nash partnership

Land at Wesbury Road, Bratton

Design and Access Statement

August 2023



■ ARCHITECTURE ■ HERITAGE ■ PLANNING ■ REGENERATION ■ MASTERPLANNING ■ URBAN DESIGN AND HOUSING ■

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1. Introduction

Background

The application site lies to the north of Westbury Road and east of Court Orchard and Cassways Orchard in Bratton, Wiltshire. It is currently agricultural land which has been allocated for housing in the adopted Wiltshire Housing Site Allocation Plan (2020).

This Design and Access Statement has been prepared by Nash Partnership on behalf of Ashford Homes in support of a Reserved Matters submission for 31 dwellings on the site with associated amenities and infrastructure.

Outline planning permission was approved for the site for a scheme of 35 No. dwellings in 2022 (Ref: PL/2021/05259). The submission included details of 'access' and external 'boundary landscaping' with all other matters reserved. An indicative masterplan was submitted at outline stage which demonstrated how 35 dwellings could be arranged on the site and the position of the site access. The area to the west of the site, shown within the blue line, accommodates SuDs drainage and landscape features in support of the development.

The proposed development will compose a range of 1, 2, 3, 4 and 5 bedroom homes including 40% affordable housing.

The National Design Guide and Building for a Healthy Life recommend a contextual approach to designing good places. The proposals respond to the constraints of the site and have been informed by the character of neighbouring farm buildings and village. The aim is to create a high quality, distinct development with a strong sense of place borne out of the local area and that reflects the housing needs of the town in a balanced attractive way.

Site and context

The application site comprises 1.85ha of land to the north of Westbury Road (B3098) on the western edge of the village of Bratton, Wiltshire. The site comprises a rectangular field that slopes down approximately 12 metres towards the north from Westbury Road and is situated within a Special Landscape Area. A part of the site also adjoins the Bratton Conservation Area, and the Bratton Camp Scheduled Monument is located nearby. Site photographs are shown opposite.

The site is located in an accessible location on the western edge of Bratton, 3.2 km from Westbury. The site is bounded to the north and east by a narrow public footpath that is separated from the site by a post and wire fence. Beyond this footpath a mixture of hedgerows, ornamental shrubs and fences separate the site from established residential gardens. The public right of way links Westbury Road to the housing development at Rosenheim Rise to the north. To the south the site is bounded by Westbury Road, which runs east to west and is the main road between the village of Bratton and the village of Westbury. To the west lies agricultural land in similar use as the site.



Figure 1.1: Outline Application Proving Layout



Figure 1.2: Site Location plan



1. View of site looking North showing slope



2. Housing opposite site on Westbury Road



3. Existing Right of Way to East



4. Existing site access and Right of Way



5. View looking South along the PROW



6. View from the PROW to North



7. View from PROW showing existing homes to North



8. View of site looking East



9. View towards the site from the West

About the proposal

The proposal builds upon the layout submitted as part of the outline application. The entrance road is in the same location and runs along the eastern boundary of the site in parallel to the public Right of Way. Three residential courtyards are proposed along this spine road which have been designed to reflect barn-like cluster of buildings seen around the edge of the village and short terraces of cottages.

The proposed houses are positioned away from existing homes in Cassways Orchard to the East and are more than 21m away from the existing homes along the Rosenheim Rise along the northern boundary. Materials found locally such as red brick, stone and dark stained timber are used to group buildings or create focal points.

A total of 31 homes are proposed, of which 12 properties are affordable: 7 will be affordable rent and 5 will be shared ownership (representing 40 % in line with local policy). All the homes will meet the space standards set out in the S106 agreement.



Figure 1.3: Aerial perspective looking from Southeast

Purpose of the document

The structure of this document has been informed by the CABE's guidance on 'Design and Access Statements: how to write, read and use them'. A separate planning report has been prepared by PlanningSphere to summarise the policy context of the application.

The National Design Guide identifies context as the first element to consider when approaching the development of a site. In this DAS we review the constraints and opportunities of the site starting with a review of the wider context to focus in on the local neighbourhood and site specific issues. A landscape parameters plan was produced as part of the approved outline application.

Having gathered a summary of the site constraints and opportunities and briefing requirements that have influenced the design, we then provide a summary of the proposals. For clarity this is structured under the headings: Amount, Layout, Scale, Landscape, Appearance, Access.

The qualitative aspects of the proposals are illustrated, referring to local precedents and award-winning projects from across the country as examples.

Planning Documentation

This Design and Access Statement should be read in conjunction with the suite of supporting documents that accompany the planning application. These documents include:

- Application Form and Ownership Certificates

Drawing pack comprising:

- Site Location Plan
- Architectural Drawing Pack

Reports

- Design and Access Statement
- Landscape Strategy
- Planning Statement

Schedules

- Accommodation Schedule
- Planning Schedule
- Validation Schedule

2. Factors Shaping Development

Constraints and opportunities

Transport and access

The site is accessed from the B3098 Westbury Road which is slightly higher that the proposed area for development. Details of the junction and levels, shown on the layout, were approved as at outline stage.

Public Right of Way

Two Public Right of Ways are located along the eastern and northern boundaries of the site. These are to remain and be improved as a condition of the outline application.

Topography

There is a gentle slope across the site from the site entrance to the south to the northern boundary of approx 12m. The houses north of the site are lower than the proposed development with terraced rear gardens.

Trees and hedgerows

It is proposed to retain and protect all existing trees throughout the proposed development. There are no trees outside of the site boundary, which will be affected by the proposed development.

The proposed development is at a sufficient distance from the retained trees and protective fencing will be installed to highlighted root protection zones in accordance with the approved Ecological Parameters Plan. There are no shading issues associated with the proposed development.

Drainage

According to Government's Surface Water Flood Risk Mapping the majority of the site at Very Low risk of flooding due to surface water runoff from adjacent areas the narrow area of Low Risk stretches from the centre of the site and runs north.

An existing Wessex Water sewer runs beneath the site from Westbury Road to the south which flows north. It is proposed that this sewer will be diverted using a S185 agreement with Wessex Water so that it runs entirely beneath the open space, landscape area at the west of the site.

Soakaway tests have been carried out on the site and the risk of surface water flooding and groundwater flooding is considered low. The approved parameters plans provided a solution to surface water drainage in the fields to the West in the site boundary. Access for maintenance is integrated into the layout in accordance with the approved Flood Risk Assessment and Drainage Strategy. .



Figure 2.1: Proposed Entrance road showing tracking



Figure 2.2: View from PROW showing existing homes to North and East



Figure 2.3: Entrance to the PROW from Westbury Road

Ecology

There is a badger sett just outside of the site boundary. Bat surveys recorded 13 species of bat using the site, over 90% of the recordings were of Common Pipistrelles. Common bird species have been recorded from the site. The site is not likely to be used by dormice or great crested newts.

The development proposal includes the retention and enhancement of the hedge along the western boundary and the creation of swales and attenuation ponds as well as open space with grassland, trees and shrubs.

These features will mitigate the ecological effects of the loss of open grassland. Buffer zones between the development edge and the retained and newly created habitats will reduce the effects of artificial lighting and ensure they are suitable for use by foraging bats. The buildings will include built-in wildlife features including bat roosting boxes and bird nesting boxes for species such as swifts and house sparrows.

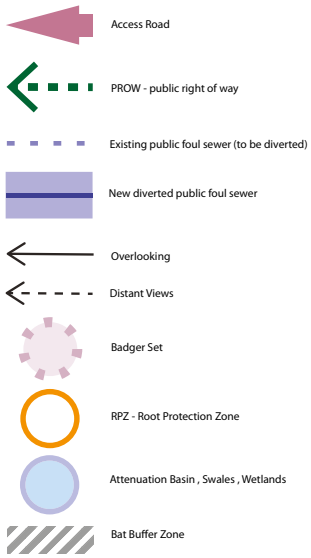




Figure 2.4: Constraints and Opportunities diagram

Landscape Parameters Plan

The adjacent plan was approved as part of the outline application. Please refer to the separate Landscape Assessment Document for analysis of how the proposed masterplan compares with the approved parameters plans.

Key:

- Application site boundary
- Other land in Applicant's ownership
- Existing contours
- Badger buffer
  Approx 30m buffer around active badger sett
- Bat buffer to the existing boundaries:
  - 10m width to western boundary
  - 5m minimum to all other boundaries.
- Existing Public Right of Way - BRAT 24 widened by 1m with fence offset by further 500mm adjacent to the site and surfaced to rural standard
- Existing Public Right of Way - BRAT 25 resurfaced in tarmac
- Existing low voltage electric
  - overhead
  - poles as labeled

Retained areas

- Existing trees and hedges to be retained. Root Protection Area (RPA) in accordance with BS5837:2012
- Proposed open space comprising **retained** areas

New features

- Proposed tree planting (indicatively shown). A framework of trees in streets and within buffer areas and open space.
- Proposed open space comprising **new** features
- Proposed development: access and spine road.
- Proposed development: secondary roads, dwellings, gardens, parking.
- Proposed diverted sewer
  - 150mm diameter pipe
  - 6m easement
- Proposed shallow infiltration basin indicatively shown
- Access to western field



Figure 2.5: Development parameters plan approved at outline stage

3. The Approach

Topography and views

Consider the built form when viewed across the fields from the West. Retain and reinforce the hedge line. Position streets to be at right angles to the boundary to create view lines into the site. Three courtyards that step down the natural contours of the site are proposed.

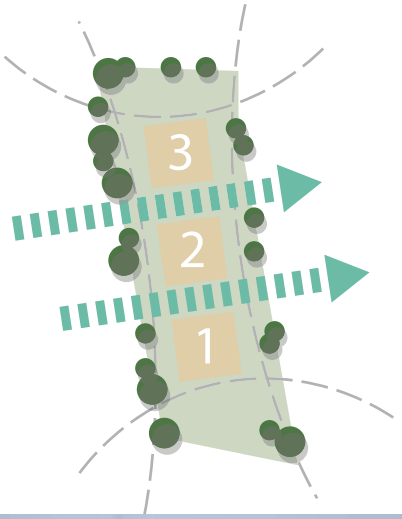




Figure 3.1: Retain and reinforce hedge and locate streets/courtyards perpendicular to it to reduce the built form seen across the fields

Grouping buildings

Consider the local vernacular in the grouping of buildings. This includes short terraces of cottages, detached homes and gatehouse buildings. Farm-like clusters of dwellings are created around courtyards using lower scale, timber-clad outbuildings/garages to link the forms together.

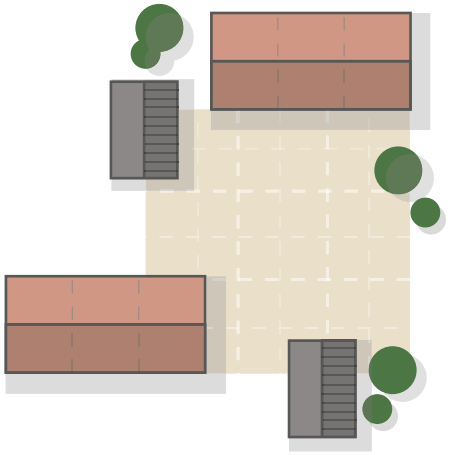




Figure 3.2: Buildings to range in scale from 1-2 storeys with lower linking outbuildings/garages reflecting local farm-like clusters

Gatehouse buildings

To increase the legibility and character of the layout design gatehouse buildings at the entrance to each courtyard. These pick up the use of dark timber and redbrick seen elsewhere in Bratton.

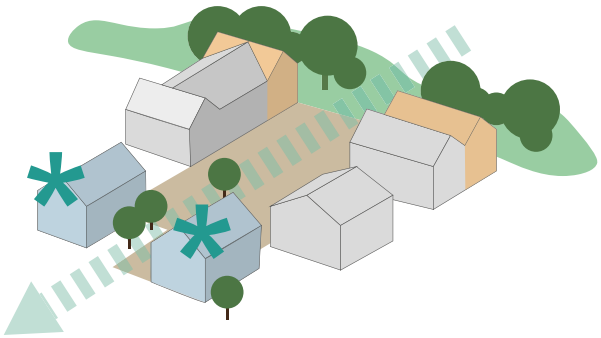




Figure 3.3: Gateway buildings at the entrances to courtyards reflecting local typologies

Site Concept Diagram

1 Retain and improve the Public Rights of Way around the northern and eastern boundaries of the site. Locate the main access into the site parallel to PROW, reducing Secure by Design issues to the rears of the new dwellings.

2 Set the dwellings back and down from Westbury Road in line with neighbouring buildings and the developable area on the parameters plan.

3 The eastern spine road will feed into three courtyards of homes. Gatehouse building mark the entrance to these and create a rhythm down the spine road.

4 Use materials and details that are seen in Bratton village, re-interrupted in a contemporary way. Red brick or stone is used on the cottages. Timber cladding (similar to the barn on Westbury Road and houses in Rosenheim Rise is used as a linking element across the different types of homes proposed on the site.

5 The northern courtyard accommodates a turning head for vehicles. It is designed as a shared surface with planting marking out individual frontages. Within this landscape is provided for the new individual homes and feature trees.

6 Boundary treatment are considered across the site including hedges, and side brick walls. Bin stores are integrated into some of the boundary walls and front gardens and collection points have been accommodated.



Figure 3.4: Layout concept plan

National Design Guide

The National Design Guide [NDG] illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance.

Ten characteristics of a well-designed Place

Well-designed places have individual characteristics which work together to create its physical character. Ten heading have been identified in the NDG which work together to create a well-designed place and work together to address environmental issues.

1 Context – enhances the surroundings.

2 Identity – attractive and distinctive.

3 Built form – a coherent pattern of development.

4 Movement – accessible and easy to move around.

5 Nature – enhanced and optimised.

6 Public spaces – safe, social and inclusive.

7 Uses – mixed and integrated.

8 Homes and buildings – functional, healthy and sustainable.

9 Resources – efficient and resilient.

10 Lifespan – made to last.

An assessment of the proposals in line with the NDG is included in the appendix of this document. The adjacent photos of Bratton show a collection of building types, materials and boundary treatments that influenced the design for this development.



Boundary walls and railings form part of the street scene



Linear rows of terraced homes



Black timber interoperated into facades



Rubblestone and brick on facades



Wide fronted terraced of cottages



Gables are a feature marking entrances



Gables are a feature marking entrances



Wider grander houses



Clusters of farm buildings

Local character

The previous photos of Bratton show there is a wealth of character to drawn influence from. Producing a layout with coherent built form and identity has been a key driver to creating an attractive and distinctive neighbourhood.

The proposals includes short terraces of cottages seen around the village, barn-like grouping of buildings seen at the edges and entrances of Bratton and the use of gables to create gateway features or focal points.

Wider Precedent studies

In addition to looking at local buildings, form and materials for inspiration we looked at the Housing Design Awards for examples of similar scales projects we could learn from for the detailing and arrangements of homes on this site.

The adjacent images come from a selection of award winning developments in rural and suburban settings. Similar to these, we proposed to use brick as the linking feature between different homes with feature elements of stone or timber cladding. Boundary treatments facing the building realm have been considered, using brick in most locations to align with detailing on the adjacent buildings. Street trees and changes in surface will reinforce the character of the development.



Figure 3.5: Images from the Housing Design Awards which we felt were suitable precedents for this site development in terms of their scale and appearance. Brick combined with dark timber references the barns on Westbury Road approaching the development.

Vision

The vision is to create a development that is appropriate and sensitive to the character of Bratton and is a suitable gateway to the village. The layout is respectful to the topography and views of the site and considers the amenity of its neighbours. In developing the site, improvements will be made to the local footpath network including resurfacing and widening footpaths. Affordable and shared ownership homes are integrated into the layout.

Though the building form and the use of materials, the neighbourhood has been designed to respond to local character and have a strong identity. The grouping of dwellings around a series of linked courtyards is design to foster pride and a sense of community.



Figure 3.6: Perspective showing the proposed development seen approaching along Westbury Road to the West.

4. The Proposal

The proposal

The proposal is to provide 31 dwellings arranged around three courtyards that are linked by a north/south spine road running parallel to the existing Public Right of Way. These courtyards are positioned at right angles to the western hedge boundary of the site which is strengthened with additional tree and shrub planting.

Reflecting precedents in the village, buildings are grouped as short terraces, gatehouses or clustered together around farm-like courtyards.

Parking is accommodated using a variety of solutions on the site such as on-street dispersed with trees, incurtilage or in garages and the provision of spaces meets local standards. Boundary treatments and front gardens have been designed to reinforce the character of the streets, with shared surfaces reinforcing a pedestrian hierarchy in the courtyards.

Please refer to the separate landscape plan and description submitted alongside this DAS for details of the wider landscape and drainage strategy.

Amount and use

The proposal comprises the following mix of housing:

House Type	Sale	Aff.	Shared Ownership	Total
1B 2P		2		2
2B 4P	2	3	3	8
3B 5P	3	2	2	7
3B 6P	9			9
4B 8P	4			4
5B 9P	1			1
Total	**19**	**7**	**5**	**31**



Figure 4.1: Proposed site plan with an indication of roof materials

Layout and street hierarchy

The main access route along the eastern boundary of the site will be adopted highway. Three private drives/cul de sacs are located at right angles to the main access.

The access from Westbury Road has been designed in line with the layout and levels approved in the Outline Application. The ground is banked down with landscaping and planting from the access road so that the entrance dwellings can set down to align with existing ground levels.

Scale and massing

The proposed dwellings are all 2 storeys in height. They have been positioned to step down the natural contours of the site. Garages that are lower in scale become linking features between dwellings.

The setback and distance of dwellings to the neighbours has been considered to achieve in excess of 21m between habitable rooms.

The Public Right of Way along the northern boundary has been given additional space for landscaping before the boundary fences of the new dwellings in accordance with the approved Ecological Parameters Plan. Please refer to the landscape documentation for further details.

Legibility

1. Edge buildings seen from the Western boundary are orientated to present side facades and simple eaves details (like agricultural buildings).
2. Gateway buildings create book ends into each courtyard.
3. Short terraces of wide or narrow fronted cottages refer to precedents in Bratton.
4. The northern cul de sac is more enclosed to create a farm yard type courtyard at the end of the development where a turning head is accommodated.
5. The use of gables picks up the character of some of the interesting buildings in Bratton.

Landscape buffer planting

Glimpsed views across fields to West

Pedestrian routes enhanced

Focal point building



Figure 4.2: Aerial Perspective from the northeast showing how the dwellings follow the natural contours of the site whilst meeting accessibility standards

Refuse and recycling

Bin storage areas (including recycling) have been marked on the attached dwellings, in some cases this is in rear gardens and in others bin storage is built into the front garden railing/boundary wall.

It has been demonstrated that a standard WC refuse freighter can reverse into the southern and central courtyards. Tracking has also shown that the same vehicle can turn within the northern courtyard.

Bin storage area

Drag route

Collection point

Car parking

A range of parking solutions has been provided ranging from on street perpendicular spaces, to in-curtilage, to garage and drives. Wiltshire parking standards set out the minimum parking standards for allocated parking as shown below. These have been achieved on the layout.

House Type	Total	Parking space provided per dwelling	Total parking provided
1B 2P	2	1	2
2B 4P	8	2	16
3B 5P	7	2	14
3B 6P	9	2	18
4B 8P	4	3	12
5B 9P	1	3	3
Visitors		0.2 per dwelling	6
Total	**31**		**71**



Figure 4.3: Refuse strategy diagram

Entrance and Southern Courtyard





1. View down the spine road from the entrance green space showing the timber gateway building into the southern courtyard



2. Timber gables creating gateways into the courtyards linked by a row of wide fronted cottages overlooking the spine road and Public Right of Way



3. View West into the southern courtyard. Side garden walls are brick to align with the houses

Central Courtyard





4. View from Public Right of Way into central courtyard with wide fronted stone cottages along the spine road



5. View from Public Right of Way towards the northern edge of the site



6. View from the central courtyard looking east into the site from the maintenance link to the green buffer

Northern Courtyard





7. Focal point house at the end of the spine road in stone



8. View looking into the northern courtyard showing the change in surface, trees and soft planting.



9. View within the northern courtyard showing how the space is enclosed and overlooked by new homes.

Energy Strategy

Fabric First Approach

Ashford Homes (SW) Ltd has long recognised that a fabric first approach is a fundamental component of an energy strategy which successfully reduces the energy consumption and CO2 emissions associated with the homes that it builds. By maximising the performance of the building fabric, the company reduces the amount of energy required to heat and power and homes and reduce operational costs for residents.

Our fabric first approach is based on the following established principles:

- Increased levels of insulation.
- Reduced thermal bridging through the adoption of "accredited construction details."
- Using the thermal mass associated with the building fabric to greatly reduce the rate at which heat is passively lost and gained through the building envelope,
- Optimising solar gain via careful consideration of the positioning of window openings and the use of passive shading techniques.
- Maximising air tightness for any given construction type.
- Provision of natural ventilation and the use of MVHR where air tightness levels are anticipated to be below 3.0m3/h.m2, or where trickle vents are not appropriate due to background noise levels.

By utilising the above techniques alone, our new build homes typically release approximately 20% less CO2 than typical new build homes designed specifically to meet the requirements of Part L of the Building Regulations 2023. Ongoing maintenance by residents is not required and therefore, these measures are considered as the most suitable way to increase the performance of our new homes, whilst also reducing their impact on the natural environment.

Site Layout and Orientation

Building on the principles established by the fabric first approach to construction, the layout of any development is a fundamental component of its energy strategy. The inclusion of south facing roof slopes to allow for the installation of PV panels or solar-thermal technologies during the lifetime of the development to further reduce the CO2 emissions of the new homes.

Renewable Technologies

Following adherence to fabric first principles, there remains scope to further lower CO2 emissions and improve the environmental performance of the new homes by using renewable technologies. Careful consideration will be given to the best strategy taking account of the constraints and opportunities of the site.

Having delivered its first scheme with air source heat pumps in 2016, Ashford Homes (SW) Ltd made a public commitment to roll-out ASHPs across all schemes in 2020. This technology further reduces CO2 emissions such that regulated emissions are typically 50-60% lower than required under Part L of the Building Regulations 2023.

In commitment to the resolve to reduce the energy consumption of its new homes, Ashford Homes (SW) Ltd has already successfully installed ASHPs in approximately 150 new homes across many sites in the last seven years. ASHPs remain our renewable technology of choice, and their installation has often been supplemented using PV panels to further reduce the environmental impact of the homes that we build.



Figure 4.4: Perspective image of the northern courtyard

Building for a Healthy Life Assessment

BHL CONSIDERATIONS: INTEGRATED NEIGHBOURHOODS	BRATTON RESPONSE	SCORE
Natural connections Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.	Walking routes have been considered. The natural topography of the site has been respected by using the gentle slope from the south to the north with proposed houses on the north side to be lower with terraced rear gardens, this creates much more open feel with a stronger relationship to the adjacent farmland. The layout maintains and improves native structure planting to present a diverse edge treatment on the western boundary and to incorporate ecological buffers around the site that create a sense of enclosure and character.	✓
Walking, cycling and public transport Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.	PrOw proposed to be newly surfaced with links into the site to improve access for walking and cycling. Cycle stores within the site to encourage an increase in bicycle use form the residents. Proposed new access from Westbury road and internal road layouts work with existing contours and topography.	✓
Facilities and services Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.	Opportunities for natural play and meeting spots could be proposed in areas of focal open spaces with informal footpaths within the site.	✓
Homes for everyone A range of homes that meet local community needs.	Homes from 1 to 5 bedrooms are provided. The layout includes 12 affordable properties situated across the development, 7 of which are affordable rent. Each home has at least one car parking space and a private outdoor amenity space. A variety of different house types are included for example some wide fronted and some gable ended.	✓
BHL CONSIDERATIONS: STREETS FOR ALL	**BRATTON RESPONSE**	**SCORE**
Healthy streets Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.	A 20mph speed limit is proposed for all vehicles to decrease the risk of accidents and create a calmer environment. The layout seeks to work with the site topography and the internal road access route has been addressed to provide access for larger vehicles to manoeuvre easily. Some of the homes have been turned ninety degrees to provide passive surveillance of the internal access route.	✓
Cycle and car parking Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.	A range of parking solutions have been provided to meet the required standards. This includes garages, incurtilage and on-street parking space. Electric vehicle charging will be provided in garages, accessible on drives or integrated into street furniture eg lampposts for perpendicular on street spaces. Secure cycle stores are proposed in garden sheds or garages.	✓
Green and blue infrastructure Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of well-being and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.	The site is not in a flood risk zone. Sustainable drainage has been proposed to create attenuation basins and a wetland area to the west of the site in the form of two ponds, however permeable surfaces could be proposed to reduce risk of rainwater floods on street fronts.	✓
Back of pavement, front of home Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place.	All homes have defined front gardens which also create opportunities for social interactions, providing spaces for individuals to personalise their entrances. Each house will follow the topography of the site however at the end of that final gardens there will be a small wall to hold in some of the land of a raised garden.	✓
BHL CONSIDERATIONS: DISTINCTIVE PLACES	**BRATTON RESPONSE**	**SCORE**
Making the most of what's there Understand and respond.	Existing trees and hedges are to be retained with existing grassland to be managed to increase biodiversity. Enhanced boundaries perform important ecological functions particularly for the badger sett just outside of site boundary and bats. Dwellings will be built using a range of different materials which reflect the local character of the village these include materials like red brick and black timber.	✓
A memorable character Create places that are memorable.	The proposed materials and grouping building materials responds to precedents found in Bratton including red brick and black timber facades. Focal point gables and feature buildings at the entrances to the courtyards will create a characterful neighbourhood.	✓
Well defined streets and spaces Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces.	Perimeter blocks clearly define public front and private back gardens. Each front door is street facing and onto public spaces. All parking areas are overlooked by side windows of neighbouring houses.	✓
Easy to find your way around Use legible features to help people find their way around a place.	Proposed road creates easy access to site from main road (Westbury road) and provides connectivity to each individual dwellings. Footpaths linking to original PrOw and pavements across the development will create convenient pedestrian links though the site. Focal point buildings on corners will help people find their way around the layout.	✓

National Model Design Guide Assessment

NDG CHARACTERISTICS: CONTEXT	BRATTON RESPONSE	SCORE
C1 Understand and relate well to the site, its local and wider context	Early conceptual ideas were based on a study of the site and its wider context. The layout responds to topography whilst considering accessibly for pedestrians and service vehicles. The scheme takes advantage of existing landscape features such as the tree line boundary. Site orientation has been considered in the configuration of the roofscape.	✓
C2 Value heritage, local history and culture	A Heritage Assessment was carried out as part of the Outline Approval. It concluded that the proposed development will result in a very slight visual change to the setting of the scheduled monument of Bratton Camp Iron Age hillfort, the Westbury White Horse, barrows and trackways on Bratton Camp. Although the proposed development will be visible from parts of the hillfort as part of the modern expansion on the western side of Bratton, it is predicted that this very slight visual change in setting will not detract from the overall wider setting or significance of the scheduled monument.	✓
NDG CHARACTERISTICS: IDENTITY	**BRATTON RESPONSE**	**SCORE**
I1 Respond to existing local character and identity	The materials, detailing, brick patterns and boundary treatments were locally inspired.	✓
I2 Well-designed, high quality and attractive places and buildings	Buildings are designed and positioned with landscaping to define and enhance streets and spaces. Buildings are designed to turn street corners well with focal buildings on key corners or to act as gateways into the site.	✓
I3 Create character and identity	The scheme creates a place with a locally inspired and distinctive character.	✓

NDG CHARACTERISTICS: BUILT FORM	BRATTON RESPONSE	SCORE
B1 Compact form of development	Perimeter block clearly define public fronts and private backs and create a compact form.	✓
B2 Appropriate building types and forms	The proposed dwelling mix responds to the S106 agreed at Outline Approval stage	✓
B3 Destinations	Navigation around the site draws upon linking to the existing footpaths adjacent to the site to the north and east. New focal points are created through the orientation and height of the proposed dwellings with gateway buildings at entrance points.	✓
NDG CHARACTERISTICS: MOVEMENT	**BRATTON RESPONSE**	**SCORE**
M1 A connected network of routes for all modes of transport	The streets have been designed in a way that encourages low vehicle speeds. This has been tested through junction design and vehicular tracking. The street hierarchy includes a number of shared surfaces to allow some streets to function as social spaces.	✓
M2 Active travel	The existing neighbouring footpaths are retained and new links are made. Cycle storage is provided to all dwellings. The scheme has good access to public transport on Westbury Road.	✓
M3 Well-considered parking, servicing and utilities infrastructure for all users	Parking is located on street or in garages or drives. Bin collection points have been identified.	✓
NDG CHARACTERISTICS: NATURE	**BRATTON RESPONSE**	**SCORE**
N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play	Green space is provided at the southern entrance of the site as set out in the parameters plans.	✓
N2 Improve and enhance water management	The site is not in a flood risk zone. Swales are integrated into the landscape plan to the west of the site. Permeable paving is provided for some parking spaces.	✓
N3 Support rich and varied biodiversity	The maintenance and management of the landscape has been considered, retaining and enhancing existing hedgerows. Proposals are to support wildlife habitats and biodiversity whilst maximising natural surveillance.	✓

NDG CHARACTERISTICS PUBLIC SPACES	BRATTON RESPONSE	SCORE
P1 Create well-located, high quality and attractive public spaces	Green space is provided at the southern entrance of the site as set out in the parameters plans.	✓
P2 Provide well-designed spaces that are safe	The open spaces and front gardens have been designed to be attractive, well managed and safe.	✓
P3 Make sure public spaces support social interaction	The proposed open space will provide opportunities for natural play and meeting places within the site.	✓
NDG CHARACTERISTICS USES	**BRATTON RESPONSE**	**SCORE**
U1 A mix of uses	The provision of housing on the site was approved at outline stage.	✓
U2 A mix of home tenures, types and sizes	1-5 bedroom homes are proposed. The proposal meets the S106 mix specified and includes open market, affordable rent and shared ownership dwellings.	✓
U3 Socially inclusive	The open market, affordable rent and shared ownership dwellings are indistinguishable from each other on the layout.	✓
NDG CHARACTERISTICS HOMES & BUILDINGS	**BRATTON RESPONSE**	**SCORE**
H1 Healthy, comfortable and safe internal and external environment	The homes will have a highly insulated envelope with an MVHR ventilation system.	✓
H2 Well-related to external amenity and public spaces	Public and private spaces have been clearly defined with appropriate boundary treatments to each. The open spaces and front gardens have been designed to be attractive, well managed and safe.	✓
H3 Attention to detail: storage, waste, servicing and utilities	All of the homes have defined front gardens, providing space for people to personalise their entrances and bin storage. Gas meter cupboards at the front of homes are not required on this site.	✓

NDG CHARACTERISTICS: RESOURCES	BRATTON RESPONSE	SCORE
R1 Follow the energy hierarchy	The building design has adopted a fabric first approach, where the energy consumption and heat loss are reduced from the outset. ASHP systems will reduce the energy demand of the homes. PVs provide renewable energy linked to battery storage.	✓
R2 Careful selection of materials and construction techniques	Natural materials are selected with traditional construction methods to maximise building performance and minimise cold bridging.	✓
R3 Maximise resilience	The fabric first approach has a highly insulated envelope to minimise the need for heating and cooling.	✓
NDG CHARACTERISTICS: LIFESPAN	**BRATTON RESPONSE**	**SCORE**
L1 Well-managed and maintained	There will be a management company on this site and they will take responsible for ongoing maintenance of the POS, courtyards, SuDS and structural landscaping along the western boundary. A detailed Landscape and Ecology Management Plan will address Condition 7 of on outline planning permission PL/2021/05259	✓
L2 Adaptable to changing needs and evolving technologies	All homes are designed to follow Building Regulations Part M4(2) standard for accessibility which can accommodate changing needs.	✓
L3 A sense of ownership	Community engagement took place as part of the Outline Application. The arrangement of dwellings around a series on connected courtyards, with links to wider footpath routes, was designed to foster a strong sense of ownership and community.	✓

5. Conclusion

5.1 Finally

The principle of development on this site was established with the outline approval. A series of parameters plans that captured key constraints have been considered in the Reserved Matters site plan. These relate to improving footpaths in and around the site, accommodating trees, respecting neighbours and providing agreed margins for ecology.

Affordable rented and shared ownership homes, detailed using similar forms and materials to the houses for sale, are integrated into the layout.

Parking has been considered with a range of solutions meeting the local standards. Access for servicing and turning has been provided.

The vision for the proposals was to create a new neighbourhood which was clearly inspired by the character and qualities of Bratton. This is reflected in the layout of streets, courtyards and buildings and in the materials proposed.



Figure 5.1: Perspective image of the northern courtyard

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