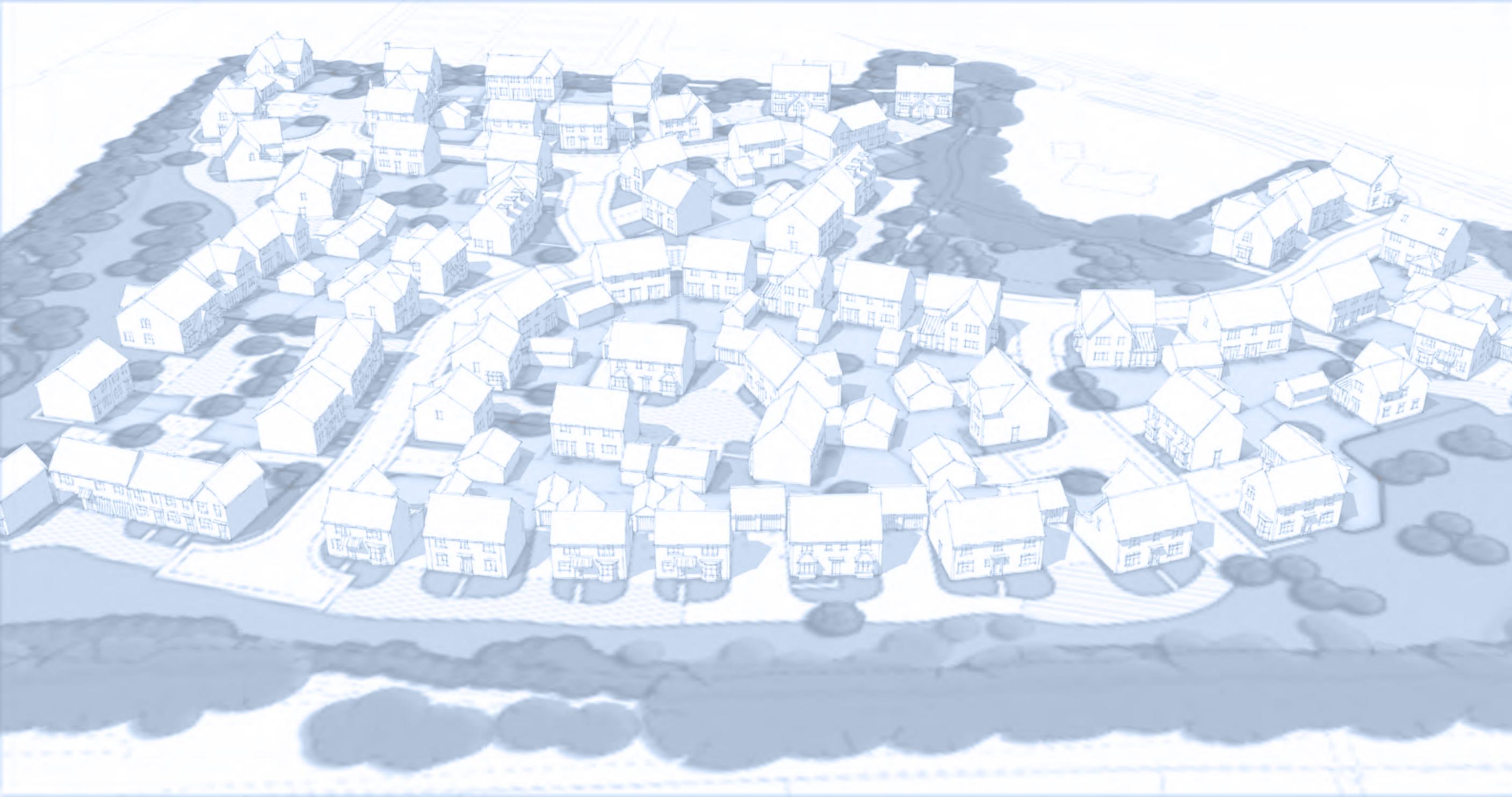


LAND EAST OF GROBY CEMETERY

DESIGN & ACCESS STATEMENT





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INTRODUCTION

This section sets out the background and purpose of the Statement

1

Purpose of the Statement

1.01 This Design and Access Statement has been prepared to accompany an application for full planning permission for development on land east of Groby Cemetery, Leicestershire. The proposed development comprises 91 dwellings with open space, landscaping and associated infrastructure.

1.02 This document has been prepared having regard to the objectives of CLG Circular 01/06 and the guidance contained in 'Design and Access Statements: How to read, write and use them' (CABE, 2007). In accordance with paragraph 80 of Circular 01/06, this statement explains:

“The design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”

1.03 As such, this Design and Access Statement is structured as follows:

1.04 • Policy Context – this section provides an overview of relevant national, regional and local design policies;

• Site Assessment – this section describes the site and the surrounding area, the constraints and opportunities presented by the site, with reference to the other technical supporting work that has been undertaken in relation to the site;

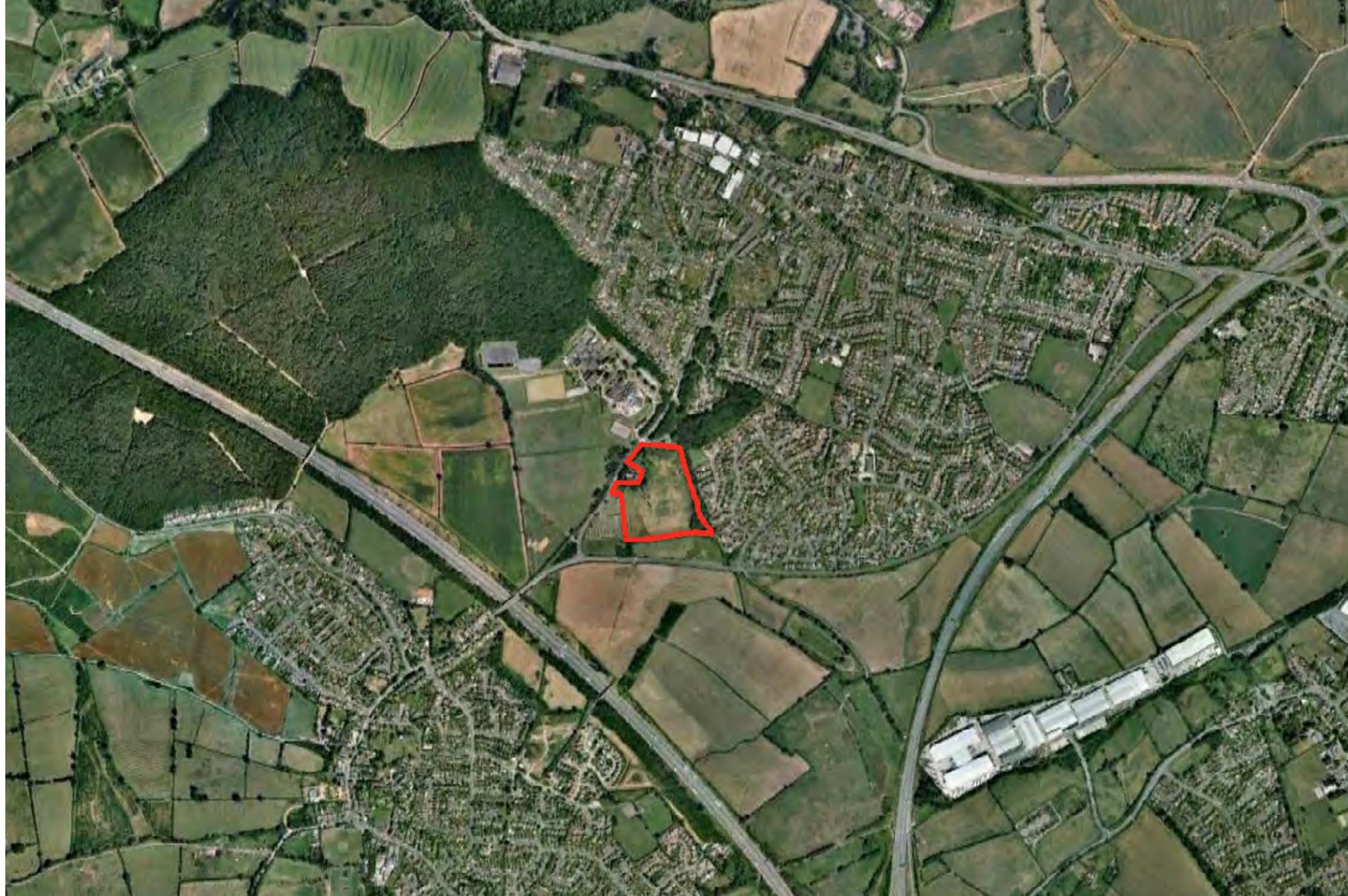
• Design Principles – this section sets out the design principles established for the scheme, and details how the scheme evolved during the consultation process;

• The Design – this section explains the proposed scheme having regard to the site assessment and design principles;

• Building for Life – this section collates information contained in the application documents relevant to the twenty Building for Life questions to enable a Building for Life assessment to be made; and

1.05 This statement should be read in conjunction with the drawn material accompanying the planning application and the supporting technical documents that include:

- Planning Statement;
- Transport Assessment;
- Draft Travel Plan;
- Ecological Assessment;
- Green Wedge Appraisal;
- Flood Risk Assessment;
- Conceptual Drainage Strategy;
- Tree Survey;
- Affordable Housing Statement (included in Planning Statement);
- Draft Planning Obligation Heads of Terms (included in Planning Statement);
- Open Space Assessment (included in Design and Access Statement and Planning Statement);
- Heritage Assessment (included in Design and Access Statement); and
- Statement of Community Involvement (included in Design and Access Statement and Planning Statement).



AERIAL CONTEXT PHOTOGRAPH

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POLICY CONTEXT

2

This section provides an overview of relevant national, regional and local design policies



“...good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted” (PPS3, para 13).

2.01 Government guidance in the form of Planning Policy Guidance Notes (PPG's) and Planning Policy Statements (PPS's) set the context within which those involved in the development process should promote excellence in sustainable development in order to achieve a high quality of design.

2.02 Local policy and guidance that covers the local area has been utilised to inform the design process, and is summarised below:

East Midlands Regional Plan – March 2009

2.03 Policy 2 'Promoting Better Design' of the East Midlands Regional Plan seeks to ensure that all new development exhibits design quality, incorporates sustainable construction techniques, respects local natural and historic character, makes provision for green infrastructure, makes efficient use of land, provides quality parking solutions and provides amenity, safety and quality of life.

Hinckley and Bosworth Core Strategy – December 2009

2.04 The Core Strategy contains a number of design related objectives and policies, which seek to use good design in new development to improve the physical, environmental and social characteristic of the Borough. The following specific policies are relevant:

2.05 Policy 16 'Housing Density, Mix and Design' of the Core Strategy sets out that new developments are expected to provide a mix of housing types, achieve a 'very good' Building for Life score, and meet a density target of at least 30 dwellings per hectare¹, unless individual site characteristics dictate otherwise. The density of the proposed scheme is discussed later in this Design and Access Statement, which also includes a Building for Life Assessment.

2.06 Policy 24 'Sustainable Design and Technology' sets out that in the rural areas of the Borough, new residential developments will be required to meet the sustainability targets set out in *Building a Greener Future*.

Hinckley and Bosworth Local Plan – February 2001

2.07 The following 'saved' Policies of the Local Plan are relevant:

2.08 Policy BE1 sets out the Council's criteria for assessing the siting and design, in order to safeguard existing environmental quality and to secure attractive development. The specific criteria of the policy deal with matters such as residential amenity, landscaping, built and environmental

character, highway design and safety, accessibility and sustainable construction.

2.09 Policy NE12 requires new development schemes to have regard to and to incorporate where possible existing landscape features, and states that development proposals should be accompanied by details of the broad landscape principles that will be employed within the particular scheme.

2.10 Policy T5 states that the Borough Council will apply the County Council's most up to date standards for highways design and parking provision when assessing new development schemes. Policy T9 requires that provision for pedestrians and cyclists is included in development schemes, which should be designed so as to encourage walking and cycling.

2.11 Policies REC2 and REC3 set standards for the provision of formal open space and children's play space in new developments. Further guidance on this subject is contained in the Council's Play and Open Space Supplementary Planning Document.



1. The Core Strategy predates the removal of the national indicative minimum density target of 30 dwellings per hectare from PPS3 in June 2010.



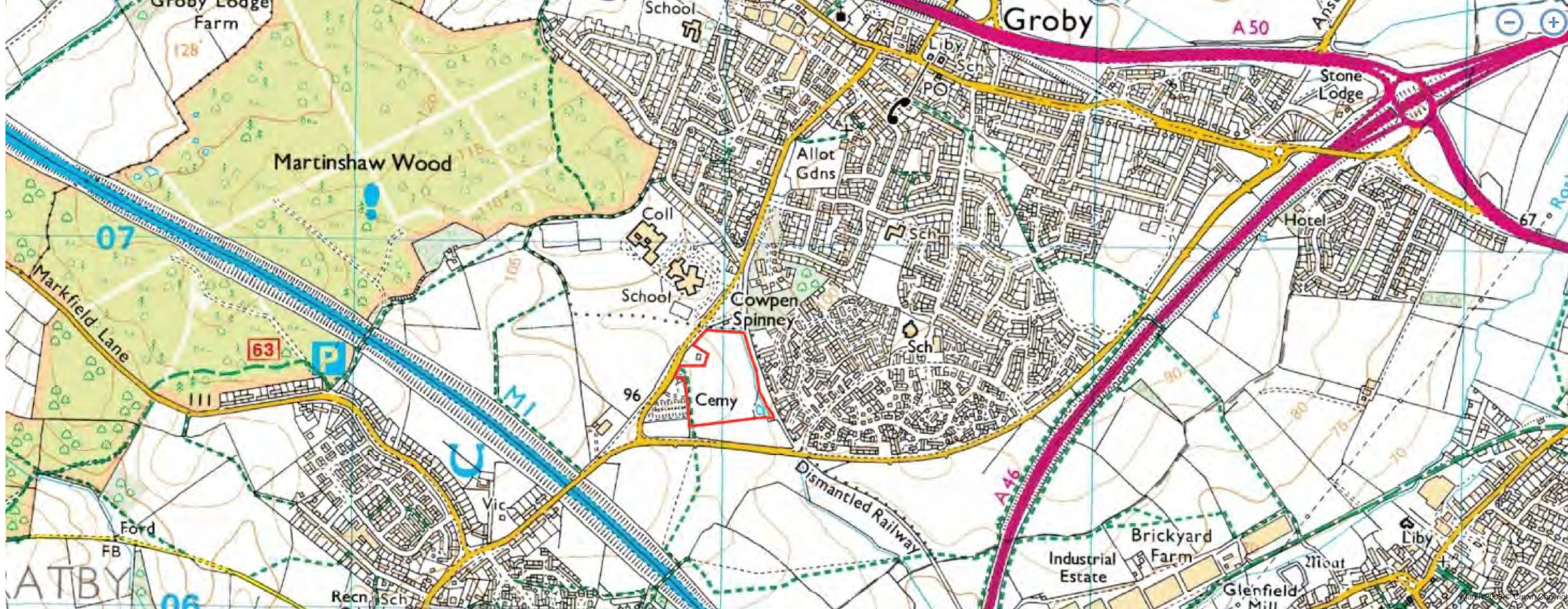
SITE ASSESSMENT

This section describes the site and the surrounding area, the constraints and the opportunities

3

Site Location

- 3.01 The application site is located on the south western side of Groby, and comprises a single agricultural field of approximately 4.4 hectares, currently used for livestock grazing.
- 3.02 The settlement of Groby lies to the north west of the Leicester urban area. It is separated from the urban area by agricultural fields designated as Green Wedge and the A46 (T) Leicester Western Bypass. Leicester city centre is some 6km to the west of Groby, and the village of Ratby is a kilometre to the south of Groby, also separated by agricultural fields and the M1 motorway. Whilst adjacent to the defined settlement boundary of Groby², the application site lies within the parish of Ratby.
- 3.03 Groby enjoys a number of services and facilities as would be expected of a settlement of its size, including three primary schools, a high school and a college, a community centre, and local retail facilities along the Leicester Road / Markfield Road / Ratby Road corridors. There is also an employment area along Fir Tree Lane.



SITE CONTEXT PLAN

² Hinckley and Bosworth Local Plan 2001 Groby Inset Map



Site Character and Features

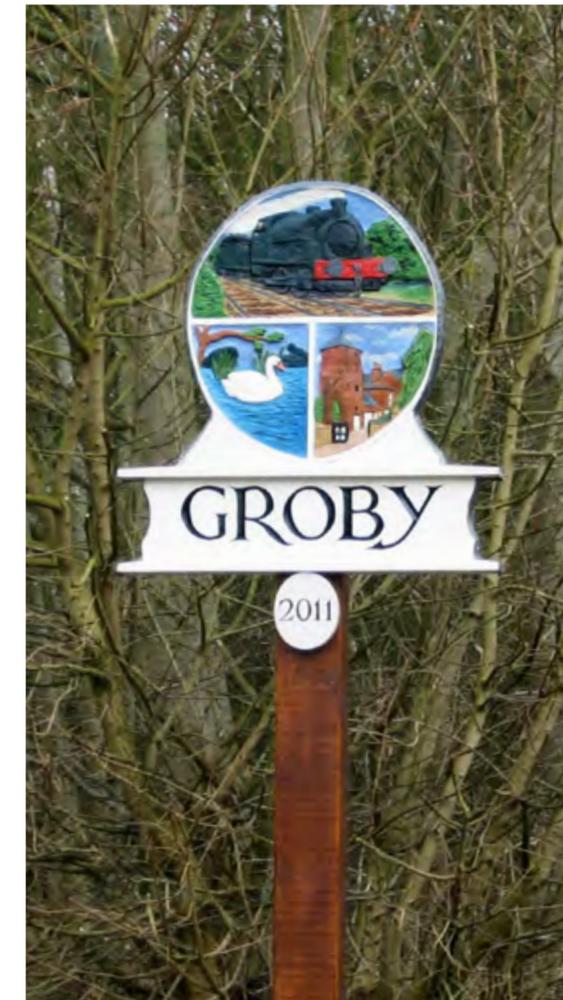
- 3.04 The site has on its northern boundary two sections of frontage to Ratby Road, separated by a single residential property, 'Ashdale'. The northern boundary of the site, which comprises a water course and thick scrub, also adjoins the rear of Brookvale Cottages, a terrace of three dwellings.
- 3.05 The eastern boundary of the site is marked by a further water course beyond which is a tree lined former railway embankment (used as a footpath). Further to the north and east is the main built up area of Groby. In the south eastern corner of the site there is a pond which is used under license by a private individual for fishing.
- 3.06 The southern boundary is marked by an established hedge, beyond which is a strip of open land before Sacheverell Way is reached. There are a number of individual and groups of trees around the boundary of the site.³
- 3.07 A public footpath runs along the western boundary of the site beyond which is the Groby parish cemetery, the boundary between the site and the cemetery being demarked by a hedge and post and rail fence.
- 3.08 The body of the site comprises rough semi improved pasture land enclosed by a post and rail fence (set in slightly from the site boundaries as described above). There is a small area of hardstanding in the northern part of the site which are the remains of a farmstead. There is also a gated field access from the site to Ratby Road between 'Ashdale' and Brookvale Cottages.

3. See the accompanying Tree Assessment, FPCR, April 2009

Built Character

- 3.09 Groby is typical of many English settlements of its size in that it contains a historic core, designated as a Conservation Area, surrounded by increasingly more modern development. A wide range of property types can be observed in the village, from traditional terraced worker's cottages to modern three storey townhouses.
- 3.10 Groby has expanded significantly to the south of its historic core with a large scale development focussed on Laundon Way. This development commenced in the late 1970s and continued in phases through to the 1990s. The development is in the form of modern detached and semi detached housing comprising of integral garage house types with open street scenes and off road parking to the front or side of properties, shallow pitched roofs with concrete interlocking roof tiles and elevational treatments comprising of mock timber boarding with render infill panels, half render to the first floor and the random use of red and buff coloured brickwork. Properties were not designed to address corners or junctions and blank gables, exposed rear elevations and close boarded fencing sometimes dominate the street scene. Brick screen walls have been utilised to reduce the impact of the view of the rear of properties on Sacheverell Way but this in turn has led to an awkward form of development that provides little in terms of a cohesive form of development or adequate screening of the rear of the properties.
- 3.11 The historic core of the village along Leicester Road contains more traditional properties from small thatched worker's cottages to large manor houses. Buildings and boundary features constructed from Charnwood granite rubble are occasionally found and brick where used is of a relatively light red colour. A number of traditional properties have been rendered.

- 3.12 Elsewhere in Groby there is a mix of development styles ranging from Victoria Cottages, a row of attractive terraces on Ratby Road to a handful of post war semi detached properties and bungalows located in the north eastern part of the settlement.





SITE CONSTRAINTS

SOURCE: FPRC Environment & Design Ltd

Constraints

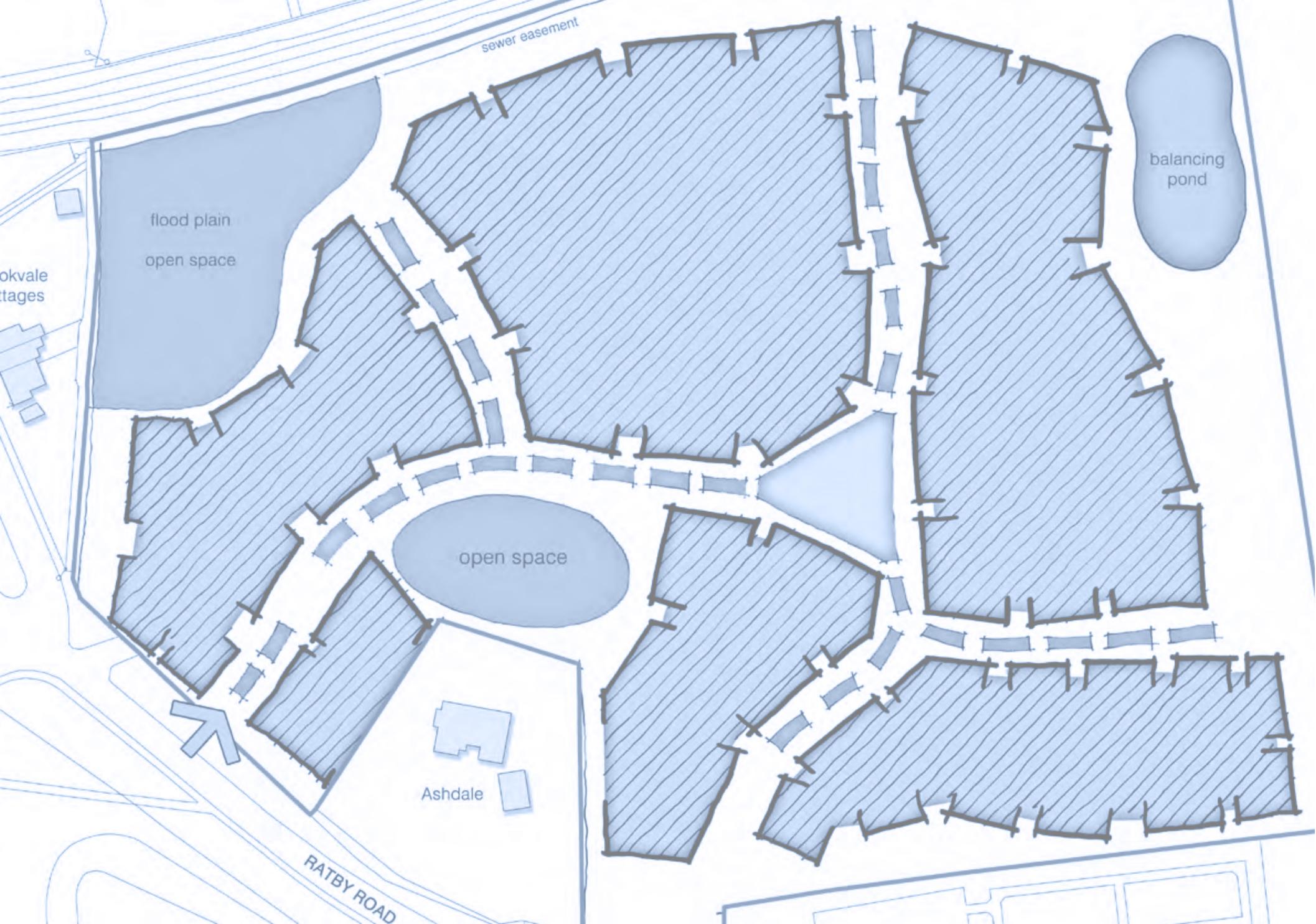
- Existing landscape features such as trees, hedgerows, watercourses and the fishing pond
- Area of floodplain in the north eastern part of the site
- Protected species
- Sewer easement along the eastern boundary of the site
- Public footpath along the western boundary
- Amenity of adjoining residential properties
- Other sensitive adjoining land uses (cemetery, open space)

Opportunities

- Size of site large enough to provide a range of property types and tenures
- Exploit the more open aspects to the south and west and aspects to wooded corridors to the north and east
- Retain and enhance existing landscape features as far as possible to provide maturity to the development and to provide nature conservation benefit
- Enhance the public footpath corridor along the western boundary



SITE ACCESS LOCATION



DESIGN PRINCIPLES

4

This section sets out the design principles established for the scheme



3D VIEW OF THE SITE

04 DESIGN PRINCIPLES

- 4.01 Following the assessment of the site constraints and opportunities, relevant planning policies, and the Company's brief in relation to the mix and type of properties to be used in the scheme, the following design principles were established:
- Construct the principle site access from Ratby Road to include road realignment and ghost right hand turning land in accordance with details previously agreed with the highway authority;
 - Retain and enhance existing landscape features where possible;
 - Provide sufficient easements to sewers and watercourses in accordance with previously agreed details with the water authority and the Environment Agency;
 - Ensure public and private areas are clearly defined throughout the site;
 - Provide adequate parking having regard to likely levels of car ownership;
 - Provide an area of equipped play space to meet the needs of new residents;
 - Provide the required amount and mix of affordable housing;
 - Provide a range of market dwellings suitable for families (i.e. 3, 4 and 5 bedroom properties);
 - Provide safe and convenient routes through the site for pedestrians, cycles and vehicles, paying particular regard to route of the public footpath through the site;
 - Introduce characteristics of the National Forest and Charnwood Forest in the proposed landscaping and material palette (given the proximity of the site to these areas);
 - Ensure the amenity of adjoining properties is maintained;
 - Ensure protected species are taken into account in the design of the scheme;
 - Create focal points throughout the development to ensure legibility; and
 - Ensure that public and private areas are overlooked and well supervised in line with the principles of 'Secured by Design'.



DESIGN ITERATIONS

5

This section explains how the scheme evolved during the consultation process



LAYOUT - SEPTEMBER 2009



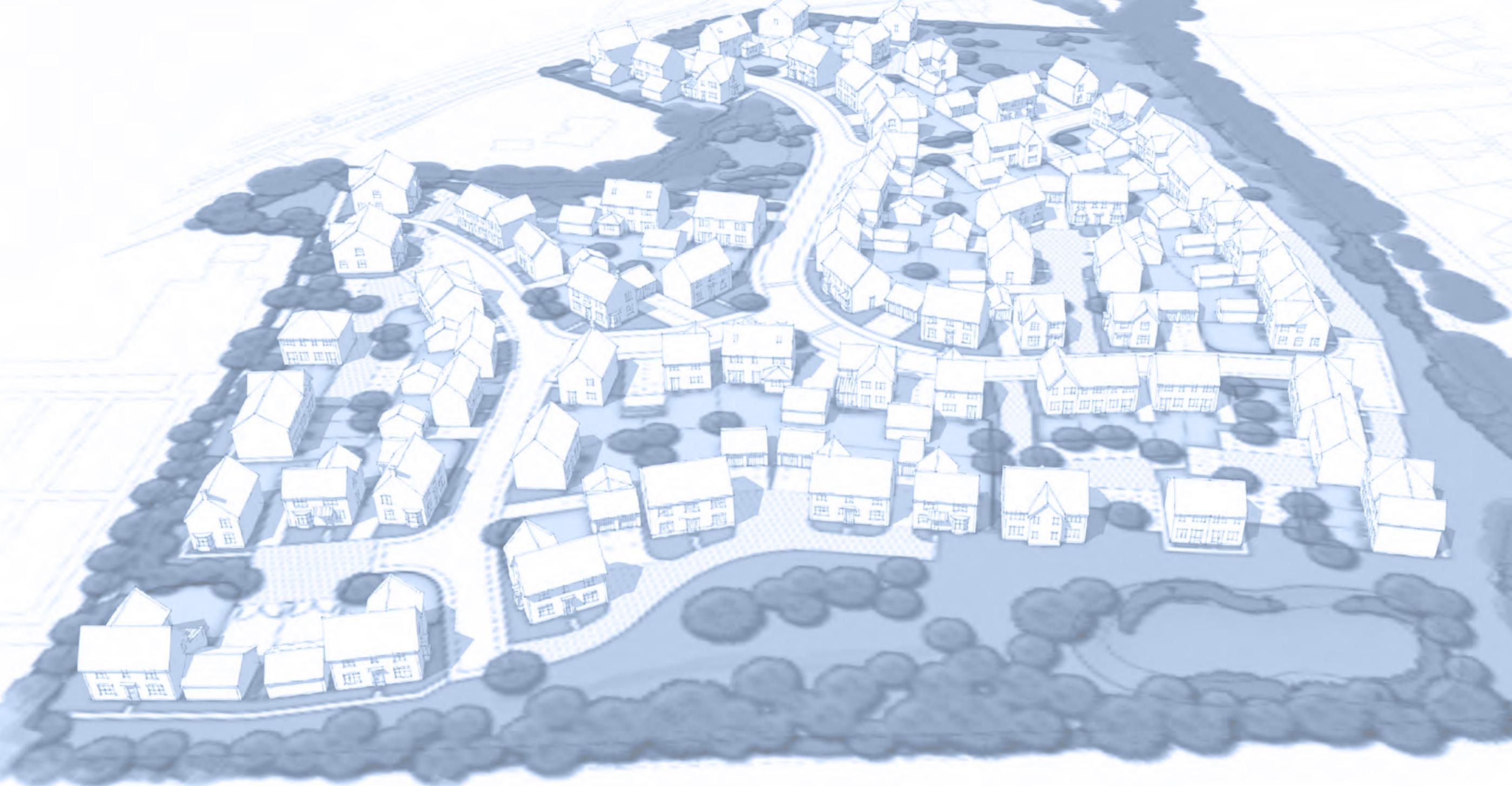
CONSTRAINTS PLAN - SEPTEMBER 2011



DESIGN CONCEPT - NOVEMBER 2011



LAYOUT - DECEMBER 2011



THE SIGN

6

This section explains the proposed scheme

Use and Amount

- 6.01 The proposed development of 91 dwellings on the site results in a net density of 26 dwellings per hectare (the net area being 3.5ha with the exclusion of the easements, floodplain and protected species standoff zone).
- 6.02 Whilst the net density of the scheme is below the Core Strategy net density target of 30 dwellings per hectare, the location and constraints of the site and the need for a generous landscaping scheme would suggest that the proposed net density is appropriate in the circumstances.
- 6.03 The proposed development includes for the provision of 40% of the proposed dwellings as affordable homes in line with Policy 15 of the Core Strategy. The Council's Affordable Housing Strategy and Enabling Officer has indicated that the need in Groby is predominantly for one and two bedroom units. As such the scheme provides 13 one bedroom units (12 provided in 3 'quarter houses', which are 5 bedroom two storey house types adapted to provide four single occupancy independently accessed flats) and 21 two bedroom semi detached or terraced units. A semi detached pair of 3 bedroom units has also been included. Discussions have also taken place in respect of tenure split although this remains to be agreed
- 6.04 In terms of the market housing mix, this is based on local experience of market demand, and comprises three, four and five bedroom homes. Whilst the inclusion of an element of smaller market dwellings was contemplated, at present these types of dwellings require significant additional discounting and / or deferred payment incentives in order to achieve sales. This has a consequent effect on development viability and would therefore jeopardise the delivery of affordable housing on the site. As such, in order to deliver the level of affordable dwellings required by policy on the site, the market housing mix must ensure that reasonable sales values and reasonable sales rates are achievable in the current market.
- 6.05 The scheme includes 14264m² of open space and landscaping, of which 426m² is equipped play space.



HOUSE TYPE SCHEDULE

3252	Sedgley	830sq ft	3 No.
3 BED HOUSES			3 No.
4252	Hanbury	1235 sq ft	3 No.
4253	Fenwick	1234 sq ft	6 No.
4256_SP	Somerby SP	1195 sq ft	6 No.
4257	Eastcote	1604 sq ft	4 No.
4258	Rearsby	1510 sq ft	6 No.
4260	Didbrook	1742 sq ft	7 No.
4262	Hamilton	1283 sq ft	8 No.
4266	Hollington	1076 sq ft	5 No.
4 BED HOUSES			45 No.
5250	Corbridge	2033 sq ft	4 No.
5350	Kingsbury	1830 sq ft	3 No.
5 BED HOUSES			7 No.
TOTAL MARKET HOUSING			55 No.
1B2P	Quarter House GF	414 sq ft	6 No.
	Quarter House FF	440 sq ft	
FAR-SP	FOG	657 sq ft	1 No.
2B3P	2 bed house	648 sq ft	21 No.
3B4P	3 Bed house	762 sq ft	2 No.
TOTAL SOCIAL HOUSING			36 No.
SITE TOTAL			91 No.



key

- properties oriented to overlook the public realm
- keynote buildings
- dual aspect dwellings
- chimney locations

Layout

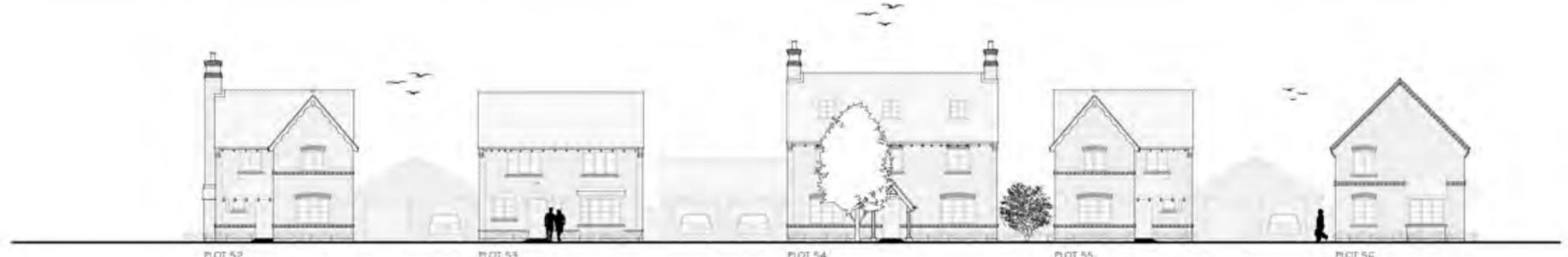
6.06 The layout of the site provides:

- Focal points created by open space, landscaping and keynote buildings at key locations within the development to aid legibility
- Shared surface 'homezone' areas to indicate lower key, quieter areas of the site;
- Private parking provision at levels designed to reduce on street parking;
- A landscaped corridor on the western boundary providing a standoff to the public footpath and cemetery, with limits on the number of principle aspects of dwellings overlooking the corridor;
- Dual aspect dwellings to provide interest to corner plots;
- Properties oriented to over look the public realm;
- Space in front of plots in order that street trees can be provided as part of a quality landscaping scheme.

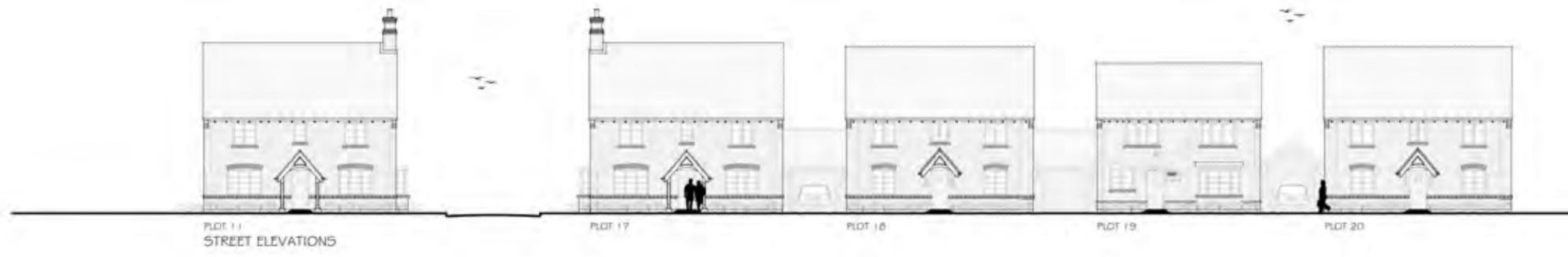




PLOT 4
RATBY ROAD ELEVATIONS



PLOT 52
STREET ELEVATIONS



PLOT 11
STREET ELEVATIONS

STREET ELEVATIONS

Scale

6.07 Generally houses in the local area are two storey in scale which is largely reflected in the current scheme. Interest and variety in the street scene and roofscape is provided by the incorporation of a number of gables and hips. However, to add an element of variety at the site entrance and overlooking the open space, two 2.5 storey property have been included. Dormer windows in the roofspace will be included to soften the impact of the increased storey height of these plots. The proposed dwellings are in terraced, semi-detached and detached arrangements reflecting the pattern of development seen in the wider area.

Appearance

6.08 Whilst the form of the proposed dwellings have been kept simple, a number of architectural details have been incorporated to add interest and variety throughout the scheme. Features include:

- Exposed rafter feet;
- Brick corbel detail at verge and eaves;
- Sculptured barge boards on key plots;
- Stone or brick cill detail;
- Stone or contrasting brick header detail;
- Dentil string courses;
- 'Rustic' timber porches; and
- Chimneys to selected plots.

Materials

6.09 A limited palette of materials will be used, with brickwork being predominantly red and brindled red colours. Blue engineering bricks will be used for the contrasting brick header details. Roof materials will be flat profile roof tiles in grey and brown tones.





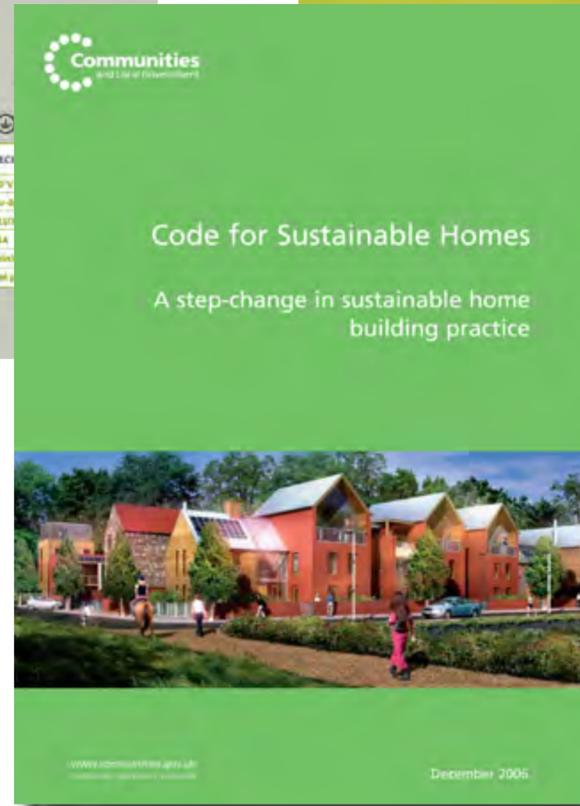
Landscaping and Open Space

- 6.10 As shown on the Landscape Concept Plan opposite, the scheme includes three distinct areas of landscaping:
 - The eastern open space includes an area of floodplain associated with the watercourses on the northern and eastern boundaries together with undeveloped areas along the riparian zone. The floodplain area will be seeded with a meadow grassland mix and limited clear stem trees will be planted. The riparian zones will be cleared of scrub and planted with suitable emergent species.
 - The southern meadow will provide wildlife foraging habitat and use by the general public will be discouraged. The area will also include swales and a balancing pond. Planting will comprise native thorny species and native species providing a food source such as crab apple.
 - The play area in the north western part of the site will comprise natural play features and the retention of existing trees along the boundary of the site.
 - Landscaping of private areas will be predominantly ornamental planting, and native trees and hedgerows will be used in the street scene to aid legibility.
- 6.11 According to the Borough Council's adopted Play and Open Space SPD, the development should provide the amounts of public open space shown in the table opposite:

Type	Requirement	Actual provision	Difference
Formal	3520m ²	0 m ²	- 3520 m ²
Equipped Play Space	440 m ²	430 m ²	- 10 m ²
Informal Play Space	1320 m ²	8490 m ²	+ 7170 m ²
- 6.12 Any shortfalls will be addressed by financial contributions to improve existing open space in the local area.

Access

- 6.13 Vehicular, pedestrian and cycle access to the site will be taken from Ratby Road. The access arrangements include for with widening and realignment of a section of Ratby Road to accommodate a ghost island right hand turn lane into the site. New refuges will also be provided in Ratby Road to enable new residents to access the shared footpath / cycleway on the northern side of Ratby Road. Furthermore, the existing public right of way along the western boundary of the site will be retained and surfaced and will be linked to new paths provided within the body of the site.
- 6.14 Regular bus services to Leicester are available along Ratby Road and the services and facilities available in Groby are all within walking and cycling distance of the site. As such travel by non-car modes will be a realistic option for residents of the proposed new development.
- 6.15 Roads within the scheme will be calmed with the use of speed – reducing features; variable width carriageways and a variation of materials to reduce vehicle speeds and give pedestrians safety and priority.
- 6.16 With regard to parking provision, the 4 and 5 bed detached houses have HTD compliant double detached garages (6mx6m internally) and two additional parking spaces. The 4 bed and 3 bed units have HTD compliant single detached garages (6mx3m internally) and one additional parking space. The affordable units have two spaces per unit with the exception of 3no two beds (plots 77 - 79 inc.) that have 1.5 spaces per unit and the 1bed flats that have one space per unit.
- 6.17 All dwellings will comply with Part M of the Building Regulations and the Disability Discrimination Act
- 6.18 Further details in relation to wider accessibility considerations are contained within the accompanying Transport Assessment.



Sustainability

- 6.19 As set out above and in the accompanying Transport Assessment, the site is conveniently located for access to the services and facilities available in Groby and to public transport links to higher order centres. The site can be regarded as being in a sustainable location.
- 6.20 The dwellings will be constructed to comply with the latest Building Regulations standards in relation to water efficiency (Part G) and the conservation of fuel and power (Part L). The following are examples of measures that will be incorporated in to the dwellings to ensure these standards are met:
 - Central heating systems with timer and thermostat controls, together with high levels of insulation, ensure highly efficient every day use.
 - Thermostatic radiator valves;
 - Low energy internal light fittings;
 - External lighting (where provided) will have PIR sensors;
 - Central heating / hot water boilers with NOx emissions of 70 NOx mg/kWh or less;
 - Dual flush WC's; and
 - Flow restrictors to taps.

- 6.21 Bloor Homes have also adopted a 'Fabric First' design solution for all of its new dwellings. This includes increased insulation within walls, floors and roofs. These materials provide an improved fabric which exceeds the requirements of the energy section of the Code for Sustainable Homes Level 3 Standard.
- 6.22 The proposed development scheme also incorporates a Sustainable Drainage System, including swales and a balancing pond that will have environmental benefits in terms of discharged surface water quality and habitat creation.

Heritage

- 6.23 The Leicestershire County Archaeologist has previously confirmed that they would not require a full desk based assessment of the cultural and archaeological heritage of the site. However, a geophysical survey of the site has been undertaken and this will inform a programme of archaeological investigation to be carried out prior to development commencing (but following a positive determination of the planning application, as agreed with the County Archaeologist). This will ensure that any below ground heritage artefacts are accounted for.
- 6.24 The closest known heritage assets to the site comprise the Groby Conservation Area, focussed on the village centre along Leicester Road, and the listed buildings along Chapel Hill in the Conservation Area. There is no intervisibility and there is a significant amount of modern development between the proposed development site and these heritage assets and as such the impact of the proposed development on them is considered to be negligible.
- 6.25 In order to ensure local residents were aware of the proposed development, letters were sent to all those who commented on previous proposals for the site and a copy of the illustrative landscape masterplan was displayed on the Bloor Homes website.

Community Involvement



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BUILDING FOR LIFE

This section brings together
information for an Assessment
of the Design Quality





3D VIEW OF THE SITE

Responses to the twenty Building for Life questions are set out below, such that the scheme can be assessed and scored independently.

Environment and community

Q1 Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?

Groby enjoys a number of services and facilities as would be expected of a settlement of its size, including community, health, education, retail, leisure and employment uses. These services and facilities are within walking and cycling distance of the application site (DAS Section 3, Transport Assessment Section 3).

Q2 Is there an accommodation mix that reflects the needs and aspirations of the local community?

The mix of affordable housing has been tailored to address local need in consultation with the Borough Council's Housing Strategy and Enabling Officer, providing predominantly one and two bedroom properties (DAS Section 6, Affordable Housing Statement).

Q3 Is there a tenure mix that reflects the needs of the local community?

The tenure mix remains subject to agreement, such that any local need in respect of tenure can be addressed as information becomes available (DAS Section 6, Affordable Housing Statement).

Q4 Does the development have easy access to public transport?

The development is within close proximity to bus stops on Ratby Road which provide services to Leicester and other surrounding settlements (Transport Assessment Section 3).

Q5 Does the development have any features that reduce its environmental impact?

The development includes for sustainable urban drainage system and habitat enhancement and creation within landscaped areas. The dwellings will be constructed to the most up to date energy and water efficiency requirements (DAS Section 6).

Character

Q6 Is the design specific to the scheme?

The character of the surrounding area and site constraints and opportunities, together with the client's brief and local policy relevant to the type of housing that should be provided on the site, have all informed the design of the scheme (DAS Sections 2- 6, drawn material).

Q7 Does the scheme exploit existing buildings, landscape or topography?

The scheme has been designed such that properties look out over open spaces and features such as the pond and the majority of the existing trees on the site will be retained (DAS Section 6, drawn material).

Q8 Does the scheme feel like a place with distinctive character?

The use of discreet architectural details on the proposed dwellings will provide a distinct character for the development which will stand out from, but not clash with, existing development in Groby. This will be reinforced by a quality landscaping scheme (DAS Section 6, drawn material).

Q9 Do the buildings and layout make it easy to find your way around?

The built form is punctuated by open space, changes in highway surface, landscaping features and with landmark buildings ensuring the scheme is legible (DAS Section 6, drawn material).

Q10 Are streets defined by a well-structured building layout?

The layout of the scheme, together with the proposed landscaping scheme, will deliver clear definition between public and private spaces. The use of perimeter blocks and corner turning units provided active frontage throughout the site and the arrangement of dwellings around the open space will ensure that it is overlooked (DAS Section 6, drawn material).



Streets, parking and pedestrianisation

Q11 Does the building layout take priority over the streets and car parking, so that the highways do not dominate?

Whilst estate standard streets have been provided as necessary within the scheme to accord with local highway design standards, shared surface and private drive and courtyard areas have also been used in the scheme which will mean that in these areas, the dwellings will dominate the street (DAS Section 6, drawn material).

Q12 Is the car parking well integrated and situated so it supports the street scene?

As far as possible through the site, the positioning of buildings and their associated parking and garaging will ensure that the car is not prominent in the street scene – on plot parking is generally recessed behind the front elevation of dwellings and parking courts are used in some instances (DAS Section 6, drawn material).

Q13 Are the streets pedestrian, cycle and vehicle friendly?

The streets have been designed in accordance with local highway design standards, which require the provision of 2m wide footpaths either side of estate roads such that pedestrians can move within and to and from the site easily. The use of shared surface private drives and courtyards will ensure the pedestrian takes priority in lower key areas of the site (DAS Section 6, drawn material).

Q14 Does the scheme integrate with existing streets, paths and surrounding development?

The interface of the site and the local highway will provide a robust and recognisable entrance to the site, delivering links to existing footpath and vehicular routes. The public footpath running along the western boundary of the site will be retained and enhanced and will be linked in to new footpaths created within the site (DAS Section 6, drawn material).

Q15 Are public spaces and pedestrian routes overlooked and do they feel safe?

All dwellings are located so as to overlook proposed routes and open spaces, and corner turning units are provided as necessary throughout the site (DAS Section 6, drawn material).

Design and construction

Q16 Is public space well designed and does it have suitable management arrangements in place?

The final design and management regime for the public open space within the site remains subject to discussion and agreement, although it is our intention that a quality scheme will be provided that can be adopted by either a public body (will an appropriate commuted sum for its on going maintenance in perpetuity) or by a private management company (DAS Section 6, drawn material).

Q17 Do the buildings exhibit architectural quality?

The buildings proposed are well proportioned and include a number of simple external design features – over and above that found on a standard product - that will give the development a distinctive identity, which will be reinforced by a limited palette of quality materials (DAS Section 6, drawn material).

Q18 Do internal spaces and layout allow for adaptation, conversion or extension?

Whilst the dwellings are not designed to Lifetime Homes Standards they do offer some scope for adaptation, conversion and extension (drawn material)

Q19 Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?

No.

Q20 Do buildings or spaces outperform statutory minima, such as building regulations?

Bloor Home's 'Fabric First' construction policy will mean that the dwellings will be insulated to standards at a higher level than the current Building Regulations and Level 3 of the Code for Sustainable Homes (DAS Section 6).

BLOOR HOMES[®]

The logo for BLOOR HOMES features the brand name in a bold, white, serif font. A red, wavy underline is positioned beneath the text, starting under the 'O' in 'BLOOR' and extending under the 'S' in 'HOMES'. A small registered trademark symbol (®) is located at the top right of the word 'HOMES'.