House types

The illustrative housing development zones will provide the required mix of housing, with 33%of the homes on the site being 'affordabe' in line with national 'Affordable Housing Policy'

Housing should seek to be 'future proof' by allowing for easy expansion and referencing other 'Lifetime Homes' principles as follows:

- Inclusivity
- Accessibility
- Adaptability
- Sustainability
- Good Value



Energy Conservation / Renewables

Solar should be utilised as much as is practicable, especially on larger house (3 bedroom and above) and with suitable orietation, which is to be optimised.

Other factors include:

- Air tightness
- Insulation
- Re-cycling



Character

Proposed housing should reference well the local materials and character and source these materials locally.

Prominent local materials red / brindle brick, 'blue' plain clay roofing tiles and gritstone for walls, facades and quoins. Such materials may be used in contemporary way and be combined with other materials which may help it connect with it's rural setting also







Water / Hydrology

Biodiversity

The ecology report states that the following features are considered to be of value within the site area:

- Hedgerows
- Trees with potential to support bat roosts
- Open running water

Retention of trees and hedgerows should be maximised as much as is practicable, and boundaries strengthened where possible to increase biodiversity whilst also increasing screening of the development.

The on site attenuation pond helps to manage existing watercourses / inherent increased surface water runoff. It will also go a long way in maintaining on site biodiversity.



Place

'Placemaking' involves forming a strong community and having an image to identify with

Car sharing initiatives can help community enagagemtn within a development whilst providing useable 'Public Open Space' provides space for community interaction with both immediate residents and the wider community.

Where possible the Public Open Space should reinforce existing trees / hedgerows





2 storey Housing masses are generally positioned to run northeast - southwest. This aims to try and enable the maintanance of views through the site, especially regards views from the rear of houses on Folly Lane

Housing mass generally positioned to maintain views through site as indicated.

The southwest boundary is largely utilised to accommodate haousing mass due to the site generally falling towards this boundary, this aims to helps maintain visual amenity as much as is parcticable.

Safety

Housing should have active frontages and offer natural surveilance of the 'street'.

Roadways should integrate cycle / footpaths through these naturally supervised areas.

Roadways should be formed in a way to keep traffic moving slowly by creating pinch points / sharp bends / minimising straight runs where speed can be built up.

Shared surfaces should be used to provide a pedestrian friendly environment and reduce traffic speeds.



Key

- Tree with tpo
- Possible locations of tree removal
- Possible locations of existing tree retention
- Possible locations of new trees
- Illustrative 2 storey housing development zones
- Illustrative zones of Public Open Space
- Indicative major / minor roadways
- Indicative major / minor roadways
- Existing residential zone
- Possible location of attenuation pond
- 2 Site access options
- Possible location of footpath
- Permeability of site maintained as much as is parcticable

billystudio
Architects + Creative Studio
m: 07532078846
e: gavin@billystudio.co.uk
www.billystudio.co.uk

0102 - 'Illustrative Development / Concept Plan'
Jan 18