DESIGN PROPOSALS

SITE LAYOUT

PROPOSED SITE LAYOUT

BUILT FORM

The built form seeks to assimilate the development into the landscape with distinctive new homes that respond to the site and its context.

USE

Outline planning has already been secured for residential use for up to 47 dwellings with associated green, blue and grey infrastructure.

The proposed development seeks to provide a broad choice of new homes, in terms of size, price and tenure, for modern living and to encourage a wide demographic of occupiers; from starter homes for first time buyers through to retirement homes.

The development will include affordable housing, with the proposed quantum and mix having due regard to national guidance and locally identified need.

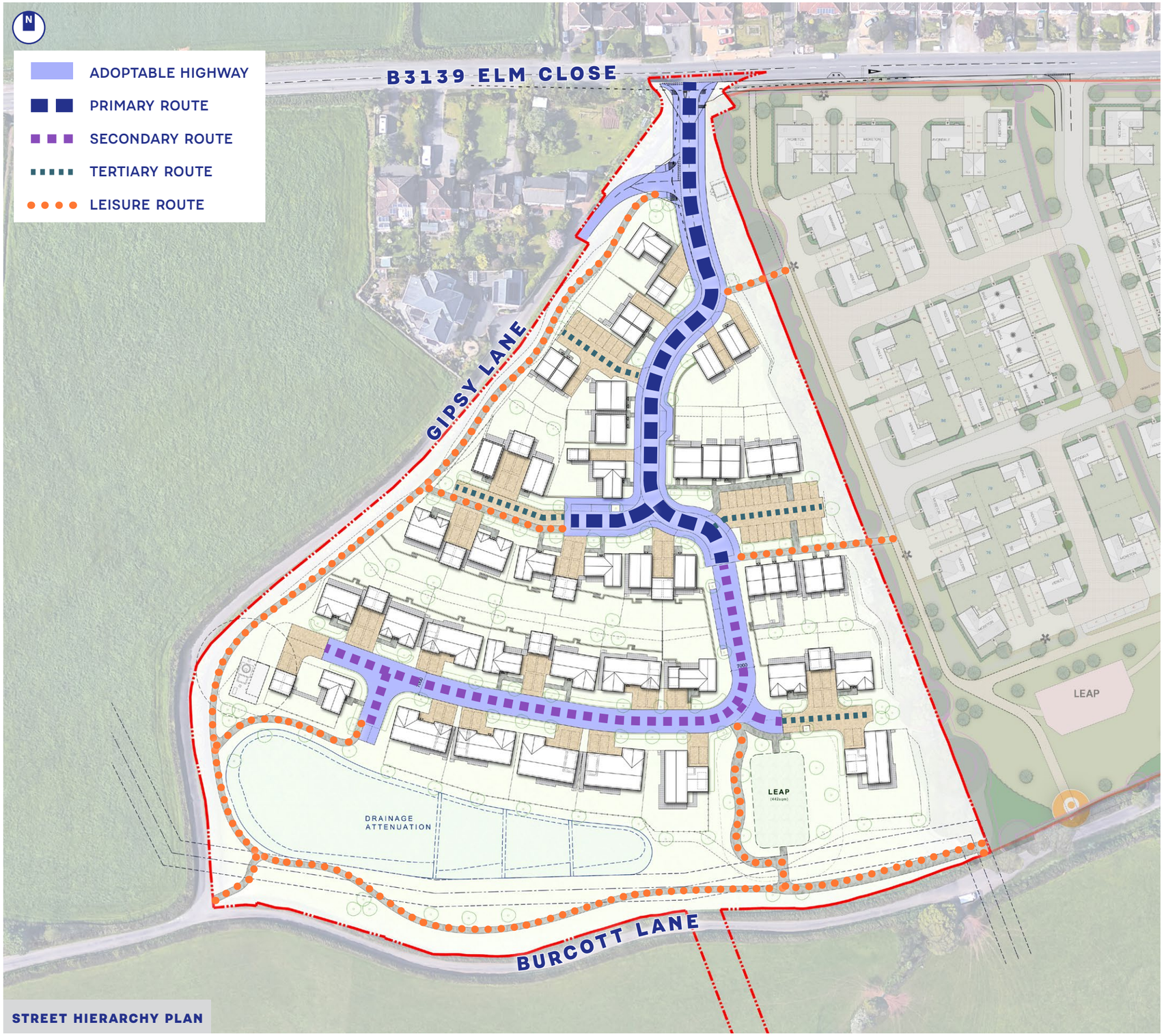
SCALE

The scale of the development in terms of height and massing responds to the character of the site and the surrounding cityscape of Wells. It has been established that principally one and two-storey (and some 2.5 storey) buildings are common within the locality.

The outline application identified the following key design principles relating to scale:

- Two-storey houses and buildings should be the predominant approach;
- Taller buildings would not be appropriate on the edges of the layout within lower density arrangements;
- Wide and narrow plan house types should be used;
- Wide plan house types are more likely to occur in lower density arrangements, and narrow plan house types in higher density arrangements (the Primary Streets and Secondary Streets);
- The design of the plots should consider the position of buildings and their relationship to neighbouring plots and the public realm. Privacy, security, surveillance and shadowing are some of the key issues that need to be addressed.

ACCESS & MOVEMENT



STREET HIERARCHY PLAN

ACCESS

The principal northern vehicular access into the site was approved in detail at the outline planning stage.

The new design involves creating a safe junction at the Elm Close (B3139) / Gipsy Lane intersection which prioritises vehicular movement into the site, with Gipsy Lane, as a lower order street, forming a new secondary junction further south onto the new development road.

Appropriate visibility splays have been allowed for at both junctions, which will be of benefit to residents and the wider community.

MOVEMENT & STREET HIERARCHY

Vehicular, pedestrian and cycling movements through the development will utilise a mixture of street types, which will help to define hierarchy, build character areas and encourage lower speeds.

A primary north-south road leads into the site which is proposed as 5.5m wide with 2m footpaths either side. This road snakes through the site to encourage reduced vehicle speeds and respond to topography changes as site levels reduce moving south.

A 7.5m shared surface road is proposed to the south of site leading to the southern public open space including a play area and foot/cycle path links to Burcott Lane.

Tertiary shared private drives and car parking areas complete the main street hierarchy, which has been carefully considered to deliver a legible and safe road network through the development.

CONNECTIVITY

Leisure routes are also included within the design with a more informal self-binding gravel path offering an alternative route for pedestrians through the site linking to the east-west direction primary and secondary roads and footpaths, and leading to the POS to the south of the site and beyond.

The street hierarchy seeks to promote connectivity and permeability through the site allowing equal access for all.

BUILDING LAYOUT

SITE ARRANGEMENT PLAN

DWELLING DENSITY PLAN

CHARACTER AREAS

The aforementioned street hierarchy helps to inform the different character areas of housing within the site.

To the north, along the primary access road and closer to established existing residential development, the layout features mainly groups of higher density housing, arranged primarily in pairs or terraces, with associated parking courts or private drives.

To the south of site, plots become more individual and are primarily detached reflecting a lower density, as a direct response to the local context as the site transitions from more urban feeling to the north to open country side to the south. Here, there is a mix of single and two-storey dwellings, reflecting a reduction in built form.

Along the southern edge of site, the main area of POS is located, together with drainage attenuation, areas which are both enhanced by comprehensive soft landscaping proposals, which completes the transition on this settlement edge.

TOPOGRAPHY

The detailed design seeks to respond to the site's sloping topography, which rises slightly from the Elm Close access point into the site, before gently falling away to the southern boundary with Burcott Lane.

This natural topography allows for the primary building lines to run adjacent contours from west to east, helping to avoid bulky retaining structures and reinforces the prominence of the east-west linkages toward Wells city centre.

BUILDING / SOLAR ORIENTATION

The majority of the units are placed along the primary frontages that run in an east-west direction, and are orientated to maximise opportunities for roof level PV arrays, south facing gardens, and make the most of the views out into the surrounding landscape to the south, especially towards Hay Hill as a local landmark.

ACCOMMODATION MIX

ACCOMMODATION PLAN

OVERVIEW

The design proposals offer a range of 1 to 4 bedroom homes of varying sizes, which suit first-time buyers, families and downsizers alike.

AFFORDABLE HOUSING

40% of the dwellings will be delivered as affordable homes, which is a significant proportion and exceeds the Council's minimum requirement, helping local people and families stay within the Wells community.

ACCOMMODATION SCHEDULE

The overall proposed accommodation schedule is as follows:

- 6 x 1-bedroom flats
- 7 x 2-bedroom houses
- 24 x 3-bedroom houses
- 10 x 4-bedroom houses

Of which, the affordable proposed accommodation comprises:

- 6 x 1-bedroom flats
- 7 x 2-bedroom houses
- 4 x 3-bedroom houses
- 2 x 4-bedroom houses

The remaining plots are to be open market plots.

PARKING & REFUSE

PARKING & REFUSE LOCATION PLAN

PARKING STANDARDS

In accordance with Somerset Parking Standards (September 2013), the following parking provision is to be applied developments in Wells, Somerset.

- 1-bedroom - 1.5 parking spaces
- 2-bedroom - 2 parking spaces
- 3-bedroom - 2.5 parking spaces
- 4-bedroom - 3 parking spaces
- Visitor spaces - 0.2 parking spaces per dwellings

PARKING REQUIREMENT

The below sets out the total amount of vehicle parking required when applied to the development of 47 dwellings:

• 6 x 1-bedroom flats	9 spaces
• 7 x 2-bedroom houses	14 spaces
• 24 x 3-bedroom houses	60 spaces
• 10 x 4-bedroom houses	30 spaces
• **Total allocated spaces**	**113 spaces**
• **Additional visitor spaces**	**9 spaces**
• **TOTAL REQUIREMENT**	**122 spaces**
• **TOTAL PROVISION**	**122 spaces**

REFUSE & RECYCLING

All dwellings will have on plot storage provision within rear gardens for external refuse and recycling where residents will be able to deliver bins kerbside to an adoptable road, or to a collection point within maximum allowable drag distances in accordance with current Manual for Streets guidance.

Internal refuse and recycling stores will be provided for in dwelling kitchens or utility rooms as part of specialist kitchen designs for each house type.

EXTERNAL APPEARANCE

RENDER / TIMBER CLADDING OVER STONE EXTERNAL WALLS

STONE EXTERNAL WALLS

TIMBER CLADDING & STONE EXTERNAL WALLS

PROPOSED INDICATIVE STREET SCENE

ELEVATIONAL APPROACH

The same design intent is reflected in both the open market and affordable homes, which have been designed to respond to the outline design framework strategy and reflect the character of the local area, using a high quality, considered palette of materials.

The proposed new homes feature pitched roofs and generous window provision within simple and well proportioned elevations, and will provide the new residents with a modern and highly energy efficient standard of living.

MATERIALS

A limited number of materials have been used throughout the development to ensure a strong, cohesive appearance, whilst individual and bespoke house type designs ensure that the street-scene is varied and distinctive in character, avoiding the uniformity of some suburban developments.

The development proposes external walls comprising a combination of reconstituted stone, timber cladding and render reflecting the variation in materials found in the surrounding area. These materials are used in a balanced way across the proposed development to create visual interest and add variety to the built form.

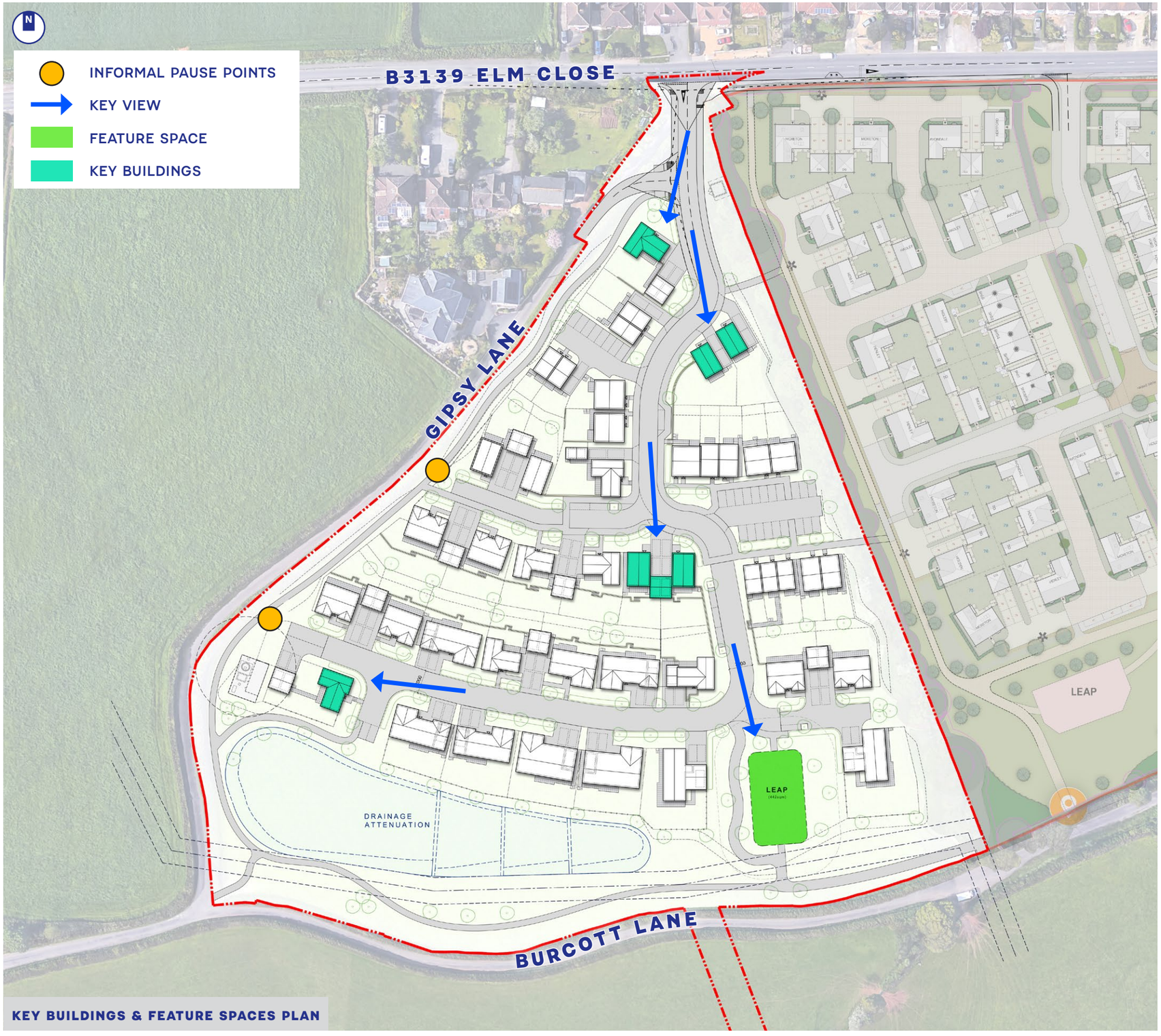
Roofs will be concrete plain red tile or fibre cement slates and incorporate flush mounted solar PV panels to reduce visual impact.

The windows and doors will be finished in light grey frames, with stone surrounds and sills, adding definition and a common theme to the façades of the dwellings. This will create a crisp and contemporary finish alongside some of the more traditional materials that draw upon the rural character.

The proposed materials have been chosen for their durability and low maintenance such as fibre-cement roof tiles, aluminium doors and PVCu elements which ensure that the homes are long-lasting and easy to maintain, which will benefit residents longer term.

Front entrance doors and windows are positioned to face onto streets and open spaces, helping to create a welcoming and attractive street-scene whilst also providing natural surveillance and overlooking where required.

KEY BUILDINGS & SPACES



KEY BUILDINGS & FEATURE SPACES PLAN

FEATURE SPACES

With the street hierarchy creating a network of safe and accessible streets, paths and other routes, there is an opportunity to create feature spaces or 'pause points' to provide interest. Benches and informal gathering spaces are located at strategic points through the site helping to link different spaces together and aid legibility of the layout.

The main feature space is located at the play space to the southern end of the site which acts as a key focal point at the end of the primary roadway running north to south. This offers a central space for residents in close proximity to their homes and benefits from distant views to the south.

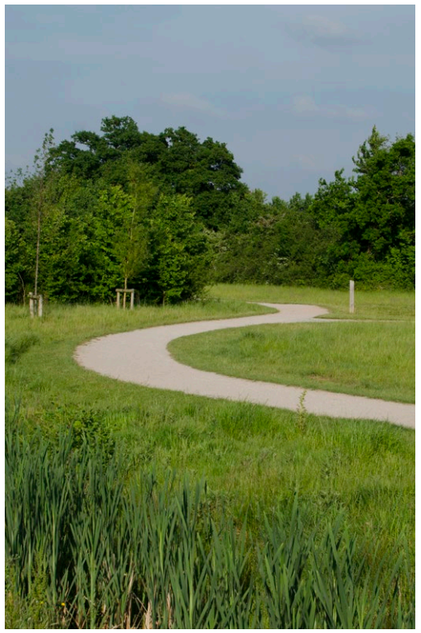
KEY BUILDINGS

The development will provide interconnected spaces that are direct and easy to move around and buildings help provide legibility with landmark buildings placed at street intersections, along with key views, and arrival and focal spaces. These buildings have been identified and house types designed specifically to respond to their prominent location with gable frontages and enhanced architectural detailing and materials.

VIEWS

Views within and to / from the development are an important consideration within the layout design. Key buildings have been identified as above, and the topography of the site has informed building location, form and heights. This allows the development to blend into the surrounding context and respond to its setting whilst offering fantastic surrounding views of the countryside including Hay Hill to the south.

LANDSCAPE DESIGN



GREEN & BLUE INFRASTRUCTURE (GI)

As identified at Outline stage, a ‘ground-up’ approach is adopted, where existing features of note are retained as a basis for a landscape framework into which built development will be sensitively integrated.

The development’s Green Infrastructure is based upon delivering high quality green spaces that are multi-functional in their design and management. This provides space for healthy and happy lifestyles, including space for recreation and play, helps to support and improve biodiversity, encourages health and well-being, and help to address climate change. Planting includes the selection of species to maximise biodiversity and to reflect those that are common to the local landscape.

Natural features enhance the quality of the place and are integral component of well-designed development. The development will retain and incorporate the existing landscape framework into the proposals. New habitat types will be created throughout the scheme, such as ephemeral SUDS attenuation, meadows, native tree planting towards the peripherals of the site and native species rich hedgerow planting. New connections are made across the Green Infrastructure network through linear forms of planting such as hedgerows and lines of trees. These green connections will enhance the connectivity and transport routes of local wildlife.

The multifunctional Green Infrastructure principles are set out on the following pages.

LANDSCAPE DESIGN

GREEN STREETS PLAN

EAST-WEST GREEN STREETS

Green corridors have been integrated in an east-west direction through the centre of the built form to form a number of functions:

Visual

The site has a relatively limited visual envelope, confined largely to close/mid-range views from adjacent lanes and PRoW and Open Access Land on Hay Hill. These are predominantly from the south of the site. With the site's topography falling to the south, a number of green corridors are designed to introduce street trees into the heart of the development to help soften and break up the visual mass of built form.

Connectivity

The green corridors provide key habitat connectivity benefits to the scheme, improving linkages with mature existing site features as well as proposed GI planting.

Tree-Lined Streets

Key to the developments inherent sustainability are pedestrian routes that are designed to encourage modal shift away from short journey car use. To ensure these links are used as much as possible, they need to be as attractive and 'green' as possible. Tree lined streets are a key to achieving a walkable development, as well as being direct, and linking into the adjacent footpath network and adjacent settlement edge. Tree lined streets also reduce the urban heat island effect by increasing canopy cover. The environmental benefits of tree lined streets are recognised within the National Planning Policy Framework (NPPF 2021).

Incidental Seating / Meeting Spaces at the Western Edge

Incidental open spaces for meeting and sitting to pause can be created as focal points to the green corridors on the western edge of the site. These can be simple spaces, with a bench and a large stature tree, but are crucial in helping the new community meet, interact and notice the natural environment and the changing of the seasons for the benefit of their health and well-being.

LANDSCAPE DESIGN

EASTERN GREEN INFRASTRUCTURE PLAN

EASTERN GREEN INFRASTRUCTURE

Retain Existing Vegetation

As part of the 'ground-up' approach to the site design, the existing trees and hedgerows will be retained and protected, where possible within the design. The majority of the mature existing trees on site are located along the eastern boundary, and their root protection areas have been carefully mapped and will be protected.

Maximise Permeability onto Eastern PRoW and Beyond

A Public Right of Way (PROW) is located along the eastern boundary and runs in a north-south direction. A key principle of the eastern boundary will be to maximise permeability onto the PROW and beyond. This is especially important at the end of perpendicular streets to ensure ease of movement along desire lines.

LANDSCAPE DESIGN

SOUTHERN GREEN INFRASTRUCTURE PLAN

SOUTHERN GREEN INFRASTRUCTURE

Public Open Space & Play

The largest area of multifunctional Green infrastructure is strategically located in the southern portion of the site to incorporate areas of public open space and play opportunities. This takes cue from, and links to, and enlarges the proposed southern area of public open space within the adjacent development to the east. An equipped area of play (LEAP) is located within the southern part of the site and has been strategically located at the end of a street for ease of access, but also to form a landmark / way-point at the end of a vista through the development.

BNG

The matrix of existing and proposed habitats on site serves a number of amenity but also biodiversity functions and will be designed to maximise Biodiversity Net Gain (BNG).

SUDS

Surface water runoff will be managed using Sustainable Drainage Systems (SuDS). SuDS will attenuate surface water runoff on-site, before discharging flows at a restricted pre-development rate. This will include an attenuation basin with a number of weirs, which are designed to maximise their wider benefits in terms of biodiversity, recreation and aesthetic value.

Movement

A surfaced, off-road pedestrian / cycle route is proposed pick up users from within and around the scheme, and provide them access along the southern area of POS. This provides opportunities for leisure, play and recreation, including dog walking and running. It also provides residents with easy, efficient, and attractive routes to the adjacent PROW and open space networks, enabling users to head on to nearby destinations.

LANDSCAPE DESIGN

WESTERN GREEN INFRASTRUCTURE PLAN

WESTERN GREEN INFRASTRUCTURE

Visual

The western Green Infrastructure corridor incorporates the existing hedgerow along Gipsy Lane. It is proposed that this is allowed to grow up to provide the first stage of softening views of the site from the adjacent housing at the north western edge of the site.

Additional large stature tree planting adjacent to the hedgerow is proposed to enhance this, providing further greening and softening of views over time.

New Settlement Edge

The new planting outlined above, will assist in visually reinforcing and soften the proposed new settlement boundary.

Connectivity

Within the corridor, a strategic pedestrian route sits within a broad verge that circles around the development. Attractive, green, and direct routes help encourage modal shift away from short car journeys.

Incidental Seating / Meeting Spaces at the Western Edge

Incidental open spaces for meeting and sitting to pause have been incorporated as focal points to the green corridors on the western edge of the site. These can be simple spaces, with a bench and a large stature tree, but are crucial in helping the new community meet, interact and notice the natural environment and the changing of the seasons for the benefit of their health and well-being.

DEVELOPMENT ILLUSTRATIONS

The following pages show illustrative CGIs of the proposed development demonstrating how the new dwellings will sit comfortably within their context.

The aerial image adjacent helps to contextualise the proposals with reference to both recent new developments (e.g David Wilson Homes development of 100 dwellings to the east) as well as older existing dwellings within this part of Wells.

AERIAL IMAGE OF PROPOSALS FROM SOUTH

PROPOSED PLAY AREA & DWELLINGS

PROPOSED DWELLINGS - PLOTS 15-18 & 26-31

PROPOSED DWELLINGS - PLOTS 21-25

PROPOSED DWELLINGS - PLOTS 1 & 13-14

PROPOSED DWELLINGS - PLOT 47

SUMMARY

This Reserved Matters application (for layout, scale, appearance and landscaping) by Acorn Property Group seeks to secure consent for 47 new dwellings with associated external works and landscaping works and public open space.

The design has been influenced by the physical site character, neighbouring setting and aesthetic character of the local context to create a legible and distinctive addition to edge of Wells, Somerset.

A range of house sizes, design types and tenures is proposed to offer accommodation choice aimed at creating a mixed and balanced community that helps to meet the challenge of necessary additional house-building for the region.

The site aims to provide a sustainable development through the creation of new homes in close proximity to local services, places of work and transport options and by supporting and improving cycle and footpath links.

Dwellings will be energy efficient, facilitate renewable technology installations and utilise sustainable drainage design.

ANGUS MEEK ARCHITECTS