

PROPOSED SITE LAYOUT AND DEVELOPMENT

TENURE MIX

The approved scheme delivers a total of 47 homes, comprising 28 private (60%) and 19 affordable units (40%). The affordable provision includes a mix of unit sizes, ranging from one-bedroom flats to four-bedroom houses, as agreed with the local authority's housing officers during the original planning application.

The locations of the affordable units matches that of the approved layout within the south western and south eastern areas, however there is a slight change in the position of the 2 x 2 bed affordable dwellings from Plots 27 and 28 to Plots 18 and 19. The distribution overall would remain very similar to the approved scheme ensuring tenure integration and that the scheme appears of neutral tenure.

As per the approved scheme, the proposed scheme will be tenure blind. This is to ensure that there is no differentiation between affordable and private units. This will be done by using the same material palette and detailing throughout all house types to ensure they blend seamlessly with one another.



RESIDENTIAL MIX

The proposed scheme has broadly followed the house type mix for the private and affordable units. This is to ensure that a suitable range of units is provided for the affordable units and meets the local demand. The differences between the two schemes are there is one less 3bedroom unit and one more 4bedroom unit than the approved layout. 4 Bedrooms units have been strategically placed on key plots following the design intent of the approved layout.

Key buildings, including those on corner plots and at site entrances, have been retained in similar locations and remain dual aspect, with enhanced elevational treatment to act as focal points within the development. These buildings serve as markers while also promoting natural surveillance throughout the site.



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STREET NETWORK

The main access into the site is located within the north-eastern corner, connecting directly into Gray's Lane as per the approved scheme. The previously approved layout incorporated a main spine road, shared surface streets, private driveways and pedestrian footpaths. This structure promoted accessibility throughout the site, with pedestrian footways along main spine road to connect residents with surrounding areas and secondary streets within the development.

The proposed scheme maintains this and adopts the same access strategy and internal road layout. Footpaths have been removed along the main road and roads altered to shared surfaces to increase open space throughout the site. The footpath has also been removed along the play area in order to keep the amount of road within the RPA of the TPO tree to a minimum. A footpath link to Crow Furlong will be provided linking the play area to Crow Furlong.

Materials for surfacing will be selected to reflect the intended function and character of each road type, reinforcing the distinction between main roads, shared surfaces, and private drives.

Private driveways have been designed to align with the approved layout, however have been widened to allow tracking to work with parking spaces. The majority of dwellings benefiting from side-on parking, on-plot front parking and communal parking bays have been minimised to support a more attractive streetscape and maximise opportunities for soft landscaping.

The number of visitor parking spaces remains consistent with the approved scheme. The location of the visitor spaces broadly remains the same as the approved layout, however two spaces that were to the north of the play area have been moved to in front of the attenuation basin as per the advice of officers. This ensure that they are evenly distributed throughout the site as well as increasing the amount open space for the play area.

- PEDESTRIAN PAVING
- ROAD SURFACE
- SHARED SURFACE
- PARKING



SITE SECTIONS

The approved application looked into the relationship of the scheme with the adjacent buildings on Crow Furlong. The heights of plots 10 and 11 within the approved layout were reduced to 1.5 storeys in height to address the proximity of the units to the boundary with Crow Furlong. The proposed house types on these plots will be 2 storeys in height, however the roof heights have been dropped to ensure they are the same as or less than the heights of the approved house types for plots 10 and 11.

The rest of the site is 2 storeys in height to match the remainder of the approved house types.

STREET DESIGN

The proposed house types have been designed to reflect the approved scheme incorporating the design principles the previous architect used. This resulted in matching the materiality of the scheme including window sizes and positioning, detailing shown and porch types. This is to ensure the character of the proposed development is in keeping with the local area whilst creating varied street scenes. Further details of this can be seen within the following pages.



Section AA - Proposed Development in relation to Crow Furlong



Section BB - Proposed Development in relation to Crow Furlong



Proposed Street Scene Impressions (Site Entrance)



Proposed Street Scene Impressions (Central Road)