

Residential Masterplan

Heath Farm, Poringland



Poringland Residential Development

ADDENDUM TO DESIGN & ACCESS STATEMENT

Heath Farm, Poringland Residential Development





Heath Farm, Poringland Residential Development

Residential Masterplan Addendum to Design & Access Statement

- 1.0 Introduction
- 2.0 Design Development
- 3.0 Character Areas
- 4.0 Public Realm
- 5.0 Mix of Dwellings
- 6.0 Architectural Qualities
- 7.0 Landscaping

1.0 INTRODUCTION

- 1.1 This Statement Addendum has been prepared by Chaplin Farrant Limited on behalf of David Wilson Homes.
- 1.2 A Full Town Planning application for Residential Development at Heath Farm was submitted on the 19 March 2013.
- 1.3 Consultation responses have been received and the proposals have evolved to take on board feedback received.
- 1.4 This document aims to set out the major changes and clarify issues raised by consultees.
- 1.5 The Design Principals outlined in the Design & Access Statement for Phase 1 and Phase 2 still apply. Development proposals have been designed with due regard to the policies that make up the statutory Development Plan, and supplementary guidance together with the relevant emerging local policies.

1.0 INTRODUCTION



National Planning Policy Framework



South Norfolk Place-Making Guide

Supplementary Planning Document - September 2012

Enhancing the environment we live in

www.southnorfolk.gov.uk



2.0 DESIGN DEVELOPMENT

2.0 DESIGN DEVELOPMENT

The key changes made to the layout are as follows:

- 2.1 Vehicular access is off Caistor Lane. However a footpath is now proposed along the highway verge of Caistor Lane linking the site with Norwich Road. A Pedestrian Crossing is proposed providing safe access to the High School.
- 2.2 The site entrance has now been reconfigured so that the Public Open Space is divided into two with houses set behind. The dwellings in this location have been designed with rural aesthetics and arc around the face of the open space creating a character area.
- 2.3 The principal estate road has residential both sides and widens out in the middle creating a tree lined central open space feature. The road has been designed with additional traffic calming measures to create a safe environment.
- 2.4 The loop road servicing dwellings east of the estate road has been substituted for 2no cul-de-sacs, linked by a formal square. Pedestrian and cycle access is provided, and in an emergency drop down bollards will allow vehicular access.
- 2.5 The Foul Water Pumping Station has been relocated to a more discreet location in the North East corner of the site. Away from the primary pedestrian route onto Norwich Road. This area is further partially concealed with small trees and shrubs.
- 2.6 The allotments have been omitted from the Phase 1 element of the Development .
- 2.7 The proposed Affordable Housing mix has been altered to suit advice received from South Norfolk Council's Housing Officer and preferred Housing Association.
- 2.8 The Georgian aesthetic has been replaced with simplified elevational treatments such as pitched entrance door canopy's and bay window roofs, creating a rural character.



3.0 INTRODUCTION

- 3.1 The site lies behind 1960-70's Ribbon Development with houses to the north, east and southern boundaries. The Western boundary is a field hedge with native trees.
- 3.2 There is little vernacular architecture immediately adjacent to the site to use as a point of reference. As the development cannot be seen from the surrounding roads, it was deemed appropriate to create bespoke and distinctive character areas. These areas will be connected with the use of similar materials, scale, detailing and landscaping.
- 3.3 Phase One and Phase Two will be separated by a generous landscaped parkland.
- 3.4 This site is located close to services within Poringland and foot and cycle paths will be provided to encourage existing and new residents to use the open space.

The Character Areas identified are as follows:

- Gateway
- Primary/Street Boulevard
- Parkland and Countryside Edge
- Courtyard
- Street
- Formal Square

Gateway



Primary/Street Boulevard



Parkland and Countryside Edge



Courtyard



Street



Formal Square



3.0 CHARACTER AREAS

- 3.5 The range of materials is listed in detail on the schedules forming part of the submitted set. The use of local materials will maintain the visual continuity and assist integrating the development into the surroundings. The predominant material will be red brick in contrasting shades similar to the Norfolk red in appearance.
- 3.6 Building massing will be traditional, orientated wherever possible to maximise natural sources of energy.
- 3.7 Proposals have been submitted by Liz Lake Associates with this application to integrate the development into the surrounding landscape and enhance the setting of the dwellings (refer to section 7).

Gateway

1. The Development is entered off Caistor Lane. Two landscaped Public Open Spaces provide a gentle transition from the rural feel of Caistor Lane into the Development.
2. The Public Open Spaces contain water features which attenuates the surface water on site and managing the discharge into existing water course.
3. It is not anticipated that these balancing ponds will be full all year round but will be designed to retain water and provide an attractive ecological “wet land” type habitat.
4. The dwellings are laid out organically addressing and defining the Public Open space.

The character of the properties will have a rural appearance with their front gardens being demarcated with hedging and parkland type railings.

5. As you pass the properties, the flank elevation of the garden boundary will either be a wall or a close boarded fence with a landscape screen in the foreground.



3.0 CHARACTER AREAS



Primary Street/Boulevard

1. The Primary Street/Boulevard is Type 3 road, Constructed & Designed to adoptable standards.
2. This Road leads from the Gateway in the north, to the Parkland to the south.
3. As you progress away from the Gateway the density of the dwellings increase. The houses on the eastern side of the road become semi-detached and are linked by covered car ports providing a continuous frontage.
4. The houses have small front gardens set behind and hedges.
5. The dwellings on the western side of the road, are set back from the road. Trees are proposed within grassed areas. This lozenge shaped open space will be demarcated by silver grey concrete block paving.
6. The dwellings on the western section will have hedging and railing to the front picking up the details on the opposite side of the road. However these dwellings are not linked but the proposals landscape treatment with trees will help to create a sense of enclosure.



3.0 CHARACTER AREAS



3.1



3.2

Parkland & Countryside Edge

3.0 CHARACTER AREAS

1. To the western and southern fringe of Phase 1, we propose detached and semi-detached larger properties with generous front gardens.
2. These properties will be served either off private drives or a Type 6 road. This will be a shared surface with a “Golden Autumn” type block paving. The roads will have an organic feel and not look engineered.
3. These properties will have hedging and parkland railings to define their boundary.
4. Between the dwellings and parkland a low hedge is proposed to help screen cars from view when looking into the Development.
5. The dwellings are designed to reflect the rural character of houses in the countryside.



Rural style dwellings on the Southern section of the site

Estate Railings 900mm High



Timber Knee Rail



Timber Bollard



Courtyard

1. Small intimate courtyard areas are provided with access defined by dwellings turning the corner.
2. The houses are arranged in a more formal manner however care has been taken to avoid overlooking and loss of privacy.
3. The courtyard's have car parking accommodated within the area and it is proposed to use the "Autumn Gold" block paviors.
4. Soft landscaping is proposed to the front garden areas of the dwellings.
5. Access to the rear gardens are provided and within the courtyard, space for bin collection points are identified.

Street

1. Properties facing the street have small areas of landscaping and the front boundary is demarcated with railings.
2. Car parking has been provided to the side of the properties.
3. The road will have a tarmac finish with block paving used to demarcate car parking areas.
4. The density and the relationship of the dwelling with the road provides a more urban feel.



Formal Square

1. As you enter the site using the Pedestrian/Cycle link from Norwich Road you approach a small square with terraced housing on three sides.
2. Within this area there is some communal car parking which is overlooked by the dwellings.
3. A landscaped zone connects the parkland with the square.
4. A further attenuation pond is provided and again it will provide an attractive outlook for the residents as well as providing ecological benefits.
5. Trees are proposed to soften the appearance of the Square.



3.0 CHARACTER AREAS



Legibility

- 4.1 The internal road layout is clearly defined as you enter the site.
- 4.2 From the Gateway, the curved boulevard leads towards the Parklands. The gentle curve offers an element of surprise as the large open space is not visible as you start along the road. It is not until you reach the Central Square that glimpses of the Parkland can be seen.
- 4.3 Buildings have been positioned to either turn corners or at the end of a vista/view provide a focal point. This makes the experience more memorable adding interest and aid way finding.

Supervision of Public Space:

- 4.4 This Development offers much Public Open Space for existing and new residents of Poringland to utilise.
- 4.5 Active frontages overlook the open space to provide interest but also to offer surveillance. Flank elevations will have additional windows added for further supervision in accordance with "Secure by Design" guidelines.

Car Parking

- 4.6 All dwellings have car parking provision in accordance with Norfolk County Council guidelines.
- 4.7 Where possible on curtilage car parking has been provided to ensure surveillance but also to encourage residents to use their designated spaces rather than park in front of the properties.
- 4.8 The curtilage car parking is generally to the side of the property rather than in front, helping to screen cars from view when looking obliquely down the street/roads.
- 4.9 Where garages are provided sufficient space has been allowed in front so that a car to be parked and garage door to be opened.
- 4.10 Garages have an internal dimension of 3 x 7m sufficient for a car and cycle parking to be provided within.
- 4.11 Where car parking is off curtilage the spaces are within communal areas and overlooked. These spaces are integrated with the urban character and softened with landscaping.

Highway Design

- 4.12 The road layout has been designed in line with "Manual for Streets" guidelines and maximum anticipated vehicle speeds should be less than 20mph. Pedestrian priority is encouraged with speeds reduced down to 12mph where a shared surface road is provided.
- 4.13 "Autumn Gold" block paving is proposed for courtyards and rural areas.
- 4.14 Dropped kerbs will be provided to ensure easy access for the infirm and those with pushchairs.
- 4.15 Raised tables, rumble strips and the road layout will encourage drivers to keep their speeds down.
- 4.16 In areas where landscaping is proposed, if not adopted by the Highway Authority, a management company will ensure regular maintenance.
- 4.17 Street furniture and carefully laid out landscaping will deter any illegal car parking.

5.0 MIX OF DWELLINGS

- 5.1 A mix of dwellings is proposed from one bedroom houses (starter units) right through to large five bedroom detached dwellings.
- 5.2 Included is also a number of private and affordable bungalows for the elderly and those with disabilities.
- 5.3 The proposals includes affordable homes in accordance with policy and the mix is generally in line with numbers given by South Norfolk Council and supported by our preferred Housing Association
- 5.4 Care has been taken to co-locate housing types avoiding starter homes or homes with young families right next to bungalows which might be occupied by the elderly. However, good connectivity throughout the site allows for residents to mix and socialise together.

5.0 MIX OF DWELLINGS

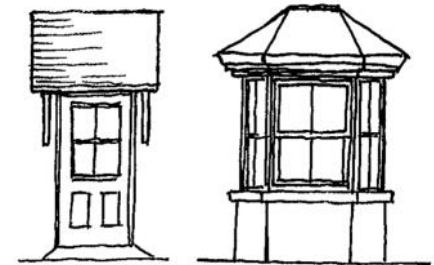
HOUSE TYPE – SCHEDULE OF UNITS

House Type	Tenure	Number
1 Bedroom 2 person	TBC	16
2 Bedroom 3 person Flat	TBC	1
2 Bedroom 3 person House	TBC	20
2 Bedroom 3 person Bungalow	TBC	2
3 Bedroom 5 person	TBC	9
4 Bedroom 6 person	TBC	1
TOTAL		49

6.0 ARCHITECTURAL QUALITIES

- 6.1 The homes proposed are primarily two storey with a few bungalows to meet housing needs.
- 6.2 Following the feedback process a more traditional architectural style was adopted.
- 6.3 This has steered up towards masonry buildings with pitched roof and porches over the front doors.
- 6.4 Window proportions and fenestration has been kept simple with brick feature arches above.
- 6.5 Brick corbelling and dentil courses have been introduced and we suggest that this is kept to the same brick as the main building.
- 6.6 Potential occupiers are keen to avoid costly ongoing maintenance and therefore materials have been selected for their durability.
- 6.7 Front doors have canopies above to offer visitors protection from the elements.
- 6.8 Depending on which character area the dwelling is located, this will dictate the size of the front garden.
- 6.9 All houses have private rear gardens for bin storage, drying space etc.
- 6.10 We have tried to balance the orientation of the dwelling between the building responding well to the local context but maximises the free energy available from the sun.

6.0 ARCHITECTURAL QUALITIES



Sketch detailing proposed rural style canopy's to entrance doors and pitched roofs to bay windows



7.0 LANDSCAPING

Public Space

- 7.1 The Landscape Strategy for the Poringland Settled Plateau Farmland LCA as set out in the South Norfolk Landscape Assessment and this document includes an aspiration for the Enhancement of the landscape quality in particular through”:
- Improved maintenance and selective restoration of hedgerows and hedgerow trees particularly on the outskirts of settlements
 - Encouragement of wildflowers on verges.
- 7.2 Hedge restoration/management and new tree planting within the western boundary hedge will help to fulfil this strategy and would help integrate the site at the settlement edge whilst enhancing the landscape quality of this feature. The layout will be designed to ensure that new homes will generally front onto this hedgerow with its fine mature hedgerow trees.
- 7.3 The existing hedgerow along the western boundary (within which there are large number of mature trees) forms a fairly effective partial screen from the open countryside to the west and is the Sites best landscape asset. It will be retained and managed to improve its biodiversity potential and in order to achieve local landscape character objectives.
- 7.4 The Landscape Appraisal undertaken by Liz Lake Associates in March 2013 identified that the Site has a fairly contained visual envelope with views into the site generally seen from the surrounding roads between existing residential properties to the north and east. There are no public rights of way through or adjoining the Site and no views of the Site from the Boudica’s Way long distance recreational path to the west. It is not anticipated that there will be any unacceptable landscape visual impacts as a result of the development proposals.



7.0 LANDSCAPING

7.5 The South Norfolk Place-Making Guide SPD (September 2012) includes a section on Open Space Design (Pages 171 to 173). This guidance has been broadly followed with regards the design of the proposed public open space framework that is to come forward as part of the development proposals. In particular, the new public open space will be well overlooked and will contribute to the wider framework of green infrastructure within the local context. The National Planning Policy Framework (NPPF) Page 52 defines Green Infrastructure as follows:

“a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”.

7.6 This framework of new public open spaces will fit within a clear hierarchy of space, from private, through semi-private to semi-public to public.

7.7 The proposed development offers an opportunity to secure significant recreational benefits for the local community through the provision of new framework of public open space which will contribute to the green infrastructure provision within the village.

A New Gateway Open Space

7.8 A gateway open space is proposed at the proposed northern entrance into the site in order to create a positive sense of arrival.

7.9 The ‘Northern Green’ gateway open space, is close to the existing settlement edge and so will be relatively informal in nature. The space will focus on an attenuation pond. A number of new, ultimately parkland scale trees are proposed to be planted within this space. These will contribute towards the overall composition, but will be located to ensure that south light is not unduly taken from the back gardens of the adjacent properties that front onto Caister Lane.

Primary Road

- 1: Low evergreen planting around base of house with architectural planting, 0.5m wide low evergreen hedge to front of planting
- 2: Road (Tarmac)
- 3: Footpath (Tarmac) 1.5m wide
- 4: Block paved drives (Silver Haze block)



Boulevard Road

- 1: Street trees to become feature of the space with grass at footing. Bollards at corners nearest road
- 2: Block paved drives (Silver Haze block)
- 3: Low evergreen planting
- 4: Road (Silver Haze block)
- 5: Low evergreen hedge (0.5m wide) with estate railing to front



Side Roads

- 1: Low evergreen hedge (0.5m wide) with estate railing to rear
- 2: Block paved drives (Silver Haze block)
- 3: Low evergreen planting around base of house with lawn area where space permits
- 4: Road (Tarmac)
- 5: Footpath (Tarmac) 1.5m wide



Side Roads

- 1: Low evergreen planting around base of house with evergreen planting, 0.5m wide low evergreen hedge to front of planting
- 2: Road (Tarmac)
- 3: Footpath (Tarmac) 1.5m wide
- 4: Block paved drives (Silver Haze block)



7.0 LANDSCAPING

7.9 Cont'd

The existing ditch will be retained in its entirety along its east west alignment and also as it heads north towards Caister Lane to the west of the existing evergreen garden boundary hedge that defines the western garden boundary of No 23 Caister Lane.

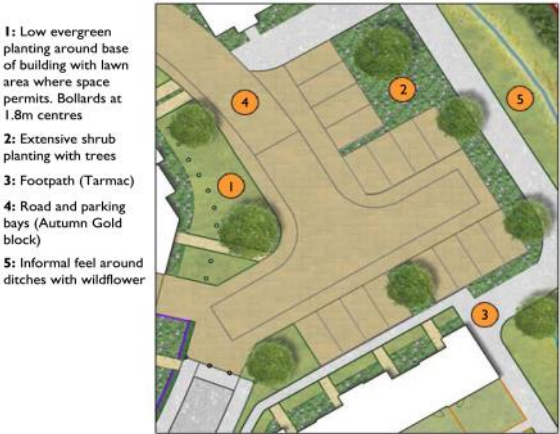
Western Boundary Public Open Space

7.10 A linear western boundary open space will benefit from the existing mature tree screen and hedgerow on the sites western boundary and the filtered views to the open countryside to the west. This open space will also help to integrate the new development at the interface with the open countryside.

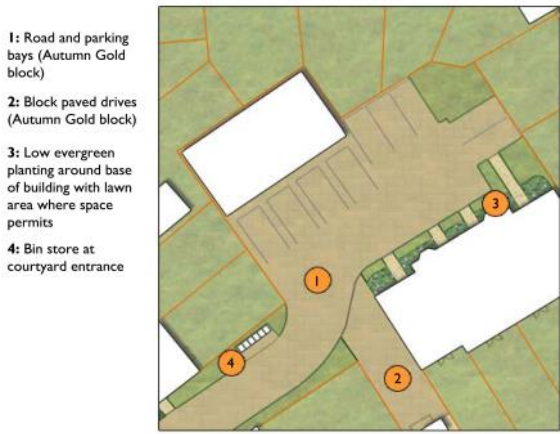
7.11 The filtered views to the open countryside to the west that can be enjoyed from the higher ground adjacent to this feature are also an important asset and contribute positively to the sense of place within the site. The Landscape Strategy here is to focus open space provision within a landscape buffer strip along the western site boundary to maximise the benefits of these landscape assets. This approach responds positively to the sites topography and also accords with the guidance from page 172 of the South Norfolk Place Making Guide SPD (September 2012).

“Public spaces should be designed to capitalise on the site’s assets, such as mature trees, where appropriate. They should also create a microclimate to encourage use, providing shelter from cold winds or catching the sun at particular times of the day.”

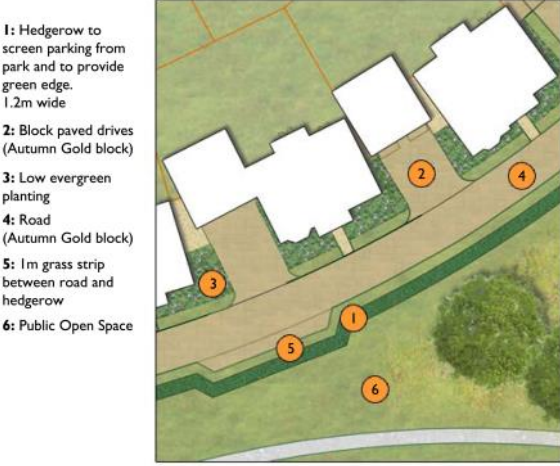
Formal Square



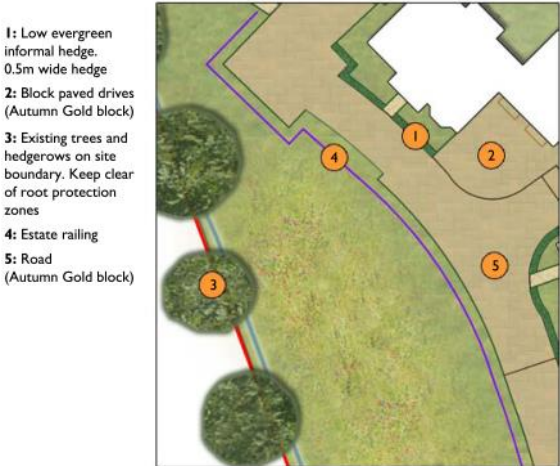
Courtyards



Park Edge



Countryside Edge



7.0 LANDSCAPING

7.12 The north south alignment of this important landscape feature, located on high ground on a break in slope is ideal in this regard. It is proposed that the existing hedgerow will be gapped up and new boundary trees planted where there are significant gaps in the existing tree belt. Wildflower grassland will be established immediately adjacent to the tree belt and hedgerow to improve the sites biodiversity potential and help deliver local landscape character objectives.

Conservation Management Plan Report

7.18 Once detailed design proposals have been approved, a Landscape and Nature Conservation Management Plan Report will be prepared for the entire public realm and public open space framework within the site. This report will set out the short, medium and long term landscape and nature conservation objectives for the public realm to ensure that a robust and well managed framework of public open space is realised as a result of the development proposals.

Central Green Open Space

7.13 In addition, a generous and well overlooked new 'Central Green' public open space is proposed at the southern edge of this phase of the development proposals.

permanent water level as well as a higher water level during rainfall events) rather than by fencing or other barriers in accordance with guidance in the South Norfolk Place Making Guide SPD (September 2012). The attenuation basins combined with new tree planting and the management of new swathes of wildflower grassland will provide the opportunity to provide an open space network of some quality whilst improving the Sites biodiversity potential and providing positive recreational benefits for both new residents and the wider community.

Residential Character Areas

SUDS Strategy

7.14 The site has a number of ditches and wet areas that are fed from an underground spring near the highest point of the site. A Flood Risk and Drainage Assessment has been prepared by Plandescil Consulting Engineers and the development proposals provide an opportunity to resolve these issues in a positive way through the implementation of a comprehensive SUDS strategy for the site, accommodating the existing surface water issues and a drainage strategy for the new development.

7.16 Landscape and public realm design can play an important role in helping to create different character areas within new residential developments and in reinforcing architectural character and 'sense of place'. The new development will be divided into a number of different character areas in order to achieve this.

7.15 Existing ditches are to be retained and managed. A number of clay lined attenuation basins are proposed within the proposed new framework of public open space. Public safety will be designed in through appropriate edge profiles and planting on the margins of the basins (which will have a

7.17 The public realm; architecture and frontage treatments of properties will be designed in a holistic way in order to help create a distinctive character and sense of place within the different parts of the site. A number of sketches showing the proposed landscape treatment of property frontages and the adjacent public realm are included within this Design and Assess Statement. The different landscape treatments that are proposed respond to their location within the site, and in turn help to define and enhance the streetscapes and spaces that are being created, as well as helping to facilitate good legibility within and through the site.

8.0 CONCLUSION

- 8.1 We have prepared a design and layout which provides a diverse and attractive aesthetic, in a variety of character spaces creating a pleasant place for people to live and enjoy.
- 8.2 We have provided a suitable range of property sizes, including affordable properties in accordance with South Norfolk Council policy.
- 8.3 These proposals will enhance Poringland and make a significant contribution toward meeting housing needs.

