

APPEARANCE - SAMPLE STREET SCENES



STREET SCENE 'A'



STREET SCENE 'B'



STREET SCENE 'C'



STREET SCENE 'D'



SUSTAINABLE DESIGN

A sustainable lifestyle requires a balanced community, healthy lifestyle opportunities, efficient transport options as well as efficient homes and low carbon energy. This section summarises how we have responded to these different strands of sustainable development:

BALANCED COMMUNITY

A rich mixture of dwelling sizes and tenure allows for a mixed and diverse community, which is achieved with a mix of dwelling sizes & tenures that reflect district requirements. Local village amenities, primary school and playing fields are located within walking distance from the site creating the opportunity for walking, exercising, play and enjoyment of the outdoors to promote healthy living. There are excellent bus, footpath and cycle connections giving access to the wider environment.

ENERGY EFFICIENT BUILDINGS

There will be a fabric first approach to energy efficiency, creating highly sealed & thermally insulated building envelopes to ensure minimum heat loss and therefore reduce heating and energy requirements. Carefully positioned windows will ensure good lux levels within dwellings to avoid overuse of lighting. All homes will benefit from Air Source Heat Pumps and on plot Electric Vehicle Charging points.

FLOOD RISK

A comprehensive sustainable surface water drainage strategy has been integrated into the proposals to ensure safe level of water run-off and to avoid any flooding.

SAFETY & SECURITY

The proposal has been developed to ensure that the site creates a safe and secure environment for residents and visitors alike.

NATURAL SURVEILLANCE OF THE PUBLIC REALM

Dwellings provide continuous outlook onto the public realm with high levels of passive surveillance from primary habitable rooms, with deep windows.

DESIGN PRINCIPLES

Dwellings have been designed to maximise the use of natural sunlight.

SECURE BOUNDARIES

Secure boundary fences & gates have been provided to all private areas at 1800mm high. Front garden areas will have Soft Landscaping and / or walls, fences, railings etc. to provide a defensible space.

DETAILED DESIGN

Secure doors, windows, gates and locks are specified across the development to ensure appropriate security is provided.

ACCESSIBILITY

All homes will be designed to Part M of the building regulations with level threshold to front doors to ensure they are accessible for disabled residents and visitors alike. One home will be designed to Part M4(3) of the building regulations and fully accessible by wheelchair.



SUMMARY

This design & access statement has been prepared in support of a full planning application for new residential development of 27 no. high quality homes & associated access, parking and open space on land to the rear of Chesapeake, Reeds Lane, Sayers Common. The scheme has been derived from a process involving Assessment, Evaluation and Design.

The site and its context has been appraised to inform a scheme which fits comfortably within its surroundings and is sympathetic to its setting. The proposals achieve a satisfactory balance between the mix of accommodation, the need for a character led design approach set within the landscape framework. In addition, the scheme would provide a policy compliant mixed sustainable community. The proposals respond to the prevailing constraints & opportunities that the site has to offer and will further enhance the local area providing a safe and accessible environment for residents & visitors alike.

BENEFITS

The benefits of the development described in this document are:

1. A mix of 27 new quality homes in the local area.
2. 30% Affordable Housing to be provided. (8 no. homes)
3. A development in a sustainable location.
4. A safe and secure environment in which to live and play.
5. A sympathetic design to the local character and quality of the area.
6. Existing trees / hedgerows to be retained where possible and enhanced with native species.
7. A fully integrated SUD's drainage system for the site.
8. Creation of a new pedestrian link from Reeds Lane to the public footpath network to the South of the proposed development.

NOTE - IMAGES BELOW SHOW EXAMPLES OF PREVIOUS ANTLER HOMES DEVELOPMENTS

