

Land off Hillworth Road, Devizes



Design Compliance Statement

Prepared by Edenstone Homes

Revision:

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HOMES

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Introduction

This Design Compliance Statement has been prepared in support of the Reserved Matters application for residential development on land west of Hillworth Road / John Rennie Close, Devizes.

Outline planning permission was granted on appeal on 13 October 2023 for residential development of up to 59 dwellings together with access and associated works. Access was determined at outline stage, with appearance, landscaping, layout and scale reserved for subsequent approval.

Condition 6 of the outline permission requires Reserved Matters applications to accord with the principles and parameters described and illustrated within the Design and Access Statement, Revision B, June 2022, and the principles indicated within the Illustrative Masterplan, Drawing 21453/33211/D. The condition specifically requires a Design Compliance Statement demonstrating this by way of comparison. This document therefore explains the evolution of the proposals from the outline design framework into the detailed Reserved Matters scheme and demonstrates how the fundamental design, landscape and placemaking principles established at outline stage have been retained



Figure 1: Site Location



Site Area

Outline Design Principles

The outline Design and Access Statement established a framework for the delivery of up to 59 homes within a strong landscape setting. The proposals sought to create an attractive residential development which prioritised placemaking while providing extensive green infrastructure and opportunities for informal recreation.

The outline proposals established a series of key principles which have informed the Reserved Matters design in the following way:

- Development is integrated within a strong landscape framework. Homes addressing streets, footpaths and areas of public realm.
- Focal and key buildings assisting orientation and legibility.
- A mix of open-market and affordable homes creating an inclusive community.
- A low-speed, pedestrian-friendly street environment.
- A mix of parking solutions sensitively integrated into the development.
- Retention and enhancement of existing landscape features.
- Green links extending through the development.
- Public open space, play and informal recreation.
- Surface water attenuation integrated within the wider landscape.

These principles were brought together within the Illustrative Masterplan, which demonstrated one potential way in which



Figure 2: Outline Illustrative Masterplan

Outline Parameter Plans

The approved parameter plans established the broad framework within which the detailed design of the development was to evolve. The Reserved Matters proposals have been developed in accordance with these parameters, while responding to the more detailed technical, landscape, drainage and housing requirements identified as the scheme has progressed.

The proposed residential development remains contained within the area identified for built development on the Land Use Parameter Plan, with the extensive landscape and public open space areas to the south and west retained. The detailed layout also maintains the transition in density established at outline stage, with variations in dwelling type and arrangement responding to the site's landscape edges.

The scale of development remains predominantly two storeys, consistent with the domestic scale anticipated at outline stage, with carefully positioned variations in scale used to reinforce important locations and aid legibility.

The approved access points and principal movement structure have been incorporated into the detailed layout. Pedestrian connections extend through the development and into the surrounding open space, maintaining the relationship between the residential neighbourhood and the wider landscape network.

The Reserved Matters proposals therefore retain the fundamental land use, scale, density and movement principles established by the approved parameter plans, while allowing the detailed layout to respond appropriately to site-specific requirements

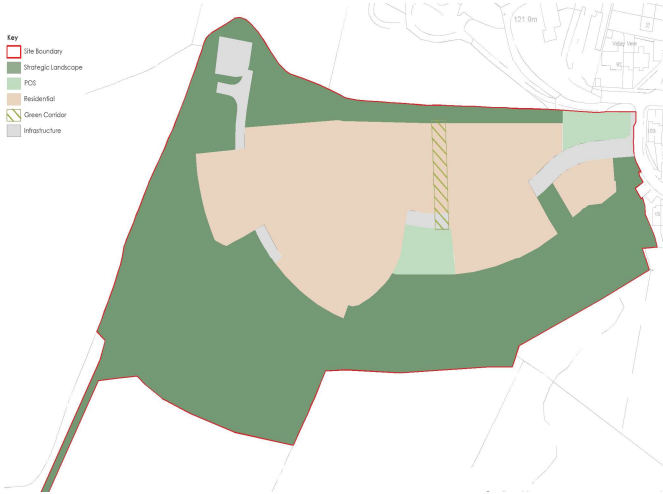


Figure 3: Parameter Plan - Land Use

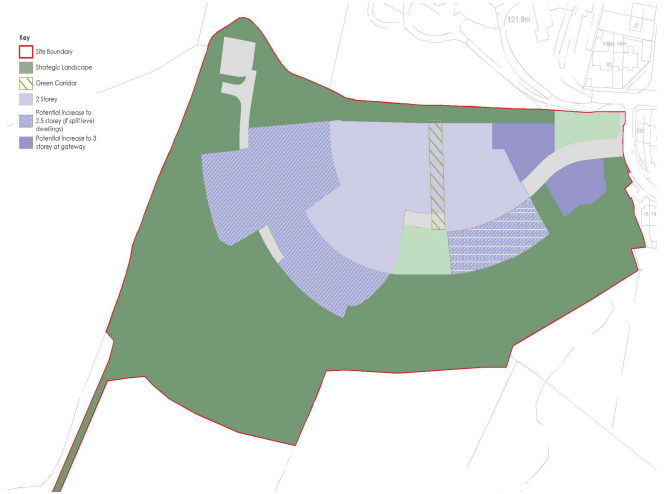


Figure 4: Parameter Plan - Scale

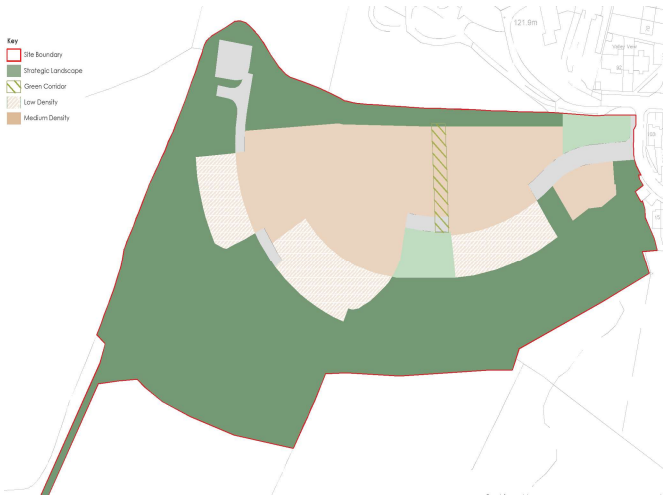


Figure 5: Parameter Plan - Density

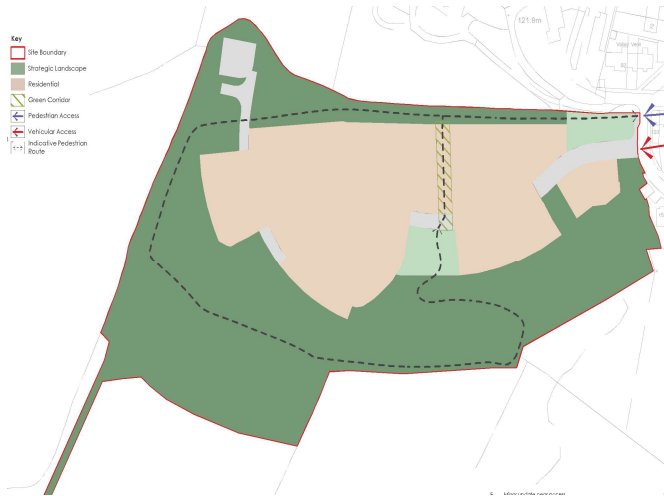


Figure 6: Parameter Plan - Access and Movement



Figure 7: Parameter Plan - Landscape Outline Principles

The detailed public open space landscape proposals, combined with the detailed on-plot landscape proposals are in compliance with the landscape parameter plan. Key features, including the LAP and attenuation basin, are located in broadly the same location. Existing features identified as being retained, including the trees/vegetation, are retained on the detailed plans. A trim trail is proposed along the route shown on the Parameter Plan, including six natural play items and seating. Enhanced planting along the western and southern edge has been included in the form of native trees, native woodland, native shrubs and wildflower meadow areas. The Green Corridor running through the development linking the POS in the south to the POS in the north east has been delivered through enhanced planting to the residential plots along this route, including trees, specimen shrubs, hedgerows and ornamental planting.

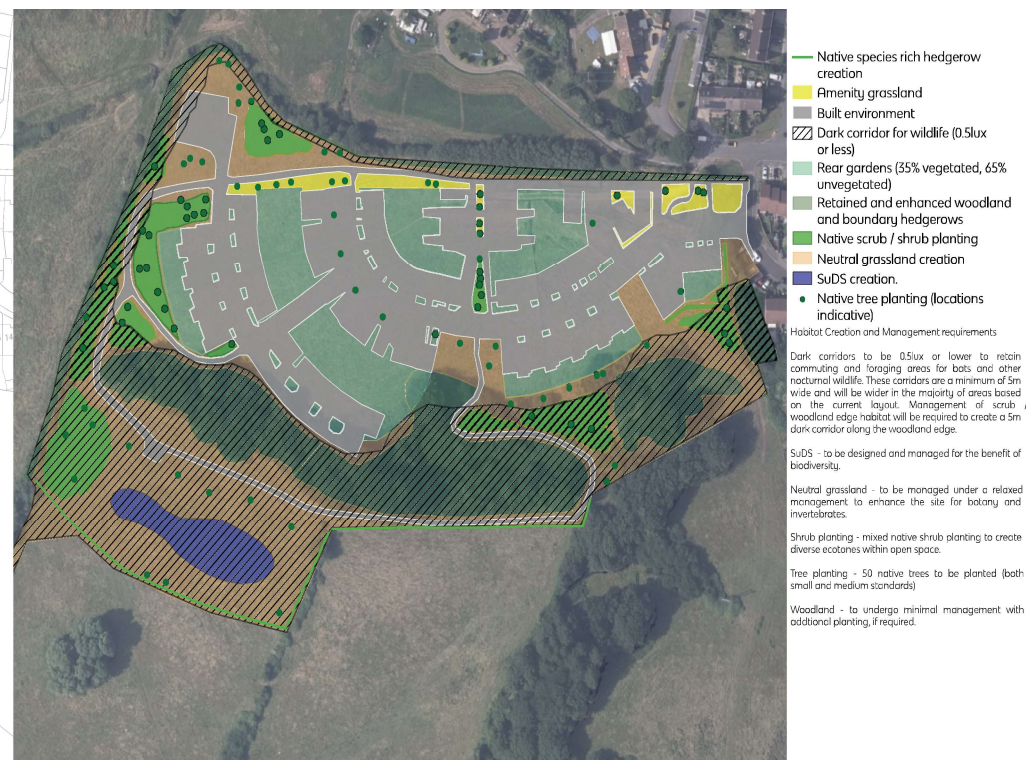


Figure 8: Parameter Plan - Ecology

The Reserved Matters proposals have been developed to retain the fundamental ecological structure established at outline stage. Existing landscape features of ecological importance, including boundary vegetation, tree groups and hedgerows, are incorporated within the detailed landscape framework where identified for retention. The concentration of residential development within the defined development area allows extensive areas of green infrastructure to remain around the southern and western parts of the site. These areas are supplemented by native tree, woodland, shrub and wildflower planting, helping to strengthen habitat connectivity through and around the development. The detailed landscape and ecological proposals therefore continue the principle established at outline stage of integrating new development within a connected network of retained and enhanced green infrastructure.

Design Evolution

The Reserved Matters proposals represent the detailed evolution of the design principles established through the outline application. While the arrangement of individual plots, streets and spaces has developed as the scheme has progressed, the fundamental structure and landscaped approach of the outline proposals have been retained.

Detailed design development has allowed the proposals to respond to highway, drainage, engineering, landscape and housing requirements, together with the site's topography and existing landscape features. These considerations have informed the alignment of streets, positioning of dwellings and relationship between built development and open space.

Residential development continues to be concentrated within the north of the site, maintaining the substantial areas of green infrastructure to the south and west. This retains the clear distinction established at outline stage between the developed part of the site and its wider landscape setting.

The principal access from John Rennie Close is retained, with the internal street network providing a clear and legible route through the development. Dwellings are arranged to positively address streets, pedestrian routes and public open spaces, providing natural surveillance and creating active residential frontages.

The detailed layout also strengthens the relationship between the new homes and the surrounding landscape. Development edges are carefully defined by buildings overlooking open space, while pedestrian connections extend from the residential streets into the wider green infrastructure network.

Through this process of design evolution, the scheme has progressed from an illustrative outline masterplan into a deliverable residential neighbourhood without losing the fundamental land use, movement, landscape and placemaking principles upon which the outline permission was based.

National guidance supports this approach: outline design principles and parameter plans provide the framework for later Reserved Matters proposals, while the detailed scheme develops within that framework.



Figure 9: Outline Illustrative Masterplan

Unit Type	Primary Ref	Sec	No. Units
1st Flr	1	1st	20
2nd Flr	2	2nd	40
3rd Flr	3	3rd	40
4th Flr	4	4th	40
5th Flr	5	5th	40
6th Flr	6	6th	40
7th Flr	7	7th	40
8th Flr	8	8th	40
9th Flr	9	9th	40
10th Flr	10	10th	40
11th Flr	11	11th	40
12th Flr	12	12th	40
13th Flr	13	13th	40
14th Flr	14	14th	40
15th Flr	15	15th	40
16th Flr	16	16th	40
17th Flr	17	17th	40



01 Residential Development

Development remains concentrated within the northern part of the site.

02 Landscape Framework

Extensive southern and western green infrastructure retained.

03 Principal Access

Approved access from John Rennie Close retained.

04 Green Connection

Landscape connection through the residential development maintained.

05 Open Space & Attenuation

Recreation, landscape and attenuation remain integral to the Southern POS.

Figure 10: Proposed Detailed Masterplan

Land Use

The outline Land Use Parameter Plan established a clear distinction between the residential development area and the extensive areas of landscape and public open space surrounding it.

This landscape led approach remains a fundamental principle of the Reserved Matters proposals. Residential development continues to be concentrated within the defined development area in the northern part of the site, allowing the substantial areas of green infrastructure to the south and west to remain largely free from built development.

The detailed layout reinforces this relationship by orientating homes towards streets, pedestrian routes and areas of public open space. The development edge is therefore positively defined, with dwellings overlooking the adjoining landscape and providing natural surveillance.

The resulting scheme retains the balance between built development and open space established at outline stage, creating a compact residential neighbourhood contained within a strong and distinctive landscape setting.

Requirement set out within Design and Access Statement	Complies	Notes
Enhancement to planting along western edge	✓	Native woodland enhancement planting proposed
Green connections north to south	✓	N-S connection on western edge within POS and to centre of site through development.
0.05ha of equipped play	✓	The fenced area of the formal equipped Local Area for Play is 0.03ha (300m2). Each trim trail item has been allocated an indicative allowance of 0.034ha (34m2), with six items this totals 0.02ha (200m2). When combined overall this provides 0.05h of equipped play.
0.065ha of casual play space	✓	The area south of the green corridor and throughout the POS 'break out' spaces are proposed with amenity grass as casual areas of play space.
Accommodate an attenuation basin within an attractive landscape.	✓	Landscape proposals within and around the attenuation basin are naturalistic in style, providing a softening of the landscape with long grass, wildflower meadow, marginal/wetland planting and scattered trees.



Figure 11: Proposed Land Use Plan

Placemaking Principles

The detailed layout has been designed to create a clear and legible residential neighbourhood in which buildings, streets and landscape work together to define a strong sense of place.

Dwellings are positioned to positively address the street, pedestrian routes and areas of public open space, creating active frontages and providing natural surveillance. Particular consideration has been given to corner plots, changes in street direction and prominent locations, where building orientation and architectural treatment assist with wayfinding and reinforce the structure of the development.

The arrangement of buildings responds to the curved street alignment, creating a sequence of changing views through the development. Variations in building form, roofscape and dwelling type provide rhythm and interest while maintaining a coherent overall character.

At the edges of the development, homes are positioned to overlook the adjoining green infrastructure, establishing a positive relationship between the residential neighbourhood and its landscape setting.

Together, these measures carry forward the placemaking principles established through the outline masterplan while developing them into a detailed, attractive and clearly identifiable residential environment

- Legend:
- Application Boundary
 - Primary/Active Frontage
 - Key/Focal Building
 - Dual Aspect/Corner Turning
 - Views & Vistas
 - Green/Pedestrian Connection

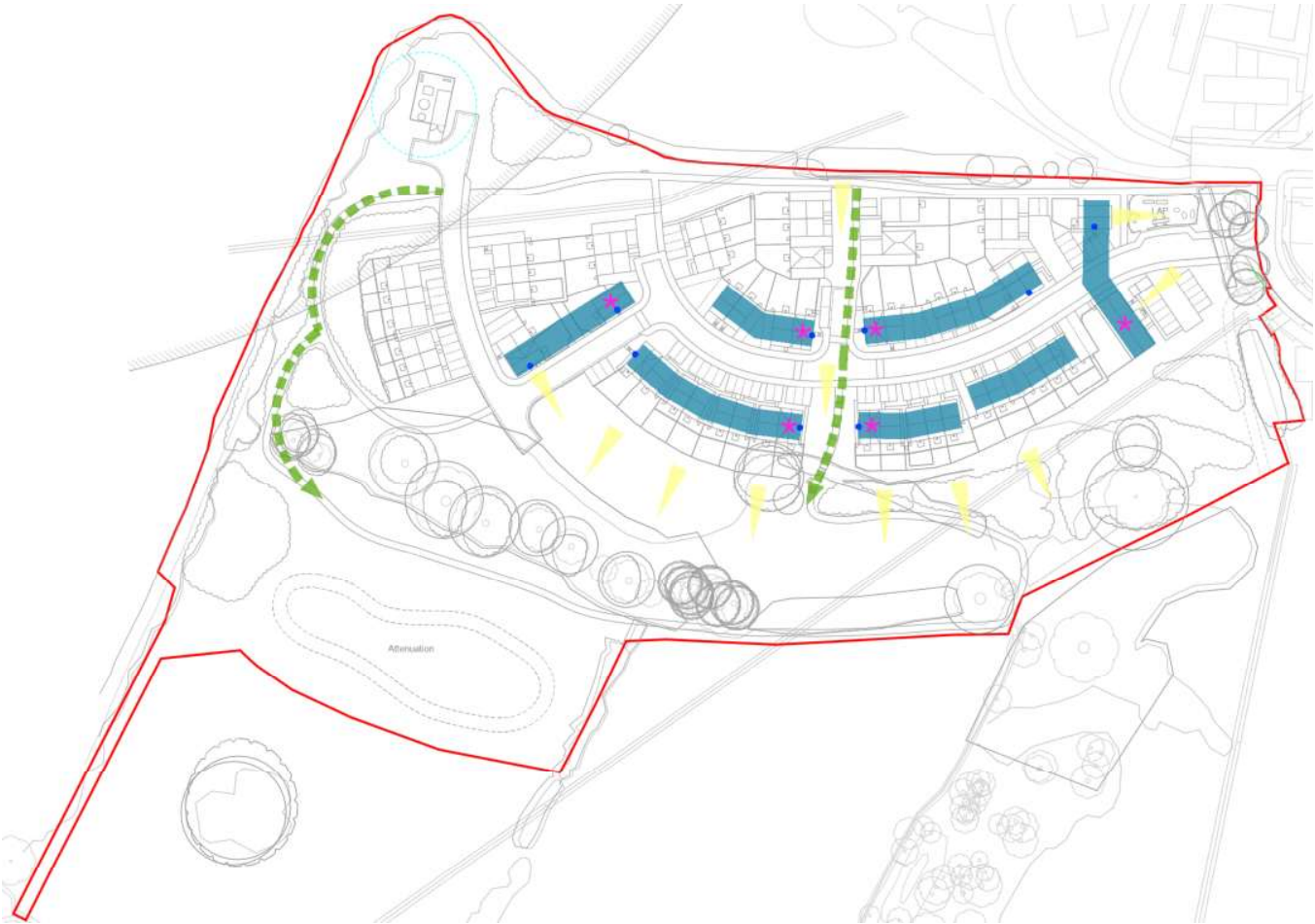


Figure 11: Proposed Placemaking Plan

Access and Movement

A Connected and Walkable Neighbourhood

Vehicular access to the development is provided from John Rennie Close in accordance with the access arrangements established at outline stage.

The outline design framework sought to establish a low-speed residential environment which encourages walking and cycling, supported by pedestrian connections through the development and into the wider landscape. Design & Access Statement

The Reserved Matters proposals retain these principles through a clear street hierarchy, pedestrian routes and connections to areas of public open space.

Parking is accommodated through a combination of on-plot and other appropriately integrated arrangements, allowing vehicles to be accommodated conveniently without dominating the overall character of the streetscene.

The layout therefore provides an environment in which movement, landscape and built form work together to create attractive residential streets rather than a highway-dominated development.

Legend:

-  Application Boundary
-  Primary Vehicular Route
-  Secondary Access
-  Pedestrian Movement
-  Recreational Footpaths
-  Access from John Rennie Close



Figure 12: Proposed Access & Movement Plan

Scale & Built Form

The scale and built form of the development have been carefully considered in response to the site's landscape setting, topography and the design principles established at outline stage.

The development is predominantly two storeys, creating a domestic scale appropriate to its edge-of-settlement location. Variation in dwelling type, building composition and roof form provides interest within the streetscene and helps to establish a varied but coherent residential character.

Buildings are arranged to provide appropriate enclosure to streets and spaces while maintaining a positive relationship with the extensive landscape framework surrounding the development. Particular consideration has been given to prominent locations, changes in street direction and development edges, where building form and orientation assist with legibility and placemaking.

The resulting built form creates a clearly defined residential neighbourhood while retaining the strong relationship between development and landscape established through the outline proposals.

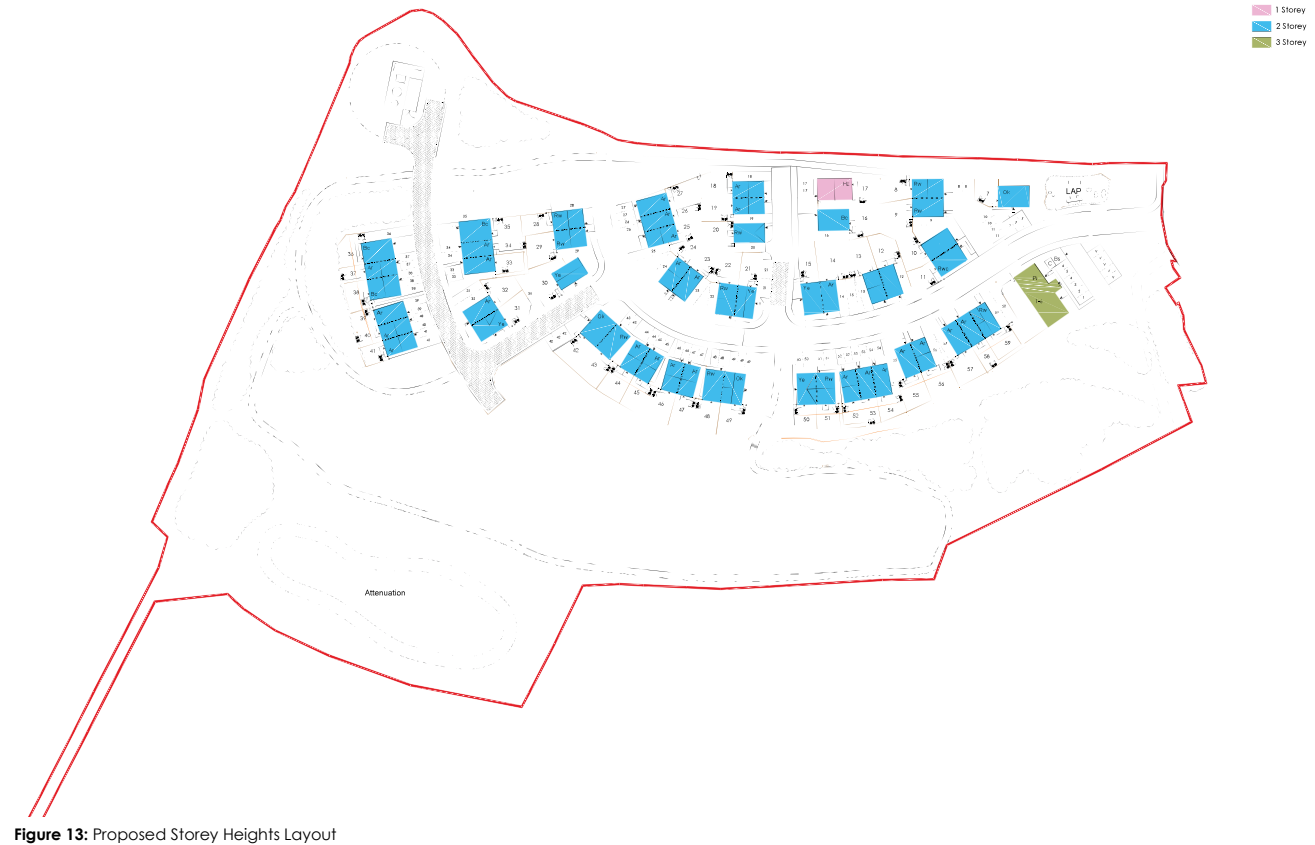


Figure 13: Proposed Storey Heights Layout



Figure 14: Proposed Street Scene B-B

Architectural Character

The architectural approach has been informed by the character of Devizes and the principles established within the outline Design and Access Statement. The proposals seek to create a development with a strong and coherent identity, drawing upon locally characteristic forms and materials without seeking to replicate historic development.

The proposed dwellings are predominantly two storeys in scale and adopt simple, well-proportioned building forms with pitched roofs, clearly defined entrances and a considered arrangement of window openings. A combination of eaves-fronted and gable-fronted forms, together with variations in roof form, provides rhythm and interest within the streetscene.

Architectural emphasis is introduced at prominent locations, including corners, changes in street direction and key views through the development. These buildings assist with orientation and legibility while creating variation within the overall composition of the streets.

A coordinated palette of external materials and detailing provides continuity across the development, while subtle variation between individual buildings and groups of dwellings creates character and helps avoid a uniform appearance.

The resulting architectural character provides a contemporary interpretation of the established qualities of Devizes, creating an attractive and distinctive residential environment which responds positively to both its built and landscape setting.



Figure 15: Oak House Type Elevation



Figure 16: Rowan House Type Elevation



Figure 17: Alder House Type Elevation



Figure 18: Birch House Type Elevation



Figure 19: Proposed Materials Layout

Conclusion

The Reserved Matters proposals represent the detailed evolution of the design framework established through the outline permission.

The scheme retains the fundamental principles relating to the extent of development, landscape structure, access and movement, scale, placemaking and architectural character, while responding to the detailed technical and housing requirements identified through the design process.

The proposals create a coherent and legible residential neighbourhood which is strongly connected to its landscape setting and provides attractive streets, spaces and homes.

The development therefore responds positively to the design principles established through the outline Design and Access Statement and Illustrative Masterplan.



Figure 20: Artists impression of proposed House Types



Figure 21: Artists impression of proposed House Types



Figure 22: Proposed Street Scene Elevation A-A



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