

House Types Examples

Where Parcels 2 and 3 sit closer to Fox Hill, the architectural approach transitions to a more contemporary expression. Here, the house types incorporate larger window openings and refined brick detailing, including articulated window surrounds and banding, to break up the massing and create a more dynamic façade treatment. This approach responds to and draws reference from the newer development to the south of Fox Hill.

Additional materials are introduced at key vista points and prominent corners to establish a clear rhythm within the street scene and support intuitive wayfinding.

The roofscape continues to utilise hipped and dual-pitched forms, with gable-fronted dwellings marking corners to provide visual emphasis. This composition reinforces the more contemporary character envisaged for this part of the scheme while still maintaining elements of a farmstead characteristic across the development.

Reflection to Context



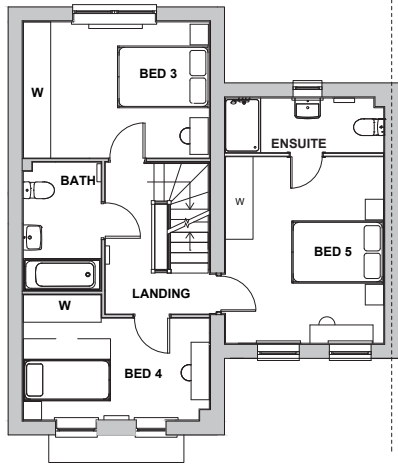
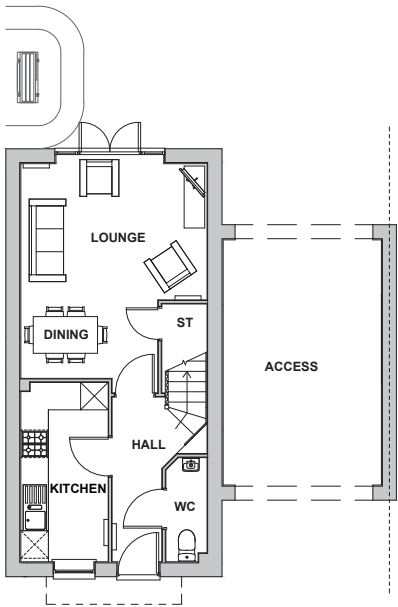
Hanging tiles facade with mixed brick along Fox Hill Close



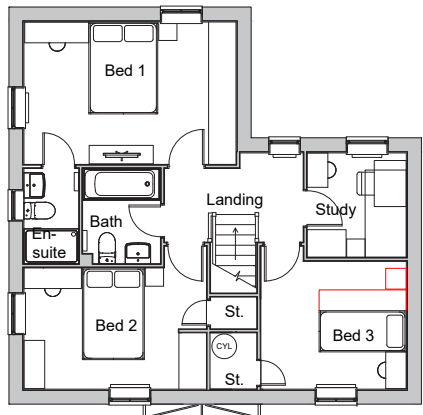
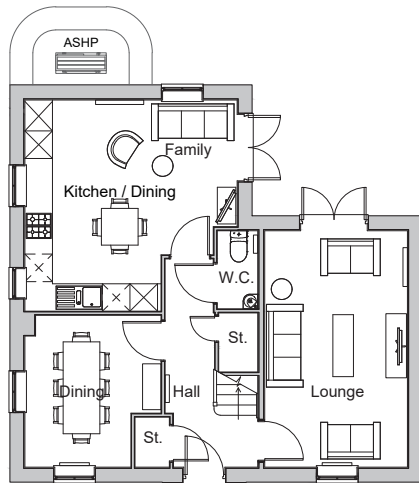
Apartments with gabled front and timber cladding on Rocky Lane



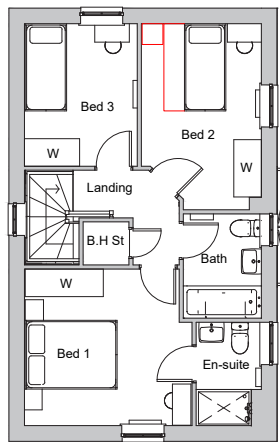
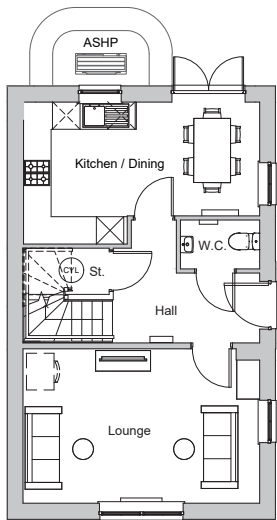
Birtley +



Allerthorpe

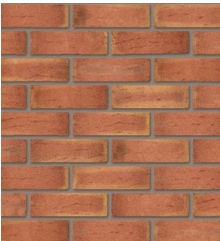


Martham

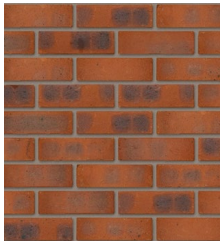


Proposed Materials

Materiality again is kept simple with the predominant material being red brick, with some buff brick accent areas. Red tile hanging, grey/taupe and grey/brown weatherboarding are proposed to break up elevations, materials in keeping with the surrounding context .



Wienerberger
Sunset Red Brick



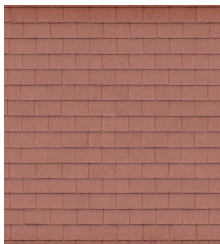
Wienerberger
Dunsfold Multi Brick



Red roof tiles



Red tile hanging
detail



Red tile hanging



Grey roof tiles



Rich Espresso
HardiePlank (or
other as approved)
weatherboarding



Cobble Stone
HardiePlank (or
other as approved)
weatherboarding

04.05 Accommodation, Parking & Refuse

Accommodation

The proposed development will provide much needed houses across several tenures. There are 1 & 2 bedroom flats, 1, 2, 3 & 4 bedroom dwellings available for Affordable rent, First Homes and open market.

For further details, refer to the site plan.

Hurst Farm								
Parcel 1								
Private								
Code	Brand	Type	Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Buxton	Redrow	House	2	716	67	2.0	3	2148
Warwick	Redrow	House	3	1075	100	2.0	3	3225
Stratford Lifestyle	Redrow	House	3	1211	113	2.0	3	3633
Leamington Lifestyle	Redrow	House	3	1412	131	2.0	5	7060
Oxford Lifestyle	Redrow	House	4	1316	122	2.0	6	7896
Windsor	Redrow	House	4	1218	113	2.0	5	6090
Marlow	Redrow	House	4	1288	120	2	1	1288
Overton	Redrow	House	4	1392	129	2.0	4	5568
Ledsham	Redrow	House	4	1841	171	2.0	2	3682
Richmond	Redrow	House	4	2030	189	2.0	1	2030
Hampstead	Redrow	House	5	1842	171	2.0	3	5526
Sub tot							36	48146

Affordable								
Code	Brand		Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Spey G	Affordable	Walk up	1	495	46	1.0	3	1485
Spey F	Affordable	Walk up	1	643	60	1.0	3	1929
A1	Custom	Flat	1	624	58	1.5	4	2496
A2	Custom	Flat	2	763	71	1.0	2	1526
Tavy	Affordable	House	2	823	76	2.0	6	4938
Sub tot							18	12374
Total							54	60520

Parcel 2								
Private								
Code	Brand	Type	Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Block D 560	Custom	Apt	1	560	52	1.0	8	4480
Block D 741	Custom	Apt	2	741	69	1.0	8	5928
Millbeck	Barratt	FOG	2	794	74	2.0	1	794
Kew	Barratt	House	2	785	73	2.0	9	7065
Newby	Barratt	House	3	952	88	2.0	1	952
Matlock	Barratt	House	3	970	90	2.0	6	5820
Mewstone	Barratt	House	3	970	90	2.0	2	1940
Kirkstone	Barratt	House	3	974	90	2.0	4	3896
Martham	Barratt	House	3	995	92	2.0	8	7960
Marwood	Barratt	House	3	1116	104	2.5	4	4464
Elsdon	Barratt	House	3	1156	107	3.0	3	3468
Charmwood	Barratt	House	3	1183	110	2.0	6	7098
Allerthorpe	Barratt	House	3	1225	114	2.0	3	3675
Rowan	Barratt	House	4	1315	122	2.0	1	1315
Kelling	Barratt	House	4	1217	113	2.5	1	1217
Elsdon +	Adapted	House	4	1372	127	3.0	3	4116
Birtley +	Adapted	House	4	1426	132	3.0	3	4278
Sub tot							71	68466

Affordable								
Code	Brand		Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Block E 646	Affordable	Apt	1	646	60	1.0	1	646
Block E 538	Affordable	Apt	1	538	50	1.0	2	1076
Block E 539	Affordable	Apt	1	539	50	1.0	3	1617
Block E 756	Affordable	Apt	2	756	70	1.0	3	2268
SH78+	Adapted	Walk up	2	774	72	2.0	1	774
SH79+	Adapted	Walk up	2	920	85	2.0	1	920
YB50	Affordable	House	2	866	80	2.0	9	7794
YB52	Affordable	House	3	1025	95	2.0	4	4100
YB55	Affordable	House	3	1049	97	2.0	1	1049
Sub tot							25	20244
Total							96	88710

Parcel 3								
Private								
Code	Brand	Type	Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Block C 538	Adapted	Apt	1	538	50	1.0	3	1614
Block C 673	Adapted	Apt	2	673	63	1.0	3	2019
Block C 709	Adapted	Apt	2	709	66	1.0	3	2127
Milbeck	Barratt	FOG	2	794	74	2.0	1	794
Kew	Barratt	House	2	785	73	2.0	18	14130
Newby	Barratt	House	3	952	88	2.0	5	4760
Matlock	Barratt	House	3	970	90	2.0	9	8730
Mewstone	Barratt	House	3	970	90	2.0	6	5820
Kirkstone	Barratt	House	3	974	90	2.0	6	5844
Martham	Barratt	House	3	995	92	2.0	14	13930
Thornham	Barratt	House	3	997	93	2.0	2	1994
Marwood	Barratt	House	3	1116	104	2.5	10	11160
Charmwood	Barratt	House	3	1183	110	2.0	4	4732
Allethorpe	Barratt	House	3	1225	114	2.0	3	3675
Leyburn	Barratt	House	3	1312	122	2.5	12	15744
Kelling	Barratt	House	4	1217	113	2.5	2	2434
Rowan	Barratt	House	4	1315	122	2.0	6	7890
Sub tot							107	107397

Affordable								
Code	Brand		Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Block A 764	Affordable	Apt	2	764	71	1.0	3	2292
Block A 547a	Affordable	Apt	1	547	51	1.0	3	1641
Block A 547b	Affordable	Apt	1	547	51	1.0	3	1641
Block B 540	Adapted	Apt	1	540	50	1.0	3	1620
Block B 758	Adapted	Apt	2	758	70	1.0	3	2274
Block B 753	Adapted	Apt	2	753	70	1.0	3	2259
Mais 2B	Custom	Walk up	2	772	72	1.0	1	772
Mais 2B	Custom	Walk up	2	892	83	1.0	1	892
Milbeck +	Adapted	FOG	2	855	79	2.0	2	1710
YB50	Affordable	House	2	866	80	2.0	12	10392
WCH 2B	Barratt	House	2	1152	107	2.0	2	2304
YB52	Affordable	House	3	1025	95	2.0	4	4100
WCH 3B	Barratt	House	3	1405	131	2.0	2	2810
YB54	Affordable	House	4	1167	108	2.0	2	2334
Sub tot							44	37041
Total							151	144438

Parcel 4								
Private								
Code	Brand	Type	Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Letchworth	Redrow	House	3	983	91	2.0	12	11796
Warwick	Redrow	House	3	1075	100	2.0	2	2150
Stratford Lifestyle	Redrow	House	3	1211	113	2.0	5	6055
Leamington Lifestyle	Redrow	House	3	1412	131	2.0	1	1412
Oxford Lifestyle	Redrow	House	4	1316	122	2.0	13	17108
Windsor	Redrow	House	4	1218	113	2.0	5	6090
Marlow	Redrow	House	4	1288	120	2	3	3864
Overton	Redrow	House	4	1392	129	2.0	4	5568
Ledsham	Redrow	House	4	1841	171	2.0	1	1841
Richmond	Redrow	House	4	2030	189	2.0	4	8120
Hampstead	Redrow	House	5	1842	171	2.0	4	7368
Sub tot							54	71372

Affordable								
Code	Brand		Beds	SQFT	SQM	Storeys	Total No.	Total SQFT
Spey G	Affordable	Walk up	1	495	46	1.0	1	495
Spey F	Affordable	Walk up	1	643	60	1.0	1	643
Bromsgrove +	Adapted	House	2	850	79	2.0	12	10200
Tavy	Affordable	House	2	823	76	2.0	6	4938
Sub tot							20	16276
Total							74	87648

Parking

There is a mixture of car parking arrangements within the site, in line with Good Practice Guidance. All dwellings have on plot private car parking, with the exception of some apartment blocks that have unallocated car parking but within designated parking courts. All dwellings will be provided with EV charging points.

All dwellings will be provided with cycle storage. For houses and maisonettes is at the rear gardens, easily accessible to promote sustainable travel. Cycle parking provision for apartments are in communal cycle stores, either integrated in the building or in dedicated cycle stores.

Visitor spaces are provided in various areas around the site, especially where there will be more public activity, for example adjacent to the public open spaces. In some areas these are provided as street provision and in other areas these are in clearly marked bays.

KEY

Allocated Parking

Visitor Parking

Integrated Parking

Garage Parking

Cycle Storage



Refuse

Refuse storage is proposed in rear gardens. Apartment blocks have communal bin stores, either integrated to the building or in dedicated bin stores easily accessible from the public realm.

Where there are private drives or small parking courtyards, a bin collection point is proposed that is easily accessible from the street.

KEY

Bin Store

Bin Collection Point

Householder Carrying Distance

Refuse Collector Carrying Distance



05.01 Landscape

Landscape Masterplan

Key design drivers for the landscape design have been:

- Natural fall of the land - Although development parcels require modification to the existing levels, the natural change and falls in topography have been utilised in the public open space to provide quality play features, and low points on the site used to attenuate surface water. The natural fall of the land across the large open space forming the eastern part of the site have been take advantage of with flatter areas used for picnics and seating, and long views kept open to the woodland beyond.
- Existing vegetation - The development of four parcels has developed as a result of the ancient woodland and transport corridor running north-south bisecting the site. Other areas of existing habitat, including two large balancing ponds have defined areas of public realm. Play areas and public space have been located in the heart of the development, near to existing trees to encourage natural play.
- Protecting Ancient Woodland - The ancient woodland adjacent to the site is an important feature of the Site. Development has been kept out of buffer zone, and landscape enhancements have been kept to a minimum, to allow the ancient woodland to regenerate and develop naturally. Where possible, vehicular and pedestrian movement has been directed away from this habitat.
- Water management - Attenuation basins sited on the development's edges are integrated into the open spaces. Where possible basins will be designed with shallow slopes. Aquatic planting in the deepest parts, and native planting on steeper edges will direct pedestrian movement, avoiding the need for fencing, and allowing the basins to be fully integrated into the usable open space in summer months when they sit dry.
- Open spaces - A key feature of these proposals is the multipurpose communal green spaces which border each development parcel, creating a buffer between the development and the woodland which lies adjacent to the site's boundaries. These spaces provide open space for informal recreation, SUDS and opportunities for the planting of native trees, shrubs and wildflower, to provide habitat and green infrastructure linkages for wildlife whilst providing visual amenity and shade for residents. Species will be informed by the adjacent woodland.
- Pedestrian movement - Wide paths link the development to existing settlement to the west, and to the proposed school south of the site. Additionally, a 3m wide cycle path runs adjacent to the ancient woodland, connecting to the southern part of Hurst Lane, where vehicular movement will be restricted. Throughout open spaces paths of close mown amenity grass will provide areas for recreation whilst longer, species-rich grass will provide habitat for invertebrates and enhance biodiversity. Additional pedestrian paths of hoggin will create accessible routes across the open space, where possible paths have been designed to avoid steep falls, achieving 1:21 gradients.

1 Natural fall of the land



4 Water management



2 Existing vegetation



5 Open spaces



3 Protecting Ancient Woodland



6 Pedestrian movement

