

RM AREA 2 LAND NORTH OF HORSHAM - DESIGN & ACCESS STATEMENT

Preface

This Design & Access Statement has been prepared for L&G Homes by Powell Dobson Architects with the support of the Design Team for a Reserved Matters submission to Horsham District Council.

Design Team:
Architect: Powell Dobson Architects
Planning consultant: Barton Willmore
Landscape: Macgregor Smith
Ecology: BioScan
Engineering: Paul Basham Associates
Energy: AES Sustainability Consultants
Arboricultural: PJC

Date: 07/08/20

Author: Bernadette Kinsella

Revision: /

Job No.: 20032

Checked: BK

Address: Powell Dobson Cardiff
Suite 1F, Building 1,
Eastern Business Park, Wern Fawr Lane,
Old St Mellons, Cardiff, CF3 5EA

Contact Details: tel.: +44 (0)33 33 201 001
email: bernadette.kinsella@powelldobson.com

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Contents

1.0 Introduction

2.0 Opportunities and Constraints

3.0 Proposed Site Layout

- 3.1 Compliance with Masterplan: Approved Parameters
- 3.2 Key Design Principles
- 3.3 Mix, Quantum, and scale of development
- 3.4 Affordable Housing Proposal

4.0 Character & Built Form

- 4.1 Character Areas
- 4.2 Key Frontages
- 4.3 Density

5.0 Movement Strategy & Street Typologies

- 5.1 Street Hierarchy
- 5.2 Primary Street
- 5.3 Secondary Street
- 5.4 Tertiary Shared Surface Mews Streets
- 5.5 Informal shared surfaces and private drives
- 5.6 Pedestrian routes and Cycle Strategy
- 5.7 Car and Cycle parking strategy

6.0 Architecture & Materials

- 6.1 Materials
- 6.2 Street Scenes
- 6.3 Illustrative Views

7.0 Landscape & Public Realm

- 7.1 Landscape Strategy

8.0 Sustainability

- 8.1 Energy Strategy

9.0 Conclusion

Appendices

- Appendix 1 Design Development

1.0 Introduction

This design and access statement sets out how the proposals for RM area 2 have been developed in accordance with the key principles of the OPP DAS, the masterplan principles set out in chapter 2 of the DLS and the 6 place making principles set out in its introduction, to support the vision of a high quality, sustainable community with placemaking at its heart:

- Establish a destination & community early
- Create exciting & varied landscapes
- Create a biodiversity positive environment
- Establish a place that is enduring & authentic
- Design a place that is inclusive & accessible to all
- Establish a well-connected place to promote healthy life-styles

- 1 Village Centre
- 2 The Moathouse
- 3 Motte Park
- 4 The Orchard
- 5 Waterside Parkway
- 6 Existing Public Right of Way
- 7 Green Park
- 8 Proposed combined school site
- 9 Proposed future sports hub
- 10 Hillside

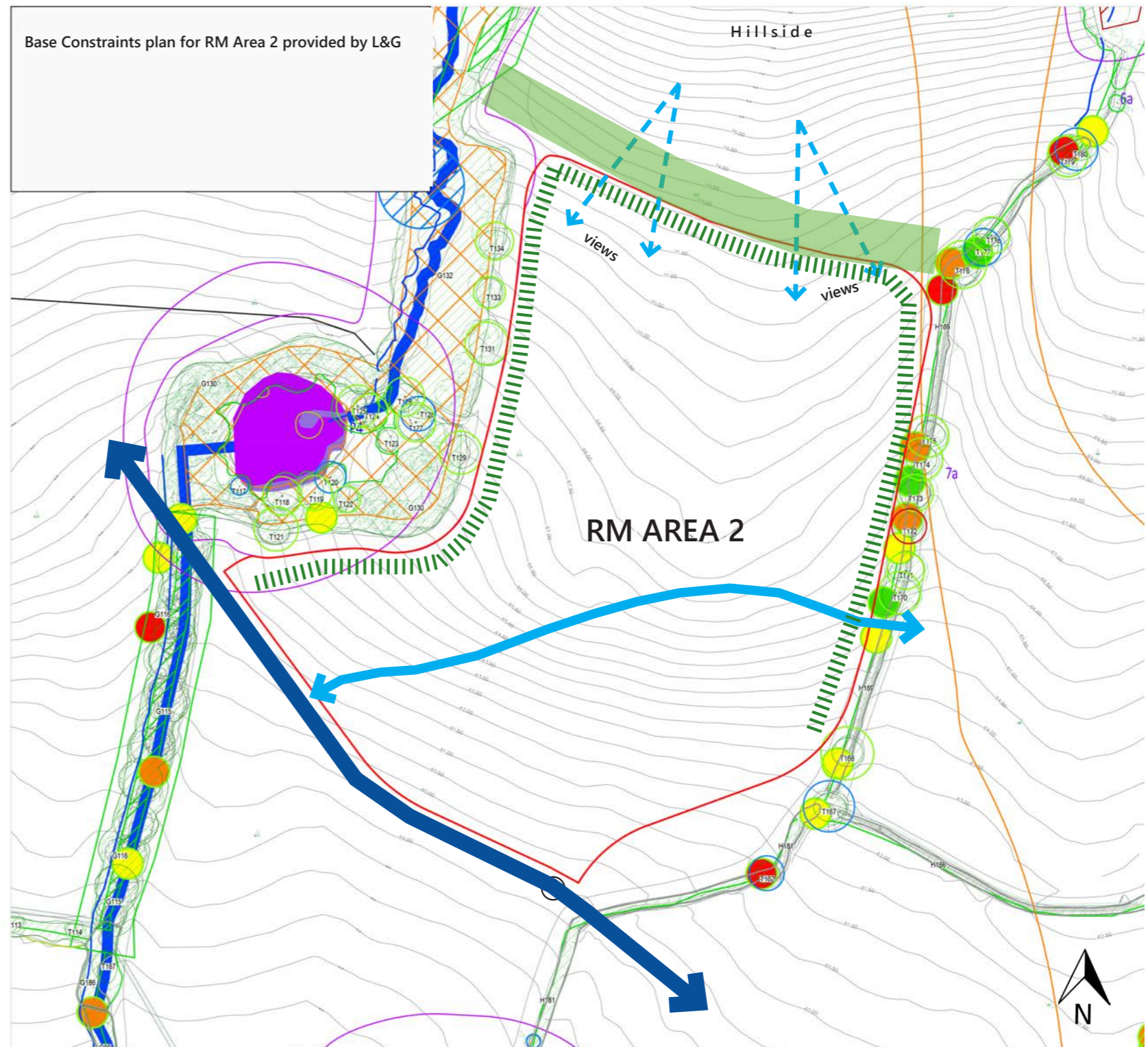


Proposed Masterplan for Phase 1 submitted with the DLS

2.0 Opportunities & Constraints

This phase sits in the Northern part of the masterplan area. It benefits from a varied, mature landscape setting including the ancient woodland to the west, Hillside area to the North and the mature hedgerow corridor to the East.

The topography provides both a constraint and an opportunity with the land rising from the south over 11m as it rises to meet the hillside edge.



- Parcel B Boundary
- Existing Tree - Category A
- Existing Tree - Category B
- Existing Tree - Category C
- Existing Tree - Category U
- Likelihood of Tree Containing Roosting Bats - High
- Likelihood of Tree Containing Roosting Bats Medium
- Woodland - NON-ANCIENT
- Woodland - ANCIENT AND BUFFER
- Pond Supporting Great Crested News, 50m & 250m Buffer
- Watercourse
- Eco bat tree (low)
- Primary Street position fixed (Subject to a separate RM application)
- Indicative Secondary street position
- Views across site from Hillside
- Landscape buffer to Hillside
- Sensitive edges to hillside and green corridors

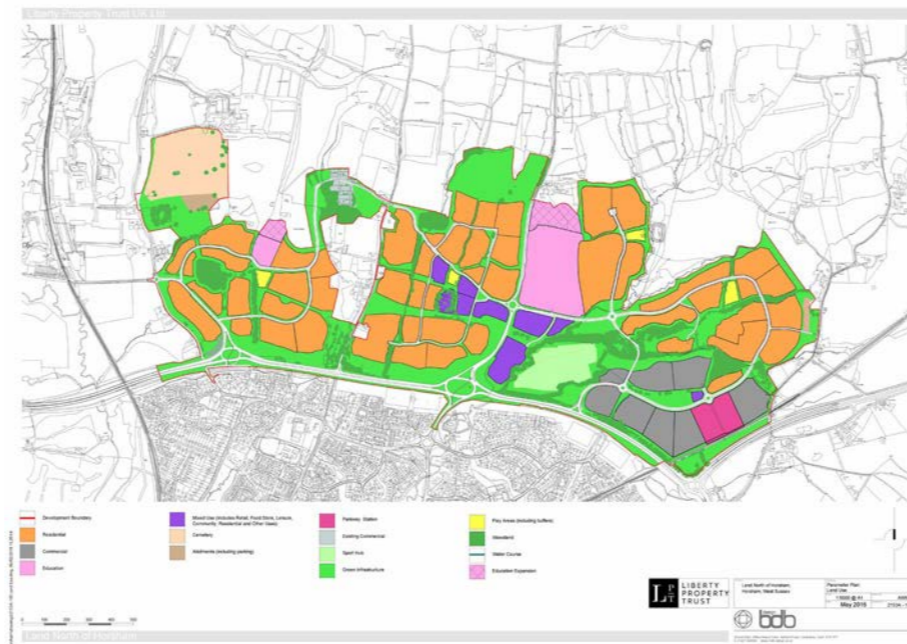
3.0 Proposed Site Layout

3.1 Compliance with Masterplan: Approved Parameters

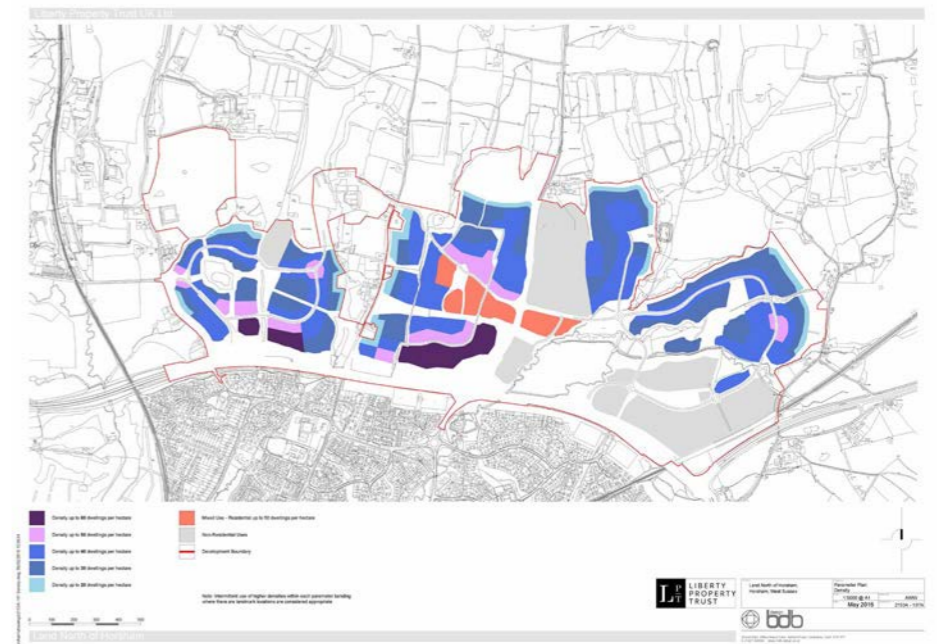
This reserved matters application is submitted under outline consent ref: DC/16/1677. The outline planning permission sets out 5 parameters that each reserved matters application for any phase must broadly be in accordance with. These include:

1. Land Use
2. Density
3. Building Heights
4. Movement and Access
5. Green Infrastructure

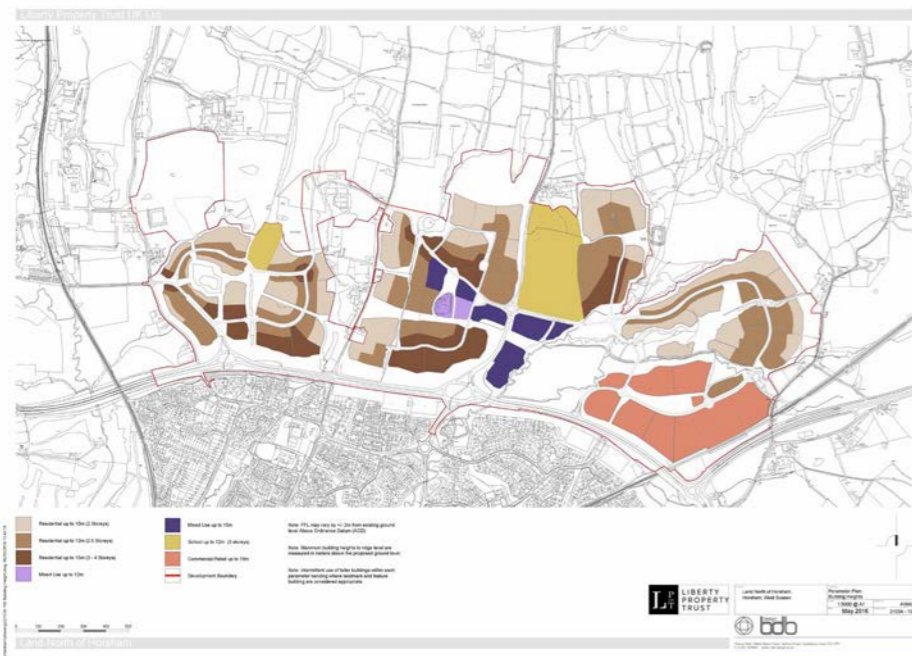
The proposals for RM area 2 have been designed in accordance with those parameters.



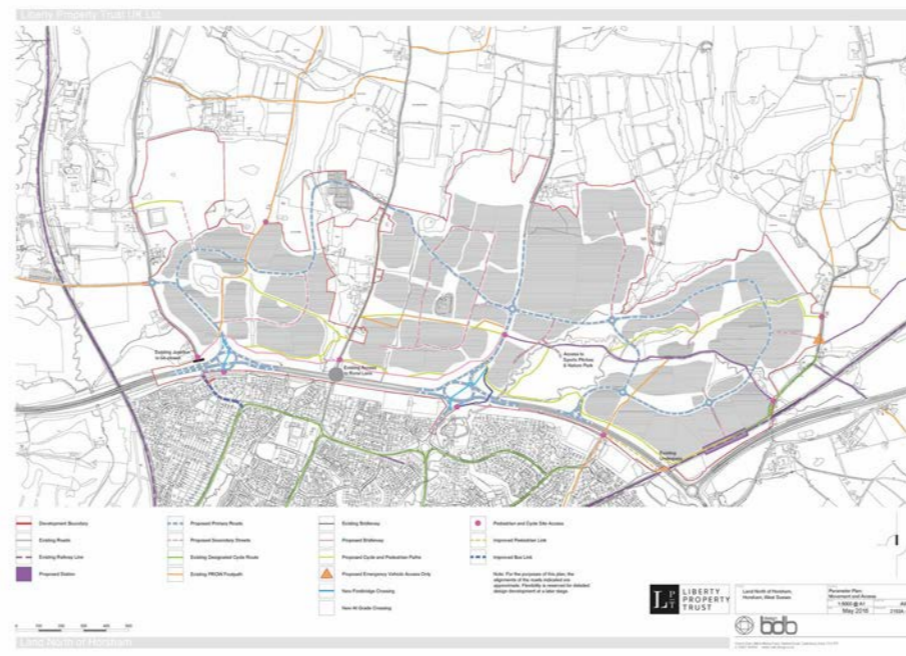
Land Use Parameter Plan



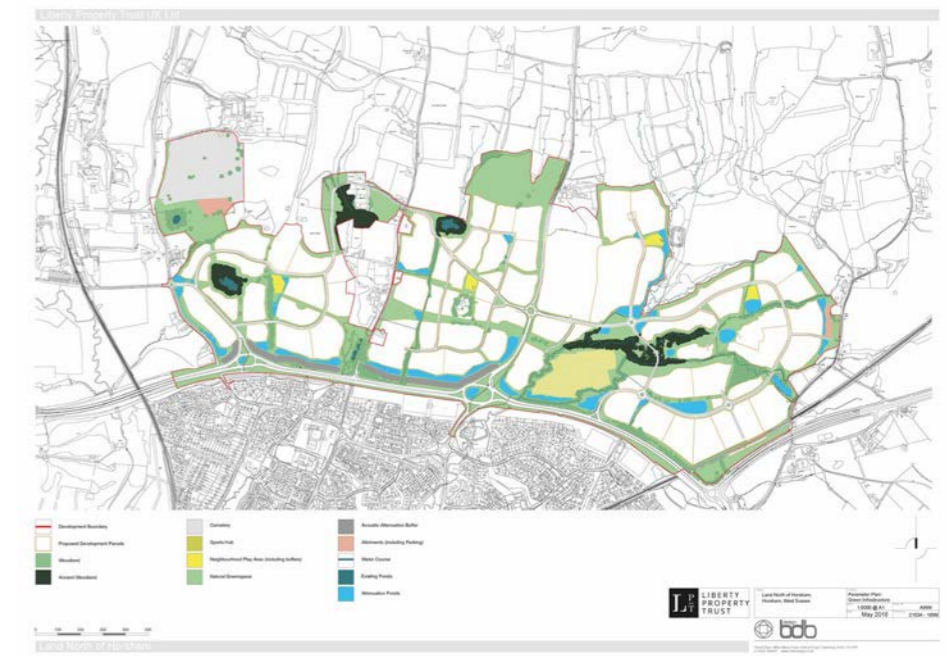
Density Parameter Plan



Building Heights Parameter Plan



Movement & Access Parameter Plan



Green Infrastructure Parameter Plan

3.0 Proposed Site Layout

3.2 Key design Principles

1. High density development with more formal street character to southern part of site.
2. Lower density development with more informal street character to northern part of site.
3. Lowest density to Hillside edge.
4. Primary Street with formal building line, increased scale and density.
5. Apartments as marker buildings on key corners.
6. Secondary street with formal regular building line and tree lined verge to one side to maximise street tree extent and distribution.
7. Tertiary shared surface streets.
8. Informal open space.
9. Informal building line of larger detached houses gives rural edge character to hillside and green corridors.
10. Affordable housing cluster.
11. Pedestrian connection into adjacent parcel.
12. Green Park, adjacent strategic open space and connecting greenway.
13. Oak Way, strategic North South Greenway.





3.0 Proposed Site Layout

3.3 Mix, Quantum & Scale of development

The Proposals for RM Area 2 are for 197 new homes with a mix ranging from 1 bed apartment to 4 bed family homes.

In line with the approved parameter plans scale is predominantly 2 storey with elements of 2.5 storey along the principle street and to mark open spaces. 3 storey apartments are used as marker buildings to frame key spaces and mark key corners along the spine road as well as marking secondary street.

-  Single Storey - garages
-  2 Storey
-  2.5 Storey
-  3 Storey

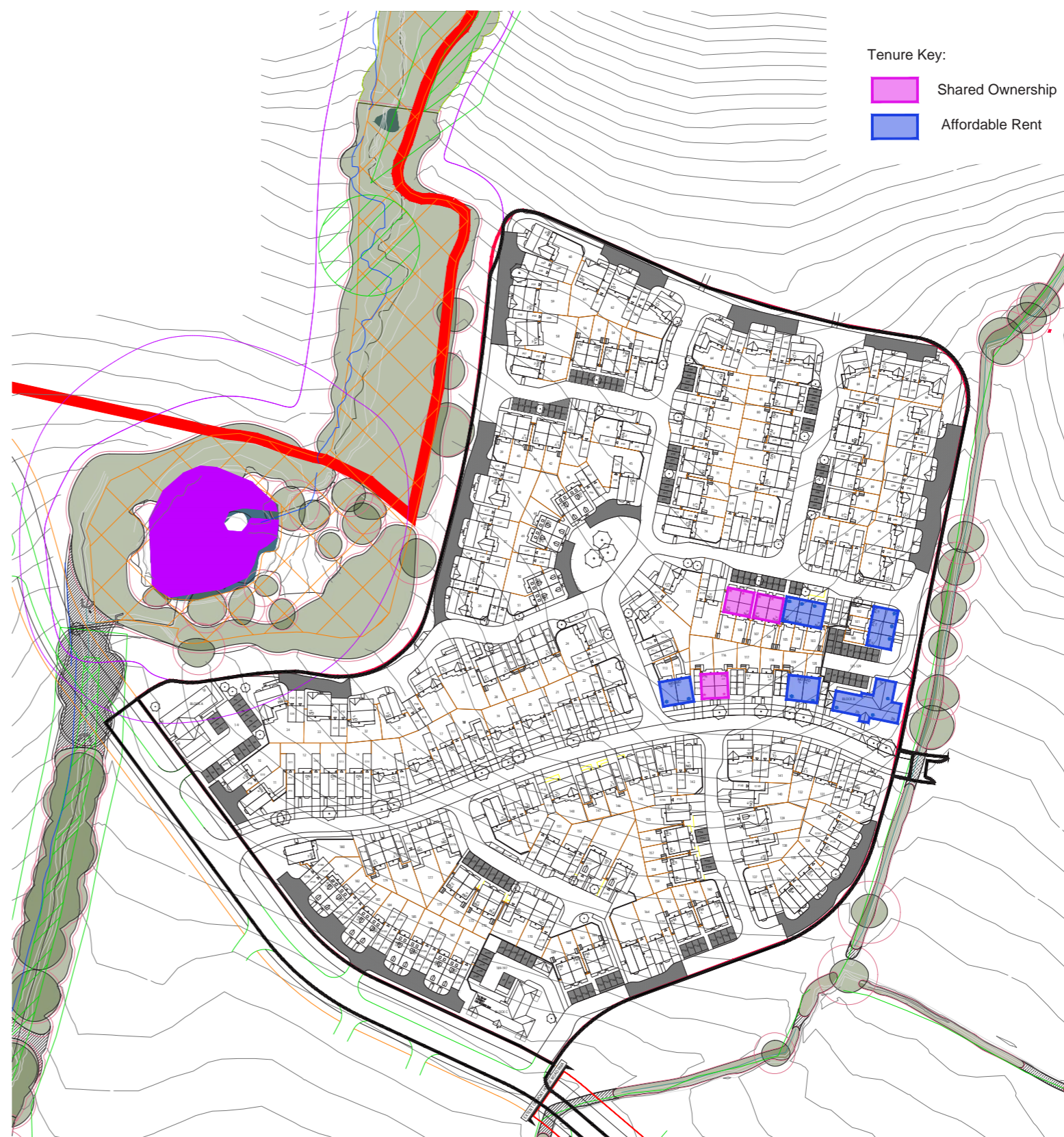


3.4 Affordable Housing Proposals

As required under the S.106, 12.6% of the homes are affordable with a split between shared ownership and affordable rented accommodation. Pre-application discussions with the Local Authority prior to submission, have resulted in a change to the original mix, tenure split, and clustering of the affordable homes as proposed in S106. These changes are set out below:

Unit Type	S106 Baseline AH Mix	Proposed Mix
1 bed apartments	13.3%	12%
2 bed apartments	25%	24%
2 bed houses	39.7%	48%
3 bed houses	14.3%	16%
4 bed houses	6.9%	0%
5 bed houses	0.8%	0%

Tenure	S106 Baseline AH Mix	Proposed Mix
Shared Ownership	5.7%	3%
Affordable Rent	6.9%	9%



4.0 Character & Built Form

4.0 Character Areas



Character of phase 1 is set out in the DLS , as required by condition 8 of the OPP. These proposals accord with both the key principles established in the OPP DAS and the requirements set out in chapters 2 &5 of the DLS.

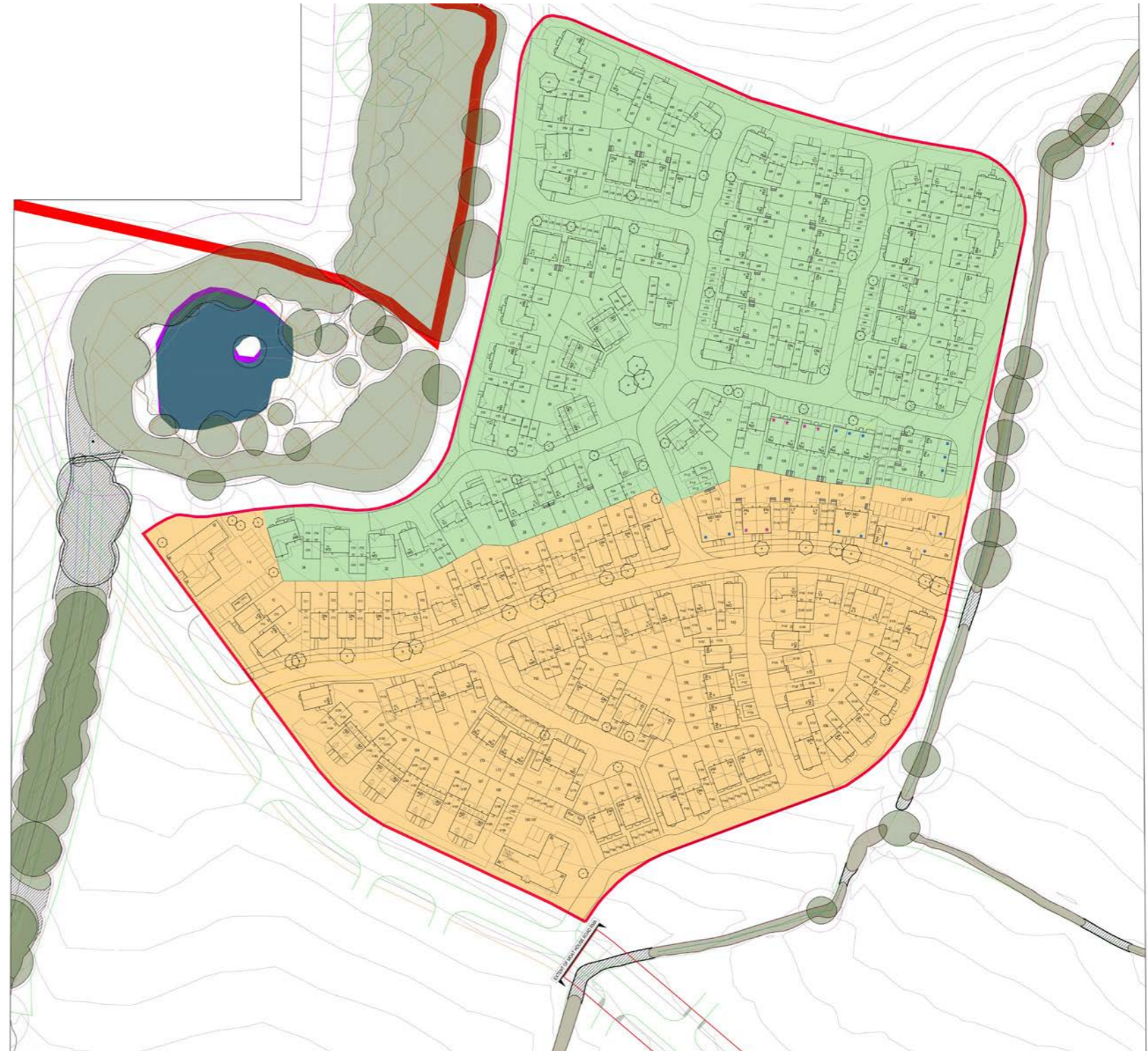
The DLS prescribes character across the phase in the following ways :

- 1. Character area type
- 2. Key Frontage type
- 3. Density
- 4. Residential layout principles
- 5. Streetscape
- 6. Architecture and materials

The majority of the RM area 2 falls within the Hillside character area, with the parcel south of the secondary street set within the West Village character area.

KEY

-  Hillside Character Area
-  West Village Character Area



4.0 Character & Built Form

4.1 Character Areas

The proposals for RM area 2 have been designed in accordance with the key design principles for each distinct character area as set out below.

Hillside Character Area

- Of rural character to reflect open position.
- Layout to be more loose in nature.
- The naturalistic nature of the Hillside open space provides rural setting.
- Built form characterised by a mix of predominantly detached, semi detached, and some terraced homes and apartment buildings.
- North south green corridors leading to the Hillside open space.
- Orientate homes with views across open parkland.
- Provide a more meandering street network, particularly at the edges.

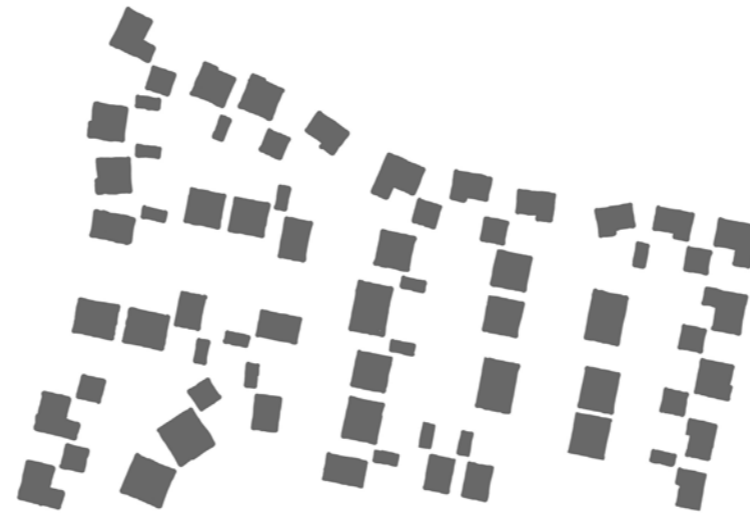


Figure ground of Hillside Character Area



Site Plan Extract of Hillside Character Area

Western Village Character Area

- Of a semi-formal character, to reflect its central position overlooking Green Park.
- More regular built form with consistent frontages.
- Framed by two north south green corridors.
- A mix of typologies including semi-detached, terraces with some detached.
- Apartment buildings on key corners.

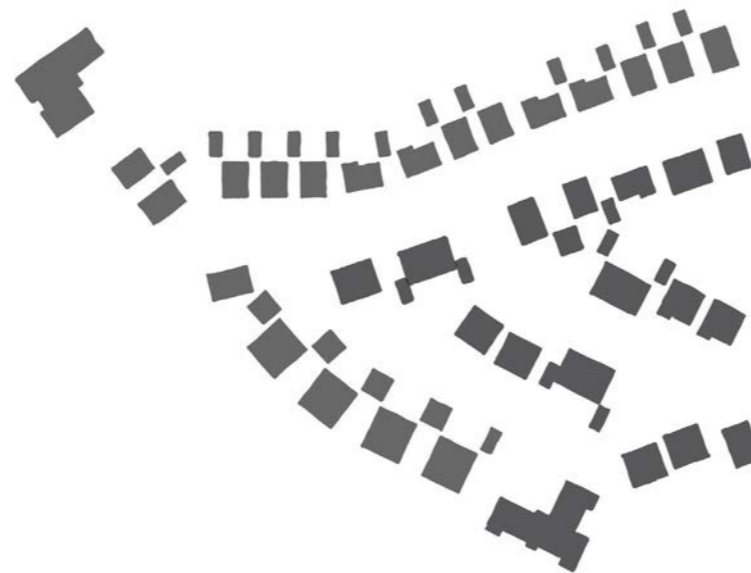


Figure ground of Western Village Character Area







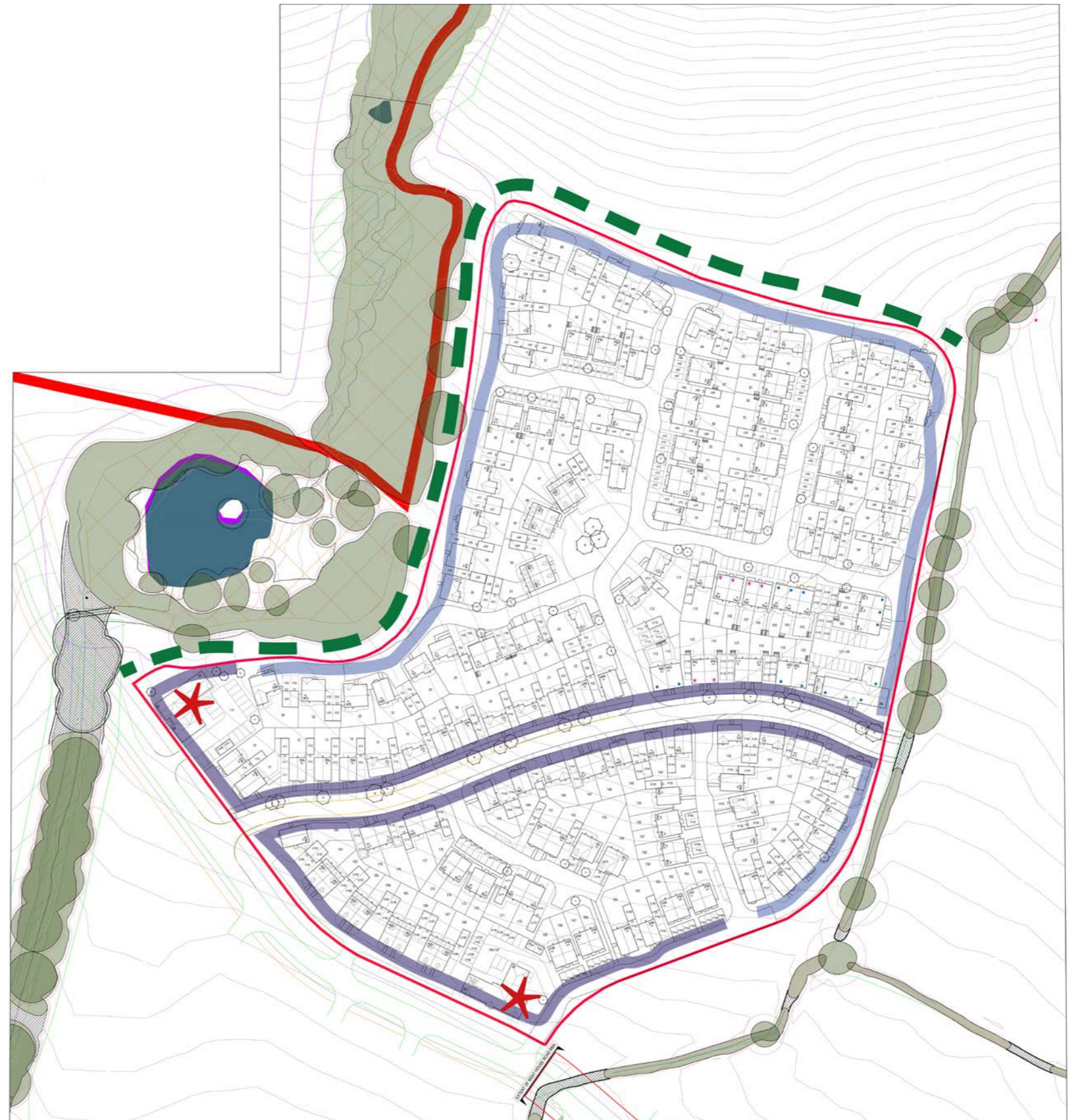
Site Plan Extract of Western Village Character Area

4.0 Character & Built Form

4.2 Key Frontages

In addition to the overarching character areas key frontage types are identified in the DLS to ensure that prominent or sensitive edges which require special attention are considered appropriately. The key frontage types that apply to RM area 2 are set out below:

- KEY**
-  Semi formal frontage
 -  Informal frontage
 -  Sensitive frontage
 -  Marker building locations



4.0 Character & Built Form

4.2 Key Frontages

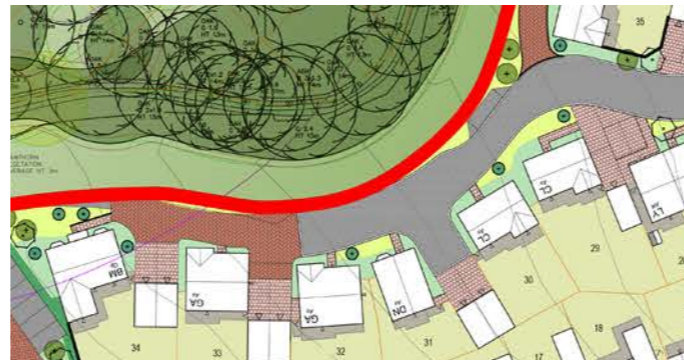
Semi formal frontage

- Predominantly linear arrangement of dwellings.
- Consistency and repetition of type to create rhythm.
- Stepped groupings used only when access is via a shared driveway.



Informal frontage

- A variety of dwelling types including detached, semi-detached and short terraces are used.
- Buildings are positioned irregularly, in a looser arrangement than the formal frontage type.
- Staggered building alignments relative to the street on some street types in these locations.



Sensitive frontage

- The building arrangements respond to sensitive landscape settings including Ancient Woodland and Hillside with a more informal rural character.
- Dwellings are set back from the street with landscaped frontages and parking set behind the building line.



Marker building locations


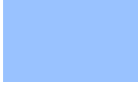


- Apartment buildings are placed in prominent locations adjacent to Green Park and the North South Greenways.



4.0 Character & Built Form

4.3 Density

Across this phase of development, lower density areas are situated to the north, as is appropriate to the sensitive landscape edges and the Hillside areas that border it. Density increases as you progress South away from these sensitive edges whilst the highest density areas are proposed along the gateway to this first phase and around the village centre. Whilst the structure of the parcel has developed through the DLS, the proposals for RM area 2 still broadly accord with the proposed density plan as set out in OPP parameter plan when measured in the same way as set out below:

-  Lowest density area , up to 20 dph:
10 dwellings over 0.5 Hectares = 20 dph
-  Low density area , up to 30 dph:
93 dwellings over 3.0 Hectares = 31 dph
-  Mid density area , up to 40 dph:
70 dwellings over 1.7 Hectares = 41 dph
-  High density area , up to 50 dph:
24 dwellings over 0.49 Hectares = 49 dph



4.0 Character & Built Form

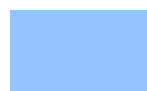
4.3 Density

In addition to the approved parameters set by the OPP, the proposals for RM area 2 have also been designed in accordance with the proposed density plan as set out in the DLS, which sets out a less detailed density parameter plan.

The part of the site within RM area 2 identified as lower density, up to 30 dph, contains 49 dwellings over 1.805 Hectares. This equates to 27dph which accords with the parameters of the OPP and the DLS.

The part of the site within RM area 2 identified as a higher density, up to 40 dph, contains 148 dwellings over 3.885 Hectares. This equates to 38 dph which accords with the parameters of the OPP and the DLS.

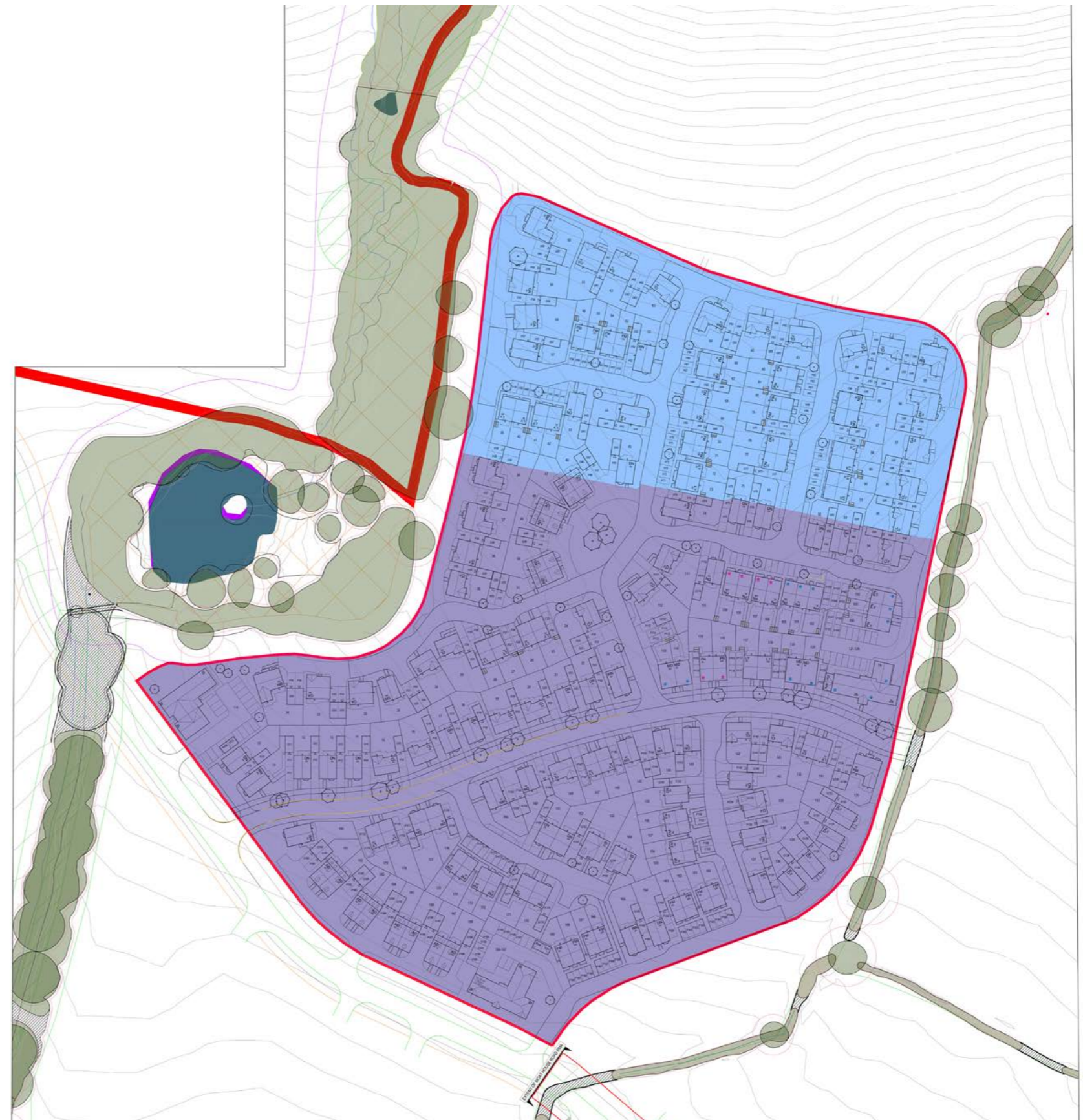
KEY



Up to 30 dph



Up to 40 dph



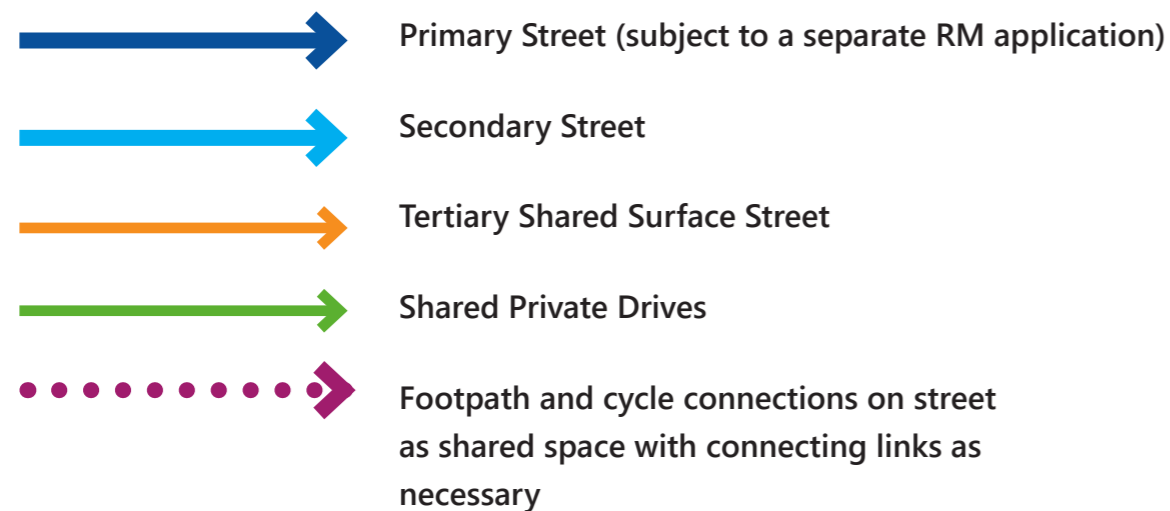
5.0 Movement Strategy & Street Typologies

5.1 Street Hierarchy

The Movement Strategy set out in the DLS builds upon the principles established through the Movement & Access parameter plan. In accordance with that strategy the proposed street hierarchy within RM area 2 provides active travel corridors, high quality residential streets and footpath and cycling connections to provide a legible, safe and permeable network for pedestrians, cyclists and vehicles.

The density and formality of the streetscape becomes progressively less formal and more rural in character as you move from the Primary Street toward the Hillside. Using the clear hierarchy of streets identified in the outline planning permission and the Design and Landscape Strategy, the character of the streetscape is defined by:

- The width and finish of the movement corridor
- Number and location of street trees
- The formality of building line
- Grouping of buildings to create Architectural Rhythm
- Response to topography
- Relationship to the landscaped character at the edges of the site
- Parking typologies
- Frontage boundary treatments
- Architectural language and materials



5.0 Movement Strategy & Street Typologies

5.2 Primary Street

More Formal in character, Pairs of semi-detached 2 1/2 storey units grouped together with a consistent building line create a regular rhythm.

3 storey Apartments as marker buildings at key corners frame important open spaces including Green Park and the Hillside Greenways.

Access is set back from the main highway behind the tree lined verge and footpath/cycleway via a separate shared private drive.

The boundary between public realm and private drive is defined by an estate railing with hedging to the rear.

Parking on plot behind the building line and in parking courts to the rear of apartments.



5.0 Movement Strategy & Street Typologies

5.3 Secondary Street

Semi formal in character, with a consistent building line.

Smaller detached homes of similar size and frontage width line the steeper sections, pairs of semi-detached homes or wider frontage detached homes line the flatter sections.

Semi mature tree planting provided along one side of the carriageway within a landscaped verge with intermittent on street visitor parking.

Junction radii of adjoining tertiary streets designed to encourage lower speeds.

Front garden boundaries defined by an estate railing with hedging to the rear.

Parking is on plot set back behind the building line.



5.0 Movement Strategy & Street Typologies

5.4 Tertiary Shared Surface Mews Streets

Narrower and less formal in character than secondary streets.

Generally linear with opportunities to introduce short terraces as well as semi-detached and detached homes.

Groupings of buildings to have a consistent building line with opportunities for stepping between groups to allow a coherent street scene.

Variations in width (subject to tracking) to provide increased areas of landscaping, and larger street trees.

Designed as a shared space with no road markings to reduce speeds and allow for pedestrian priority.

Max width of overall shared surface 6.8m (incl. 2m safe zone/ service strip) Min width 3.7m; final width to be determined by tracking of suitable vehicles.

Parking on plot behind the building line and in front on street. Where on street serving no more than 8 dwellings on anyone side of the street with maximum of six spaces in a row separated by landscaping.

Semi mature tree planting provided on either side of the carriageway.

