Notes:

Key elements identified within The Idmiston, Porton & Gomeldon Village Design Statement are to be applied to this site, namely:
- The site is well related to the existing village envelope
- The proposal is modest in scale and does not exceed ten dwellings
- The design reflects the character and variety of the existing pattern of development in the village
- The new houses follow the lines of the contours on the sloping site to ensure a better fit with the existing land form

Site specific design elements
- Site rises away from Winterslow Road
- New dwellings to be designed to “sit into” the existing topography
- Retain or enhance the wider setting of the Conservation Area views
- Maintain rural “feel” of footpath route
- The neighbouring St Nicholas Church is a Grade II Listed bulling, its setting should be conserved or enhanced
- Green frontage along Winterslow Road should be retained or enhanced
- Take care not to over urbanise the setting
- Ridge heights of all new houses to respect existing reference buildings.

Site design
- Make use of opportunities to support biodiversity and include improvement features where possible
- Hedges and walls with a traditional appearance to demarcate new boundaries
- All new planting to be informal in nature using native species suitable for the location and ground conditions
- The new shared access road should be simple and rural in character, taking care to avoid the use of modern block pavers, etc.

Building design
- Buildings within the Conservation Area to be more traditional in character
- The area outside the Conservation Area allows more innovative design freedom
- Roofing materials to be hand-made/clay tiles, natural slate or thatch
- Facades to include hand-made bricks, flint and traditional cement/lime render in white or cream.
- Timber flush casement, timber sash windows or thin framed aluminium windows

Site area
- 0.92 ha
- 9 new dwellings + 1 existing
- 11dph (dwellings per hectare)
- 0.79 ha of woodland

Schedule of accommodation (indicative)
- 3no. 4-bed dwellings (includes the existing dwelling)
- 5no. 3 bed dwellings
- 1no. 2-bed dwelling

Vehicle access
- FTA large rigid vehicle turning with 6m turning radii to required road edges to allow for refuse collection and fire appliance (to be confirmed with Local Authority Highways and Fire Brigade)
- 2.5 x 43m visibility splays to ensure safety
- 6m turning radius to road edge at junction with Winterslow Road
- min. 3.7m wide access track for fire appliance
- All vehicles should be able to enter and leave the site in a forward gear

Parking standards
- In accordance with Wiltshire Council adopted standards
- No visitor parking required, each dwelling will have sufficient private parking
- Any garages to be a minimum 3m x 6m clear internal dimensions

Accessibility
- All dwellings to conform to AD M

Cycle storage
- Each dwelling will be provided with a suitable private shed for secure cycle storage (minimum 4 cycles per 4 bedroom dwelling)

Refuse storage and collection
- Minimum to be allowed for: 1no. 240ltr general waste and 1no. 240ltr recycling per dwelling or as Wiltshire Council requirements

Proposed works within tree root protection zones
- All work to minimise any risk to retained trees
- Any vehicle access and drives within RPZs to use "No-dig' permeable surfacing, such as gravel within Cellweb TRP

Environmental Sustainability
- Integral to the proposal is the preservation of natural resources and the importance of efficient use of up-to-date, reliable technologies to enhance environmental sustainability.
- All homes will benefit from systems that will use the latest technology to increase sustainability and efficiency.



DC Designs

ILLUSTRATIVE - For Outline Application

development at: Cuckoo Pen, Winterslow Road	*Detail:* CkP_2301 *Sketch site plan, Sketch site plan Notes.pages*	*Scale:* sketch @A2	*Date:* 22/08/2023
		Dwg no. CkP_PR.04	*Drawn By:* DL, JL