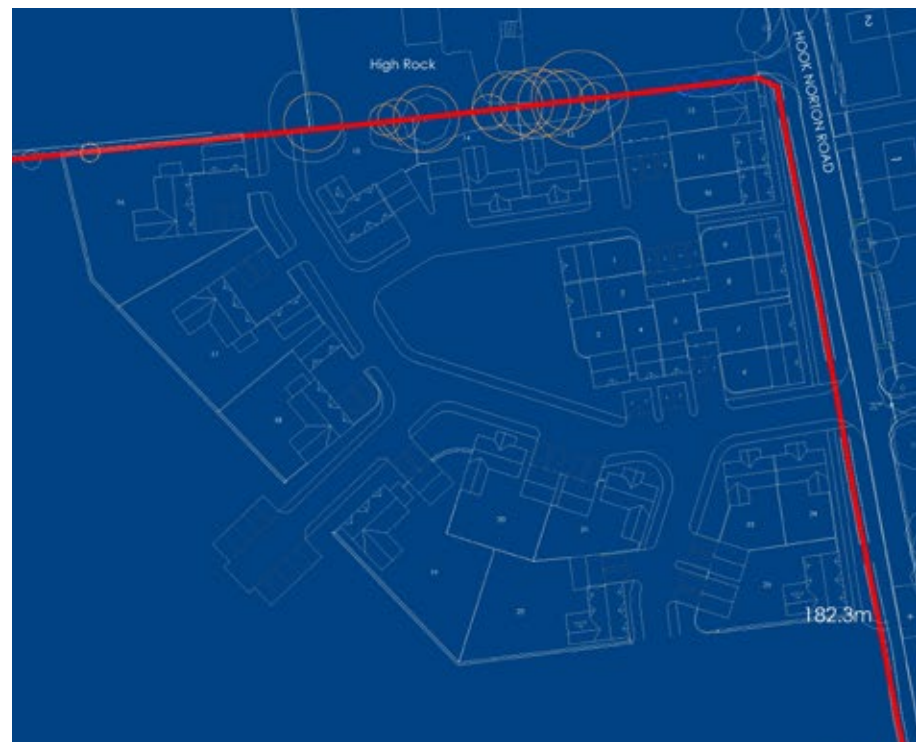
# 4

## DESIGN





## 4 DESIGN



### DESIGN RATIONALE

- 4.1 From an early stage consideration was given to what would feel the most appropriate design response for new housing to the west of Sibford Ferris. It was felt strongly that the location and 'energy' of the site suggested that the right response would be to create a beautifully crafted extension of the existing village architecture and layout. A plan that adopted an organic and incremental approach with buildings designed to take direct influence from existing precedents within the village. Like the surrounding settlements, this central core is intended to be inward facing, looking over a focal green space with the rear elevations of the houses overlooking the surrounding landscape. These centrally located houses will feature the most refined and formal detailing, referencing the large Georgian houses found bordering green open space nearby, with large sash windows and smart timber door surrounds.
- 4.2 We have used a simple yet traditional palette of materials which are deeply rooted in the local vernacular. Honey coloured ironstone and render in a number of soft, warm tones are to be widely used. Roof coverings will match and complement the existing which are typically slate. Boundary walls constructed from local stone are widely used throughout the masterplan. The rendered walls and joinery will use a carefully selected palette of colours in order to achieve a coherent colour scheme across the site.
- 4.3 To lend a sense of realistic historic variety, these formal houses are interspaced by a couple of cottages humbler in nature with low ceiling heights, small timber casements, and steeply pitched roofs. One formal house is larger than all the others and is rendered in an off-white colour and features the tallest ceiling heights on the development. Houses further removed from the green reference the smaller scale vernacular terraced buildings nearby, with boarded doors, small casement windows, and low ceiling heights. The elevational design of the buildings has been considered to achieve variation in the roofscape through the considered use of gables, chimneys and roof types. Subtle hierarchies in scale are also achieved by variation in floor-to-floor heights between larger and smaller houses. This design approach combined with the natural topography has resulted in a gently stepping roofscape.



- 4.4 The storey heights and overall massing has been limited in order to minimise views of the proposed development from the wider environment. Buildings are all a maximum of two storeys with hipped roofs used on the sensitive western edge to limit the massing. As well as being planted with native tree species, the green is grounded despite this Georgian style formality by the prominent presence of an apartment building designed to look like a simple village barn or workshop.
- 4.5 This Coach House has no boundary between the green, which comes right up to it. The sensitive boundaries on the site feature traditional ironstone walling, such as around the northern houses and the entrance area. All other boundaries are dressed with native hedging and where this is in front of a large formal house, we have included traditional metal estate railings too.



Buildings fronting green space in Sibford Ferris



The site —  
Existing and proposed greens ■

Location Map



## 4 DESIGN

- 4.6 The proposed layout has built upon that which was approved as part of the outline application and has retained the key elements of this design in the process. The key elements include:

### Siting and Layout

- 4.7 The new dwellings will be accessed via a new entrance/ access point from Hook Norton Road. This has been designed to ensure highways safety and located further away from existing development.
- 4.8 The smaller units, situated behind a retained hedge, provide active frontages onto Hook Norton Road whilst the other dwellings will have active frontages onto the internal road network, as well as connections to the existing public rights of way off Woodway Road.
- 4.9 The dwellings are loosely arranged around a central Green, making it the focal point of the development. A main vehicular and pedestrian corridor creates excellent connections to a public open space to the west of the site.
- 4.10 As approved by the outline masterplan proposed houses are retained towards the east of the site closest to the existing dwellings on Hook Norton Road.
- 4.11 The more open elements of the proposal such as the open space have been retained to the west of the site where the sites topography falls away and provides more open views across the wider countryside.



Coloured Site Plan



## Relationship to Surroundings and to Other Development

- 4.12 The proposed dwellings have been positioned and orientated to protect the amenity of both the proposed dwellings and adjoining properties. The separation distances between existing and proposed dwellings are sufficient to prevent direct overlooking and introducing measures such as screen planting will also provide mitigation against any perceived overlooking or overbearing.

## Mix of House types

- 4.13 The built form will comprise of 2 storey houses and single storey ancillary buildings, to create a combination of simple and composite forms. A range of homes with differing sizes and tenures will contribute toward diversifying local housing choices.
- 4.14 These new homes have been designed so as to reflect modern family and lifestyle expectations.

## Flexible Design

- 4.15 The layout has been designed to provide an environment that is suitable for all residents and visitors alike with access accessibility throughout the scheme so as to provide an inclusive environment.



Design Proposal | Contextual Street Scenes

# 4 DESIGN

## ACCOMMODATION: AMOUNT

4.16 The proposed scheme will create 25 new homes in a mix of 1,2, 3, 4 and 5 bedroom homes to provide a greater diversity of housing choices and the emphasis on a range of dwelling types.





## EXISTING ACCESS AND CONNECTIVITY

- 4.17 The site currently comprises an agricultural field used for the cultivation of crops. This field is accessed from Hook Norton Road via a field gate located to the southeast of the site. This existing access sits outside of the red line plan and therefore a new access point from Hook Norton Road into the development will be created.

### Public transport

- 4.18 There is a bus stop a short walk to the north of the site which provides regular services to local villages and Banbury.
- 4.19 Sibford Ferris is approximately 6.5 miles Banbury Railway Station.
- 4.20 Currently there is a safe pedestrian access that serves the properties on the other side of Hook Norton Road up to Cotswold Close.



Existing Access . . . ➔  
Extent of Existing Pedestrian Access | . . . . .



# 4 DESIGN

## ACCESS

### Vehicle and Cycle Parking

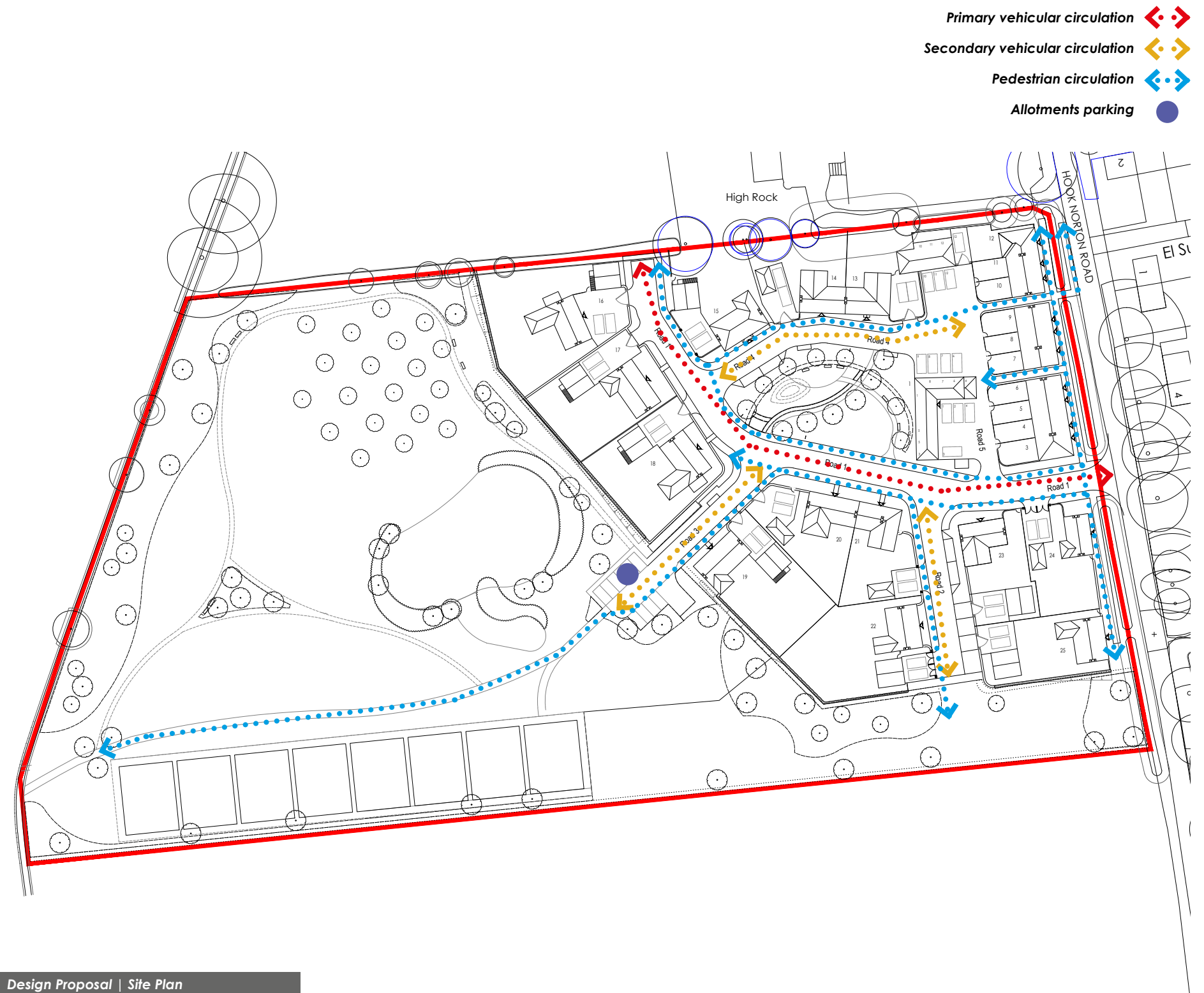
- 4.21 Car parking will be incorporated through a variety of solutions, including in garages, car ports and on plot spaces. Visitor's spaces are integrated into the scheme and provide convenient parking provision.
- 4.22 Cycle storage will be provided on plot either within the garage, shed or dedicated bicycle store, with visitor cycle stands available around the site.
- 4.23 Electric vehicle charging points will be provided.
- 4.24 A landscape parking area to serve visitors and allotment users will be provided.

### Inclusive Access

- 4.25 Access for the disabled will be accommodated in the design of the dwellings sufficient to comply with 'Access to and Use of Buildings', Part M of the Building Regulations, BS 8300:2001, and the Equality Act 2010.
- 4.26 There site is on a slope but levels have been carefully considered (and designed out) to provide level pedestrian access to all dwellings to comply with Part M of the Building Regulations.
- 4.27 All residential units will have level access thresholds.

### Refuse and Service Strategy

- 4.28 The layout has been designed to allow refuse and service vehicle turning within the development, in accordance with BS9506:2005 as indicated on the accompanying proposed Site Plan.
- 4.29 Waste and recycling storage will be accommodated on plot for all houses in designated collection areas as indicated on the proposed drawings. Rear access will be provided to all rear gardens and collection will be made from the adoptable surface.
- 4.30 All houses will have a storage area that is capable of accommodating 3x240 litre wheelie bins. The flatted 1 bed dwellings will have access to a communal bin store.
- 4.31 All units will have satisfactory 'carry distances' in accordance with Part H of the Building Regulations and Manual for Streets.

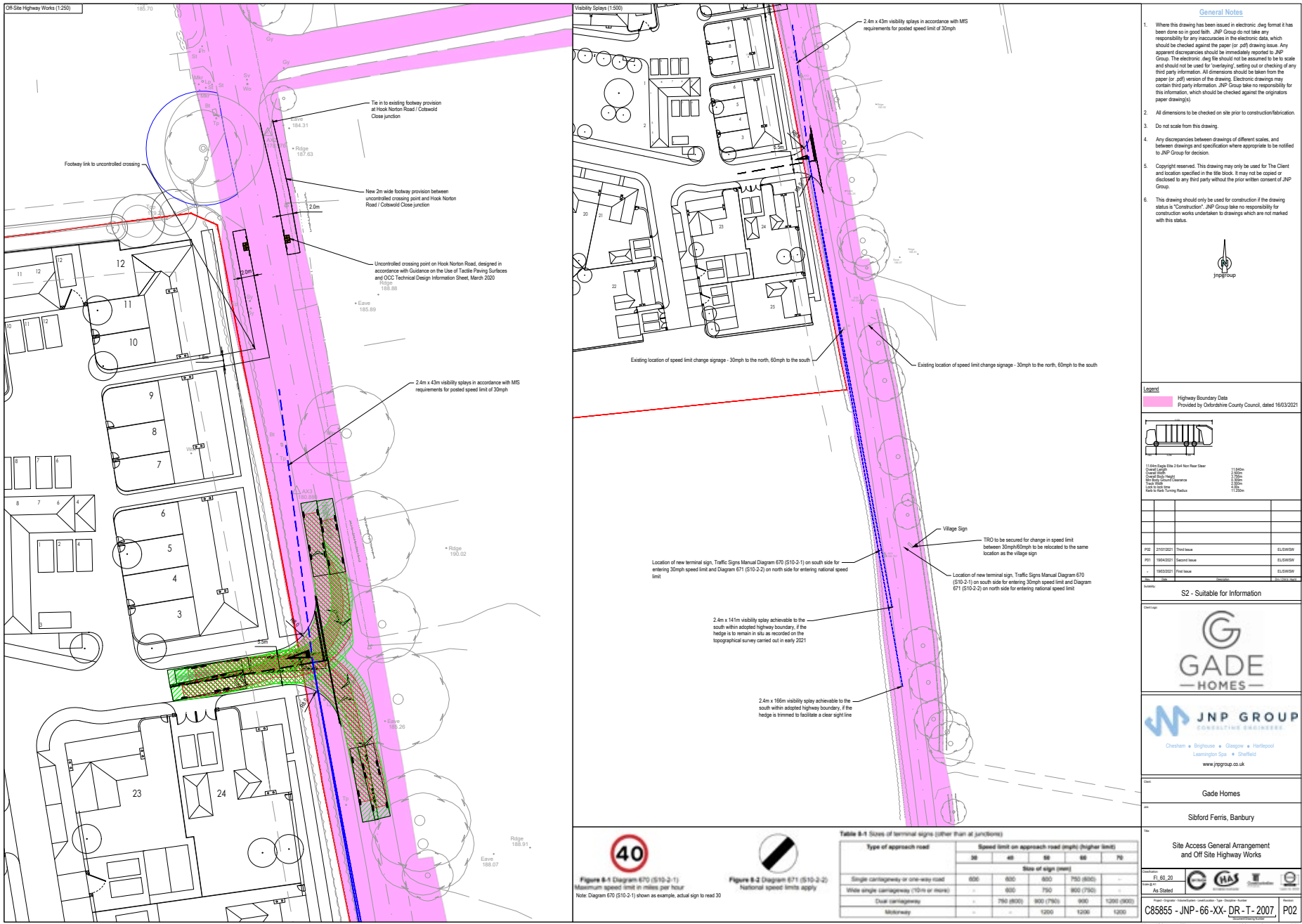


Design Proposal | Site Plan



PROPOSED ACCESS AND CONNECTIVITY

- 4.32 A new safe vehicular and pedestrian access is proposed into the site. For full details please refer to: JNP Group Site Access General Arrangement and Off Site Highway Works drawing. An Illustrative Site Access General Arrangement has also been produced by JNP and can seen adjacent.
- 4.33 A new safe pedestrian crossing has been proposed to connect the site to the existing network. This will be achieved by installing a new section of 2m wide footway on the eastern side of Hook Norton Road that connects in an uncontrolled crossing point on Hook Norton Road. The existing footway that terminates at Cotswold Close will be extended by the provision of a 2m wide footway that connects to the new crossing point. Further details of this can be seen in JNP Group drawing Illustrative Site Access General and in the Site Access General Arrangement and Off Site Highway Works drawing submitted with this application.
- 4.34 Access for the disabled will be accommodated in the design of the dwellings sufficient to comply with 'Access to and Use of Buildings', Part M of the Building Regulations, BS 8300:2001, and the Equality Act 2010.
- 4.35 The site's primary vehicular route allows for the safe entry and turning of refuse and emergency vehicles.
- 4.36 In addition, the existing 30mph speed limit change signage will be relocated to the south adjacent to the existing village sign.

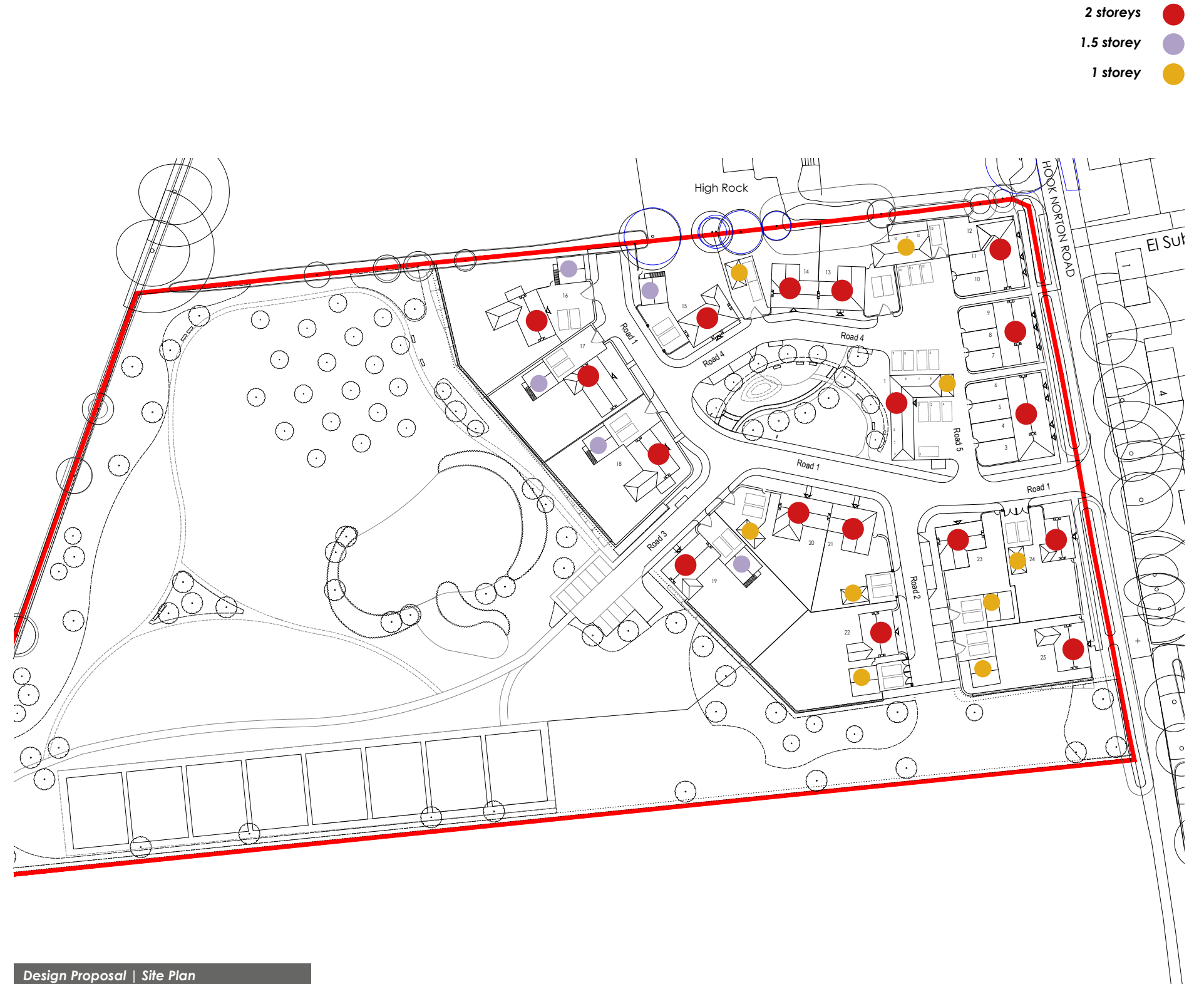


Design Proposal | Site Access and General Arrangement Plan

## 4 DESIGN

### SCALE, HEIGHT AND MASSING

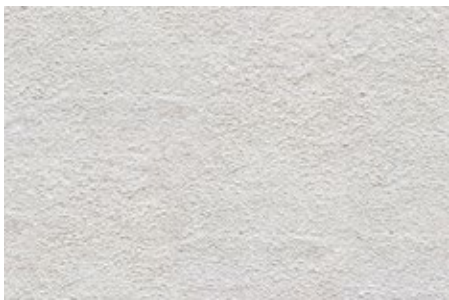
- 4.37 The proposed dwellings are 2 storeys, reflecting the scale, height and built form within the immediate context and the wider village context.
- 4.38 The proposed heights of houses vary between 7.3m and 9.7m.
- 4.39 Roof pitches are consistent and as prescribed in Cherwell Design SPD (2018) at least 40 degrees to the horizontal with the ridgeline generally running parallel to the principle elevation.
- 4.40 Consistent roof shapes and pitches create a familiar silhouette to the locality.
- 4.41 The scheme has been deliberately designed to be clear, legible and easily navigable.
- 4.42 Built form defines and separates the extent of public and private spaces, turn corners, providing enhanced natural surveillance across the public realm.
- 4.43 As it can be seen in the submitted contextual site sections the topography of the site plays a big role in the development of the proposal. There are no long monotonous ridge lines. The houses sit on different platforms, achieved by changes in level, to accommodate to the existing topography.
- 4.44 Variety and interest is also achieved by different materials: stone, render, brick.
- 4.45 Further information about the visual impact of the proposed development can be found in the *Summary Note of Landscape and Visual Effects* by Arc Landscape Design and Planning Ltd.





DETAILED DESIGN AND MATERIALS

- 4.46 The scheme embodies a palette of local, natural materials to provide connectivity to the village and coherently contribute toward local distinctiveness.
- 4.47 Quality detailing and materials will provide a durable environment to complement the site and surrounding. The use of a familiar, palette of materials will sustain a welcoming and genteel character.
- 4.48 The architectural language or narrative for the design of the scheme is in response to the village edge location.
- 4.49 A design language of traditional pitches and forms.
- 4.50 The notion is very much of familiar, traditional silhouettes elevated using local materials palette.
- 4.51 Roofs will be finished in either slate or plain tiles. Eaves and ridges will be simply detailed.



Design Proposal | Coloured Elevations



## 4 DESIGN

### LANDSCAPING

- 4.52 A detailed landscaping strategy and masterplan for the development has been produced by Arc Landscape Design and Planning Ltd. The landscape strategy has been developed from the principles set out in the planning approval and the main points of this are summarised below. Full details of exactly what is being proposed can be found in the Landscape Strategy report and associated drawings submitted with this application.
- 4.53 To provide contact with nature and biodiversity: existing habitats will be enhanced where appropriate and new native habitats can be created through the retention of hedgerows and trees on site, reinforced with new planting to enhance the site's ecological value and provide improved wildlife corridors.

### Hard Landscaping Materials Palette

- 4.54 With regard to materials, a simple palette is proposed to ensure the development has a uniform, coherent appearance.
- 4.55 The materials selected will be appropriately durable to accommodate vehicular and pedestrian activities whilst positively contributing to a sustainable solution.
- 4.56 Materials will be high quality, robust and sustainably sourced and manufactured, wherever possible. They will also actively support an sustainable drainage system.
- 4.57 Contrasts of materials will be used to help define separation of pedestrian and vehicular routes and areas to enhance safety.

### Street Furniture

- 4.58 There will be an avoidance of 'street clutter'.
- 4.59 Trees will be planted within soft landscape areas to eliminate the need for tree grilles and guards.

### Boundary Treatments & Edge Treatments

- 4.60 The landscape character and the palette of surface materials for the site have been carefully considered, to ensure the physical boundaries / edge treatments maintain uniform, coherent appearance throughout the development.
- 4.61 A restricted 'boundary palette' is proposed which will offer sufficient flexibility to provide appropriate levels of privacy, clearly establish and maintain public- private boundaries and complement the general landscape character of the local environment.
- 4.62 Existing landscape planting across boundaries are retained and supplemented with new planting.







- LEGEND
- Application boundary
  - Existing trees to be retained - refer to arboricultural survey for details
  - Native/ornamental tree
  - Orchard tree
  - Native planting
  - Native hedge
  - Mixed hedges and shrub planting
  - Mixed shrub planting
  - Allotments
  - Attenuation area with water tolerant meadow and native planting to edge
  - Permeable tegula style block paving to drives
  - Garden wall with timber rural style gates
  - Rear gardens and garden boundaries
  - Roads and pavement with blacktop surfacing
  - Block paving to visitor parking areas
  - Allotment parking in grasscrete
  - Private paths in natural coloured paving slabs
  - Pedestrian path to open space in bound gravel surface
  - Mown grass path in open space
  - Seating areas
  - Toddler play area with timber equipment set in play safety surface and grass area with mounding
  - Timber rural style fence to inaccessible area

ARC LANDSCAPE DESIGN AND PLANNING LTD.  
Engravers House, 35 Wick Road, Teddington, Middx TW11 9DN T - 020 3538 8980  
E - admin@arcldp.co.uk www.arcldp.co.uk A registered practice of the Landscape Institute  
© Arc Landscape Design and Planning Ltd.  
Base mapping produced using Ordnance Survey © Crown copyright and database rights 2020/21 Ordnance Survey (100055512)

arc  
Sibford Ferris  
ILLUSTRATIVE LANDSCAPE MASTERPLAN  
CLIENT - Gade Homes  
Dwg No. - A318 LA02 Scale - 1:500@ A1 Date - 02/08/2021

# 5

## TECHNICAL INFORMATION





## 6 TECHNICAL INFORMATION



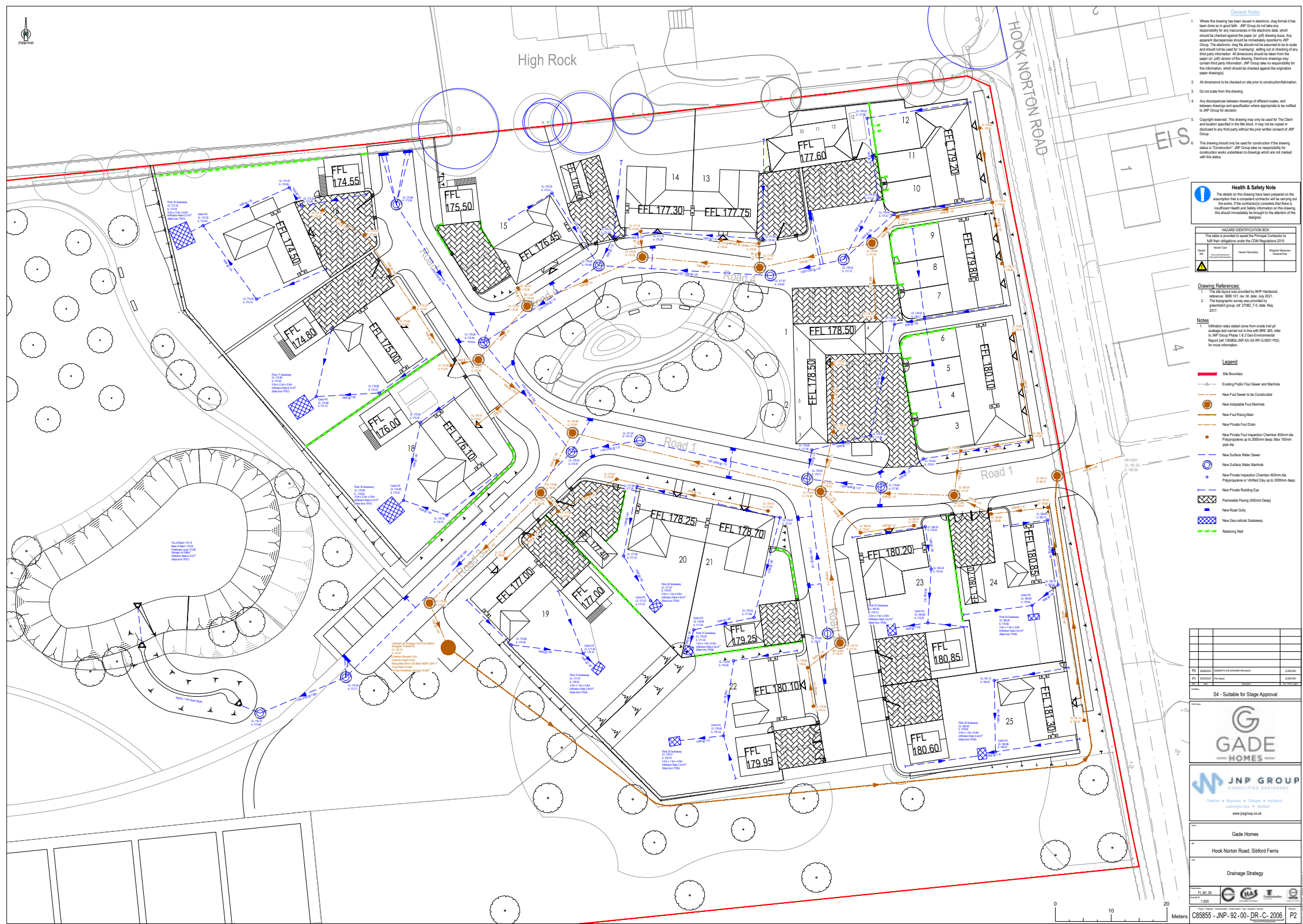
### DRAINAGE

- 5.1 Significant technical investigations underpin the design work to ensure that the proposed drainage strategy for the development is robust and implementable. This work includes intrusive ground and soakage rate testing and consultation with Severn Trent Water.
- 5.2 The surface water drainage strategy for the site consists of geo-cellular soakaways to discharge run-off from the roofs, driveways and parking areas and a swale and infiltration basin for the roads. Permeable paving to private driveways create further opportunity for controlling run off and for rain water harvesting.
- 5.3 Foul water will be discharged into the existing Severn Trent Water network in Hook Norton Road. Due to the shallow nature of the existing foul sewer a connection by gravity is not achievable, therefore a below ground packaged pump station is proposed, as shown on the JNP Group drainage strategy drawing shown overleaf.
- 5.4 Full details of the drainage design will be submitted as part of the requirements of condition 8 attached to the outline consent.

### UTILITIES

- 5.5 In consultation with Western Power Distribution the existing overhead power cables will be relocated into an underground route through the site.





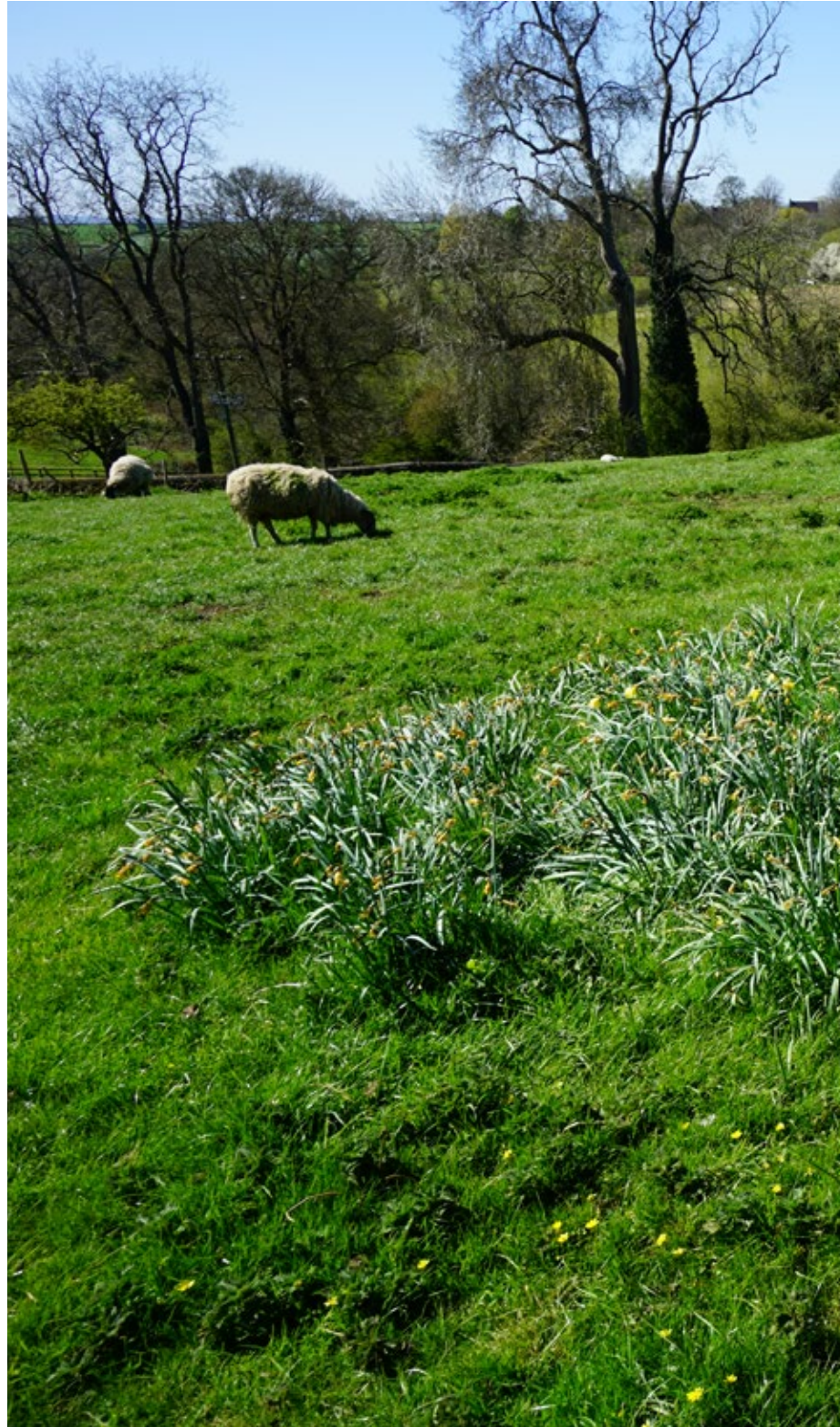
6

SUSTAINABILITY





## 6 SUSTAINABILITY



### SUSTAINABILITY

- 6.1 The proposed design and construction of the scheme at Hook Norton Road, Sibford Ferris, incorporates many sustainability initiatives that will make a valuable contribution to the quality of life of new residents, the existing local community and the wider environment; contributing to the three pillars of sustainability – Economic, Environmental and Social.
- 6.2 The diversity of housing choices in the scheme is seen as further contributing to the scheme's sustainability.
- 6.3 Sustainability can be enhanced through the following proactive actions:
- Improving energy efficiency and thereby reducing the long term energy demands of the development and the carbon footprint of the proposals holistically.
  - Using appliances, fixtures and fittings that reduce the use of water.
  - Limiting waste production during construction through a Site Waste Management Plan.
  - Improving existing habitat features via supplementary planting and introducing new habitat features, such as bird and bat boxes.
  - Electrical vehicle charging points.
  - Heightening the scheme's sustainability holistically, through design, construction and occupation phases as well as consideration of people, places and the environment.

### Economic Sustainability

- 6.4 Gade Homes are committed to sustainable, high quality home building.
- 6.5 With regard to economic sustainability, Gade Homes provide local employment opportunities both to their sites and in local supply chains.
- 6.6 New residents will also contribute to local economy.

### Environmental Sustainability

- 6.7 Environmental constraints have been identified in a number of specialist studies and have informed the design process to ensure that any potential issues can be mitigated by design where possible and genuine enhancements created.
- 6.8 The developments will respect existing natural features and resources as well as the surrounding environment. The design will use these natural resources to provide opportunities for new and improved habitat areas such as connectivity to existing wildlife corridors and wider ecology enhancement frameworks.

### Social Sustainability

- 6.9 There are many elements that make a sustainable community. High quality buildings, good transport services, low environmental impact, safety and security, and a thriving local economy are all important.
- 6.10 However, often it's the interaction between the people within the community that makes the biggest difference. If you want a place to thrive, it is not enough to provide good physical infrastructure. You also need to focus on how people relate to each other as a community and foster interaction.
- 6.11 An identifiable place where people feel they belong, can influence and contribute to, throughout the life of the development. A place where people want to live.



Energy Consumption

- 6.12

Benefits from high amounts of natural lighting through larger windows to living spaces and roof lights aligning with the sun path. Internal layouts designed in response to this with more flexible living areas.
- 6.13

Exploit positive solar gains whilst screening against excessive gains in summer months.
- 6.14

Careful choice of home energy efficient appliances and fittings will further reduce energy demands.
- 6.15

Due to the lack of central gas supply in the area, air source heat pumps will be used as the main heating system for the proposed houses.

Waste, Recycling and Composting Facilities

- 6.16

Waste production during construction will be limited through a Site Waste Management Plan (in accordance with DTI guidance). There will be on-site recycling facilities where at least 80% of construction waste will be recycled.
- 6.17

Areas for the sorting of recyclate materials and composting to be provided on plot.

Materials

- 6.18

Material choices and material sourcing is a key issue of sustainable construction and has been an important consideration from the beginning of the design development process such that the scheme can be built from locally sourced materials and constructed using local skills.
- 6.19

Sourcing of materials for construction will be carefully considered in terms of sustainability and specification.

Health and Well-Being

- 6.20

Excellent levels of daylighting will be provided by introducing fenestration to all elevations (where privacy is not affected).
- 6.21

Large glazed openings to the garden elevations ensure the main living spaces are well lit with natural light. Fenestration provides natural controllable ventilation.
- 6.22

Sound insulation between internal spaces will help maintain good levels of privacy.



7

SUMMARY







# 7 SUMMARY

## SUMMARY

- 7.1 The application proposes a modest, edge of village development of just 25 new homes that builds on and enhances the vision set out in the outline planning consent.
- 7.2 The new homes have a variety of tenures and sizes that reflect modern lifestyles expectations and working patterns. Furthermore, the development will provide a wider range of local housing choices.
- 7.3 Protection of existing on site vegetation and new supplementary planting to provide screening and containment.
- 7.4 A high quality, architecturally driven design approach to provide a development in response to the location and its neighbours whilst creating a distinct character.
- 7.5 Enhancement of existing vegetation to improve the site's ecological value.
- 7.6 A large portion of the site will be dedicated to an extensive Public Green and Orchard.
- 7.7 A central Green with a LAP will also be created, for the benefit of new and existing residents.
- 7.8 Thoughtful design and construction leading to greater levels of sustainable living.



Design Proposal | Central Green Play Area



Design Proposal | Coloured Site Plan