



Ennor, St Mary's

Self Build Homes

Design & Access Statement

January 2021

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Architects | Urban Designers

TEAM & DOCUMENT STATUS

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This outline planning application seeks permission for 12 detached and semi detached self build homes on land at Ennor Farm, Old Town, St Mary's. All matters for consideration except, appearance. Each plot is to be guided by design principles in the form of a Design Code and subsequently, plot passports. The original brief was for 13 units.

1.2 ABOUT THIS DOCUMENT

This Design & Access Statement has been prepared to support an Outline Planning Application.

Its purpose is to explain the design principles and concepts arising from the brief, site analysis and context that have been applied to and affected certain elements of the design proposal.

The content of the design element of the statement aims to demonstrate how the physical characteristics of the scheme have been influenced by a thorough process. The process undertaken includes:

- Assessment
- Involvement/Engagement
- Evaluation
- Design

The statement also seeks to address the following factors:

Use - What the land and buildings will be used for

Amount - How much development can the site accommodate

Layout - How the buildings and public and private spaces can be positioned and the relationship between them and buildings and spaces around the site.

Scale - How big the buildings and spaces could be in terms of appropriate height, width and length.

Landscaping - how a landscape structure can be developed within both the residential area and the Public Open Spaces to enhance and protect the character of the local landscape

Appearance - What the building and spaces could look like.

The access element of the statement also includes two aspects of access to the development:

- Vehicular and transport links
- Inclusive access



1.3 THE APPLICANT & AGENT

The Applicant is the Council of the Isles of Scilly.
The planning Agent is KTA Architects.

1.4 THE TEAM

- Council of the Isles of Scilly, St Marys
- KTA Architects, Exeter
- ALA Architects, Charlestown
- Campbell Reith
- Duchy of Cornwall

1.5 THE BRIEF & VISION

The brief is to obtain Outline Planning consent for up to 12 self build dwellings on a vacant green-field site at Ennor to the north of Old Town. All plots shall be freehold and serviced. Housing for the local community is limited and the site presents a significant opportunity to enable families with adequate funds and savings to aspire to build their own homes.

The dwellings shall generally comprise detached/ semi detached two storey properties. Dwelling sizes shall where possible be no more than 10% above NDSS standards and contain AD Part Cat 2 toilet provision at ground.

Parking shall be limited and discretely placed away from properties to reduce visual impact.

Dwellings can be constructed to each self builders desired plans subject to principles set out in a the Design Code and a 'Plot Passport' that accompanies each plot in the planning application.

The Design Code sets out the preferred materiality and compatibility with the architectural style appropriate to the islands and particular to the Duchy of Cornwall.

The 'Plot Passport' is so named to describe the parameters that each dwelling must be designed to. For example, the dwelling location in the plot, its principle frontage, the control of overlooking, window placement, height, materials and scale. These ensure the overall site development is harmonious.

1.6 THE APPLICATION SITE

The green field site is located directly north of Old Town and is 0.53 Ha (1.32 Acres) in size. Access is given by an existing track that continues to the adjoining field.



2.0 DEVELOPMENT FRAMEWORK

2.1 NPPF (Revised February 2019)

The National Planning Policy Framework, (NPPF) is the Governments key reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The over-arching theme of the NPPF is sustainable development and this is outlined in paragraph 7, which states:

"The purpose of the planning system is to contribute to the achievement of sustainable development".

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

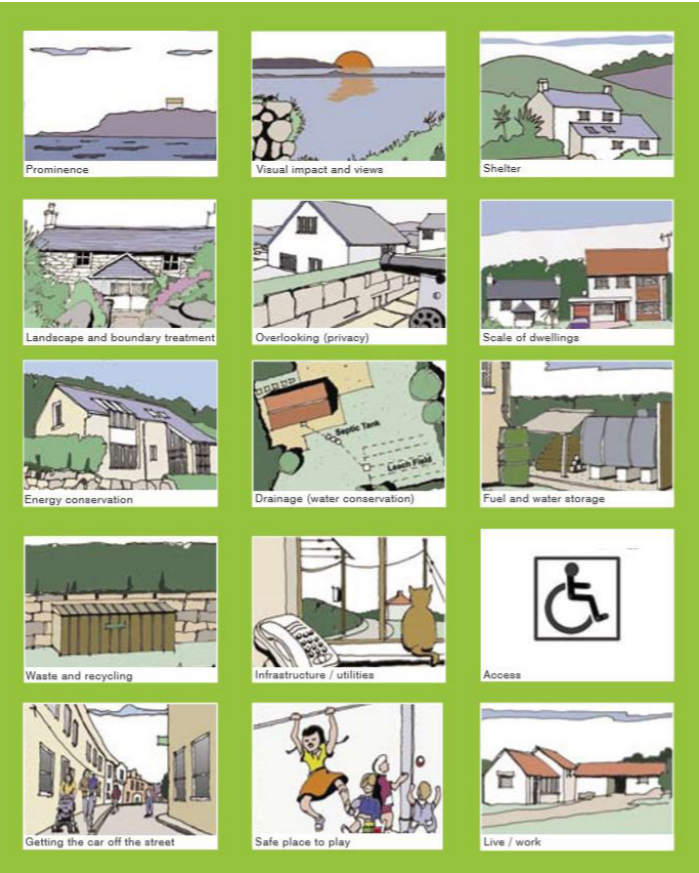
Paragraph 124 states that:

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

2.2 ISLES OF SCILLY DESIGN GUIDE

The Isles of Scilly Design Guide identifies 15 'Essential components of a good design'.

- 1. Prominence
- 2. Visual impact and views
- 3. Shelter
- 4. Landscape and boundary treatment
- 5. Overlooking (privacy)
- 6. Scale of dwellings
- 7. Energy conservation
- 8. Drainage (water conservation)
- 9. Fuel and water storage
- 10. Waste and recycling
- 11. Infrastructure/ utilities
- 12. Access
- 13. Getting the car off the street
- 14. Safe place to play
- 15. Live/ work



2.3 NDSS

The 'Technical housing standards - nationally described space standard' set out the:

- 1. 'internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.'

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



The Site - Looking north east

3.0 SITE CONTEXT & APPRAISAL

The site location is illustrated adjacent.

3.1 PHOTOGRAPHS

The images adjacent illustrate the principle views across the site and the immediate context . The images were captured in early February 2020.

Image a

Looking east back along the fence line and track to the site access with Ennor, Orchard Cottage and the Old Chapel in sight.

Image b

Looking west as a panorama from the site access point.

Image c

From the public road looking south west with the site beyond the hedge line.

Image d

Looking south to The Old Town Inn.

Image e

Looking from the site access point towards The Old Chapel.

Image f

Looking south along Old Town Lane with the Old Chapel to the left.





3.2 ACCESS

The existing site access is shown in the aerial image adjacent. It forms a grass track to the adjacent field which is required to be retained. It is proposed to utilise this as a point of site access from the highway along with a new point of access to the north.

3.3 USE

The site is currently green-field agricultural use. It is a proposed housing allocation site H3. and ownership is the Duchy of Cornwall Estate.

3.4 LANDSCAPE & EXISTING CHARACTER

The preceding site photographs depict the site as greenfield, generally bordered by established hedging and additionally stone walling to the the main road with a modest treeline to part of the northern boundary.

Adjacent properties comprise the Old Town Inn and car park, Ennor, Orchard Chapel and Orchard Cottage. These are all domestic in scale and comprise typical materials of slate roofing, slate tile hanging, granite walls and rendered walls.

The site is located on the Lower Moors nature reserve and is close to the Lower Moors SSSI. The site is also within a ANOB which encompasses all of the Islands.

To the south of the site is the remains of Ennor Castle, a Scheduled Monument.

3.5 RIGHTS OF WAY

It is anticipated that the tenant on the site will have a right of way along the existing track as this leads on to his other fields and his house.

3.6 LAND SURVEYS

The site slopes uniformly by approx. 4.5m down to the north west corner from the site access point. The topographic survey is illustrated.

A ground investigation has been undertaken (Jan 2020) by Wheal Jane Consultancy. Ground conditions are considered good. Generally dark clayey topsoil over sandy clayey granular material to bedrock.

3.7 UTILITIES & SERVICES

A 150mm water main is understood to exist in the adjacent lane.

Mains sewerage exists in the lane. Overhead 11kva cables cross the site and part of the west boundary. The former is to be diverted underground to accommodate the site development.

3.8 ARBORICULTURAL SURVEY

An Arboricultural Impact Assessment was produced in November 2020. The assessment identifies a number of category B and C trees along the site's northern and eastern boundaries, as well as two category C groupings. It is proposed that a number of category B trees are to be removed from the site's eastern boundary along with category C groupings.

These losses will be offset with the introduction of a new community orchard, landscaped stone hedge bank and enhanced site landscaping. Please refer to the accompanying Arboricultural Impact Assessment.

3.9 ECOLOGY

A preliminary ecological assessment was undertaken in October 2020. The report outlined a series of recommendations in relation to the planning context, habitats and flora, fauna, and biodiversity enhancement.

The report concluded that: 'If the recommendations outlined within Chapter 5 of this document are implemented and biodiversity enhancements are incorporated into the scheme it is anticipated that the requirements of the biodiversity-related planning policies will be met.' Please refer to the accompanying ecology assessment.

3.10 HERITAGE & ARCHAEOLOGY HERITAGE IMPACT ASSESSMENT

A heritage impact assessment was undertaken in December 2020 by Portico Heritage Ltd. This notes that:

'The proposed layout ensures that the existing historic boundaries, banks and trackway are retained to ensure that the development sits comfortably within the village setting and the Design Code will ensure that any future buildings are appropriate in terms of local distinctiveness and character.

Therefore, it is believed that the proposals preserve the character and appearance of the conservation area and the setting of the nearby scheduled ancient monument as well as the setting of nearby non-designated heritage assets. They will also bring considerable public benefit to the Islands through the provision of much-needed housing for the local community.

In doing this the proposals comply with national and local legislation, policy and guidance in relation to the historic built environment.' Please refer to the accompanying heritage impact assessment. The number of dwellings was reduced from 13 to 12 to reduce impact on the western part of the site.

GEOPHYSICAL SURVEY

A Geophysical survey statement was produced in June 2019 with the aim of investigating the potential physical impact of development on any buried heritage resource in the setting of Ennor Castle.

The survey noted 'few features or clusters of strong or likely responses, or 'anomalies', within the survey area, and found none of clear archaeological significance'. Please refer to the accompanying report for detail.

3.11 FLOODING & DRAINAGE

The site is on average 5m above sea level, and therefore is potentially vulnerable to ground water and tidal surge. In order to mitigate this all plots and access/egress routes will be arranged above the 5.0m AOD flood level, whilst areas of the site more at risk of flooding will feature soft landscaping such as wetland areas and allotments. Please refer to the flood risk assessment and drainage strategy that accompanies this application.

3.12 INFRASTRUCTURE IMPACTS

A utilities assessment was carried out in January 2021. The report details existing utilities, diversionary works, off-site reinforcement works and provides recommendations following outline approval. Please refer to the accompanying report.

3.13 TRANSPORT

A transport statement was prepared in November 2020. The report concluded that: 'the proposed development can be safely and conveniently accessed by other, sustainable modes of transport. Taking into account the minor increase in traffic generated and the policy compliant parking provision, we consider there to be no transportation reason why the proposed development should not be granted planning permission.' Please refer to the transport statement that accompanies this application.

3.14 SITE WASTE MANAGEMENT






A site waste management plan was prepared in January 2021 and details approaches to waste management for self builders and contractors during the construction and operation phases. Please refer to the accompanying report.

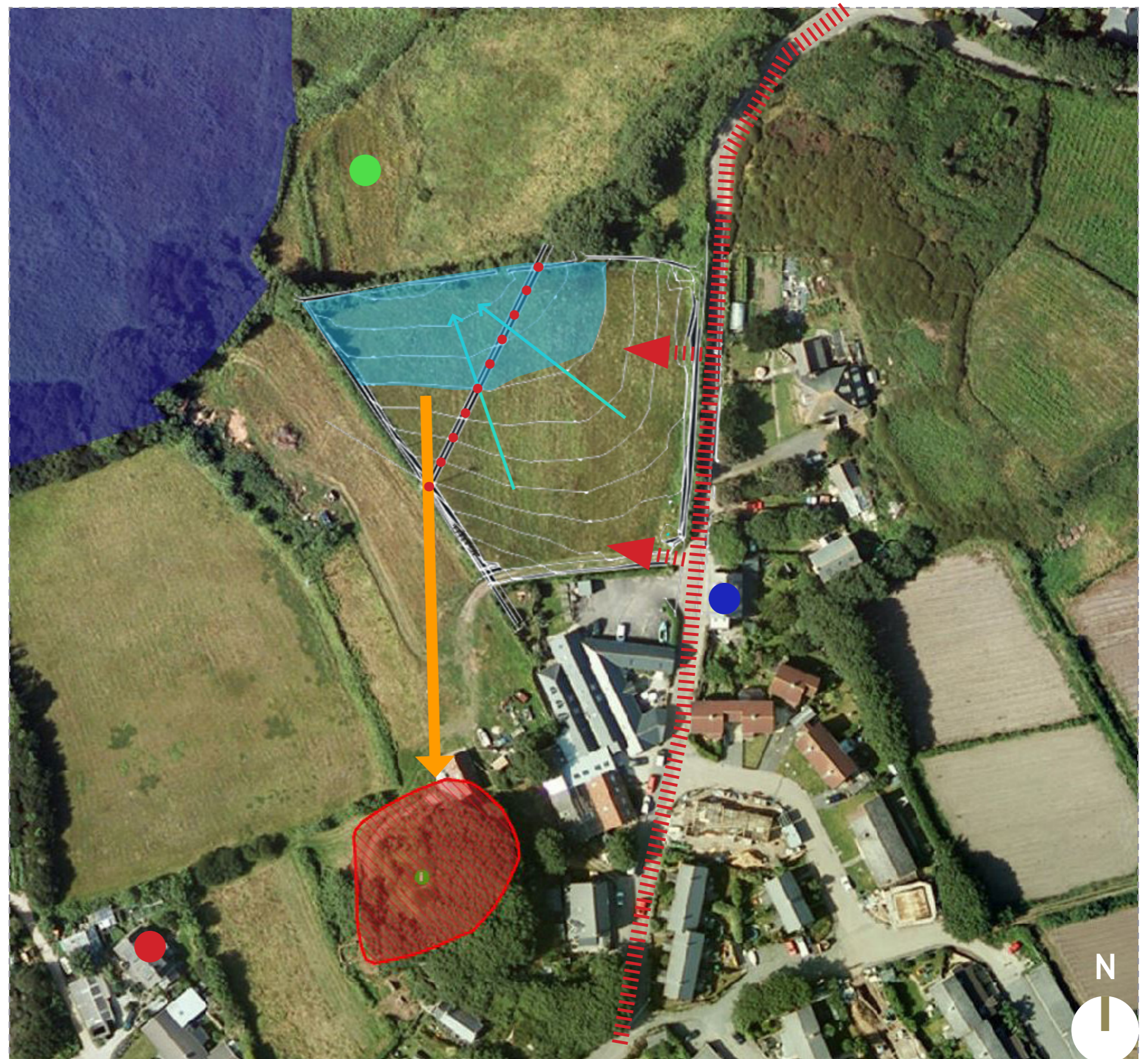
3.15 CONSTRAINTS & OPPORTUNITIES

Although the site can be characterised as greenfield it is not without constraints that should be considered as part of any design proposal.

The primary constraint is created by a large no build zone caused by high ground water levels at the site's lowest point in the north west corner.

The site is also in close proximity to an SSSI, a Scheduled Monument and a heritage spot. Such a sensitive context provides both constraints and opportunities to work with. One such example is the requirement to maintain a clear line of site of Ennor Castle along the western edge of the site. Although this essentially creates a no build zone, it also presents an opportunity to create a shared open space which maintains this key view for the residents.

-  Access
-  Heritage building - C19th chapel. Now dwelling
-  Heritage spot - medieval field line
-  Heritage findspot - Neolithic | Bronze age | Medieval
-  Scheduled Monument Ennor Castle C13-14th
-  SSSI
-  Site falls
-  Overhead cables
-  Old Town Road
-  Zone below 5m contour unsuitable for building due to ground water level
-  Line of sight to Scheduled Monument



4.0 DESIGN DEVELOPMENT

4.1 DESIGN CODE OVERVIEW

Building elements, details and materials are to be detailed in the design code . Please refer to separate Design Code which will follow this application.

4.2 THE INITIAL LAYOUT

Prior to the design teams involvement an initial proving layouts was produced by others which provided 16 semi detached and detached plots on the site arranged around a central courtyard.

This layout was used as the starting for point for both discussions within the design team and discussions with the local community as part of a process of public engagement.

A further layout was developed for 13 units and submitted for Outline planning, however to ease concerns over 'inter-visibility' on the western part of the site to Ennor Castle, the scheme was revised with dwellings reduced to 12 units. This design statement illustrates the final proposal in the pages ahead.



Image 4.1 - The initial proving layout (by others).

4.3 SELF BUILD SESSION

On the 5th February 2020 a public consultation was held on Saint Mary's in the form of a 'Self Build Session'. During this session the initial proving layout (by others) was tabled and members of the public were encouraged to put forward their views on the layout and what they would like to see on the site.

The general consensus was that a more outward looking scheme was preferred, adopting a perimeter block approach with secondary courtyards. Crucially ensuring that all open spaces were naturally surveyed by the plots, creating a welcoming addition to the community.

Subsequently, following a very interactive session in which ideas were sketched (see image 4.2 & 4.3) KTA produced the three sketch layouts below which sought to summarise some of the ideas that came out of the session (images 4.4, 4.5 & 4.6),

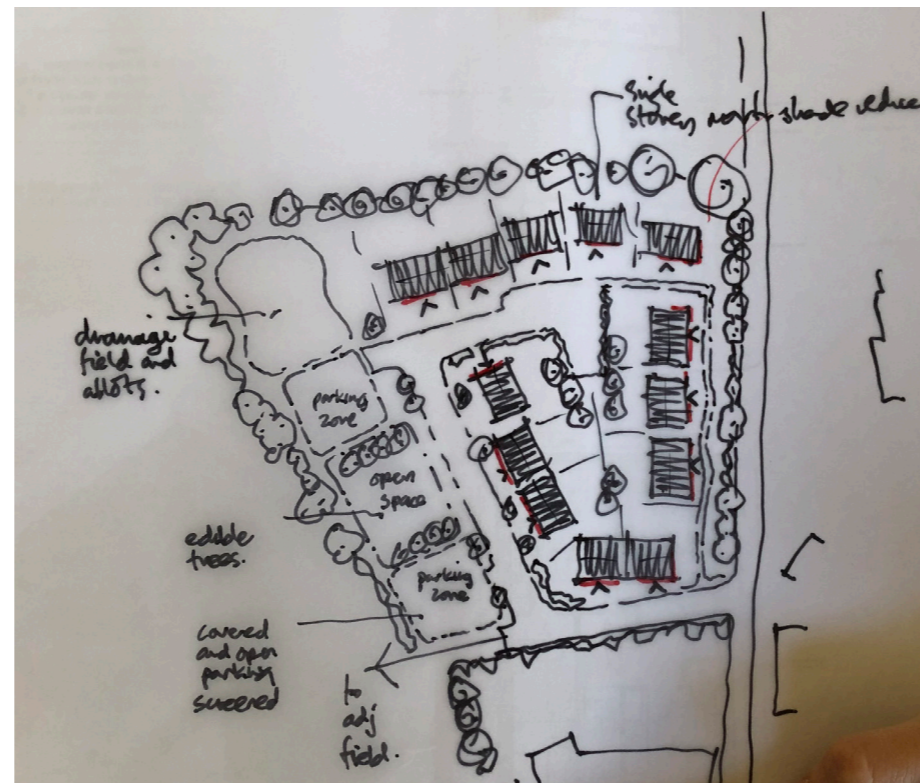


Image 4.2 & 4.3 - Sketches produced with the public during the Self Build Session.



Image 4.4, 4.5 & 4.6 - Three options produced following feedback from the 'Self Build Session' exploring a courtyard approach. All options illustrate 13 plots.

4.4 PRE APPLICATION ADVICE

Following the success of the 'Self Build Session' the designs were developed further in response to a 'no build zone' caused by the high water table in the north west corner of the site.

Subsequently, pre application advice was sought on the two adjacent sketch layouts.

The principle comments were made with regards to parking and highways.

'Option 1 provides more dedicated car parking but Option 2 doesn't seem to provide any, whereas Option 1 proposes an additional access on to Old Town Road. If Option 1 is the preferred option submitted then we would expect this to be adequately laid out have adequate dimensions for traffic entering and leaving a classified road subject to a 60mph. This includes adequate visibility splays. With either option, as it will result in an increase in use then it will be important that the existing vehicular access to Ennor Castle Farm has adequate visibility splays for the intended level of use. Both options have properties that front on to Old Town Road and pedestrian accesses are shown. We would consult the Highway Authority in relation to all matters of highway safety to determine whether all of the accesses proposed (vehicular and pedestrian) on to this road would give rise to any issues of highway safety.'



Image 4.7, 4.8 - The two options put forward for pre application advice. The options illustrate 12 and 10 plots.

4.5 SCHEMATIC LAYOUTS

Following the outcome of the Self Build Workshop and receipt of the pre application advice, and in order to ensure the best possible solution was secured a number of schematic options were explored by the design team.

The brief was not only to provide a layout for self build plots, but also to include an informal communal car park, a community orchard, community allotments and an attenuation pond.

Designs adopted one of two approaches:

Perimeter blocks - The creation of a perimeter block ensures an efficient use of space, maximising the available open space for communal uses and parking

Courtyards - The use of courtyards creates a more fragmented rural typology, similar to that of a farm stead or small hamlet

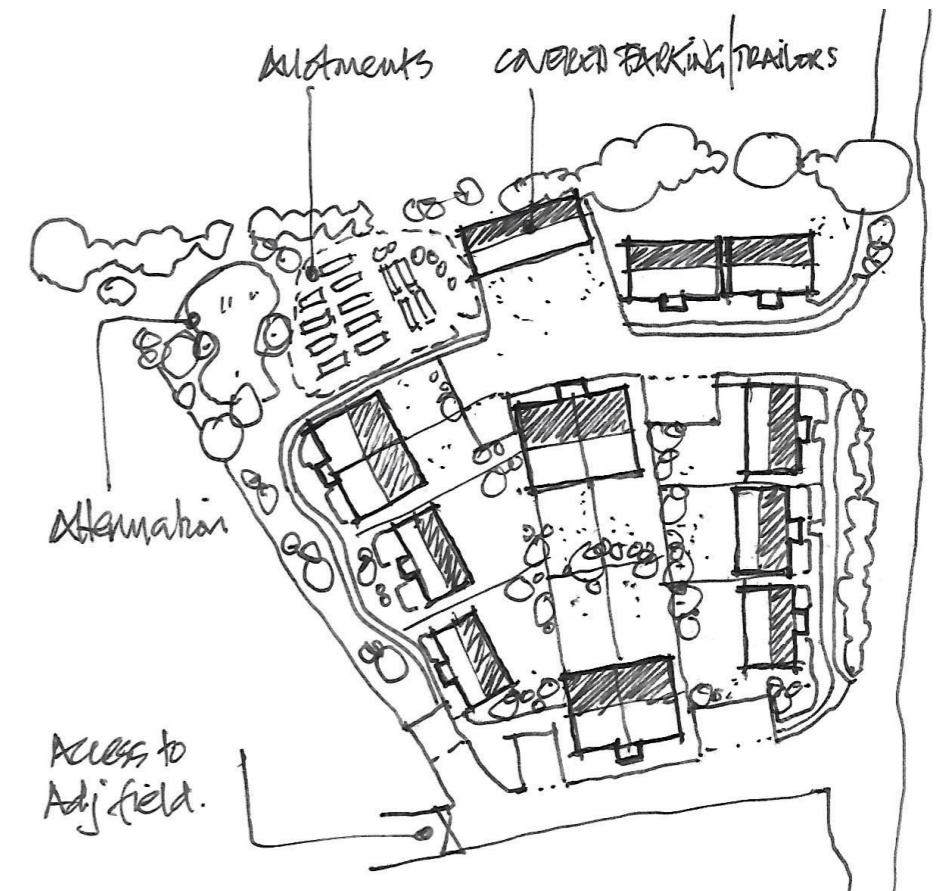
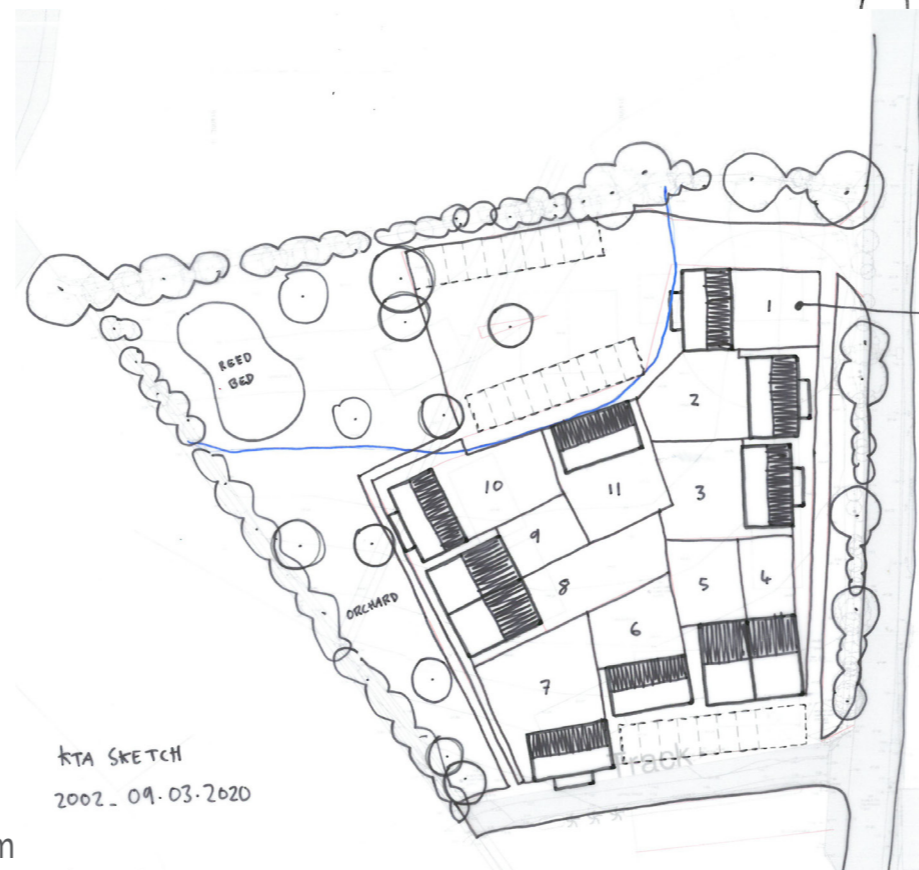
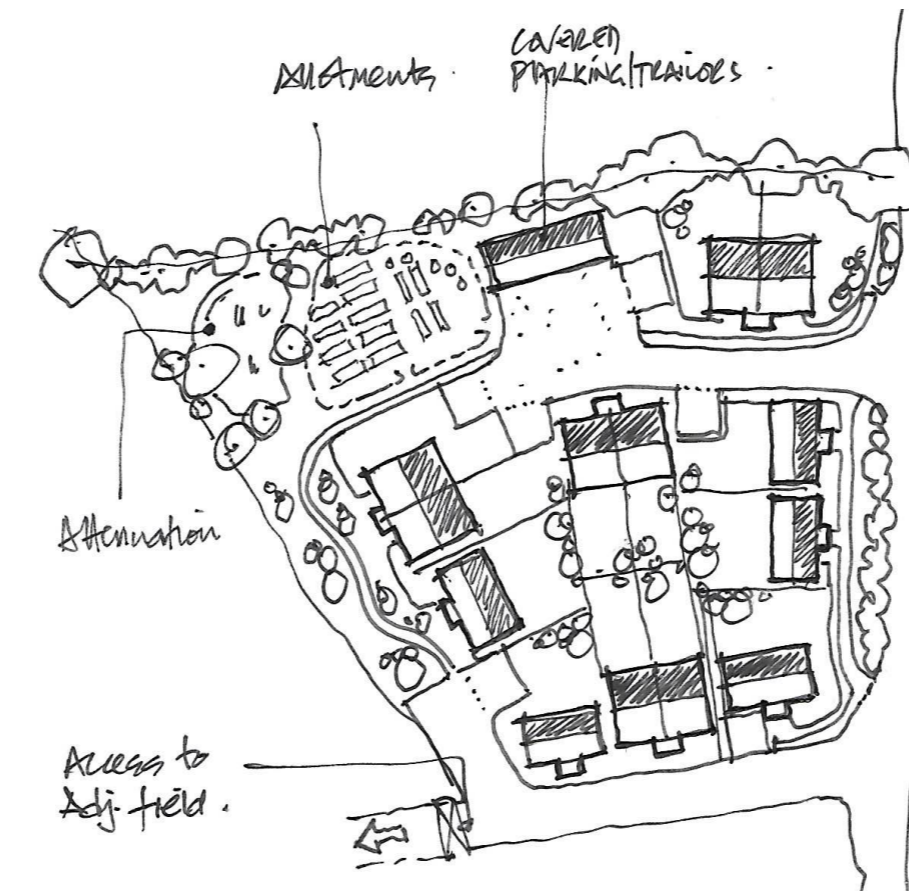
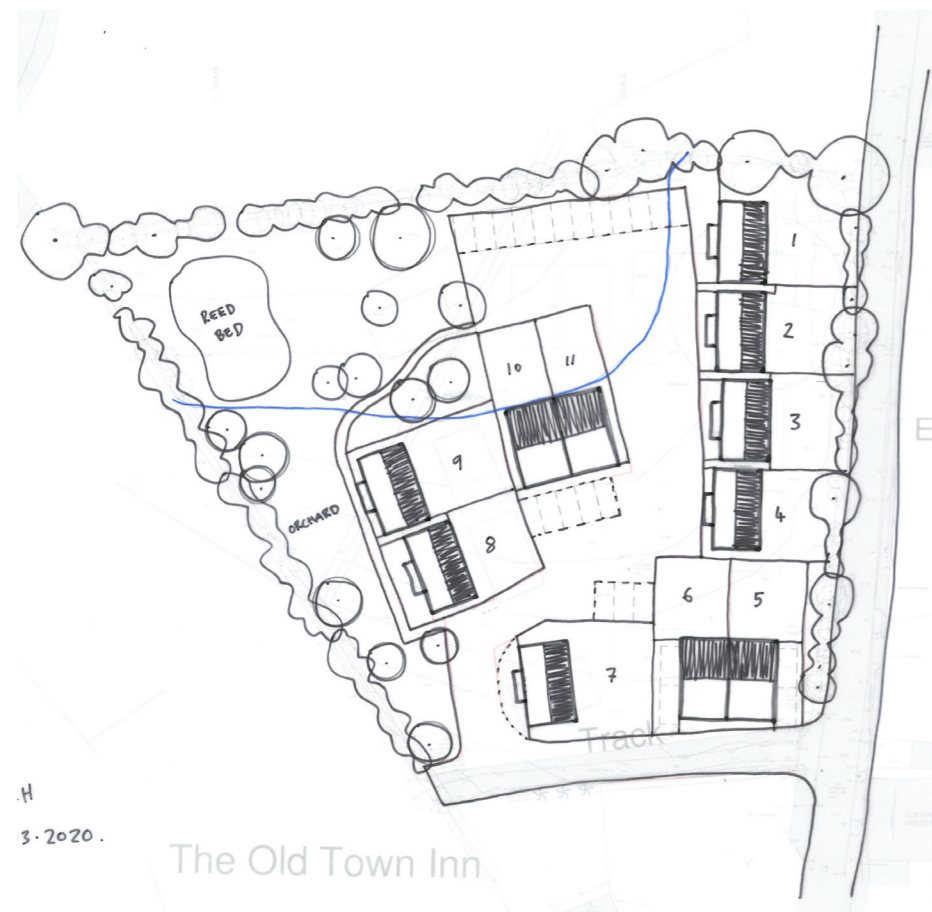


Image 4.9, 4.13 - Various schematic layouts explored by the design team

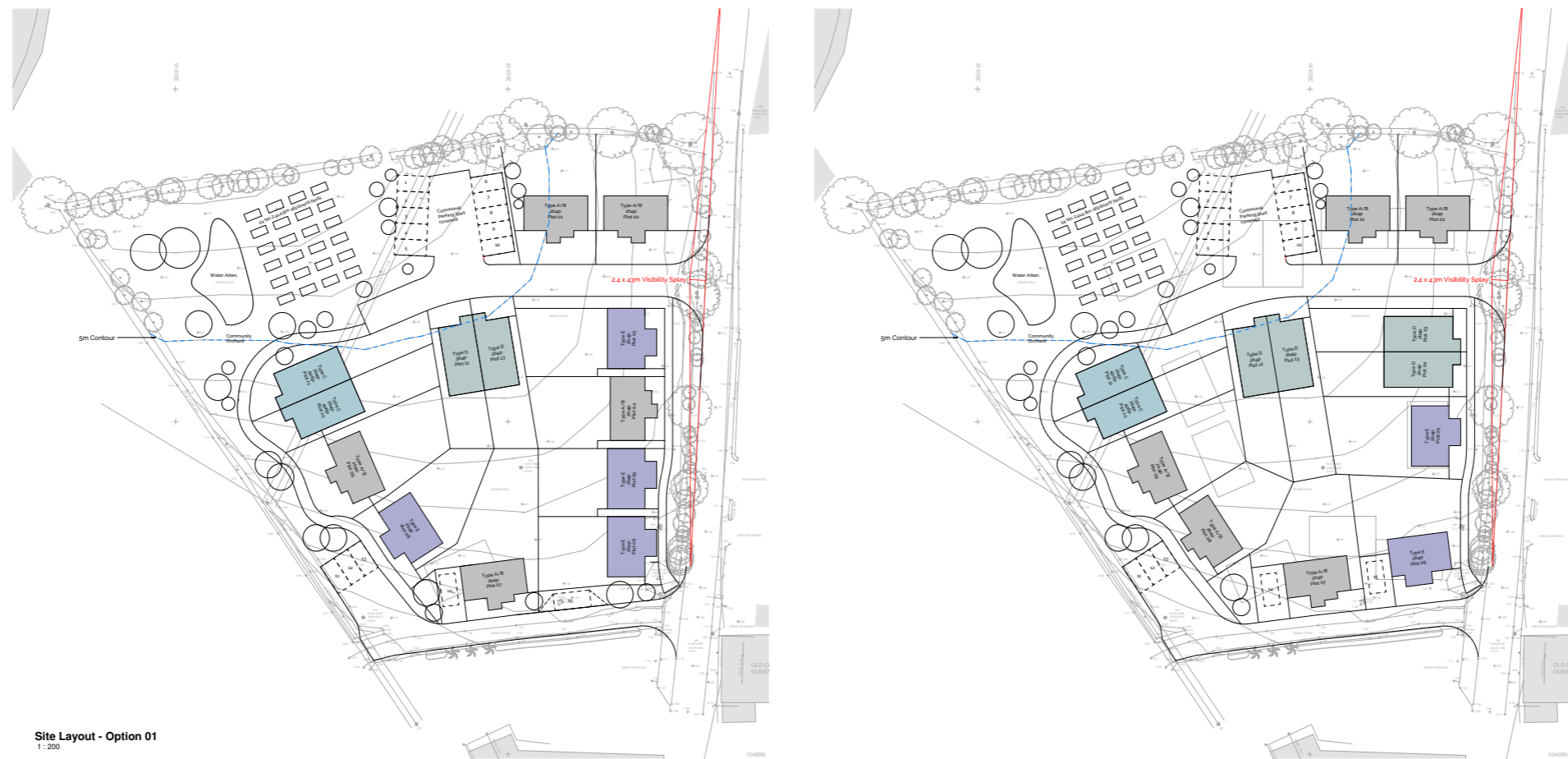
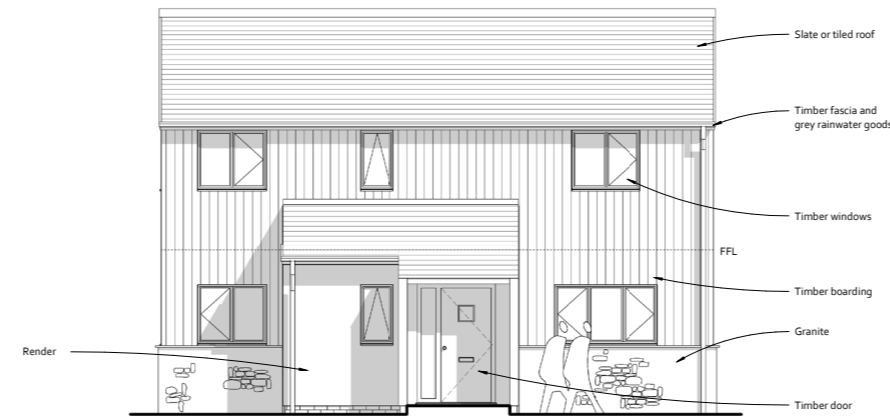
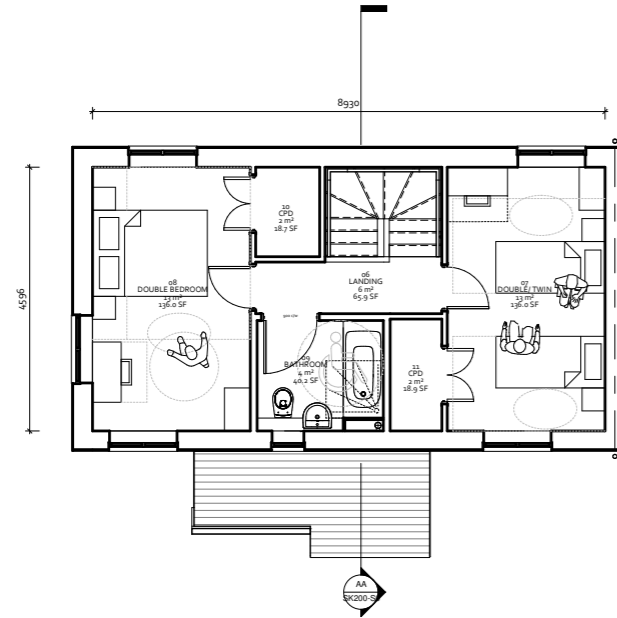


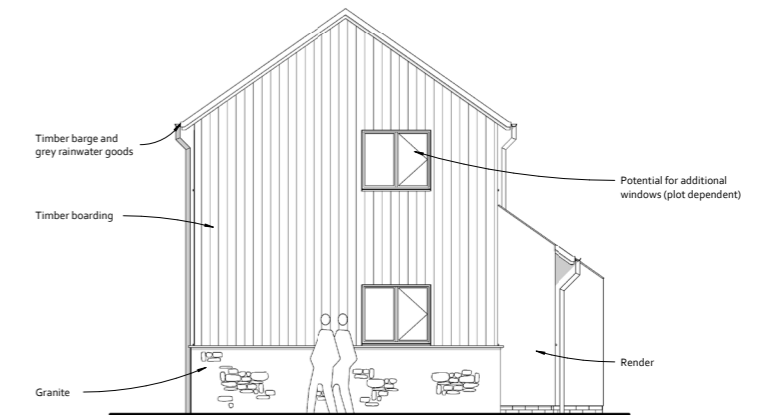
Image 4.14, 4.15 - Various schematic layouts explored by the design team

4.6 ILLUSTRATIVE HOUSETYPES

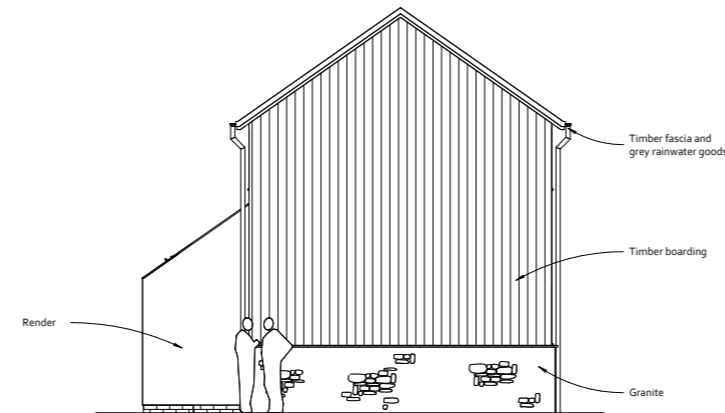
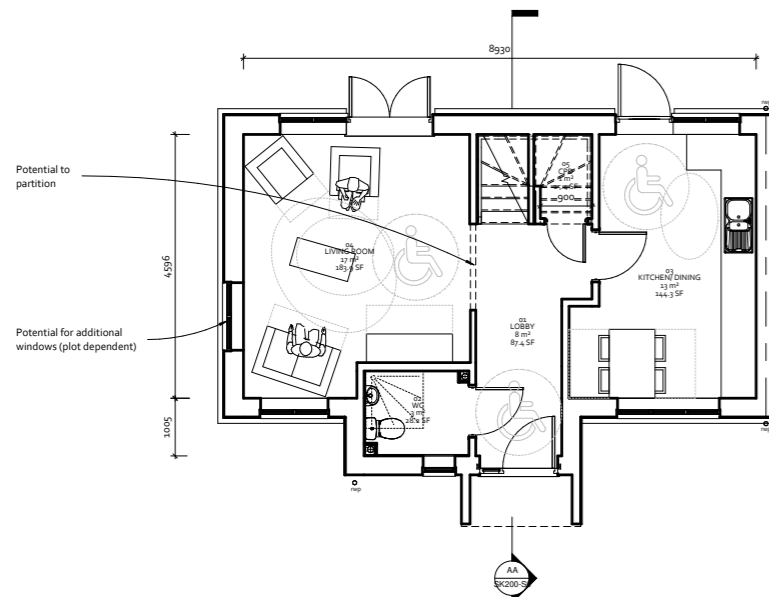
In order to assist with the creation of the design code, several illustrative housetypes were developed. The housetypes seek to explore how different layouts can be achieved and how the choice of materials can alter the vernacular across the site.



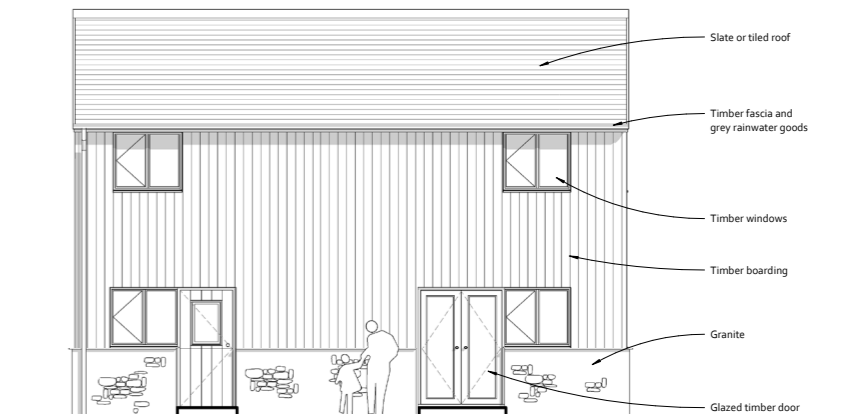
Front Elevation



Side Elevation A

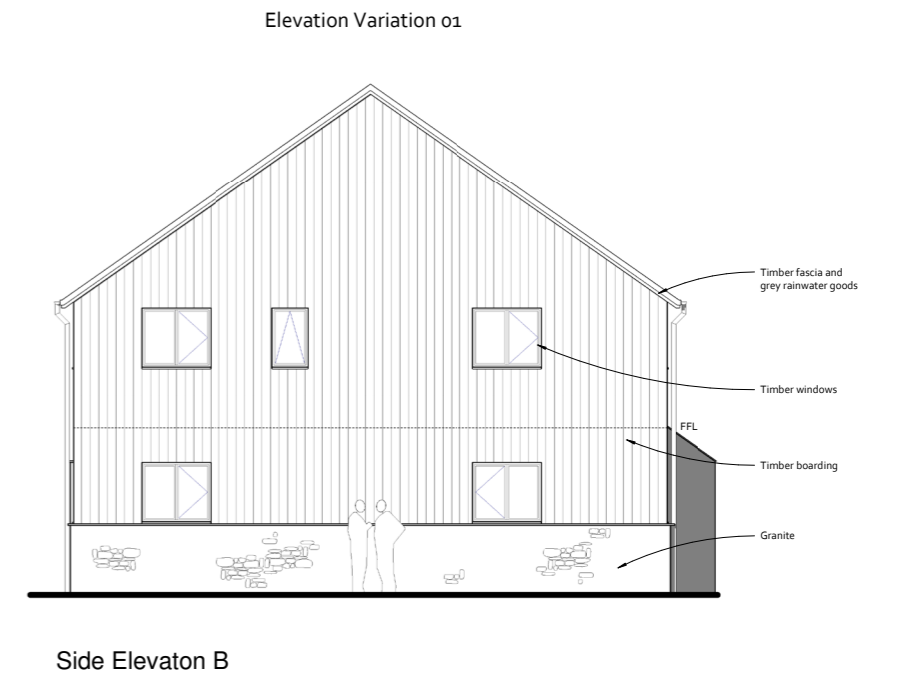
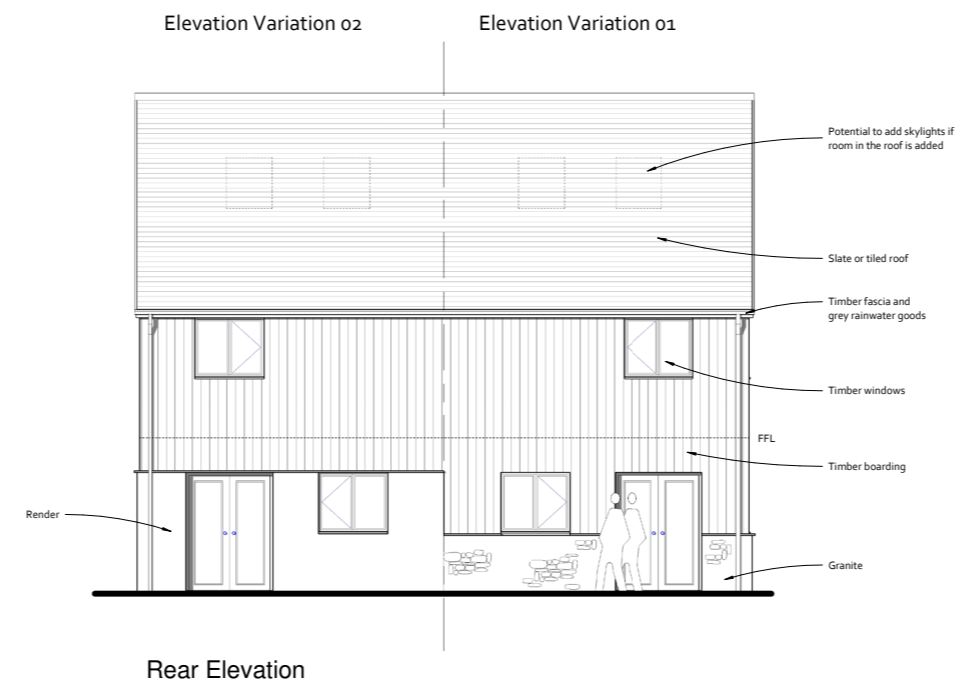
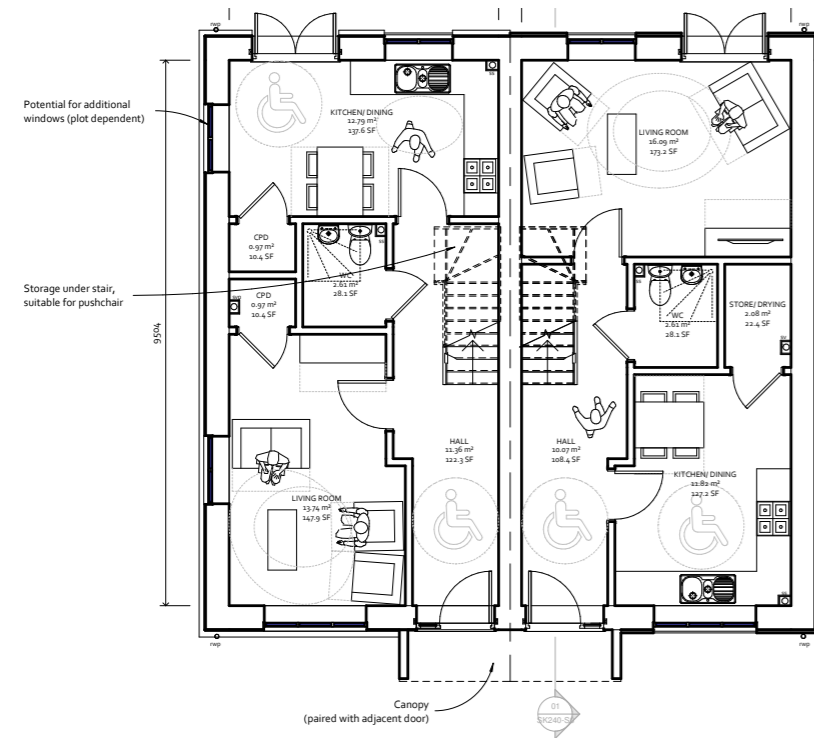
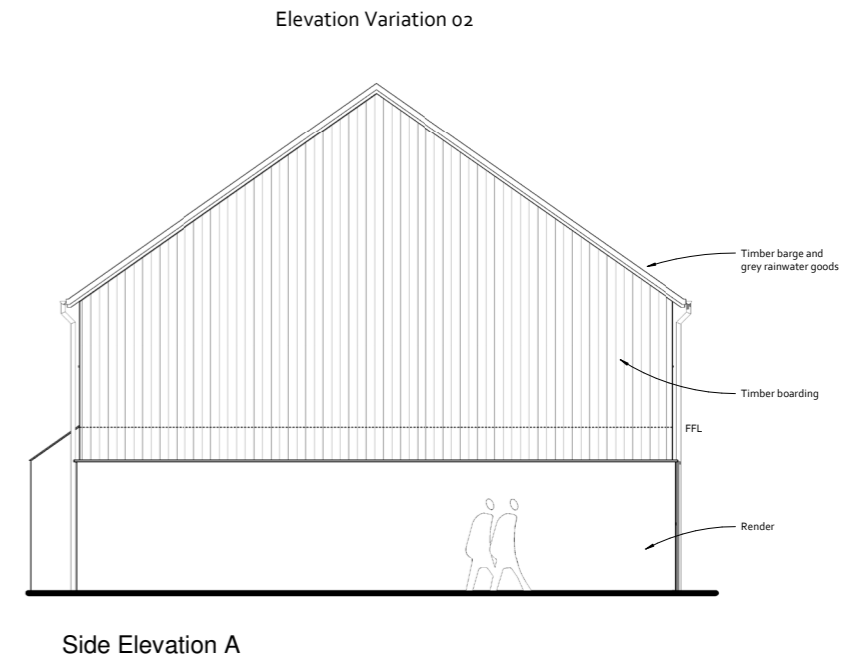
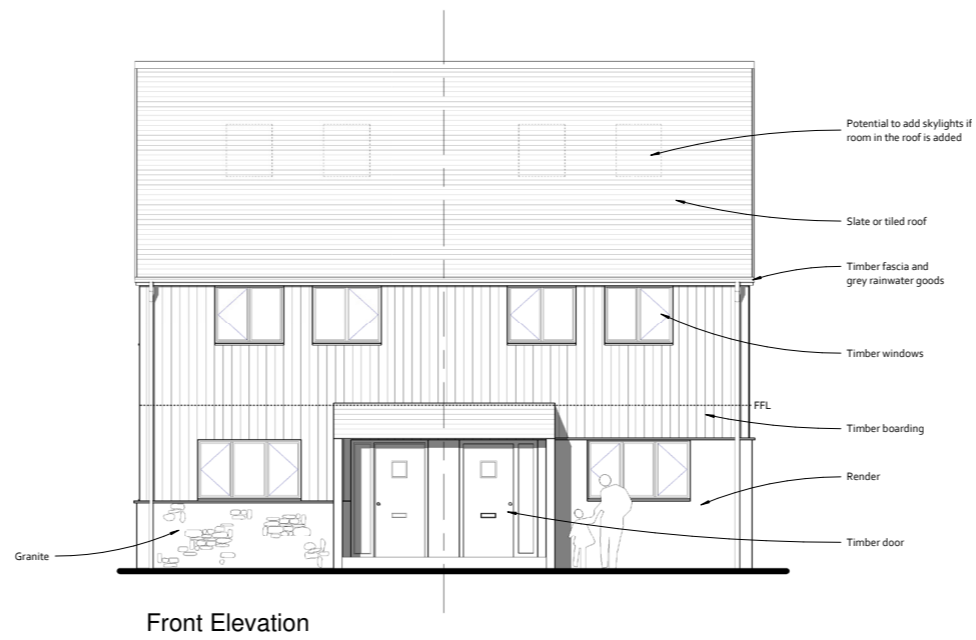
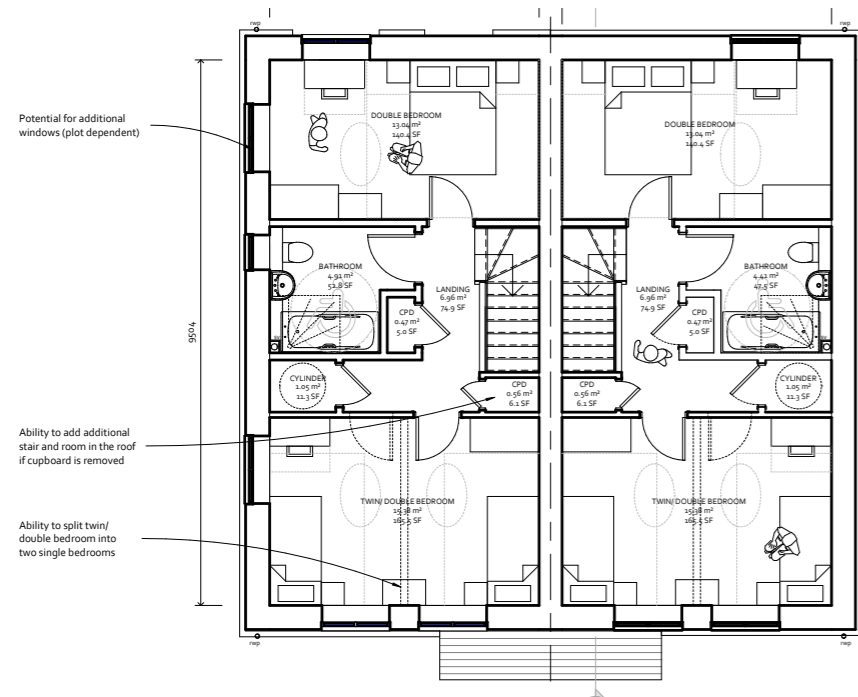


Side Elevation B

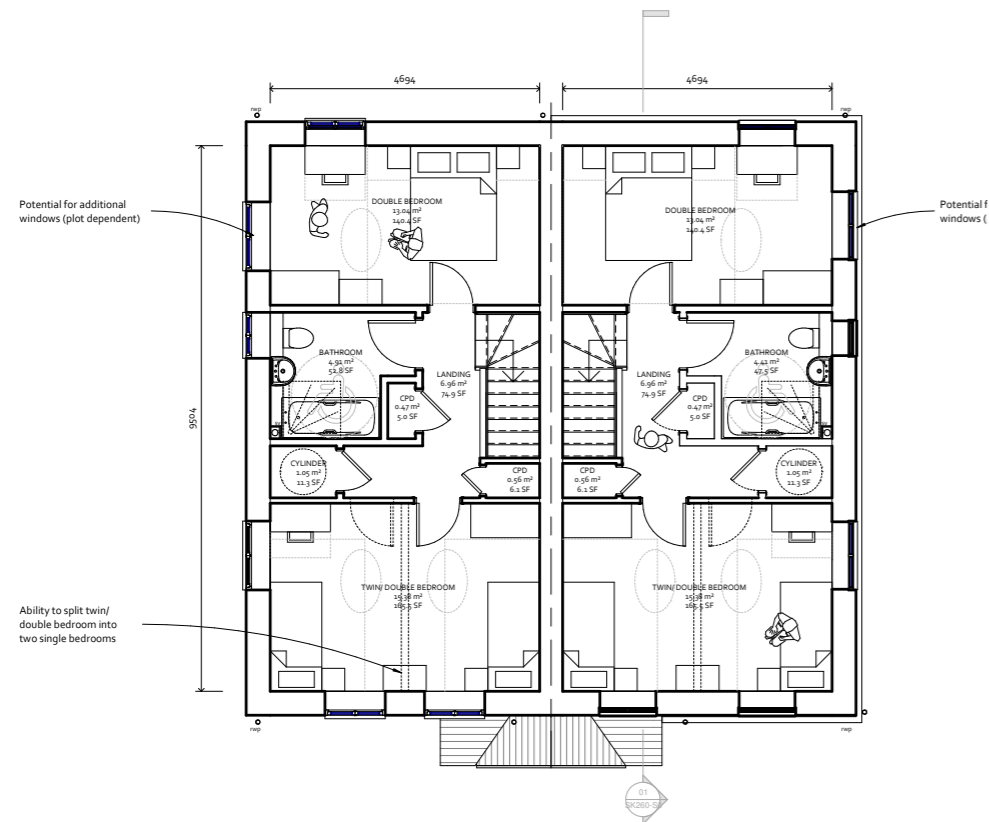


Rear Elevation

HOUSETYPE A: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling

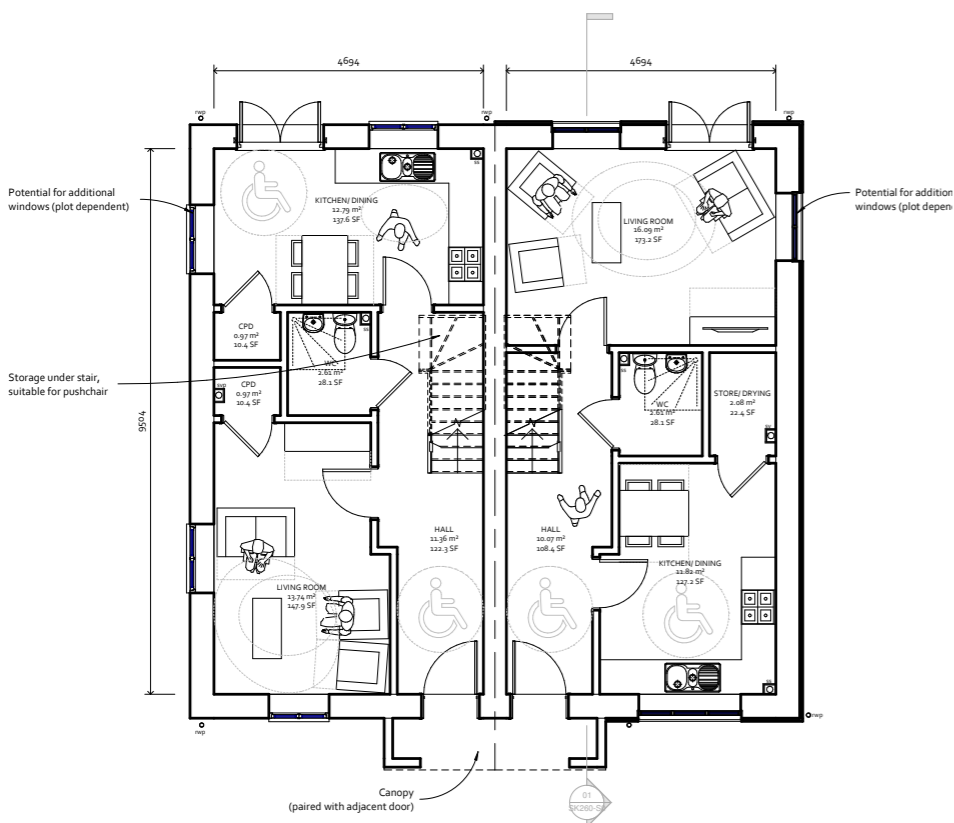


HOUSETYPE C: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling



Plan Variation 01

Plan Variation 02



Plan Variation 01

Plan Variation 02

Elevation Variation 01

Elevation Variation 02



Front Elevation

Elevation Variation 02



Side Elevation A

Elevation Variation 02

Elevation Variation 01



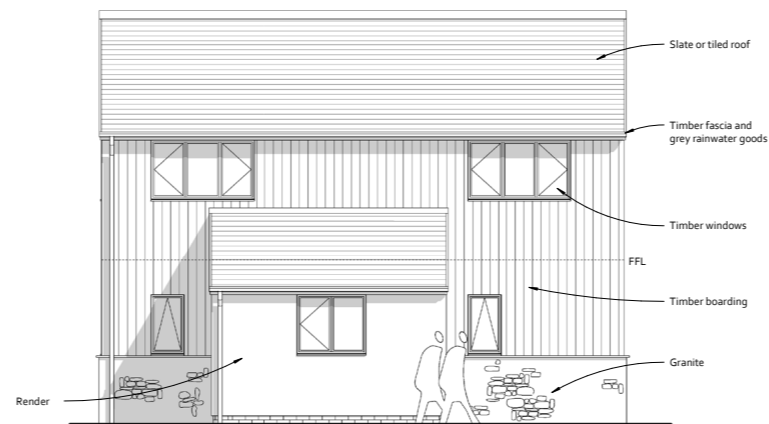
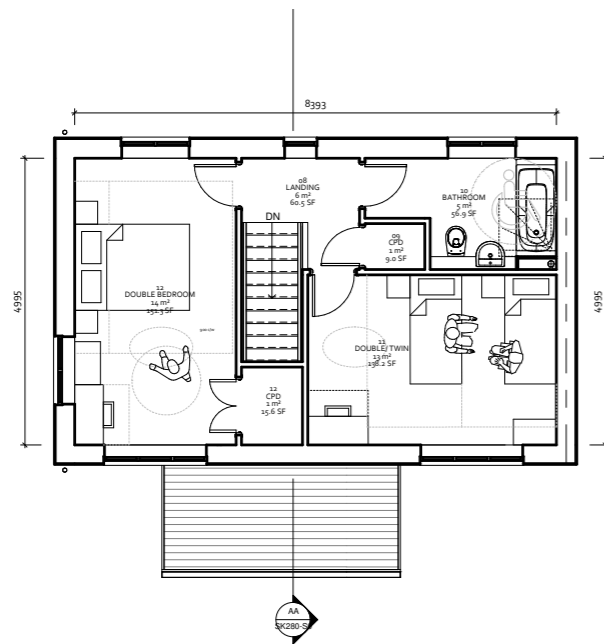
Rear Elevation

Elevation Variation 01

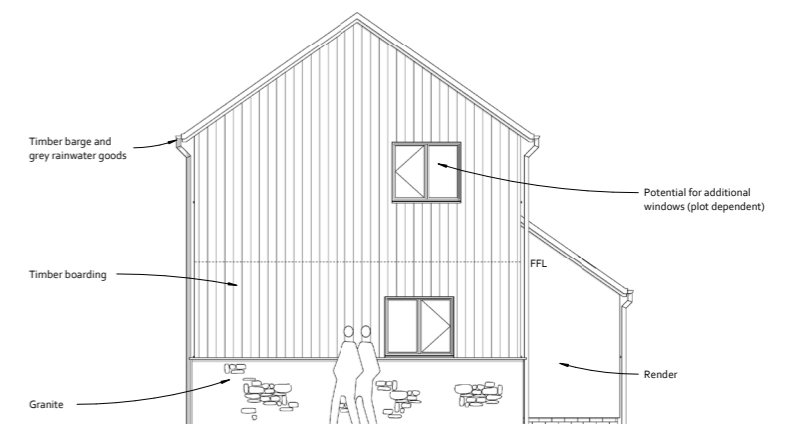


Side Elevation B

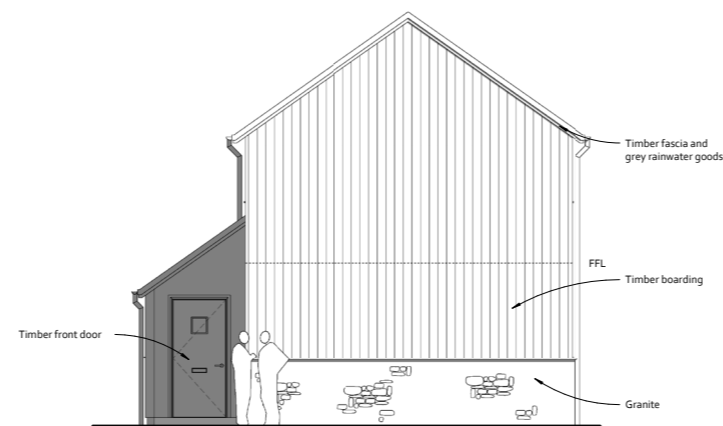
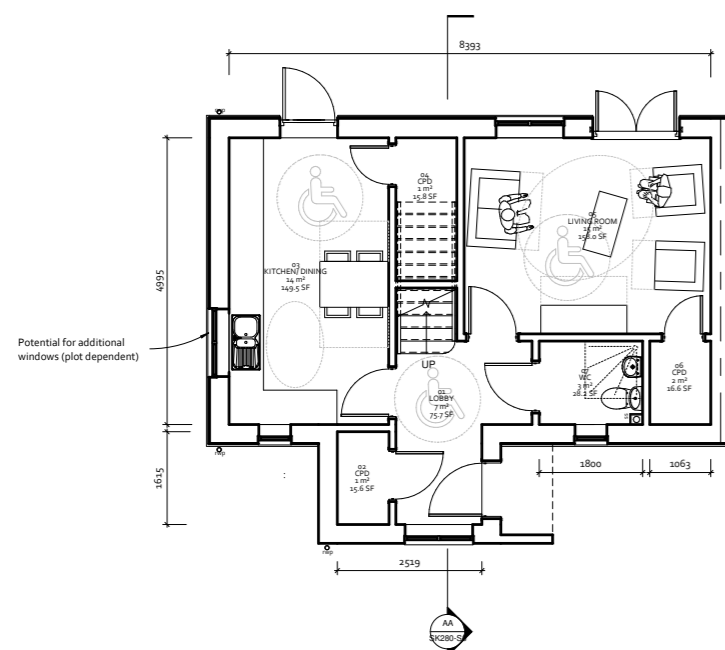
HOUSETYPE D: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling



Front Elevation



Side Elevation A



Side Elevation B



Rear Elevation

HOUSETYPE E: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling

4.7 PUBLIC CONSULTATION

A virtual pre planning public consultation was held between 30th November and 14th December. This consultation period gave the public the opportunity to comment on the current layout and illustrative housetypes.

Comments were recorded and used to inform the subsequent design development.



The layout used as part of the pre planning public consultation

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5.0 THE DESIGN PROPOSAL

5.1 INTRODUCTION

The design proposal is for the provision of 12 detached and semi detached self build plots. This section provides detail on the proposed use, mix, scale, layout and illustrative housetypes.

5.2 THE DESIGN CODE & PLOT PASSPORTS

The land at Ennor Farm has been allocated for the delivery of a high-quality locally distinctive development, built to sustainable standards using a palette of local materials.

Based on a strategy for self-build, the site plan and building plots have been determined through a consultation process to create a small sustainable development, which will be guided by design principles in the form of a Design Code and subsequently, plot passports.

The Design Code describes the rules and quality standards expected, which will guide each plot homebuilder on the intended character of the scheme including, but not limited to:

- The form & siting of the development – boundaries and set-backs
- Building heights, scale, massing & building relationships
- Building materials & options for different configurations
- Colour palette options
- Roofs, doors & windows.
- Bin storage / recycling
- Car parking

Plot Passports will provide a summary of the design parameters for individual plot, capturing all relevant information, including any planning & design constraints.

To inform the Design Code, a series of sketch studies have been produced, exploring options for materials and colour compositions. These are based upon the current site layout and unit types. The aim at this stage is to explore the relationship between the dwellings and consider ways of creating local distinctiveness whilst providing opportunities for individual choice utilising slate roofs, granite / stone walling, cladding systems, painted render finishes & boundary enclosures.

Please refer to separate Design Code which will follow this application.

5.3 USE

The proposal is for 12 self build plots, a communal orchard, communal allotments and associated landscaping.

5.4 AMOUNT & MIX

The proposal is for 12 self build plots, including 09 detached plots and 04 semi detached plots. The plots will accommodate 2-4 bed housetypes.

5.5 SITE LAYOUT

The site layout has been carefully considered by the design team and informed by four key factors, namely, the brief, site constraints, site opportunities, and consultation with the local community.

The Council's brief was to provide a layout for 12 serviced, detached and semi-detached self-build plots, alongside an informal communal car park, a community orchard, community allotments and a wildlife pond.

Although the site can be characterised as greenfield it is not without constraints that have directly informed the layout. One such constraint is created by high ground water levels at the site's lowest point in the north west corner. Although this essentially creates a large no build zone, it also provides an opportunity to develop this part of the site to provide key ancillary spaces such as the informal car park, community orchard, community allotments and wildlife pond described in the Council's vision for the site.

On the 5th February 2020 a public consultation was held on St. Mary's in the form of a 'Self Build Session'. During this session an initial proving layout (by others) was tabled and members of the public were encouraged to put forward their views on the layout and what they would like to see on the site.

The general consensus was that a more outward looking scheme was preferred, adopting a perimeter block approach with secondary parking and amenity spaces. This perimeter block approach ensures that all communal and open spaces are naturally surveyed by the houses, whilst maintaining an efficient use of space in order to maximise the amount of communal space.

As previously noted in 4.2, the original scheme submitted to planning was for 13 dwellings. This was reduced to 12 to ease concerns from Historic England on inter-visibility on the western side of the site in regard to the views of Ennor Castle. The 12 dwelling scheme reduces the scale, mass, ridgeline and apparent visual impact on the western flank of the site and significantly opens the site here. The reduction in dwellings further enables plots here to be eased



PLOT	ILLUSTRATIVE HOUSETYPE	NUMBER OF BEDS	*SEMI/ DETACHED
01	TYPE A/B	2B4P	DETACHED
02	TYPE A/B	2B4P	DETACHED
03	TYPE E	2B4P	DETACHED
04	TYPE A/B	2B4P	DETACHED
05	TYPE E	2B4P	DETACHED
06	TYPE E	2B4P	DETACHED
07	TYPE A/B	2B4P	DETACHED
08	TYPE E	2B4P	DETACHED
09	TYPE A/B	2B4P	DETACHED
10	TYPE E	2B4P	DETACHED
11	TYPE D	2B4P	SEMI DETACHED
12	TYPE D	2B4P	SEMI DETACHED

Right: The proposed site layout with 12 dwellings.
Above: The previously submitted scheme for 13 dwellings now replaced.

back.

5.6 SCALE

Each plot is to be no more than two storeys in height and will be designed in accordance with the parameters set out within its unique 'Plot Passport'.

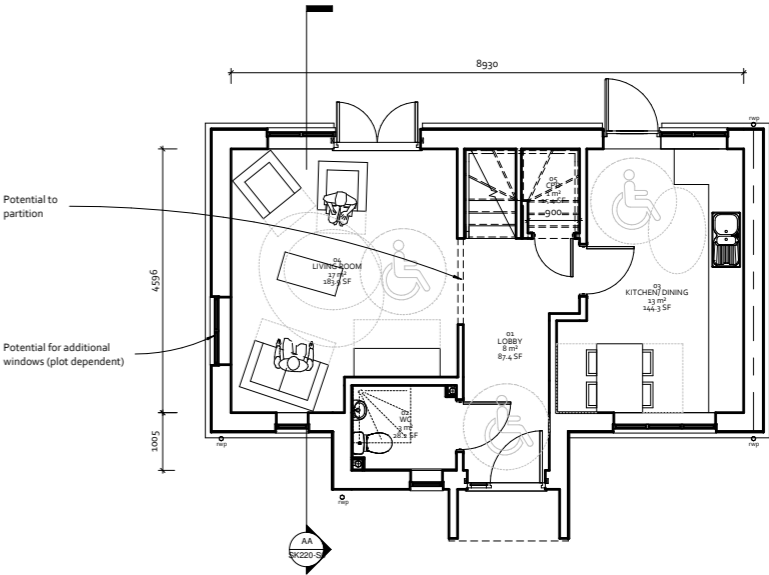
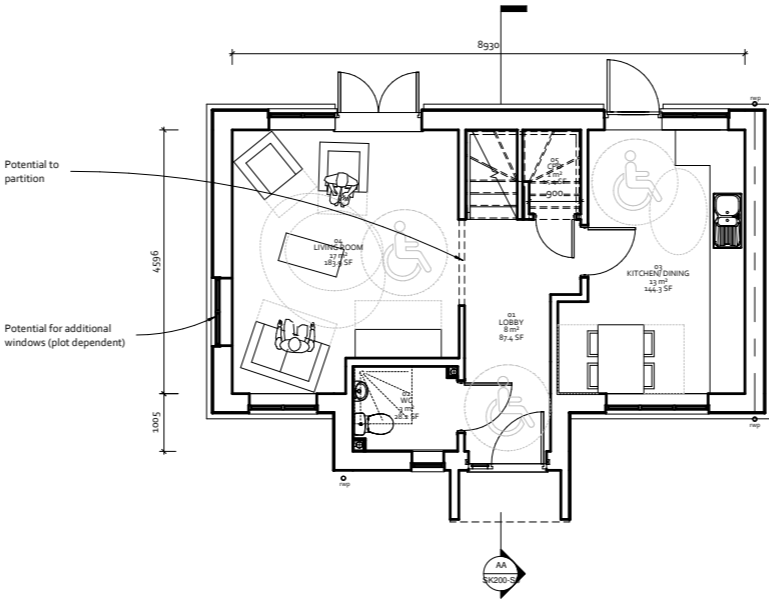
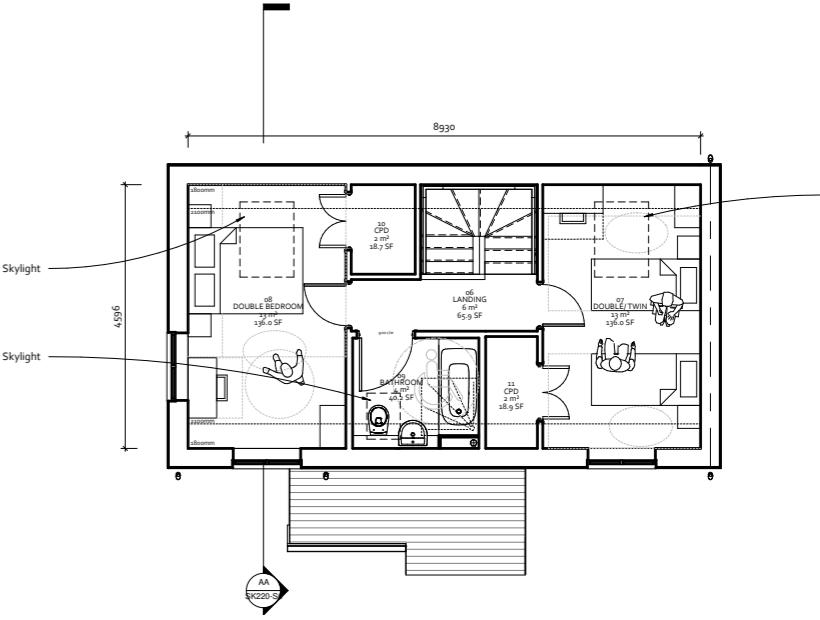
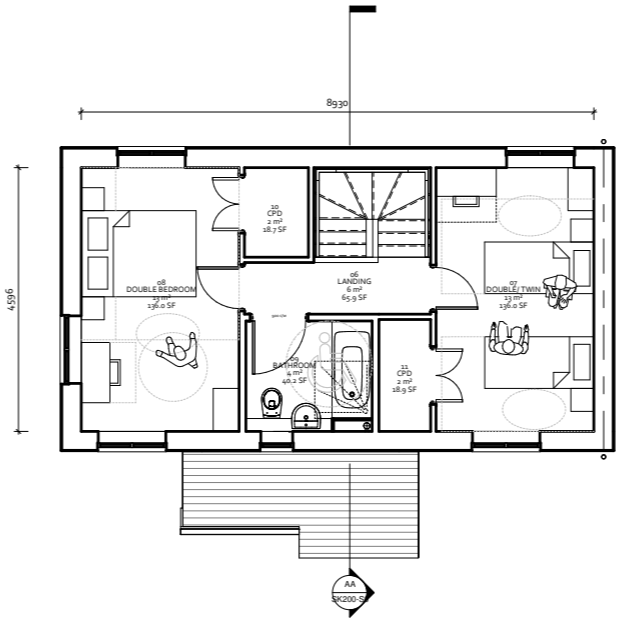
5.7 ILLUSTRATIVE HOUSE TYPES

In order to assist with the creation of the design code, and show prospective self-builders what could be achieved, several illustrative house types have been developed.

The house types seek to explore how different layouts can be achieved. Flexibility within the plan is ultimately dictated by key design decisions such as the location of the staircase, the desired number of bedrooms, whether the kitchen is located at the front or back of the property and how 'open plan' the self-builder wishes their home to be.

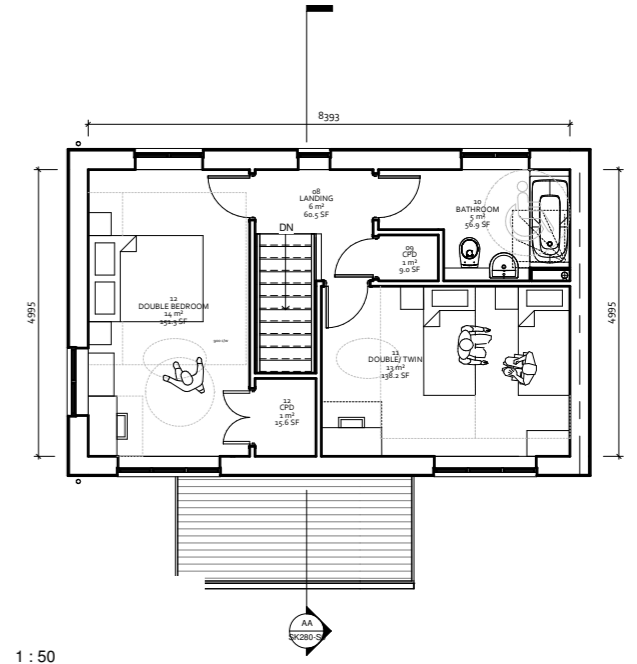
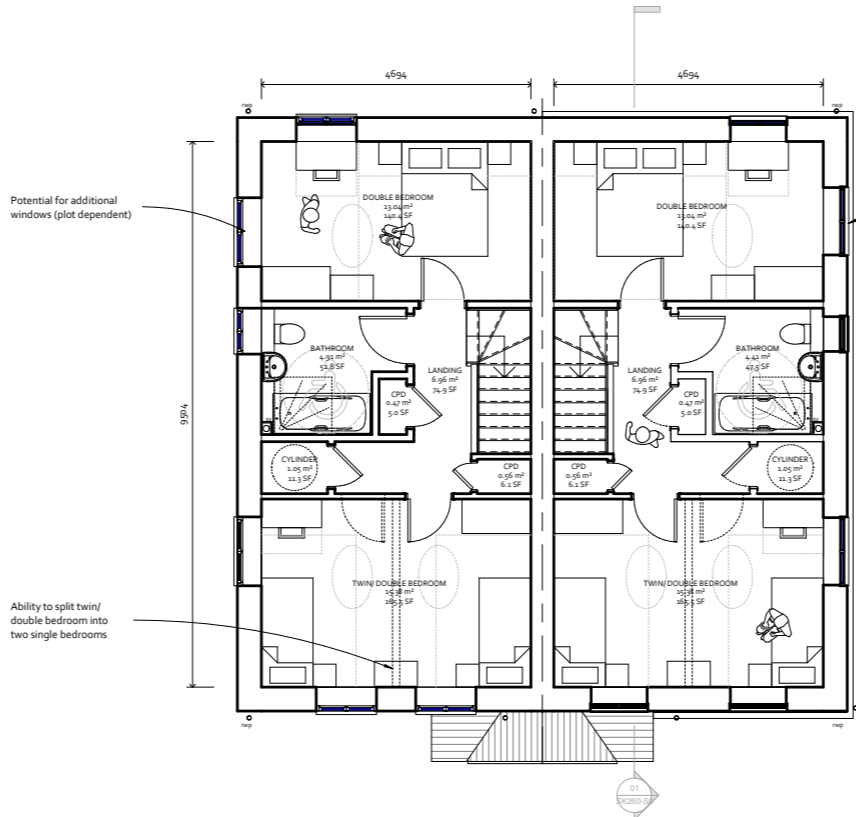
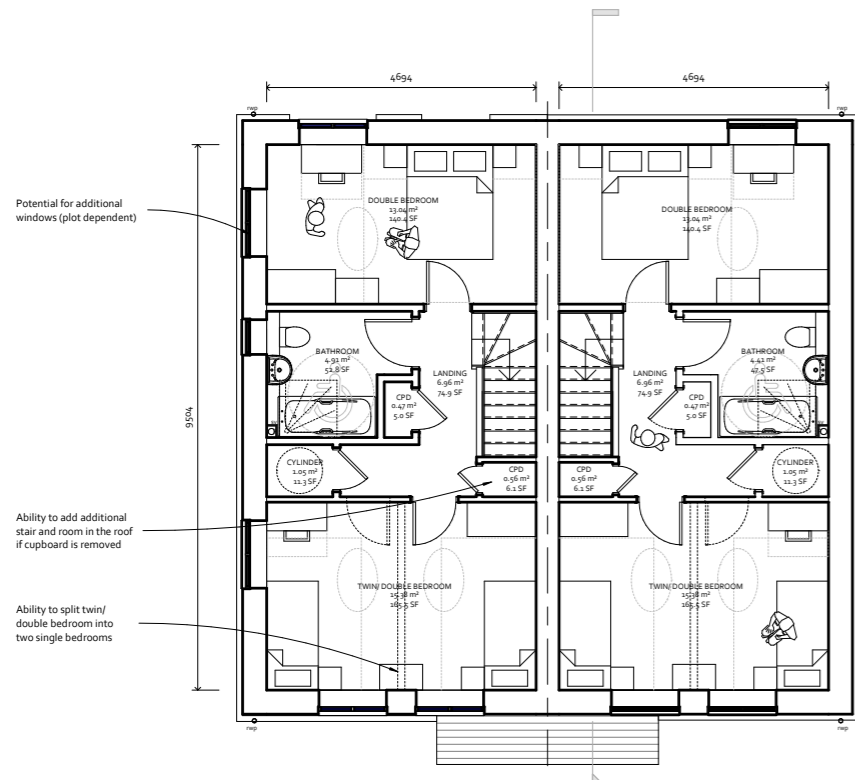
Adaptability can be designed into a home by ensuring that there is flexibility for a home to change over the course of a homeowner's lifetime. For example, illustrative house types C & D demonstrate that a twin or double bedroom can be easily sub-divided in order to create two single bedrooms, changing the house from a two-bedroom to a three-bedroom property.

Each of the illustrative house types have been designed to the Nationally Described Space Standards (see below table) and Approved Document M4 Category 2. This means that they have been designed to be 'accessible and adaptable' in order to 'meet the needs of occupants with differing needs' and 'to allow adaptation of the dwelling to meet changing needs of occupants over time.' This is achieved by providing elements such as larger ground floor WCs that can be easily adapted into an accessible shower, and improved space standards across the whole house.



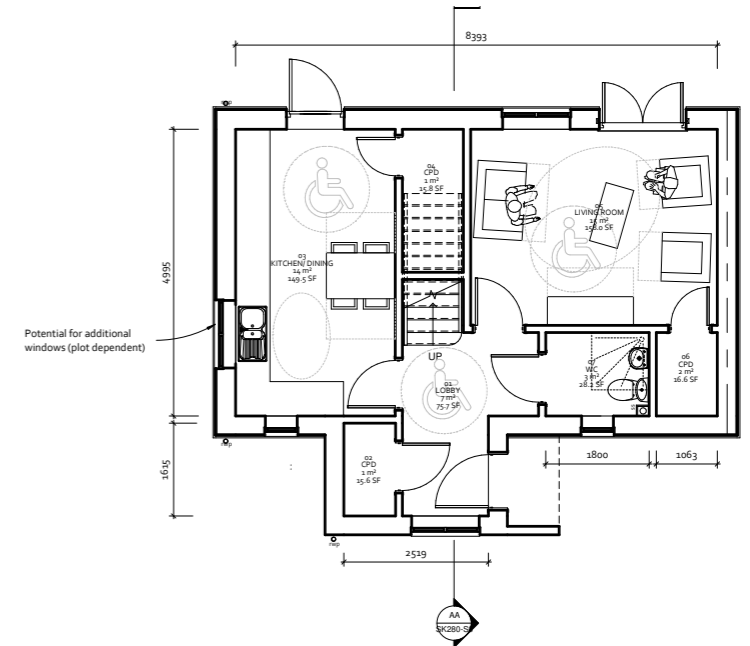
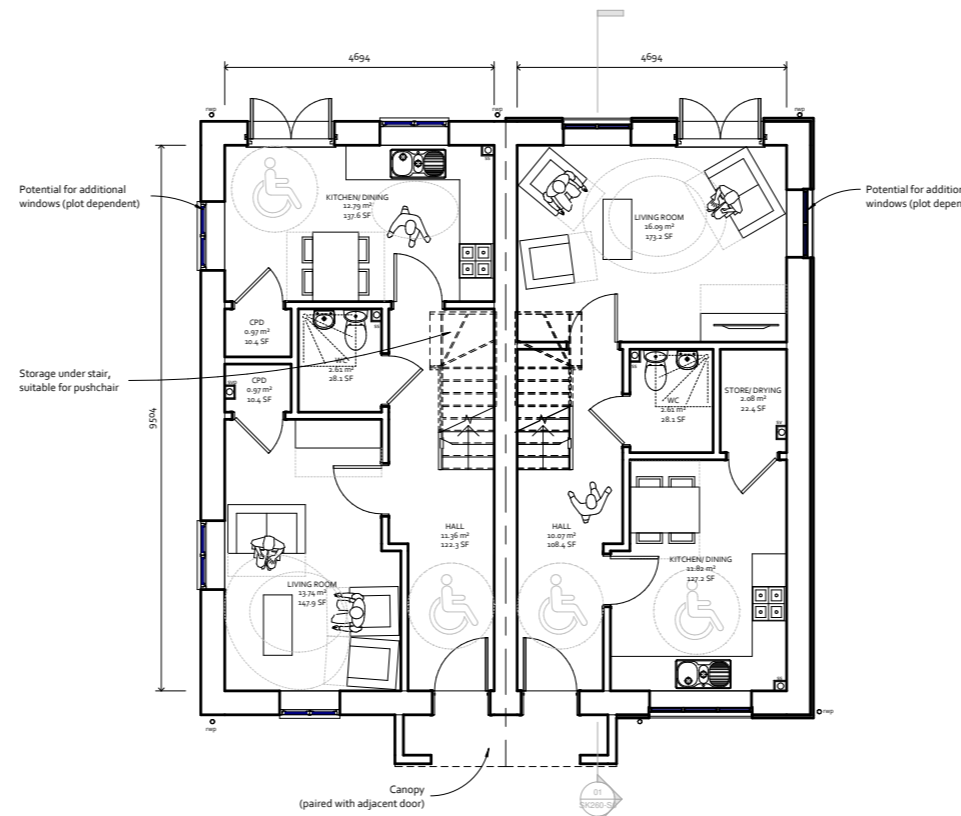
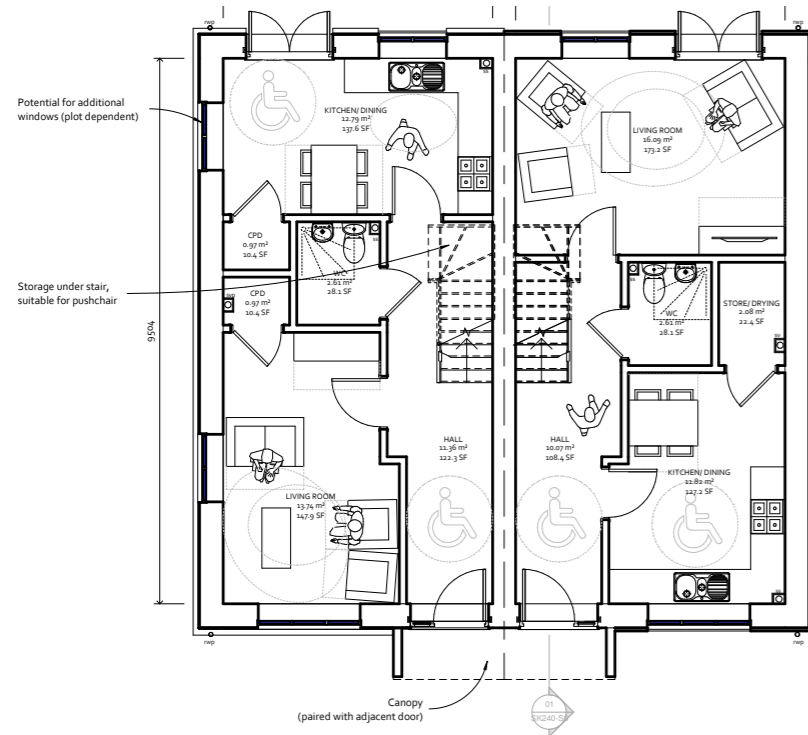
HOUSETYPE A: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling

HOUSETYPE B: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling



Plan Variation 01

Plan Variation 02



HOUSETYPE C: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling

HOUSETYPE D: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling

HOUSETYPE E: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling



EAST ELEVATION 1



WEST ELEVATION 2

Illustrative elevations - Image credit ALA Architects



EAST ELEVATION 3

boundary walls omitted for clarity



WEST ELEVATION 4

showing stone wall boundary features with gates & planting

Illustrative elevations - Image credit ALA Architects

5.8 KEY PLOT PARAMETERS

In order to ensure that an appropriate, coherent and contextual response to each self built home is achieved, each plot will come with its own unique 'Plot Passport' that will set out the development parameters available to each self builder on their chosen plot.

The Plot Passport will include parameters relating to detailed design, the buildings footprint, scale and massing.

5.9 SUSTAINABILITY

Self builders are encouraged to adopt a sustainable approach to all design proposals. Sustainable self build design principles that are to be encouraged should include but not be limited to the following:

Fabric First Approach

Self builders are encouraged to make the performance of the building's fabric (walls, roof, floors, windows and doors) is maximised, ensuring as little energy as possible is required to heat and cool the house, and avoiding the need for mechanical or electrical systems.

Rainwater and Greywater Harvesting

Self builders are encouraged to utilise rainwater and greywater harvesting.

Greywater can be recycled from washing machines, sinks, baths and showers and reused in other household scenarios such as flushing toilets and watering plants.

Rainwater harvesting relates to the collection and storage of rain. In its simplest form these can be achieved by storing runoff from rooftops in rainwater butts, but larger storage tanks and systems can also be installed. Rainwater has a number of uses including the flushing of toilets and watering plants.

Solar Panels

Appropriately considered integrated solar panels will encouraged.

Orchards/ Allotments

The proposed development is to include a community orchard and allotment beds. All self builders will be encouraged to make use of these facilities, growing and harvesting their own food.

Upon submission of their own plot specific reserved matters planning applications, prospective self builders are expected provide the full details as to how they intend to make the dwelling sustainable in terms of water and energy consumption.

5.10 DESIGNING OUT CRIME

The design proposal has been considered in accordance with Secured by Design guidance, adopting a perimeter block approach to the layout that ensures all public spaces are naturally surveyed by the plots.

Natural surveillance will be further reinforced by controlling principle elevations and window placement within each plots 'Plot Passport.'



6.0 ACCESS

6.1 GENERAL SITE ACCESSIBILITY

Two points of access into the site are proposed, both of which will adopt a 'home zone' approach that will connect to Old Town Road to the east.

6.2 PEDESTRIANS

Pedestrian access into the site will be made via two home zones that will connect to Old Town Road. Additional landscaped paths to the east and west.

6.3 BICYCLES

All plots are to be provided with secure back gardens that can be accessed externally, providing the potential to securely store bicycles within back gardens. Access to the site can be made from the two home zones into the site and landscaped paths to the east and west.

6.4 VEHICLES & PARKING

The site includes the provision of 15 proposed parking spaces. It is proposed that 10 of these spaces will be provided within an informal communal car park that can be accessed via a home zone into the site and a landscaped pedestrian path that runs along the site's western edge.

The communal car park will be naturally surveyed by plots 01, 11 & 12, and partially screened to the west by the community orchard, landscaped space and allotments.

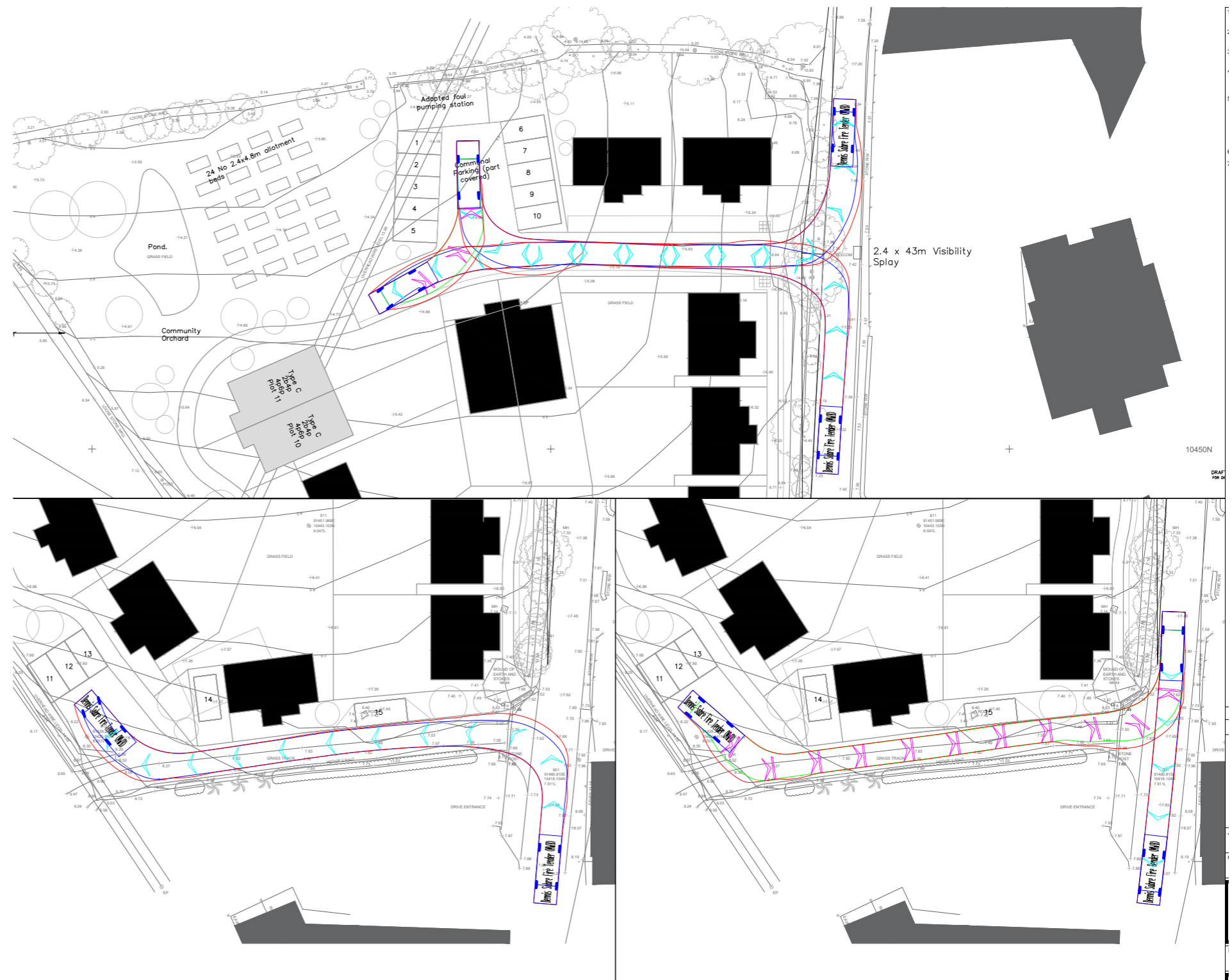
6.5 REFUSE & RECYCLING

All plots are to be provided with front gardens and secure back gardens, thus providing space to securely store refuse and recycling containers off street.

Each plot will be subject to reserved matters planning approval and will be provided with its own unique 'Plot Passport' which will provide further detail on refuse storage.

Refuse vehicle access can be made via the two home zones into the site.

In terms of fire tender access, the illustration right, shows the tracking of a fire tender.



Fire Tender - Swept Path Analysis

KTA

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Woodwater Park
Pynes Hill
Exeter
EX2 5TY

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Architects | Urban Designers