Green Square Accord

Design & Access Statement

In support of a Reserved Matters application for development on Land North St George's Rd, Semington, Wiltshire. BA14 6JN



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1. INTRODUCTION

- This document is a “Design & Access Statement” which supports a Reserved Matters application for the erection of twenty-six new dwellings on land at North of St George’s Road, Semington.
- The Reserved Matters application follows the Outline Planning Consent allowed at appeal, reference planning application no. 19/02147/OUT and Planning Inspectorate case no. APP/Y3940/W/19/3236860.
- GreenSquareAccord are making this Reserved Matters application, and this Statement supplements and elaborates upon the drawings and documents submitted for outline planning consent.
- This Statement builds upon the original Design & Access Statement prepared by MSquare Architects Ltd on behalf of Greystoke Land Ltd dated December 2018. For this reason, readers are asked to re-read the original Statement.
- The application by GreenSqaureAccord is for a residential development comprising 26 dwellings with mixed tenure as 18 Affordable Rent and 8 Shared Ownership
- GreenSquareAccord are one of the largest social housing and care providers in England, providing social housing and support services across Staffordshire, Shropshire, West Midlands, Worcestershire, Warwickshire, Northamptonshire, Oxfordshire, Gloucestershire and Wiltshire.
- GreenSquareAccord are committed to providing new affordable rented and low-cost home ownership properties, and plan to increase the new home supply to 1,000 new homes every year.

2. SITE LOCATION AND DESCRIPTION

With reference to the MSquare Architects Ltd Design & Access Statement:

- The site location, size, red line boundary, description, opportunities and constraints remain as presented in the MSquare Architects Ltd Design & Access Statement.
- The proposed site access via a new access from St George's Road is as per the outline planning submission.
- The proposed road layout within the site closely reflects the indicative site layout that was submitted for outline planning consent, reference MSquare Architects Ltd drawing no. OXF-221-PA-004 Dec 18, reproduced in miniature as Figure 01 below.

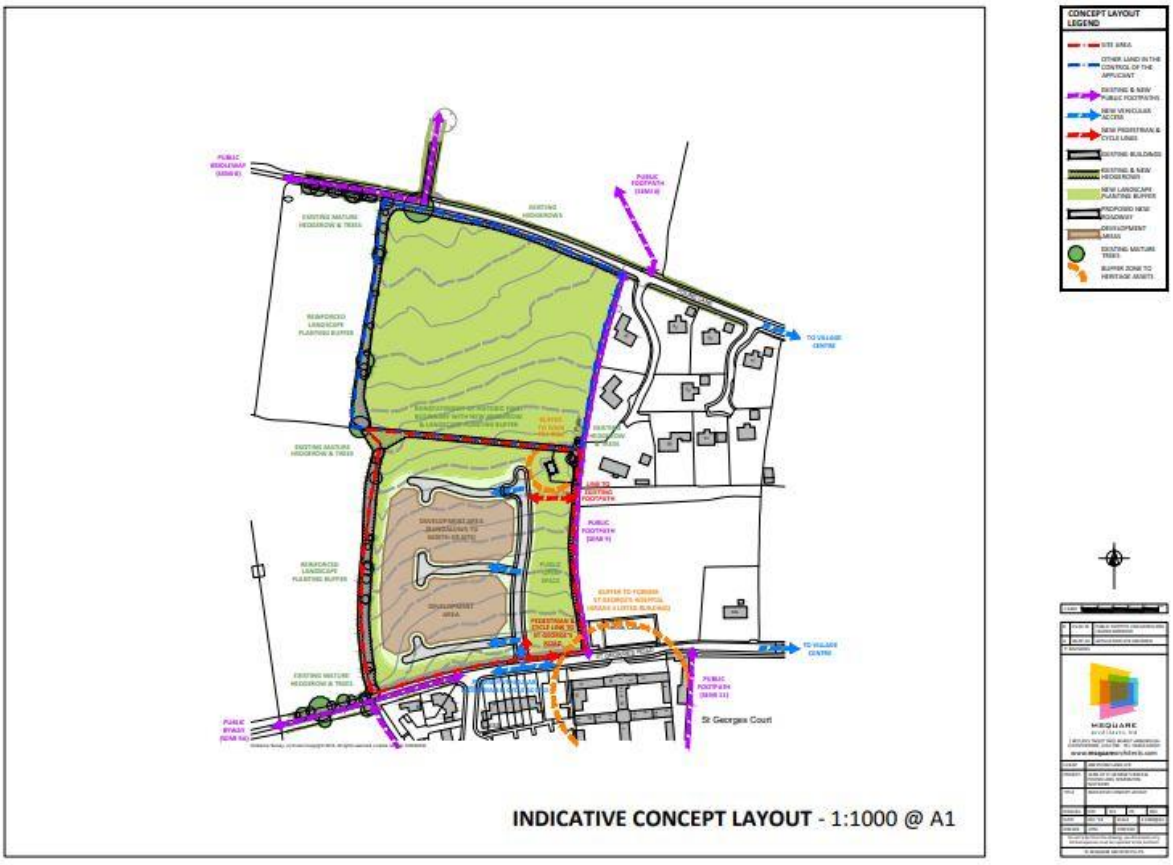


Figure 01. The indicative site layout, as granted outline planning consent. Drawing no. OXF-221-PA-004 *MSquare Architects Ltd.*

3. DESIGN PRINCIPLES

Use, Location in context, Scale and Amount

- The design principles concerning use, location in context, scale and amount remain as presented in the MSquare Architects Ltd Design & Access Statement.
- As with the outline scheme, the final proposal has a variety of dwelling types, size and tenure. The 100% Affordable Mix has been agreed with the Wiltshire Enabling Team, designed as 85% NDSS, and comprises :
    - 1no 1B\2P bungalow
    - 1no 2B\4P bungalow
    - 14no 2B\4P houses
    - 10no 3B\5P houses

Planning policies pertaining to design

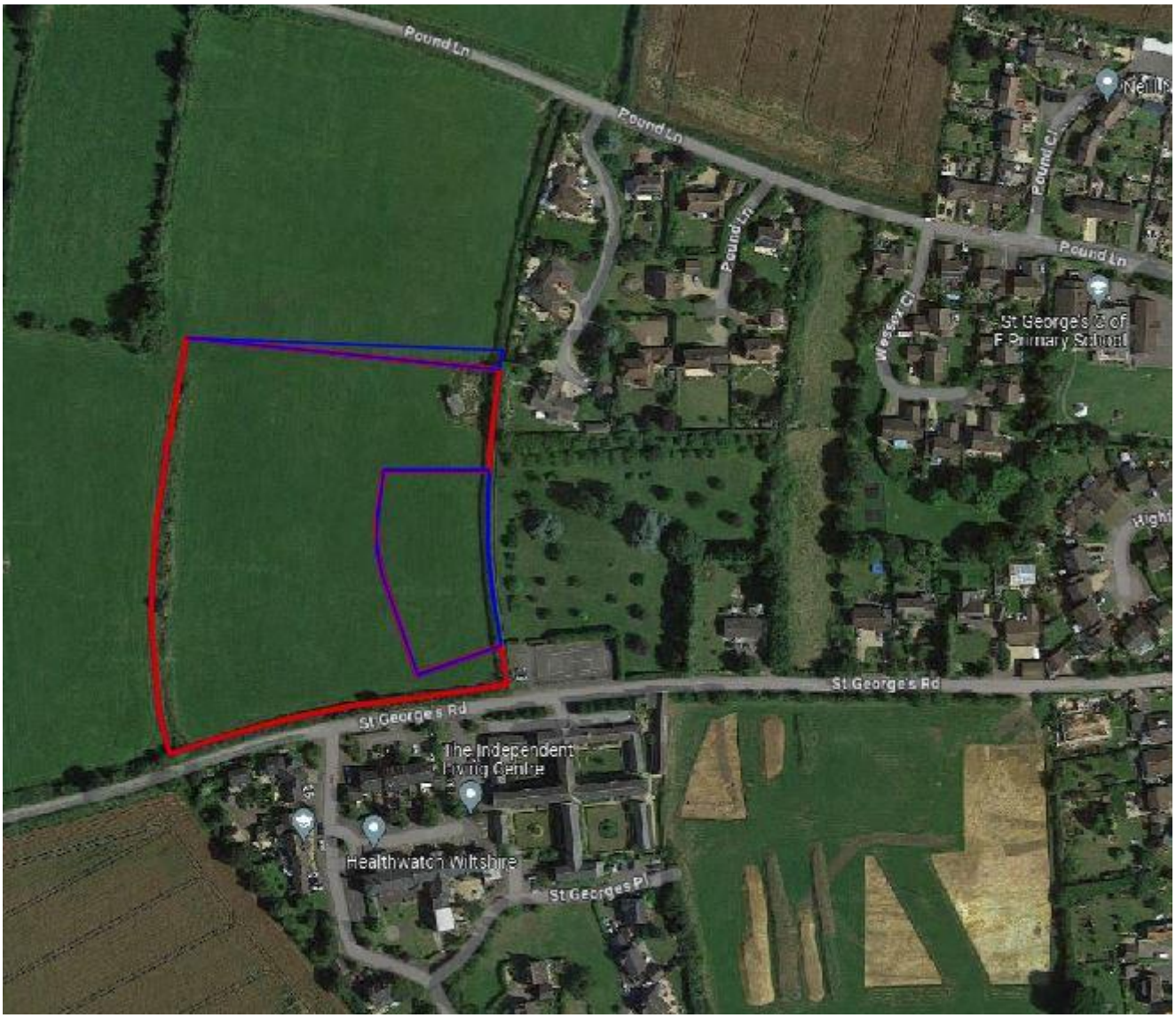
- The Wiltshire Core Strategy (WCS) was adopted in January 2015 and it contains a number of Core Policies which concern strategic land use, transport and the provision of Affordable Homes. These are pertinent to this development but have already been covered, in effect, via the outline planning application.
- Concerning design in particular, Core Policy 57 (CP57) is titled 'Ensuring High Quality Design and Place Shaping. Paragraphs 6.129 reads: "*Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing*."

- CP57 itemises a number of objectives that should be achieved by new developments, including:
    - *the creation of a strong sense of place;*
    - *enhancing local distinctiveness, relating positively to landscape and responding to existing topography;*
    - *the retention of important landscape and natural features;*
    - *responding positively to existing features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the scheme into its setting;*
    - *making efficient use of land whilst taking account the characteristics of the site and the local context;*
    - *having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution;*
    - *incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive*

frontages that have windows and doors located to assist in the informal surveillance of public and shared areas;

- *ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible;*
- *taking account of the needs of potential occupants, through planning for diversity and adaptability;*
- *the use of high standards of building materials, finishes and landscaping.*

- Another notable design-oriented Core Policy is CP41 titled 'Sustainable Construction and Low Carbon Energy'. It's stated objectives include:
  - *development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.*

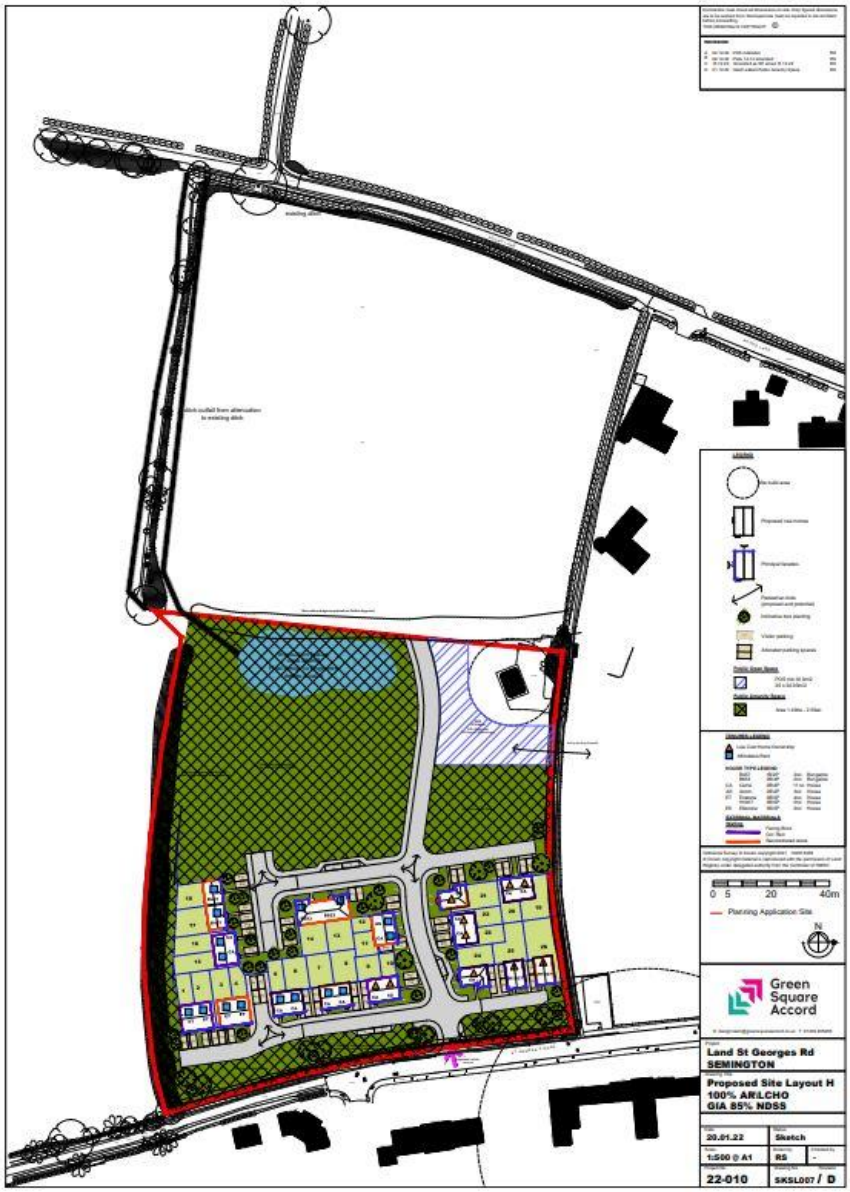


Aerial Picture of the site

4. DESIGN PROPOSALS

Site Layout and Massing

- A pre-application was submitted to Wiltshire Council 05 February 2023 (ENQ/2023/00043) and comments were received 04 April 2023 on layout below.



- Following the receipt of feedback and a meeting with the Wiltshire Planning Officer the scheme has been revised to accommodate several of the points raised.
    - *the layout appears to lack focus, the POS needs to have more integration and purpose within the development*
    - *as this is an edge of the village location, it would be preferable to see more spacing between the dwellings with landscaping and open space integrated a bit more throughout the development.*
    - *The proposal also seems to be an inefficient layout which is highlighted by the excessive number of roads that appear to be serving what is, a relatively small number of houses. The road layout is very much grid-like which sits at odds with the pattern of development in the village.*
    - *boundary treatments and hard landscaping will need to be respectful of the rural surroundings.*

- The final proposed layout is presented on drawing nos. 22-010\PL\SL100



- As already mentioned, the characteristics and features of the outline planning consent scheme including the proposed access point have been retained. With reference to the outline approved drawing, these include:
    - *the retention and enhancement of the hedgerows and trees which form the site boundaries*
    - *some dwellings fronting the Open Space (OS).*
    - *a general arrangement of dwellings as single units, pairs and small terraces.*
- Dwellings are to be arranged to create strong street frontages and afford natural surveillance of public realms.
- Every dwelling will be dual-aspect to give residents the ability to naturally cross-ventilate their homes.
- The dwellings area mixture of single storey and two storeys high.
- The buildings have been traditionally designed (materials are described below) with roof pitches of thirty-five degrees to reflect the surrounding properties.
- All dwelling houses will have private gardens, and private parking either on-plot or designated spaces in a parking courtyard.
- All dwelling houses with have Electric Vehicle Charging Points.
- Cycle storage in-accordance with Wiltshire Planning Policy will be provided in the form of timber garden sheds located in the rear garden.
- Sustainable building construction techniques will be used in line with current building regulations.
- Improved energy efficiency through siting, design and orientation. Heating and Hot water will be provided via Air Source Heat Pumps and water conservation measures will be incorporated.
- Considering fabric efficiency in the design of buildings, the dwellings will be constructed using offsite MMC. A 150mm timber frame will be erected with either reconstituted stone or facing brick facades.
- Building materials capable of being recycled will be used where possible, the Construction Management Plan will include construction waste reduction and recycling.

Tenure mix

- A total of 26 dwellings are proposed as per the Outline Approval of which 100% will be 'Affordable Dwellings', split as 18 Affordable Rent units and 8 Shared Ownership units, total 26 units (see Tenure Plan 18-038\P\SL\101).



- Dwellings will be 'tenure blind' in terms of materials and appearance.
- Parking provisions meets the requirements set out in the Wiltshire Local Transport Plan, with visitor parking distributed around the site at a ratio of one space per five dwellings.

Site Density

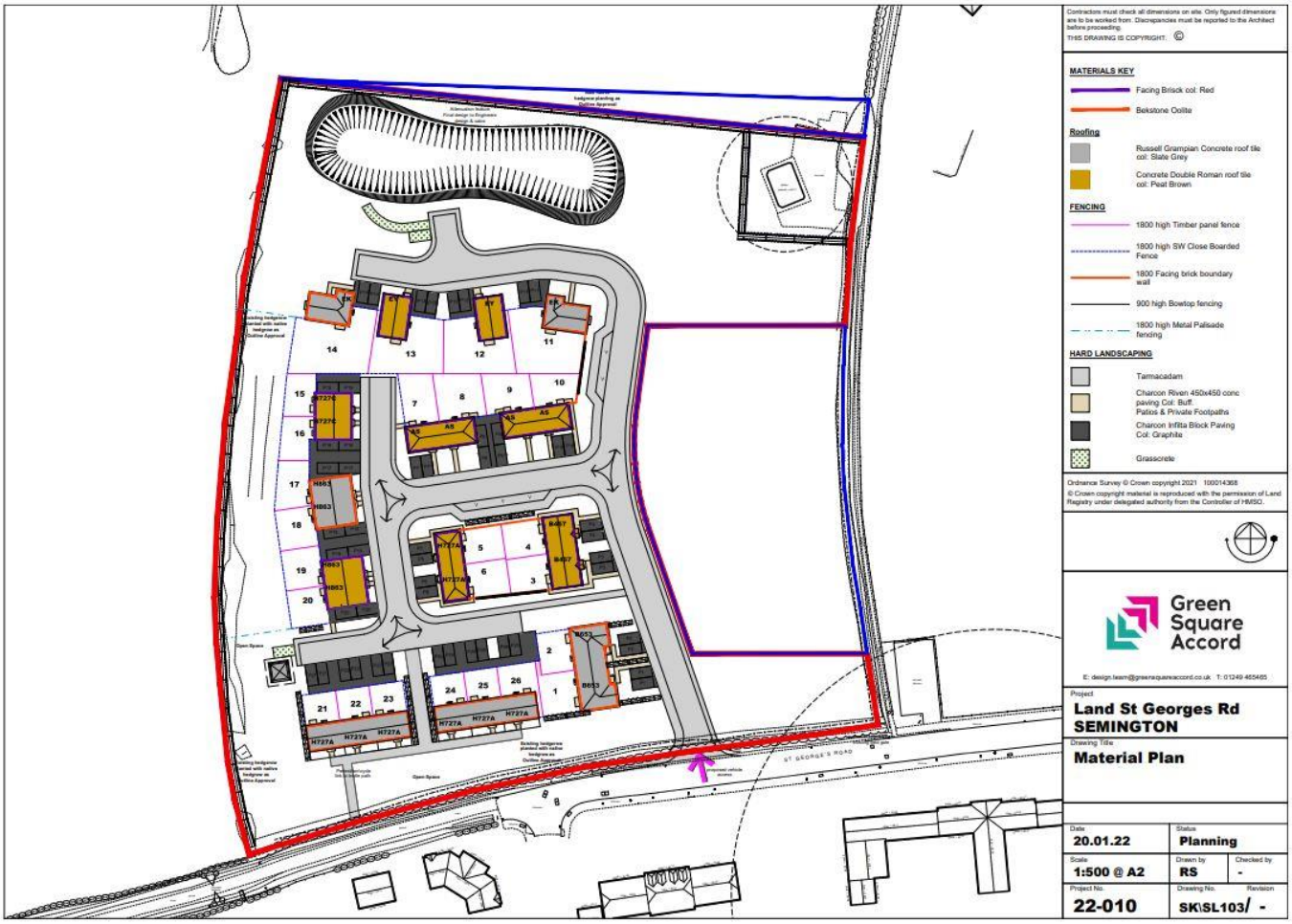
- The development density on the land is on par with recent and past applications in the immediate vicinity of the site.

Project	Gross Area/ Hectares	No. Dwellings	Density per HA Dwellings/GA	Year Approval/Refusal	Plan ref
Land North St George's Rd	1.7	26	15.2	App 2019	A
Land at Pound Lane	1.38	10	7.2	App 1986	B
Land West St George's School Pound lane	1.07	10	9.3	App 1983	C
Land off St George's Rd Hannick Homes Site 1	2.3	24	10.4	App 2016	D
Land off St George's Rd Hannick Homes Site 2	1.01	18	17.8	App2023	E
St George's Hospital St George's Rd	2.88	50	17.3	App 1999	F



Materials and Appearance

- The building facades will be either Bekstone Oolite recon stone colour buff or Weinerberger Sunset Red Multi facing brick.
- The development will be tenure blind, the external façade materials will be used on either tenure.



- Roof tiles are to be a mix of Russell Grampian col: Slate Grey or Russell Double Roman col: Peat Brown.
- Black PVCu downpipes and gutters will be used with white fascias.
- Windows will be White PVCu with Black front doors for all dwellings.
- Prominent boundary walls to highways will be constructed in red facing brick and screened with planting.
- The chosen materials are in keeping with the materials predominantly used on the properties around the site.

Built Form of Surrounding Area



St George's Court



St George's Place



St George's Road



Newland Homes Development St George's Road



Newland Homes Development St George's Rd



Pound Lane

Recent GreenSquareAccord projects



Lady Lane Blunsdon Swindon Bungalow Bekstone



Bendy Bow Oaksey 2B & 3B houses Bekstone



Hawthorn Meadow Marlborough 3B house Wienerberger Sunset Red Multi

Open Space

- The proposed Open Space is in accordance with the parameters set out in the S106
- The area of Open Space required in the S106 Agreement for the development is 908.18sqm/0.09ha (26units x 34.93sqm per dwelling), the proposed site layout provides 5000sqm/0.50ha including attenuation basin of Open Space (2500sqm/0.25ha excluding attenuation basin).
- Natural surveillance will be enhanced by the interaction of various age groups and the proposed buildings that actively face the open space.
- The proposed plan below illustrates the areas of Open Space (orange) and Developed Area (cyan).



Landscaping

- A comprehensive landscape layout has been produced by ACD Environmental.
- New nesting habitat for birds will be provided either integrated into the fabric of the external wall of the houses. The boxes will be located on walls which provide shelter from direct sunlight, as the Focus Ecology report.
- The listed Pill Box is to be used as a Bat Roost and will fenced and landscaped to stop unauthorised entry.
- There would be a net increase of hard surfacing on the site and therefore the drainage of surface water will be managed with attenuation basin. A Flood Risk Assessment and drainage design strategy accompany this application.
- The proposed balancing pond has been designed to benefit biodiversity.
- The green spaces are an integral element of the development and will form a landscape that defines public and private boundaries.
- The green buffer to the Southern boundary reflects the setback properties along the Northern boundary of St George's Road, the planting will aid sustainability, biodiversity and character.
- Planting will include fruit trees and the creation of a small orchard area in the Southeast corner close to the site entrance so that it is accessible to all residents of the proposed development and those in St George's Road and the wider area.
- The existing hedgerow planting along all the eastern and southern boundaries will be retained and where necessary enhanced, new native hedgerow planting is proposed along the northern and western boundaries.
- The comprehensive landscape scheme will provide a positive Biodiversity Net Gain to the site of approximately +10%.

4. CONCLUSION

- The proposed layout follows the proposals set out in the outline approval 19/02147/OUT and Planning Inspectorate case no. APP/Y3940/W/19/3236860.
- The proposed mix of dwellings meets the local housing need for both affordable and sale units and maintains the approved total number of units 26, with 8 to be LCHO and 18 Affordable Rent.
- The layout has been revised following a comprehensive Public Consultation and Pre-Application submission.
- The development will provide much needed quality affordable homes in a sustainable community, with a mix of bungalows and houses, agreed with the Wiltshire Enabling Team, suitable for older residents and families.
- The layout takes into account the setting of the Grade II listed St George's Hospital. The proposed dwellings closest to St George's Road are a pair of semi-detached bungalows the ridge heights of the proposed dwellings are set so that they are subservient to St George's Hospital. The hospital will form a backdrop to the new development when viewed from Pound Lane.
- The development is well connected with new pedestrian links to the Public Right of Way on the Eastern boundary and bridal route to the Southern boundary.
- The layout has also taken into account the non-designated heritage asset WWII pill box, which is to be used as a bat house. The building will be sensitively fenced and landscaped to protect it and allow bats to use it for foraging. A proposed pedestrian link to the PROW that runs parallel to the Eastern boundary will be formed with signage explaining the importance of the Pill Box to the wider network of WWII defences across Wiltshire and beyond.
- The comprehensive landscaping scheme has been designed to provide transition from the built form of the settlement to the open countryside beyond. Native hedgerow species have been specified to form new hedge lines to the Northern and Western boundaries and to reinforce the existing hedgerows to the Eastern and Southern boundaries.