



AT ARCHITECTURE

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DESIGN & ACCESS STATEMENT

21 UNIT RESIDENTIAL SCHEME

DEDDINGTON

OCTOBER 2018

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Introduction & Analysis

PURPOSE OF THIS DOCUMENT

This Design & Access Statement has been prepared by AT Architecture, on behalf of Pembury Estates, to support an Outline Planning Application for up to 21 dwellings (Class C3), with all Matters Reserved apart from Access.

Please also refer to the architectural planning drawings prepared by AT Architecture and all accompanying consultant information.

The purpose of this document is to demonstrate design evolution, establish key principles and illustrate that the proposed scheme is entirely appropriate for the site. The statement focuses on the relationship the proposals have with the local vernacular and density, site constraints and how the proposals consider local and national planning policies and design guidance.

The site will contain a number of affordable homes, of a mix and type suitable for the area. The plot size across site has been designed to reflect the local context and the density has been specifically set to follow the Neighbourhood Plan.

The document will also explain how the scheme has evolved to cater for vehicle movement, pedestrian linkages and connectivity, and the prevention of crime through Secured by Design principles.

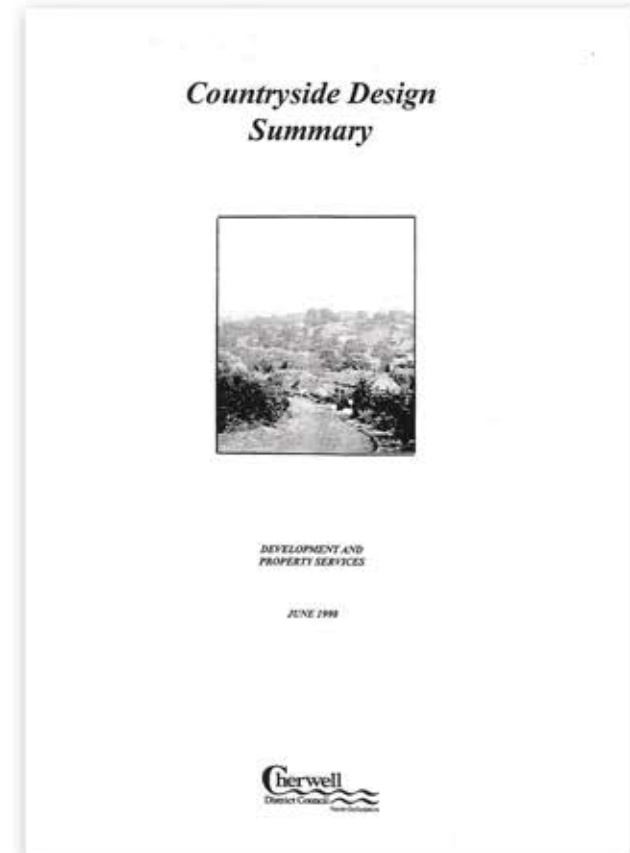
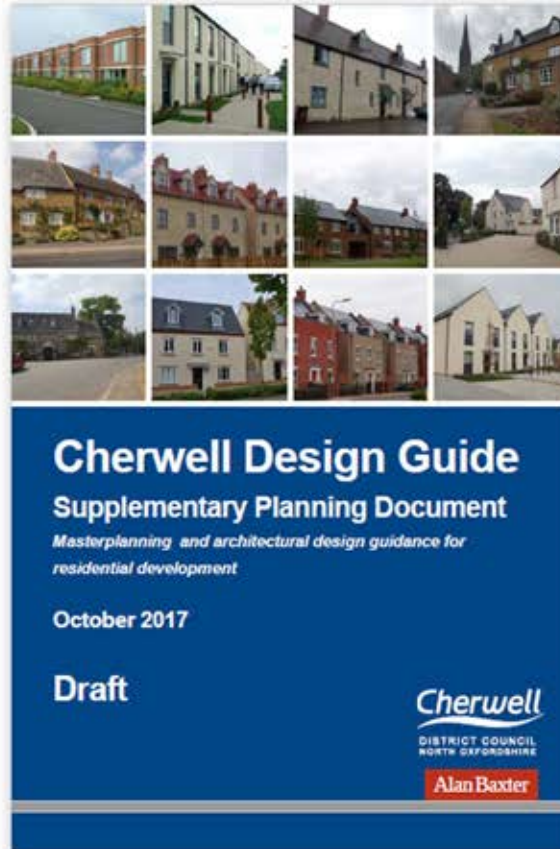


DISTRICT DESIGN GUIDES

Cherwell District Council have a number of documents to aid the design process. The SPD Residential Design Guide (draft) and Countryside Design Summary are two that contain design criteria and guidance to help create high quality and sustainable new residential developments. The guides set out important design principles based on recognised good practice.

This Design & Access Statement will demonstrate how the proposed masterplan has responded to various design principles contained within these guides, and how our masterplan has evolved to a design resolution through extensive research, analysis of constraints and opportunities and positive design development.

As these are district wide Design Guides, it is important to note that large elements are not entirely relevant for this application, other sections are very relevant. This Design and Access Statement will refer to guidance where relevant, but we hope that the Local Planning Authority can see how the guide has influenced and informed our scheme.



CONTEXT ANALYSIS

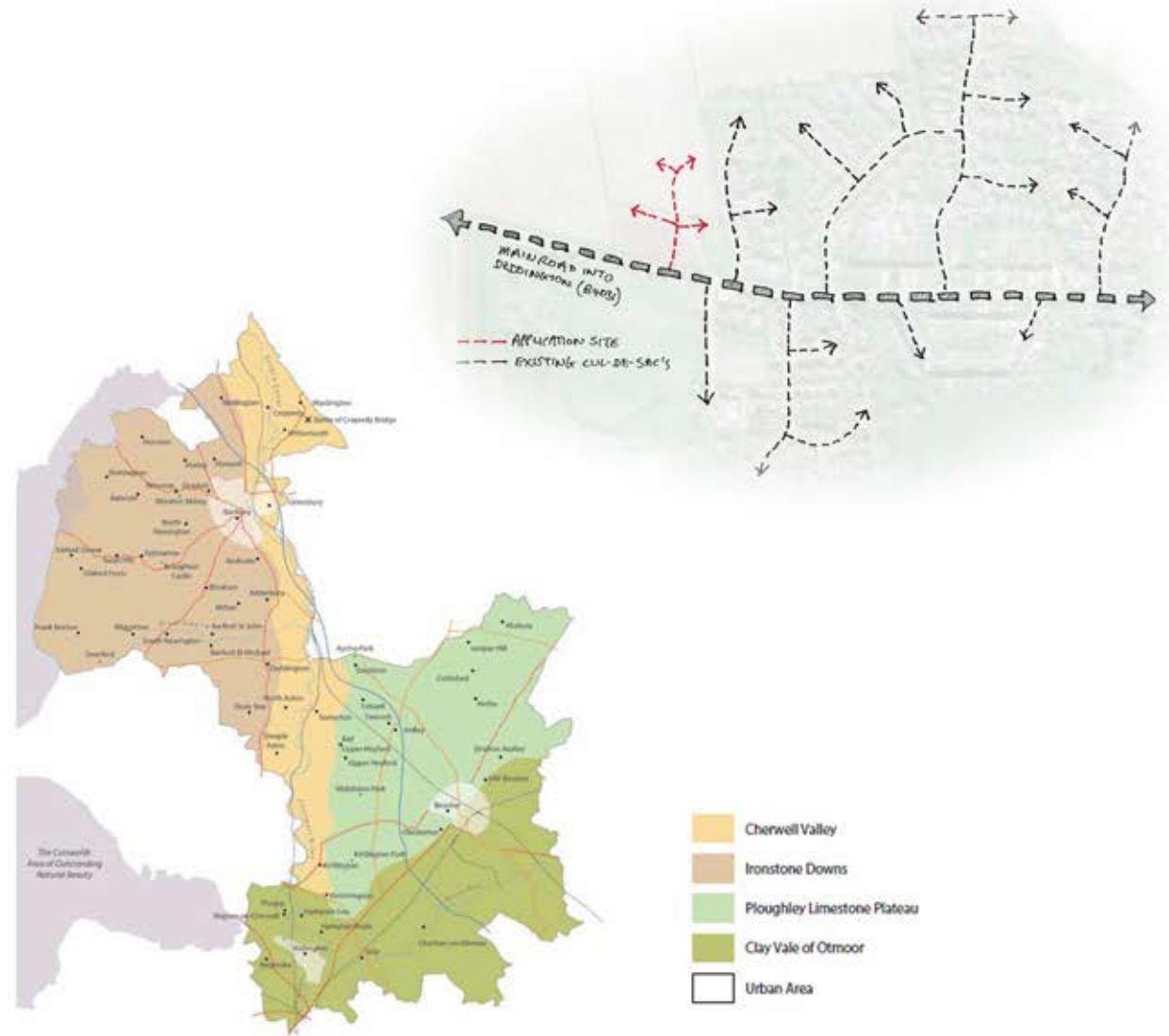
Chapter 3 of the District Design Guide refers to the importance of responding to the site and the context. As competent designers, we fully understand the importance meaningful contextual analysis and avoid characterless development that alienate any new built form from the existing settlement.

The site's immediate relationship to its surroundings has been analysed and the character of the new development in terms of density and design has developed alongside the context, ensuring it does not conflict with it. This document sets out how we have achieved this through design development.

Deddington is located within the 'Ironstone Downs' character area as defined by the character area map illustrated on Page 23 of the design guide (right). Settlements within this area are defined by their positions on elevated positions and have either a linear or nucleated form. Deddington has a nucleus style settlement pattern with a core (cross roads) surrounded by a very defined series of cul-de-sacs. The diagram top right illustrates the existing cul-de-sac settlement arranged immediately around the application site.

Buildings within the Ironstone Downs are mainly two-storey and predominately face the street.

Deddington enjoys fantastic transport connections via the A4260 running through the village and M40 Motorway a few miles away. The village also has regular bus services, with bus stops a few minutes' walk from the application site. The Village Hall is located directly opposite the application site.



PLANNING BACKGROUND

For Development Plan purposes Deddington village falls within the policies set out in the Cherwell Local Plan which covers the period 2011 – 2031 and was originally adopted in July 2015. This identifies Deddington as a Category A Large Village within the Rural Areas where a total of 750 dwellings will need to be built over the Plan period. As at March 2016, 179 dwellings remained to be identified. This total is in addition to a windfall allowance of 754 dwellings on sites of less than 10 units. Growth should be focused on the more sustainable, larger settlements such as Deddington and will be assessed against criteria outlined in Paragraph C.262 of the Plan i.e. the size of the village; the context of the site within the existing built environment; whether it is in character; whether it adversely affects the local landscape setting; and finally whether the scale of development is appropriate.

At the local level Deddington Parish Council is producing its own Neighbourhood Plan which has reached its draft stages prior to being considered at an Examination. This Plan identifies a new settlement boundary for the village (see below); sets out a policy whereby about 50 additional dwellings should be accommodated in the Plan period (Policy DED-HOU1); imposes a ceiling of 20 units on all new housing sites to ensure that they are in scale with the village (Policy DED-HOU1); and sets out a list of 10 criteria against which all new housing applications will be assessed (Appendix B). Additionally, Policy DED-HOU2 indicates that housing schemes should either be within the settlement boundary or not disproportionately extend it.

The site and scheme perform well against the Neighbourhood Plan criteria and policies. The front part of the site lies within the proposed settlement boundary; the rear area would not “disproportionally extend” the settlement boundary but would only extend the development behind the frontage development with little visual impact on existing residents. The site is only 1 unit above the Plan’s 20 unit ceiling. It will have no impact on heritage assets; will provide all the essential infrastructure including safe access; and provides a mix of units as sought by the Neighbourhood Plan. It also meets the Neighbourhood Plan requirements of providing 35% affordable housing.



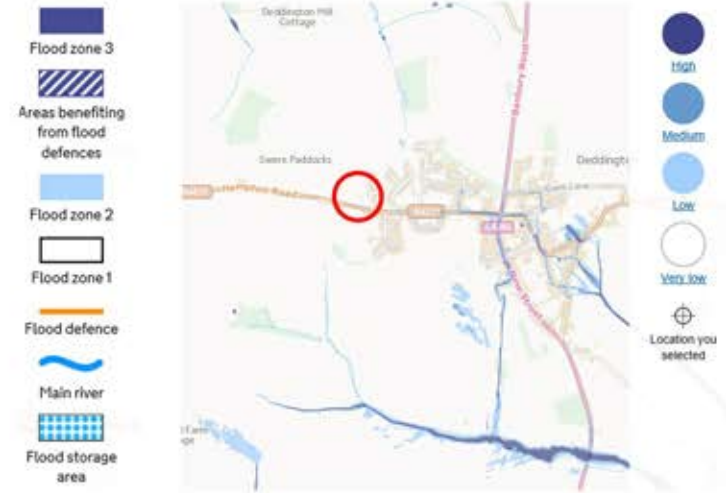
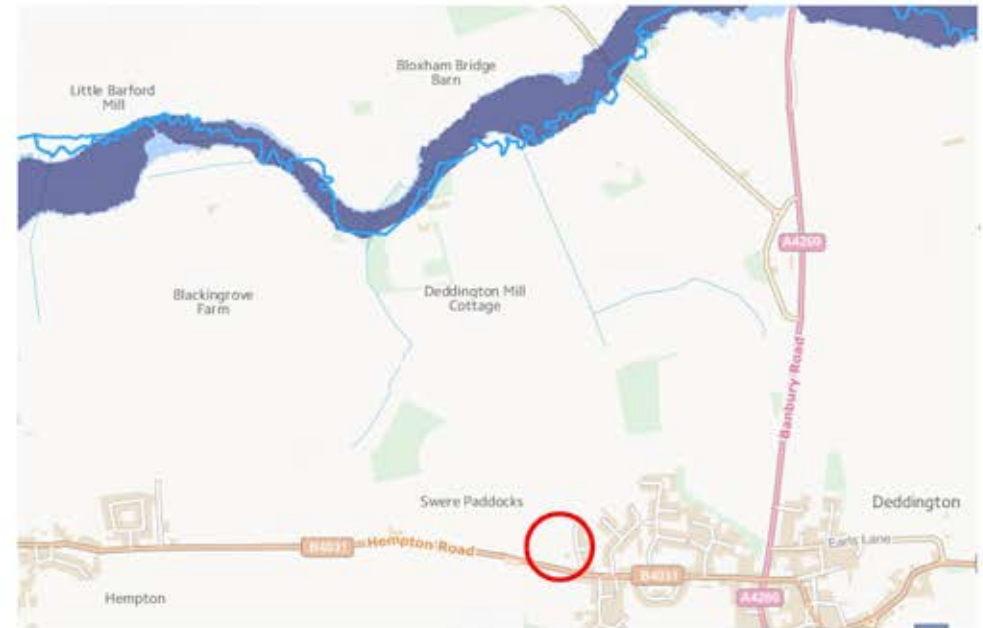
FLOODING & DRAINAGE

The site falls within Flood Zone 1 as defined by the Environment Agency. This represents the lowest risk of flooding, as illustrated on the extract of the flood map (right). The map below this shows the risk of surface water flooding (below right). This risk is also very low, due mainly in part to the site's current permeability.

All surface water generated as a result of development will be retained and attenuated within an on site attenuation basin. This has been sized by our engineers, and should remain dry across much of the year.

An appropriate allowance for climate change will also be made in the drainage design and levels will be set such that exceedance flows will be catered for within the storage capacity.

Foul water drainage will discharge to the existing public sewer network, subject to agreement with the local provider.



LANDSCAPE & ARBORICULTURE CONSTRAINTS

The site is currently used for arable purposes and accommodates a pre-fabricated single storey barn towards the southern end with associated field access.

There are no trees or any significant landscape features within the site. The boundary landscaping is mature and will be retained in full along the western and eastern boundaries. The two key large trees along the southern boundary (fronting Hempton Road) will be retained. These have been identified by our Arboricultural Consultants on their plan (right). The proposed site access will therefore be positioned between these two trees.



LOCAL VERNACULAR

Deddington has grown over the decades and as a result has an eclectic architectural style and material pallet. Properties along Hempton Road range from detached, semi-detached and terrace houses in a mixture of stone, brick and render. Clay/cement tiles to roofs are more commonly found on properties around the application site with slate to some of the more historic central buildings.

Ridge lines are varied with a mixture of single, 1.5 and 2 storey buildings and some front projecting gable details. Due to the sites edge of settlement positions, no plot will exceed 2 storey in height.

As per the Design Guides reference, most properties front the road. The older properties within Deddington (core) are set close to the back edge of the pavement, whereas the newer plots are set a little further back from the pavement.

It is important the character of the immediate area is respected, and density is acknowledged. It would be inappropriate to replicate the style of the oldest part of Deddington, or provide a scheme that conflicts or competes this.



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Masterplan Design & Concept

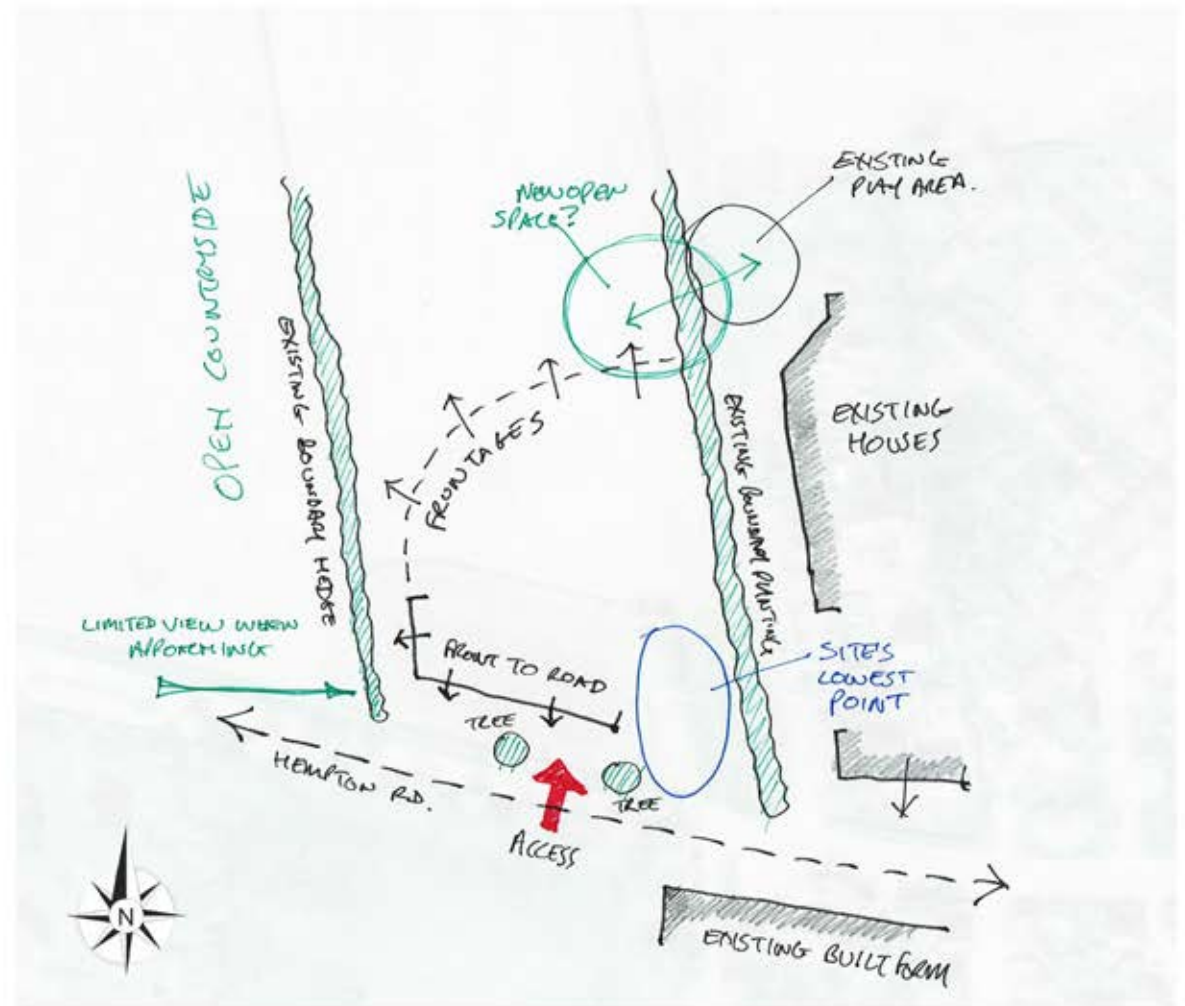
CONSTRAINTS & OPPORTUNITIES

As part of the site review, a Constraints and Opportunities Plan was created as part of the overall site analysis in accordance with the District Design Guide.

The application site is located on the edge of the settlement but in what appears to be well suited area with existing residential development along the eastern boundary. This boundary is very linear and not particularly suited to a natural edge of settlement. We seek to readdress this by creating a new, informal edge to the village that positively addresses the open countryside beyond.

The southern half of the development area is within the allocation (as defined within the Neighbourhood Plan). To fulfil the community's ambition to deliver 20 new suitable residential units, the development area has pushed slightly north of this in a sensitive and appropriate manner. A positive result in doing this means the development can connect to the adjacent play space via the creation of new public open space within the application site.

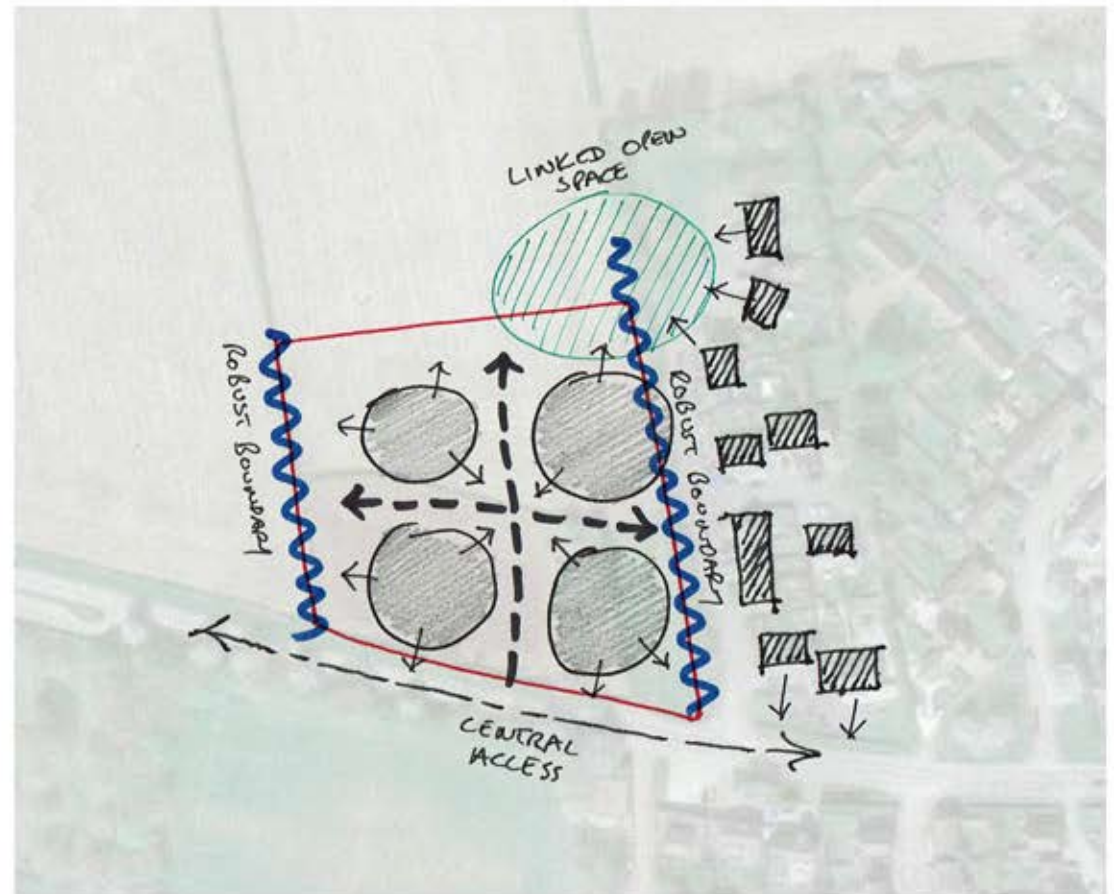
Views of the application site when approaching Deddington along Hempton Road is important, as this corner of the site will act as the new gateway to the village. The frontage to Hempton Road along the southern boundary is also important. These plot will front out onto Hempton Road, as per the Ironstone Downs character, with particular care to the material and fenestration detail.



INITIAL DESIGN STUDIES

Having analysed and studied the constraints and context of the site carefully, the site offers many opportunities:

- Long distance views into the site are limited, however, some long-distance views across the site and out to the west and north can be explored and improved via carefully selected and located boundary planting and appropriate built form.
- The built form will all be outward facing with a good level of passive surveillance over the public realm and all open areas.
- The road structure should be kept simple to create an efficient layout. This principle relates well to the existing settlement pattern of West Deddington.
- There is an opportunity to link the areas of defined public open space with the neighbouring existing development.
- Provide new, accessible green public open space retaining specific landscape features with improved site wide ecology, which includes retaining all boundary planting to the western and eastern boundaries.
- Create strong vistas and 'places' within the site, such as a central area and varied frontage depths. These areas break up the scheme and are relevant for the sites rural location.
- Improve boundary conditions where appropriate, including security, with additional planting and connections.



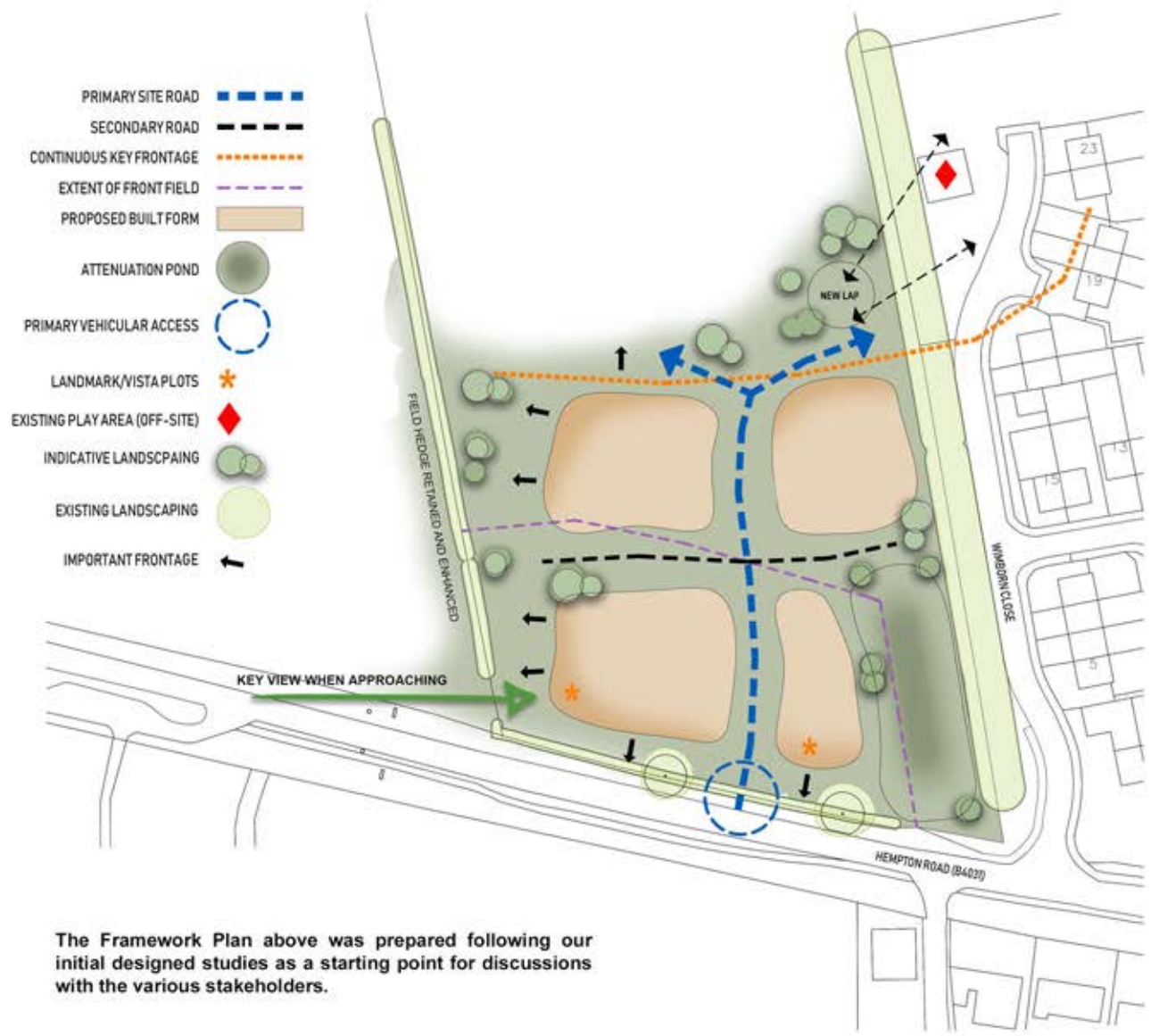
Outward facing properties providing a strong yet sensitive new 'village edge'. Identify key street frontages over open areas to provide passive surveillance and an informal but robust edge to the new green spaces.

DESIGN DEVELOPMENT

Through addressing site constraints, existing context and relevant planning policies an outline framework plan was created which formed the basis of driving the design forwards. The plan builds upon the principles established and criteria set out within the Neighbourhood Plan.

With influence from the NPPF planning policy CS9, a high standard of design and layout is proposed. Built form will face outwards addressing the pedestrian and road network and new open space. No proposed properties will back onto any open space and all will be designed in accordance with Secured by Design principles. The density of the development area relates well to the context, the site does in no way feel overdeveloped.

It is considered that this outline has provided us with a well designed, sympathetic development that provides a good balance of new public open space and built form. This stage builds on the level of detail and the design can establish an accurate access position to avoid the two existing trees along Hempton Road.



The Framework Plan above was prepared following our initial designed studies as a starting point for discussions with the various stakeholders.

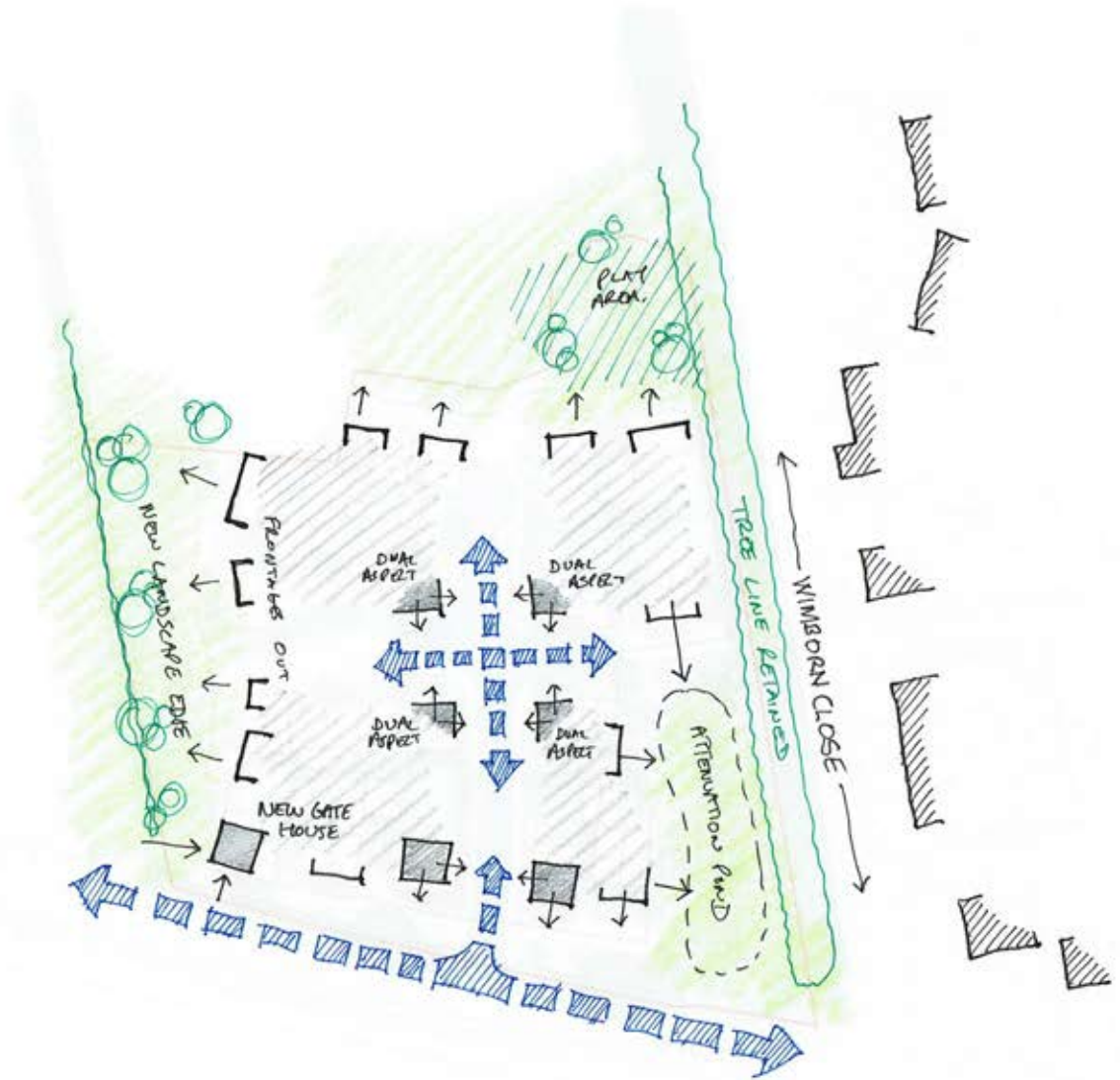
DESIGN RESOLUTION

Landmarks and vistas are important aspects of any new residential scheme. They provide interest and aid navigation. All views into and around the application site has been carefully considered. Key dwellings have been positioned to act as key vistas to terminate views and provide an active frontage to the generous areas of public open space.

The areas of new green space will form a continuation of the open countryside, creating a new informal settlement edge. A vast improvement over the existing leaner edge.

Dual aspect dwellings will occupy key locations on site. These will create positive corners to the development, and provide surveillance to both sides.

The development plots have been sized to provide a generous amount of private amenity space for each property. The back to back distances range between 21m – 25m, which exceeds current policy.



ILLUSTRATIVE MASTERPLAN


The development of the preceding concept and framework plans conclude with the outline masterplan of the site. This illustrates mix, parking provision, vehicular and pedestrian networks, open space and amenity space. The masterplan provides well designed streets and public space and respects the site constraints and utilise the sites opportunities, all of which will contribute significantly to the success of the scheme.

The scheme is relatively low density to reflect its rural location, returning a density of just 21 dwellings per hectare. Verges are varied and generous in places, relating to traditional style houses that front outwards in a village manner, purposefully avoiding long straight incongruous runs of houses and areas of unsurveyed space.

Street surface treatment will be varied and encourage reduced vehicular speeds. It is not our intent to incorporate speed bumps into the road network, as we feel a combination of shared and varied surface conditions, and a varied street pattern will prompt low vehicle speeds. Private driveways will be defined via a different surface material to adoptable roads.

Each area has been specially considered to avoid any residual and unused spaces that may become neglected and encourage anti-social activity. The design of the scheme follows the contextual research carried out as part of our analysis.





Scale & Form

TENURE PLAN

Affordable Housing has been generously catered for on site at a level of 35%. There will be a range of house sizes across the site that reflects local need and planning policy. Each affordable house has been sized to allow for easy Lifetime Homes conversion if/when required.

The affordable and social homes have been designed to fully integrate carefully into the streetscape, they are located in premium locations both within the scheme and looking over open space.

All affordable units are tenure blind, which means they cannot be identified from the street when read alongside private sale units.

Each affordable home has allocated parking within a few metres of the front door.

- KEY
- Affordable Units 7 (35%)
 - Private Units 14 (65%)



RESIDENTIAL MIX

The mix has been generated to cater for all categories of potential residents and has been influenced following comments made within the emerging Neighbourhood Plan. This is mainly 2 and 3 bedroom houses.

The low density of the site has not resulted in predominately larger house types. The mix is varied and includes 2 bedroom, 3 bedroom and 4 bedroom properties across the private tenure to enable families to upsize and couples to downsize, whilst remaining within the village and their community.

- KEY
- Four + Bedroom 3
 - Three Bedroom 10
 - Two Bedroom 6
 - One Bedroom 2



STREET NETWORK

The road network and hierarchy is essential in creating a successful scheme. We propose a mixture of adoptable roads and private driveways, with subtle changes in surface and texture to define these. Private driveways successfully terminate roads in an 'un-engineered' manner and provide an informal transition between green space and plot frontage. As part of our site wide strategy and its evolution, the proposed roads will have a hierarchy. The primary roads will offer opportunities for low level planting in places.

Secondary roads will offer a highway/dwelling relationship closer than the above, but still provide an adoptable road for both pedestrians and vehicles. The dwellings will be used to create an interesting street scene with the use of varying ridge heights, different material types, architectural features and landscape treatment.

Private and shared driveways generally serve only the residents they serve. The number of dwellings served off a private driveway does not exceed 3, below the maximum permitted of 5, and are used across the development, particularly on key frontages, to create an informal appearance in keeping with the rural context. The landscape treatment of these areas will enhance the frontages further.

- Private driveways
- Change of surface treatment



STREET DESIGN & INCLUSIVITY

The form and scale of new developments and how they relate to the context are fundamental to the success of the scheme. Although outline at this stage, we feel it important to provide an example of the type of high quality street scape we aim to provide. Streetscapes will be well proportioned and provide both variety and consistency. No dwelling will exceed 2-storey, plus there will be elements of single and 1.5-storey to further enhance this rural setting. The landscape treatment will further enhance the scheme.

The design has provided plenty of opportunity for tree planting via generous verges and large areas of open space.

The materials pallet will reflect the architectural style of the area. We welcome the opportunity to discuss materiality at the later Reserved Matters stage, our aim is to create an exemplar edge of settlement scheme.

Fully inclusive access to all areas will be available to everyone, regardless of ability. All dwellings will have level thresholds and comply with the necessary Building Regulations requirements for access. Dwellings will be constructed to building regulations M4(2) 'Accessible and Adaptable Dwellings', and M4(3)(2) 'Wheelchair user Dwellings'.

A lot of the properties have been sized to allow easy conversion to meet Lifetime Homes standards. The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of local facilities and amenities.



Recently completed David Wilson Homes scheme in Deddington, using a mixture of stone, red brick and render.



Proposed Illustration of the Hempton Road frontage

PARKING

Although outline planning permission is sought, the layout must prove that the quantity of houses can be delivered. Each plot larger than 1bed has at least 2 allocated parking spaces (as highlighted in orange within the diagram on the right). The 2 x 1bed plots have an allocated parking space each.

In addition to the allocated parking, 7 unallocated visitor parking spaces have been provided across the scheme, providing 0.33 spaces per dwelling. These are located in various positions in convenient locations.

-  ALLOCATED PARKING SPACE
-  ADOPTED ROAD
-  VISITOR PARKING SPACE: 7 Spaces



SUSTAINABILITY & ECOLOGY

The proposed scheme has been designed to facilitate a number of features to reduce energy demands and improve overall energy efficiency and sustainability. The orientation of roofs have been considered to cater for future PV and solar thermal provision, with many orientated north to south.

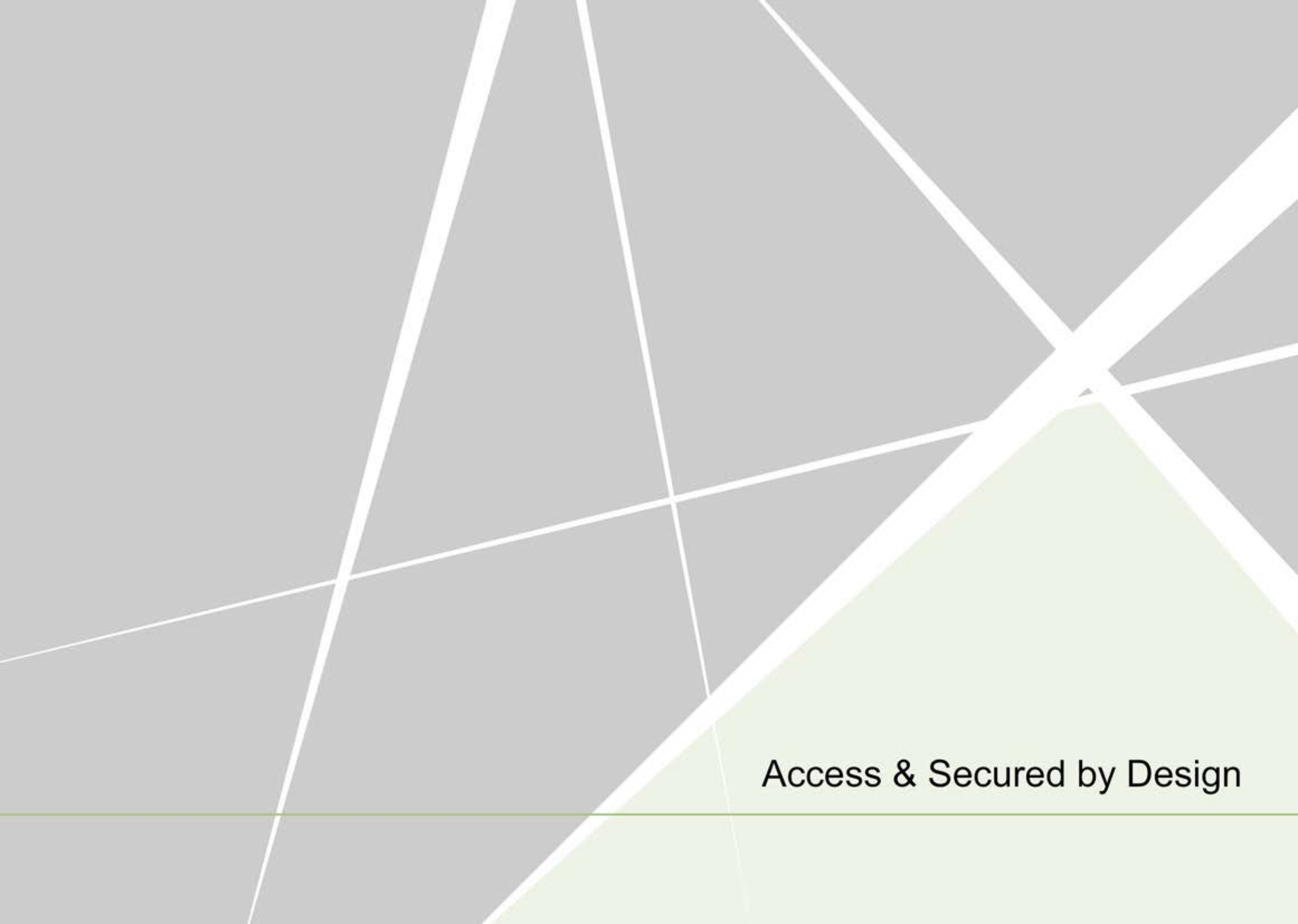
Refuse bins for each waste type will be provided within the curtilage of the dwelling and separate external space for the storage of refuse will be provided in a convenient location, within the garden, easily accessible from the house. There is also space within the garden for small scale composting and the cultivation of vegetables.

The scheme does not involve the removal of any substantial or protected trees. The two larger existing trees within the southern boundary will be retained as part of the scheme.

Planting of new shrubs selected to encourage wildlife will be designed into the scheme to offer seasonal variety and improve the ecological value of the garden. The new areas of open space will add further to this biodiversity.

The site connects well with the local infrastructure and all nearby amenities are walkable.





Access & Secured by Design

ACCESS STATEMENT

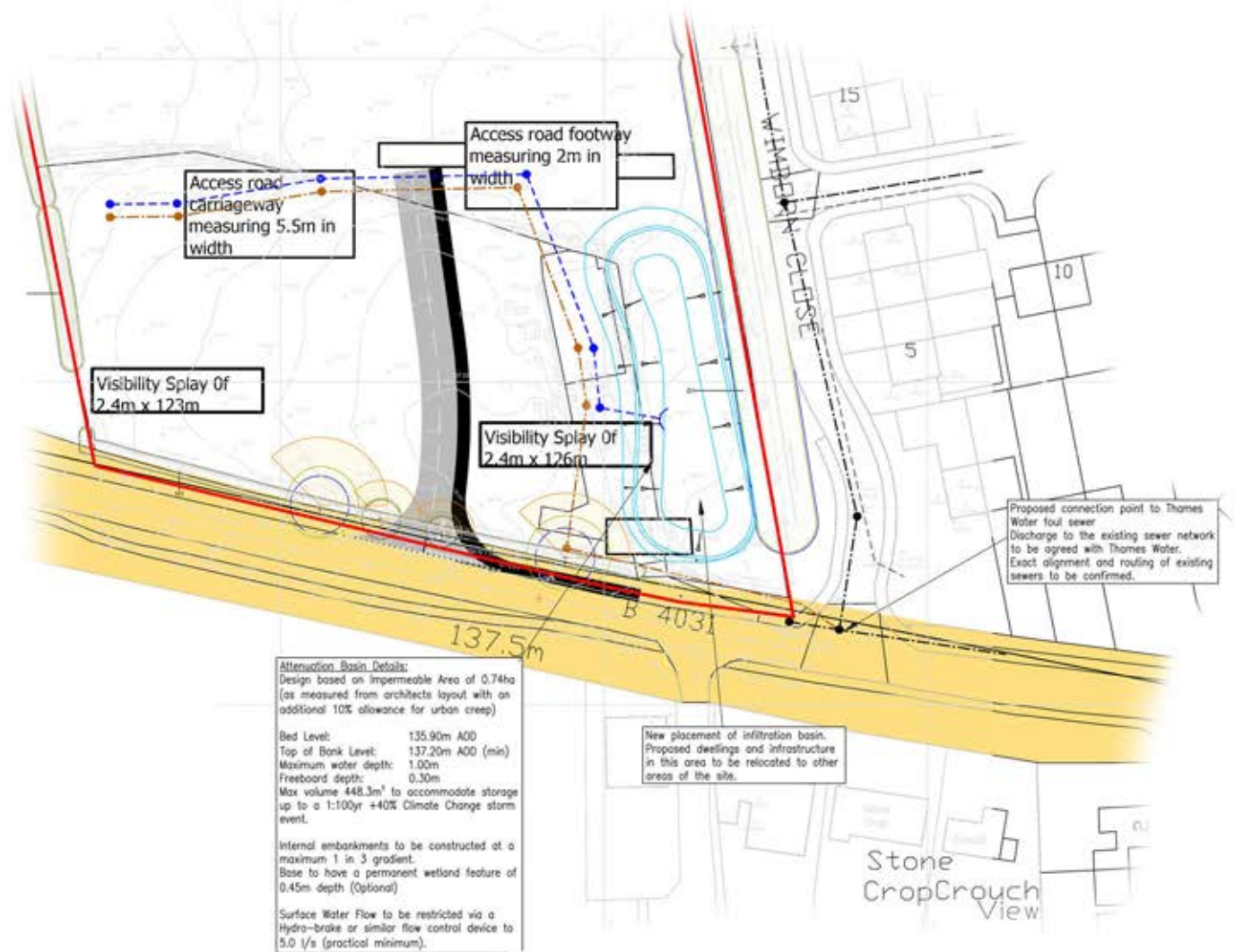
The site will be accessed via a new access, as detailed right, off Hempton Road. A 5.5m wide carriageway proceeds into the site via a new T-junction, with a 2m footway located along the eastern side of the access road. The footway will tie into the existing footways of Hempton Road, maintaining a sustainable pedestrian link into the site.

Visibility splays from the Hempton Road junction with the site are appropriate for the measured road speeds.

Existing bus stops are located a few minutes walk north along Hempton Road, adding further to the suitability and sustainability of the site.

All plots have been sized to achieve Lifetime Home standards. These include wider circulation routes, larger WC's, provision for ground floor sleeping and wheelchair compliant thresholds and gradients.

Adequate parking provision is provided for all plots. The parking is unobtrusive yet convenient and safe to use. There is no use of courtyard parking, as this is unsuitable for the location. All plot benefit from on plot parking with garages set back between houses.



Secured by Design



Established in 1989, Secured by Design (SBD) is owned by the Association of Chief Police Officers (ACPO) and is the corporate title for a group of national police projects focusing on the design and security for new & refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects.

The proposal has been designed to accord with 'Secured By Design' principles. This is demonstrated by the following SBD titles:

Access & Movement – Gardens to houses are generally arranged to abut each other, providing continuity of landscape and habitat. Front doors are generally overlooked via a number of different means to ensure all connections are adequately surveyed.

Parking is provided close to the dwellings that it serves within the curtilage of the properties. Highways and pedestrian routes are integrated to provide ease and safety of movement whilst maintaining legibility through the site.

All routes and passageways are naturally surveyed. There are no dead ends or dark corners that may encourage anti-social activity.

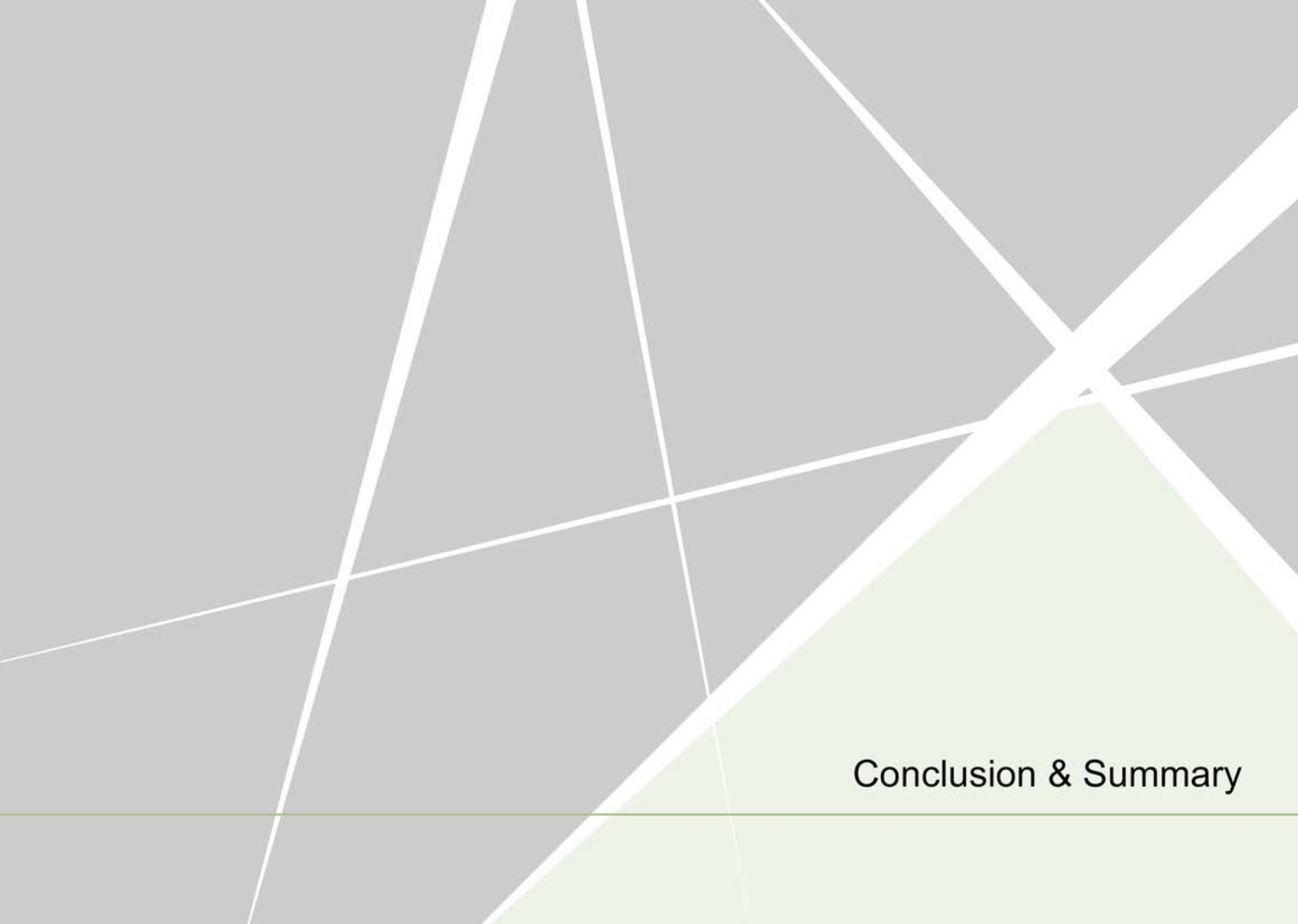
Surveillance – Dwellings are orientated to overlook highways and footpaths so that all round surveillance is provided. Green spaces are over-looked by several properties and are designed in a way not to create secluded areas created by excessive or over planting.

Structure – Houses are spaced to ensure privacy and amenity is respected. Green spaces are of useful size and layout to be used for play and recreation. They are clearly defined by footpaths and roads and are heavily surveyed. Property frontages are landscaped in a way that the threshold from public to private is obvious, whilst maintaining an uncluttered street scene.

Activity – The proposal is for a residential development with no conflicting uses, appropriate to this area of the village. Pedestrian routes are provided and enhanced across the site that provide links to the Village Centre.

Ownership – Affordable houses are distributed around the site evenly to create a tenure blind appearance. As mentioned previously, boundaries to properties are clearly defined using specific low level landscape features to ensure a sense of ownership and security, without blocking views or providing secluded frontages.

The green spaces have been designed of low maintenance landscaping, including grass and small native trees. If the public greens spaces are well maintained, there is less likelihood of vandalism or anti-social behaviour taking place.



Conclusion & Summary

CONCLUSION

This Statement demonstrates that this scheme has been designed with clear acknowledgement of the requirements, the context and guidance contained within the Design Guide. Careful reference and respect for the village edge and the sites gateway position has been considered throughout the design process.

The design has evolved substantially during the design process, which has included various meetings with the Parish Council and the Public Exhibition. Site constraints and opportunities were investigated and analysed at an early stage, which has thoroughly benefited the design process.

The design responds sensitively and appropriately to the context and is both sustainable and design-led. The completed scheme will benefit both new and existing residents and offers improved accessibility and new amenity in the form of new public open space and an extended local area of play.

The scheme is in accordance with Local Policy and the Neighbourhood Plan, delivering a sustainable number of units within a sustainable location.

We respectfully ask that outline planning consent is granted.



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