Hanwell Fields, Banbury

Outline Design & Access Statement | October 2021

manor oak HOMES

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Introduction

The Design and Access Statement (DAS) relates to the outline planning application for the residential development of the land at Hanwell Fields, Banbury and is prepared on behalf of Manor Oak Homes.

The planning application is submitted in outline for up to 78 residential homes, with all matters reserved apart from access.

The status of the Design and Access Statement is to provide illustrative supporting information to describe the design proposals.

The document sets out an analysis of the site context and constraints and opportunities, and the concept masterplan and parameter plans which describe the design proposals.

The illustrative layout that forms part of the DAS demonstrates a high-quality landscape led design that can accommodate the 78 homes whilst providing a strong landscape framework and sensitive design response to the site characteristics.

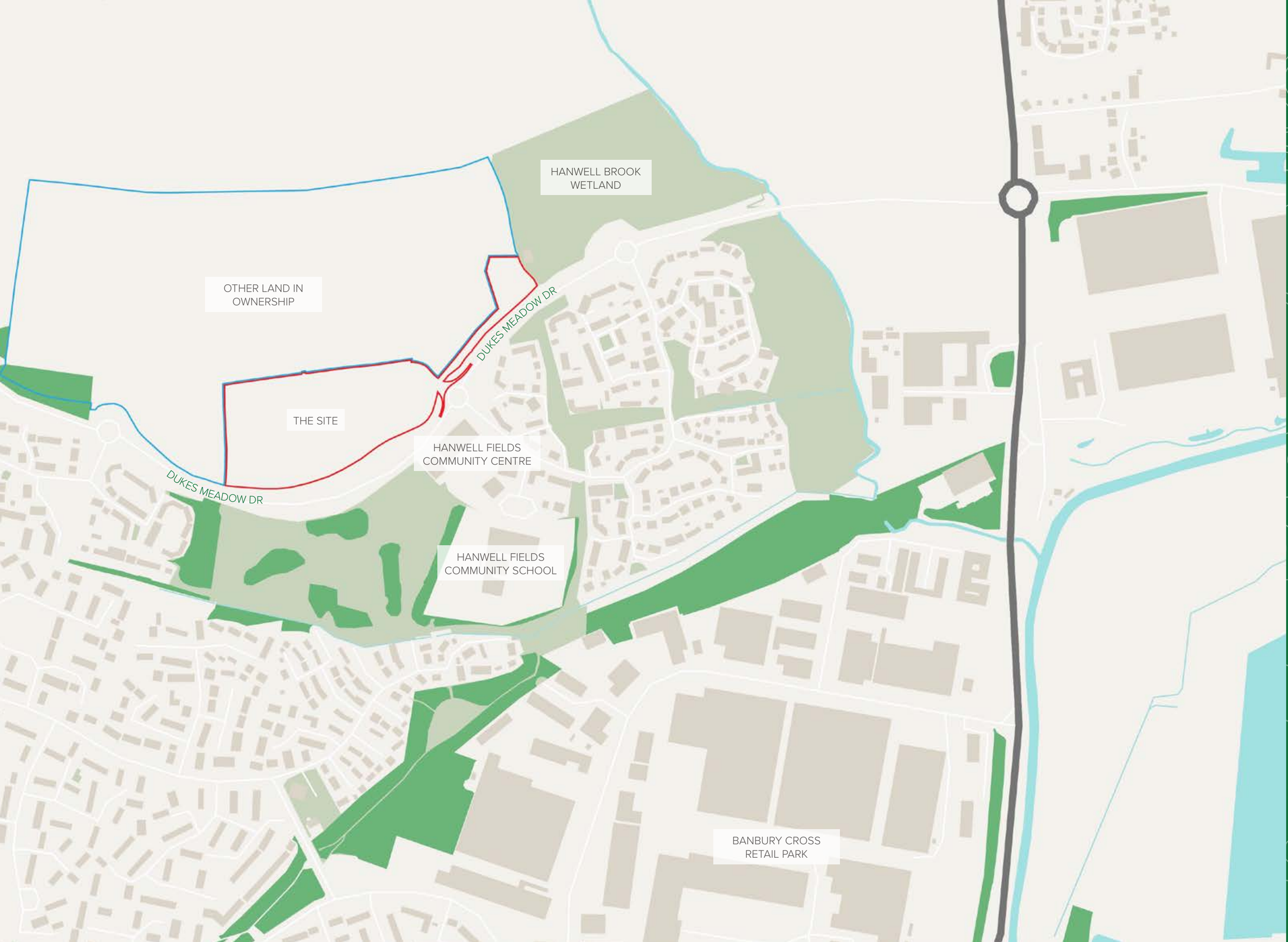
The overall site area is 3.6ha and the developable area, excluding the swale and attenuation basin is 3.2ha.

manor oak HOMES *building for the future environment*

thrive. architects

aspect ecology

MAC


HANWELL BROOK
WETLAND
OTHER LAND IN
OWNERSHIP
DUKES MEADOW DR
THE SITE
HANWELL FIELDS
COMMUNITY CENTRE
DUKES MEADOW DR
HANWELL FIELDS
COMMUNITY SCHOOL
BANBURY CROSS
RETAIL PARK

The Site

The site is located on the northern edge of Banbury and to the immediate north of Dukes Meadow Drive. The site comprises a single, well contained greenfield parcel of rough grassland and scrub of low value.

The north and western boundaries are defined by existing hedgerows and is separated from the wider countryside setting to the north by the adjacent field parcel, which wraps around its northern and western boundaries. The southern edge is set well back from the roadside by a wide sloped highway verge, which is characterised by areas amenity grass and some tree groups.

To the south east the site has a key frontage that addresses the roundabout on Dukes Meadow Drive at the intersection with Lapsley Drive.

The site is sloping and falls from around 133m on its western edge to around 105m AOD on its eastern side near the roundabout . The existing gradient is on average around 1:10.

KEY

- SITE BOUNDARY
- OTHER LAND IN SAME OWNERSHIP

↑ Site Location & Key Plan

1

2

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4

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6

↑ Site Photos

Local Context

The site is located on the northern settlement edge of Banbury, adjacent to the modern established “Hanwell Fields” residential area built out along the Dukes Meadow Drive corridor. Hanwell Fields is approximately 2.9km from Banbury town centre and the railway station is 3.4km from the development.

The site is suitably placed to be accessed by foot and cycle to the wide range of a facilities in the existing Hanwell Fields residential area. Immediately adjacent to the south east of the site and across Dukes Meadow Drive is the Hanwell Local Centre which comprises a range of small retail shops a Co-Op neighbourhood food store and the Hanwell Arms pub and Hanwell Community Centre.

Further to the south from the local centre is the Hanwell Fields Community School a primary school that serves the wider development area.

To the south west of the site and across Dukes Meadow Drive is Hanwell Fields Park a large expanse of wooded parkland.

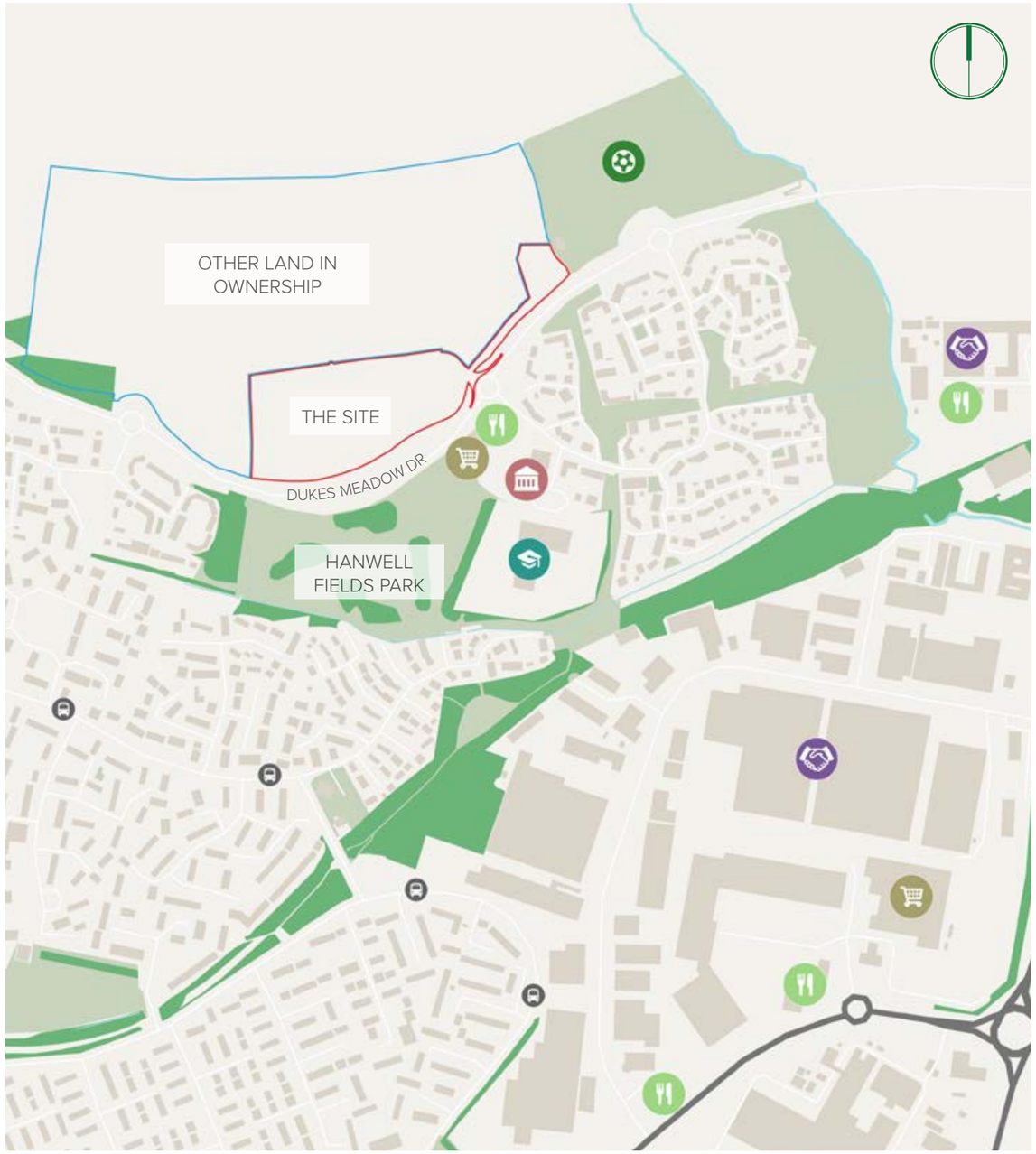
In terms of the architectural character Hanwell Fields provides a hierarchy of streets and lanes based upon an informal perimeter block layout.

The existing dwellings are predominantly two with occasional two and a half storey dwellings and three storey flats.

The design reflects elements of a traditional vernacular style and the palette of materials includes walls of rubble stone, red brick and occasional painted brick and render. Roofs are slate and tile and windows casement or sash style.

KEY

- SITE BOUNDARY
- OTHER LAND IN SAME OWNERSHIP
- EDUCATION
- SUPERMARKET
- SPORTS
- MEDICAL
- BUSINESS PARK
- RESTAURANT/CAFE
- COMMUNITY CENTRE
- BUS STOPS



↑ Local Amenities Plan

↑ Photos taken from adjacent site, Hanwells Field, Dukes Meadow Drive

Constraints & Opportunities

The design concept has evolved from an assessment of the site constraints and opportunities which has focused on a landscape led design approach. The key constraints and opportunities are set out as follows:

Constraints

- The existing gradient of the site at around 1:10 will require a careful design approach to minimise large retaining structures, visually soften the roofscape of the dwellings as they rise up the hill and to achieve a road gradient of around 1:15.
- Achieving a 1:15 road gradient to the primary street prohibits the use of an internal loop to the streets and dictates a winding cul-de-sac form to the street to gain the maximum road length to flatten the gradient.
- Views from Hanwell Fields Park to the south towards the site need a positive design response.

Opportunities

- Opportunity for site access to connect to the existing roundabout on junction of Dukes Meadow Drive and Lapsley Drive.
- Potential for robust structure landscaping to visually integrate properties ascending the slope
- Potential to establish quality/ sensitive frontage onto the roundabout with new tree planting and gateway building of scale and prominence.
- Opportunity to reinforce key hedgerows and establish robust landscape buffer to adjacent field-scape
- Sustainable drainage and attenuation basin to be provided on the low-lying ground to the east.
- Opportunity to provide a positive active frontage that overlooks and address Dukes Meadow Drive.
- Provision of new pedestrian and cycle connections to Hanwell Fields Park and Hanwell Local Centre to the south.
- Opportunity to create POS and landscape buffer to the higher ground to the western edge of the site to create high quality setting for the properties that front it.
- Opportunity to provide open space areas including wildlife and habitat areas around the attenuation basin and within the open spaces to create a net gain and biodiversity enhancement of 10%.

CONSTRAINTS & OPPORTUNITIES PLAN

Concept Masterplan

The concept masterplan illustrates a design approach which responds to the site's constraints and opportunities with a landscape led framework that is sensitive to the sites sloping topography and the landscape characteristics of the site.

- The framework for the layout is formed around three perimeter blocks that provide active frontage and surveillance to the edges of the development and internal streets.
- A layered landscape approach provides a series of landscape tree and vegetated belts of landscape that run parallel with the contours, either in the streets or in the rear garden areas of the perimeter blocks. These landscape belts function by creating opportunity for tree planting that will soften and visually break up the roofscape of the dwellings as they rise up the hillside.
- The highest parts of the site to the western edge (and above the 129m) contour are left as open space to create a green buffer to the development and minimise the height of structures on the raising ground.
- The primary street leads from the roundabout and winds its way up the hill to optimise the length of road and work with the topography to achieve a 1:15 gradient on average.
- Opportunities for pedestrian and cycle linkage are created along the southern boundary, linking across Dukes Meadow Drive to Hanwell Fields Park and Hanwell Local Centre.

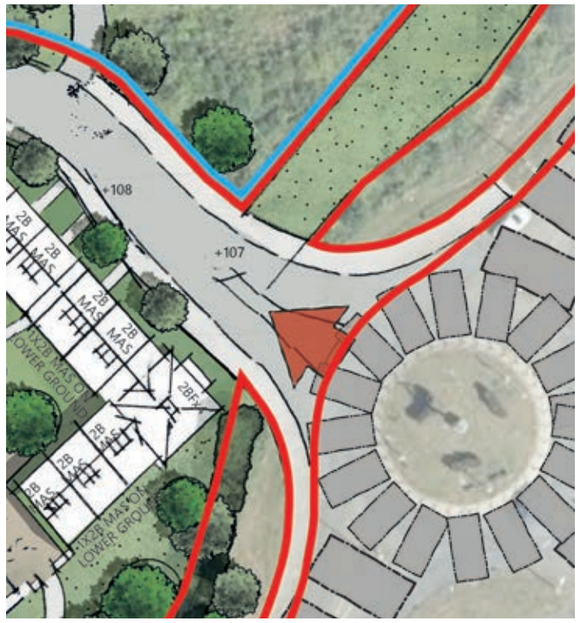
CONCEPT PLAN

Illustrative Layout

The proposed illustrative layout demonstrates one way that a scheme could be designed for 78 dwellings while responding to the site constraints and opportunities. As the application is in outline the layout does not form part of the detailed matters for approval and instead will be a reserved matter submission along with matters of scale appearance and landscape.

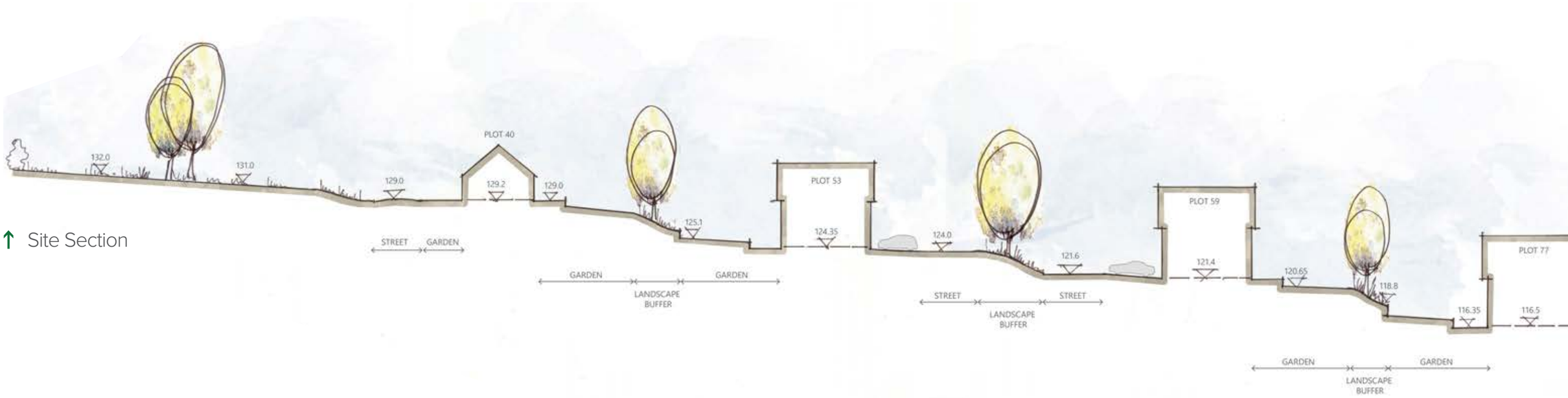
In summary the key matters relating to the layout include:

- The layout responds to the sloping nature of the site by working with the topography to arrange terraces parallel with he contours and detached dwellings where the streets run perpendicular to best manage the transition in levels.
- Roofs are orientated on each property to optimise the aspect for solar gain by providing large areas of south facing roof. This approach creates gable ended houses where the properties face east and west.
- The housing mix will be broadly compliant with the latest SHMA and include one, two, three and four bedroom properties.
- Parking is provided in a range of typologies either on plot for detached dwellings, as frontage parking for terraces and courtyard parking for the flats and maisonettes. Care has been taken not to push garage back deep into front gardens due to the steep topography which would either create excessive under-build or retaining structures.
- Sustainable drainage is provided with an attenuation pond and a linking swale on the lowest part of the site to the east.
- Back-to-back distances are generally plotted well in excess of the typical 20m back-to-back distances to allow space for the landscape tree belts in the centre of the perimeter blocks. These tree belts would be given over to a resident's management company to maintain these areas rather than being conveyed to each property.
- A play area is located to the north west area of open space and is well overlooked by the properties fronting the space.



ILLUSTRATIVE LAYOUT

Site Sections



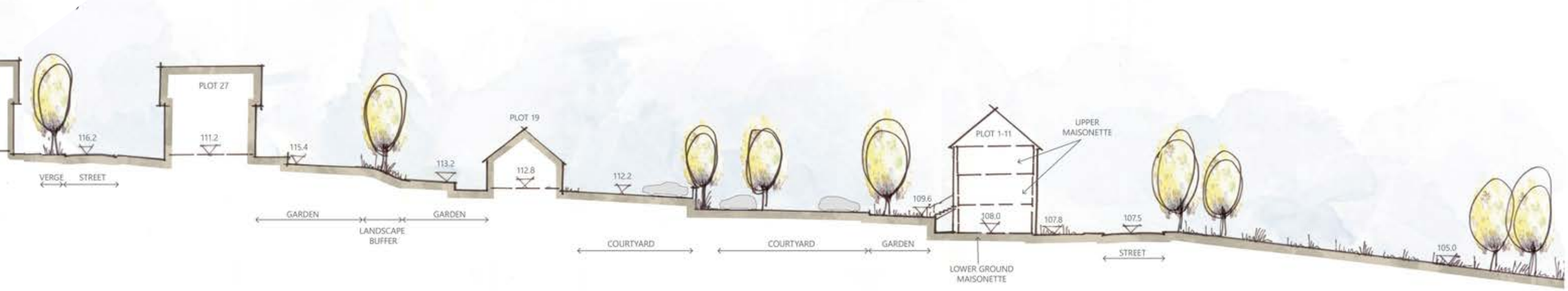
↑ Site Section

↑ Key Plan

The site section runs from the high ground to the west to the lowest area to the east near the roundabout.

The section illustrates the proposals to carry out minor reprofiling of parts of the site to create a series of landscape belts and flatter areas for domestic gardens but working closely with the natural slope of the ground to overall minimise the amount of cut and fill.

Typically, the level change across a perimeter block is split down into three or four smaller retaining structures of around 600mm high , rather than creating one large retaining structure. A series of tree lined earth banks between back gardens within the perimeter blocks also helps take out the changes in level in a more natural way without resorting to over engineered and dominating high retaining walls.


VERGE
STREET
116.2
PLOT 27
111.2
115.4
GARDEN
LANDSCAPE BUFFER
GARDEN
113.2
PLOT 19
112.8
112.2
COURTYARD
COURTYARD
GARDEN
109.6
PLOT 1-11
UPPER MAISONETTE
108.0
LOWER GROUND MAISONETTE
107.8
107.5
STREET
105.0

Parameter Plans

Summary

The following parameter plans seek to capture and address the design principles derived from the key opportunities and constraints identified at the site, provide a framework for future development.

If necessary, the parameter plans could also be used as the basis for a design code for the site in order to provide a high quality landscape led development.

The site parameters cover matters including land use and open space, storey heights and density. The final parameter plan combines matters of land use and scale into a single plan that is submitted as a standalone drawing for approval and can be used to give certainty that a future reserved matters application will address the design principles established at outline stage.

Land Use

The accompanying plan sets out the land use parameters that have informed the layout. Significant areas of the site are set aside to provide new open spaces, landscape buffers, areas for sustainable drainage attenuation and biodiversity enhancement.

Within the development zones of the perimeter blocks a series of landscape belts are prescribed that will help soften the visual form of the roofscape as the dwellings rise up the hillside to assimilate the proposals into the wider landscape setting.

KEY

- GREEN STRIPS
- LEAP
- GREEN CORRIDOR
- PROPOSED TREES
- EXISTING HEDGEROW
- PEDESTRIAN ROUTE
- SUDS
- DEVELOPMENT PARCELS
- SITE ACCESS

↑ Land Use Parameter Plan

Parameter Plans

Density

A gradient of densities is provided across the site from the lowest point by the roundabout access on Dukes Meadow Drive where the highest density is concentrated with flats and maisonettes.

The density then reduces to the north and south periphery edges of the site where the dwellings are detached as they rise up the hill and this approach assists in the management of the level transition.

In the central parts of the site where development runs parallel with the contours there is the opportunity for terraced forms that provide

KEY

- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY

↑ Density Parameter Plan

Storey Heights

The design proposes a gradient and transition of density and scale from the lowest point on Dukes Meadow Drive by the roundabout to the western edge on the higher parts of the site.

Around the site access of Dukes Meadow Drive the topography of the site is almost at its lowest point, around 107m AOD and this part of the site has not only a prominent gateway frontage to the roundabout but is immediately opposite and adjacent to the larger scale flats across the road that form part of the Hanwells Field Local Centre. The adjacent local centre buildings are predominantly four storeys in scale and of significant mass and bulk helping to visually mark their importance at these key junctions. The proposed design in a similar manner provides a block of flats/ maisonettes to the roundabout which address this key nodal point in a positive manner and provide a building of sufficient scale and mass to site comfortable alongside the local centre buildings opposite. The proposed scale of the flats is predominantly three storeys with a four-storey tower element giving a greater presence on the junction with the roundabout.

As the development rises up the hill to the west the development reduces in scale to 2 storey and the majority of the scheme is of this scale.

Towards the western edge of the site where the land has risen to around 129m AOD the dwellings have been reduced in scale to bungalows of single storey to minimise the impact of the roofscape on the higher land.

KEY

- UP TO 1 STOREY
- UP TO 2 STOREY
- UP TO 3 STOREY
- 4 STOREY

↑ Storey Heights Parameter Plan

Parameter Plans

Combined Parameter Plan - Land Use and Scale

The parameter plan combines elements of the previous site parameters into a single plan that is submitted as a standalone drawing for approval. The combined parameter plan gives certainty that a reserved matters application will come forward in accordance with the overarching design principles relating to scale, land use and open space that have been carefully considered and tested as part of the outline illustrative design proposals.

KEY

- UP TO 1 STOREY
- UP TO 2 STOREY
- UP TO 3 STOREY
- 4 STOREY
- GREEN STRIPS
- LEAP
- GREEN CORRIDOR
- PROPOSED TREES
- EXISTING HEDGEROW
- PEDESTRIAN ROUTE
- SUDS
- SITE ACCESS

↑ Combined Parameter Plan

Massing Model

Massing Model


PARK AREA
SURFACE

Proposed Access

The site is accessed via a single new access formed as a newly created arm off the existing roundabout at the intersection of Dukes Meadow Drive and Lapsley Drive. The application seeks approval for the detailed design of the site access as indicated on the accompanying plan.

For improved pedestrian connectivity and to encourage sustainable walking and cycling patterns there is opportunity to form new pedestrian and cycle connections from the proposed development towards the Hanwell Local Centre and Hanwell Fields Park to the south. There are two points for linkage into the existing footpath network, to the south east which leads into the local centre and to the south west which leads into Hanwell Fields Park.

Within the site the layout illustrates a single access road from the roundabout that winds its way up the hill side to the top of the site on its western edge. Due to the topography the alignment of the road has been carefully considered to minimise the gradient to around 1:15.

Off the primary tree lined street, a series of lanes and shared surface street provide a network and hierarchy of street typologies which help give legibility to the design.

↑ Proposed Vehicular and Pedestrians Access Points

↑ Key Plan

Appearance

Character Areas

↑ Character Areas Plan

Appearance

The Outer Edge

The outer edge of the perimeter block is visible from the adjoining open land and has an architectural appearance that reflects its location as the outer edge of development, and wrap around to enclose the western edge. The scale of the houses reduces at the top of the slope, with single storey bungalows at the very top, whilst the houses on the north boundary are two storey detached units separated by gaps. At the very bottom of the slope the buildings that form the north part of the perimeter block will be designed as a row of cottages with a drive through link.

The building façades will be coursed rubble stone with small amounts of render to give emphasis to their more open 'rural' context.

The massing will be simple, with traditional forms, and windows with traditional proportions predominantly casement, and some first floor windows with vertical emphasis to benefit from outward facing views.

Architectural detailing of the facade – for example in the stonework, window heads and cills and door openings, a wall plinth, cut rafter eaves and bay windows at ground level will give further enhancement to this visible street façade.

Boundary treatments would give the unified quality that ensures the street scape and the spaces along it as a whole have an impact, rather than the individual houses and flat blocks. Low timber fencing combined with shrubs will keep this edge open whilst creating some defensible space. Some low stone walls could be used in very limited areas just to define corners.

Materials

ROOF

- Slate and brown roof tiles
- White soffits & bargeboards
- Cut rafter feet
- Chimneys to selected dwellings

WALLS

- Reconstituted coursed rubble stone (reference housing scheme opposite)
- Cream coloured render in small areas
- Black rainwater goods

OPENINGS

- Sash uPVC windows to some first floor windows
- Cast stone cills
- Cast stone lintels / brick arches
- Tiled / slate porch roofs
- Timber porches to selected dwellings

BOUNDARY TREATMENTS

- Low timber rails, low brick wall, front
- Shrub planting.

↑ Key Plan

WALL ON CORNERS

BROWN TILE

OXFORDSHIRE COLOUR & COURSED RUBBLE STONE / RECON STONE

SIMPLE TIMBER RAIL ON TIMBER / WIRE RAIL

SINGLE STOREY BUNGALOWS AT THE HIGH POINT OF THE SITE

Appearance

The Village Lane

The Village Lane snakes its way around the site to accommodate the contours and will contain a variety of dwellings including terraced, semi-detached and detached homes, all with a unifying 'Art and Crafts' character.

The design narrative is for this central area to have the appearance of a later arts and crafts 'village' wrapped by the outer edge of older stone cottages.

The 4 storey 'gateway' block at the entrance to the site, faces the roundabout, and has render walls siting on top of a rusticated brick ground floor base. This corner feature will have bays that face towards the habitat area. Though 4 floors in height the roof of this corner building will sit well below the housing on the rest of the site - and in fact the houses at the centre of the site will look down on the roof.

Roofs are finished in slate or brown plain tiles, with chimneys featuring on key buildings Exposed cut rafter feet add additional detail to the eaves and are framed by white soffits and bargeboards

Façades will be mainly red brick, with brick cills and gauged arched brick lintels. Some houses would have red/brown tile hanging. Simple complementary red brick course detail will add visual interest to the streetscene

Windows openings have traditional proportions and are vertical format with some juliette balconies and ground floor bays. The only render id the on the gateway block. Window frames are white uPVC.

Door surrounds and porches are traditional in appearance and feature pitched or hipped roofs finished in tile or slate. There will be a mix of canopied roofs and white door surrounds. Boundary treatments are black estate railings or timber rails, with hedge or shrub planting to create defensible space for residents

Materials

ROOF

- Slate and brown roof tiles
- White soffits & bargeboards
- Cut rafter feet
- Chimneys to selected dwellings

WALLS

- Reconstituted coursed rubble stone (reference housing scheme opposite)
- Red brick with brick detailing in a redder brick of similar hue. Darker colour tile hanging used in small areas.
- Off white/cream coloured mortar used only on the gateway flat block.
- Black rainwater goods

OPENINGS

- Sash proportion uPVC windows to some first floor windows
- Brick or tile cills
- Brick arches to window openings
- Tiled / slate porch roofs with white timber posts
- White render or timber door surrounds to selected dwellings

↑ Key Plan


PLAIN TILE
BRICK
BRICK PLINTH


OXFORD RED BRICK
PLAIN TILE

Appearance

The Village Lane Flats

Materials

ROOF

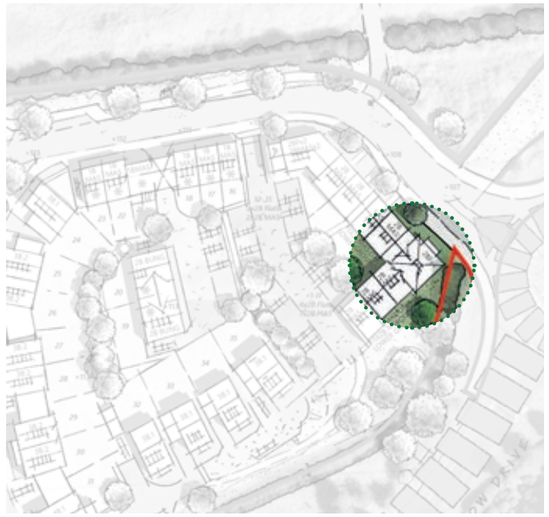
- Slate and brown roof tiles
- White soffits & bargeboards
- Cut rafter feet
- Chimneys to selected dwellings

WALLS

- Red brick with brick detailing in a redder brick of similar hue. Darker colour tile hanging used in small areas.
- Off white/cream coloured mortar used only on the gateway flat block.
- Black rainwater goods

OPENINGS

- Sash proportion uPVC windows to some first floor windows
- Brick or tile cills
- Brick arches to window openings
- Tiled / slate porch roofs with white timber posts
- White render or timber door surrounds to selected dwellings



↑ Key Plan

Refuse Strategy

The refuse and servicing strategy utilises the road and movement network previously defined. Each dwelling has on plot bin storage. Bin collection will be from kerbside and bin collection points near the entrance to private drives. Turning heads have been positioned appropriately to improve the manoeuvrability of the vehicles.

KEY

- REFUSE VEHICLE ROUTE
- TURNING HEADS (FOR FIRE APPLIANCE AND REFUSE)
- BIN COLLECTION POINTS
- BIN STORE FOR MAISONETTES

↑ Refuse & Tracking Plan

Drainage Strategy

A detailed drainage strategy design has been prepared by MAC (Martin Andrews Consulting Ltd) engineers and has informed the illustrative layout. Similarly the landscape proposals prepared by Aspect Landscape Architects and submitted with the application provide further detail on the landscape treatment of the attenuation basin feature and swales.

Surface Water

The proposed development site is located within flood Zone 1 and is at a low risk of flooding from all other sources.

Surface water run off will be managed on site by attenuation features and swales feeding to an attenuation basin located on the lowest part of the site to the east and in the adjacent field.

Foul Water

Foul water will be discharged by gravity to the adopted sewer in Dukes Meadow Drive.

KEY

- SITE BOUNDARY
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED SURFACE WATER ATTENUATION
- PROPOSED SWALE

↑ Drainage Proposal

Landscape

A detailed landscape technical note accompanies the application and concludes the site is considered to be relatively well contained in visual terms. While the sloping nature of the site means that there are some short range and longer distance cross valley view's, these would be perceived within the context of the immediate and wider settlement of Banbury, the adjacent Hanwell Fields development and the more recent development that has been established within the BAN 5 development and emerging BAN 2 development parcel.

An overview of the framework landscape proposals is provided as follows:

Green Infrastructure will incorporate defensible green buffers, recreational opportunities and substantial planting, to create an attractive and diverse setting for the development and settlement edge, including:

- A landscape buffer along the southern boundary incorporating wild meadow, grass verge and native thicket stands, reflective of the wider planting typology established along the wider sections of Dukes Meadow Drive.
- Incorporation of native tree groups and native understorey shrub planting, established within the site's eastern corner, will sensitively anchor and visually integrate development at the foot of the slope, without the need to fully screen the proposed built form.
- A landscape buffer along the site's northern boundary to incorporate new footpath links and wild meadow to protect the setting of the adjacent field parcel to the north.
- Eastern landscape buffer / parkland, incorporating amenity green space, wild meadow and new footpath links. Native specimen trees and tree groups will reinforce a parkland character.
- Strategic landscape strips will extend through the development, with sufficient development offsets to incorporate significant landscaping and urban tree planting opportunities to assist with visually breaking up the overall massing and perceived scale of development.
- Key boundary hedgerows and hedgerow trees will be retained and enhanced to establish a defensible green edge to the development and contribute to diversity along the landscape buffers.
- New internal footpath links will take advantage of this opportunity to increase connectivity within the site and localised setting, with potential links taken across Dukes Meadow Drive.

KEY

- SITE BOUNDARY
- INDICATIVE DEVELOPMENT AREA
- EXISTING FOOT / CYCLE LINKS
- NEW PEDESTRIAN LINKS THROUGH POS
- POS AMENITY GRASSLAND / OPEN SPACE (0.57HA)
- LIGHT NATIVE WOODLAND WITH NATIVE SHRUB UNDERSTOREY (0.13HA)
- WILDMEADOW / GRASSLAND (0.5HA)
- 5M WIDE NATIVE THICKET STANDS INTERPLANTED WITH FEATHERED TREE SPECIES (0.075HA)
- INDICATIVE TREE PLANTING
- KEY HEDGEROWS RETAINED AND ENHANCED WHERE NECESSARY
- LANDSCAPE FRONTAGES ON POS
- POTENTIAL LANDSCAPE NODAL POINTS WITHIN THE DEVELOPMENT WITH PEDESTRIAN PRIORITY
- INDICATIVE ROAD LAYOUT

↑ Landscape Framework Plan

Ecology & Biodiversity Enhancement

An ecology assessment has been undertaken by Manor Oak to prepare an Ecological Appraisal in respect of proposed redevelopment of land at Hanwell Fields, Banbury, Oxfordshire. The site was surveyed in August 2020 and July 2021 based on standard extended Phase 1 methodology. In addition, a general appraisal of faunal species was undertaken to record the potential presence of any protected, rare or notable species, with specific surveys conducted in respect of bats and Badger.

Ecological Designations

The site itself is not subject to any statutory or non-statutory ecological designations. The nearest statutory designation is Neithrop Fields Cutting Site of Special Scientific Interest (SSSI), which is located approximately 0.8km south west of the site. The nearest non-statutory designation is Fishponds Wood, Hanwell Local Wildlife Site (LWS), which is located approximately 0.9km north west of the site. All of the ecological designations in the surrounding area are physically well separated from the site and are therefore, unlikely to be adversely affected by the proposals.

Habitats

The site is occupied almost entirely by a single semi-improved grassland field, with other habitats including boundary hedgerows and scattered scrub. Features of ecological importance includes the hedgerows which are to be retained under the proposals and will be protected during construction, with only small sections removed to facilitate access. This will be compensated by new hedgerow planting which will link with the existing / retained hedgerows. The remaining habitats within the site are not considered to form important ecological features and their loss to the proposals is of negligible significance.

Protected Species

The internal areas of the site generally offer limited opportunities for protected species, albeit on the basis of the survey work undertaken, potential opportunities or confirmed use of the site by badger, reptiles and common nesting birds has been recorded. Accordingly, a number of recommendations and measures are set out in regard to these species in order to ensure they are fully considered and safeguarded under the proposals.

Enhancements

The proposals present the opportunity to secure a number of biodiversity net gains, including additional native tree planting, new roosting opportunities for bats, and more diverse nesting habitats for birds.

In summary, the proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm.

Sustainability

A Sustainability and Energy Statement accompanies the application and provides details of the sustainable design measures incorporated to ensure a high standard of sustainability performance in accordance with local and national policy. In summary there are a number of key sustainable design measures incorporated into the development:

Social & Economic Benefits

The development aims to provide a range of social and economic benefits to both new and existing residents through;

- Construction of up to 78 new dwellings providing opportunities for local people;
- A development in a sustainable location adjacent to a wide range of existing services and amenities, including a new proposed access to Hanwell Fields Park, connected public rights of way network; and
- Homes designed to create healthy living environments which are flexible for the future.

Environmental Protection & Enhancement

Through a range of design measures the development aims to protect and enhance the local environment, including;

- Buildings which will be designed to make use of sustainable materials to reduce environmental impacts of construction.
- Development designed to prioritise sustainable and active modes of ravel including walking and cycling;
- Provision of measures to protect on-site ecology and enhancement measures to increase biodiversity which also helps reduce the impact of climate change on site habitats; and
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.

Mitigating & Adapting to Climate Change

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaption measures to ensure the long-term resilience of the development to the effects of climate change. Measures include:

- Buildings designed to achieve the interim FHS (Future Homes Standard) through the use of a fabric first approach and all electric energy strategy, incorporating low carbon renewable energy technologies such as ASHP (air source heat pumps), with roof spaces across the site orientated to accommodate Solar PV panels.
- Specification of water efficient fittings to reduce water consumption to 110 litres per day per person.
- Development of new homes in Flood Zone 1 and provision of a surface water drainage system designed to manage a 1 in 100 annual probability plus 40% climate change rainfall event.
- Homes designed to take account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.

Secure by Design

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas. The aim will be to ensure that every part of the scheme is easily identified as either being private or public realm. The development has been designed to address the key principles, highlighted within the guidance literature for ‘Secured by Design’ as follows:

- Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.
- Vehicular and pedestrian entrances are ‘policed’ by overlooking these spaces.
- Care has been taken to ensure activity to the frontages.
- The scheme provides a clear definition between public and private areas that are secure and well defined.
- Parking for dwellings is provide on plot or to the frontage where there is good surveillance. Where courtyard parking for flats is provided this is well overlooked by surrounding buildings.
- A residents management company will be provided to ensure the open spaces are well maintained environments that are likely to be a source of pride for residents. This encourages a sense of ownership and responsibility, thus discouraging crime.

Summary

The development proposals provide the opportunity to deliver much needed housing in a sustainable location as part of a logical extension to the existing Hanwells Fields development. The design proposals set out a high-quality design response to the site constraints and opportunities with a landscape led proposal that integrates the site into its setting with the use of structural tree planting belts and reinforced landscape boundaries.

In summary the proposed scheme provides:

- Up to 78 new dwellings
- 30% affordable housing with a tenure split of 70% rented and 30% intermediate.
- A mix of house types including one and two bedroom maisonettes, two, three and four bedroom homes.
- Accessible homes with 6 no. bungalows.
- Low carbon and energy efficient homes that are not only highly insulated but incorporate photovoltaic panels on roofs that are orientated to maximise solar gain.
- A landscape led design that is sensitive to the setting of the site, incorporating a series of layered landscape tree belts to visually soften the roofscape as it rises up the hillside.
- Provision of extensive new public open space and a play area.
- Pedestrian links to the adjacent local centre with its range of facilities and to Hanwell Fields Park.
- Biodiversity mitigation area to deliver minimum 10% net gain.
- Sustainable drainage with on-site attenuation basin.

thrive.
architects

Thrive Architects Ltd.

Building 300, The Grange, Romsey Road,
Michelmersh, Romsey, Hampshire, SO51 0AE

01794 367703
info@thrivearchitects.co.uk