

LOWER HEATHCOTE FARM, WARWICK.

Design Statement Addendum – House Type Plot Substitution Plots – 271, 273, 283, 284, 285, 287, 288, 289 – 8 plots in total.

Prepared by Bovis Homes Ltd 20/06/18

Introduction

The approved development proposal comprises up to a maximum of 1075 dwellings. The site received Outline Planning Approval from Cherwell District Council followed by a Reserved Matters Consent on 22nd December 2011 ref – 10/01642/OUT.

This application is for a house type substitution on 8 plots in total as set out above by way of a S73 application to vary condition 1 of the reserved matters to include the updated drawing references as set out in the accompanying drawing schedule.

New housing Range – The Phoenix Collection

The Phoenix Collection is a new market leading range for both private and affordable house types and brings an exciting new chapter for Bovis Homes. This collection has been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885. The key guiding principles embedded in each new design are –

Arrival – eye catching kerb appeal with added attention to the principal entrances.

Proportion – relocation of wet rooms away from front of the floor plans to enable deeper more balanced windows to be used on principal elevations.

Movement – With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas that suit today's lifestyles. While attention on master bedrooms and en suites has given the homes added attraction.

Light - The size, positioning and number of windows in the Phoenix Collection have created bright and airy homes giving a spacious feel.

Future proof - A property from the Phoenix Collection should be a customer's 'forever home' as they are designed to withstand the test of time. The homes are future proof, with the majority of properties designed to National Space Standards and M4(2) creating adaptable spaces that can accommodate a changing lifestyle.

Warwick Layout Design Principals

Given the proposals relate to a plot substitution exercise, the revised layout adheres to all of the commendations contained within the approved Design and Access Statement and the design parameters set out on the approved masterplan.

- Access – main access remains exactly as approved.
- Siting – the siting of the plots affected remain in the same location and orientation as approved. The associated garage / parking allocation remains consistent with the approved layout. Parking provision and the dimension setting out for spaces remains as approved.

- Landscaping – the quantum and specification of the plot landscaping will be adjusted slightly to suit the new footprint configurations and paving layouts. The quality of the landscaping intended will remain the same.
- External Appearance / Materials – Elevations retain the traditional appearance in keeping with the styles of the plots unaffected by this update together with the character assessment within the Design Statement. Identical materials to as approved will be utilised.
- Storey Height - All new house types are two storey in height as per the approved proposals.
- Affordable housing – all affordable housing provision and its siting remains unaffected.
- Levels – the new houses will be set at the same finished floor level to as approved.
- Public open space / Play Area – remains as previously approved.

Planning, S106

The new proposals will continue to be subject to compliance with the existing planning conditions and obligations set out in the S106 agreement.