



Architecture
Masterplanning
Urban Design

thirteen



Design and Access Statement



Visualisation of Proposed Development

Contents

Introduction

1.1 Introduction	05
1.2 Client Team	05

The Site

2.1 Site Location	07
2.2 Site Description	08
2.3 Photographic Appraisal	10
2.4 Character of Surrounding Area	12
2.5 Site Wide Context	14
2.6 Local Facilities	15
2.7 Access	16
2.8 Constraints and Opportunities	17

Design Proposals

3.1 Proposed Layout	19
3.2 Design Principles	20
3.3 Accommodation Schedule	21
3.4 Movement Framework	22
3.5 Heights and Massing	23
3.6 Spatial Syntax	24
3.7 Housetype Range	25
3.8 Proposed Streetscenes	26
3.9 Proposed Massing Imagery	28
3.10 Proposed Boundary Treatment Plan	32

Access Proposals

4.1 Connecting with an existing Highway Network	34
4.2 Car Parking Proposals	35
4.3 Refuse Strategy	36
4.4 Sustainability	37

Building for a Healthy Life

5.1 Building for a Healthy Life Summary	40
---	----

National Design Guide

6.1 National Design Guide Summary	49
-----------------------------------	----

Project Team

Client: Thirteen Group
 Contractor: Strata
 Architect: IDPartnership
 Civil and Structural Engineers: Queensbury
 Highway Consultant: TPS Consultants
 Ecology: Brooks Ecological
 Landscape Consultant: FDA Landscape
 Arboricultural Impact Assessment: AWA Tree Consultants
 Energy Report: Anderson Goddard
 Contractor: Strata

Revision	Date	Revision Notes	Prepared by	Authorised by
P1	17/12/2024	Planning Issue	CW/GP	GP

P:\N81-3084 Main Avenue, Cowlersley - Thirteen\Documents\D&A\Design and Access Statement 25.10.24.indd
 [INDD Modified 2024-12-18 15:46], [PDF Output 2024-12-18 15:47]

01

Introduction

Introduction

This Design and Access statement has been prepared by IDPartnership on behalf of Thirteen Group (applicant) to accompany a full planning application for a residential development at Main Avenue, Cowlersley, Huddersfield.

1.1 Introduction

The residential development at Main Avenue is part of a wider suite of developments forming the Kirklees Cluster Housing Programme to deliver new properties across the Metropolitan Borough of Kirklees. Thirteen Group were successfully appointed as the preferred partner by Kirklees Council to bring forward the sites to support regeneration and provide a housing choice to meet local need.

This Design and Access Statement explains the background to the development, analysing the site constraints and opportunities that has informed the design approach. The document provides supporting material including visuals and plans to explain the proposed design and rationale.

1.2 Client Team

Client: Thirteen Group

Contractor: Strata

Architect/Masterplanners: IDPartnership

Civil and Structural Engineers: Queensbury

Highway Consultants: TPS Consultants

Ecologists: Brooks Ecological

Landscape Consultant: FDA Landscape



Illustrative Site Layout Plan

02

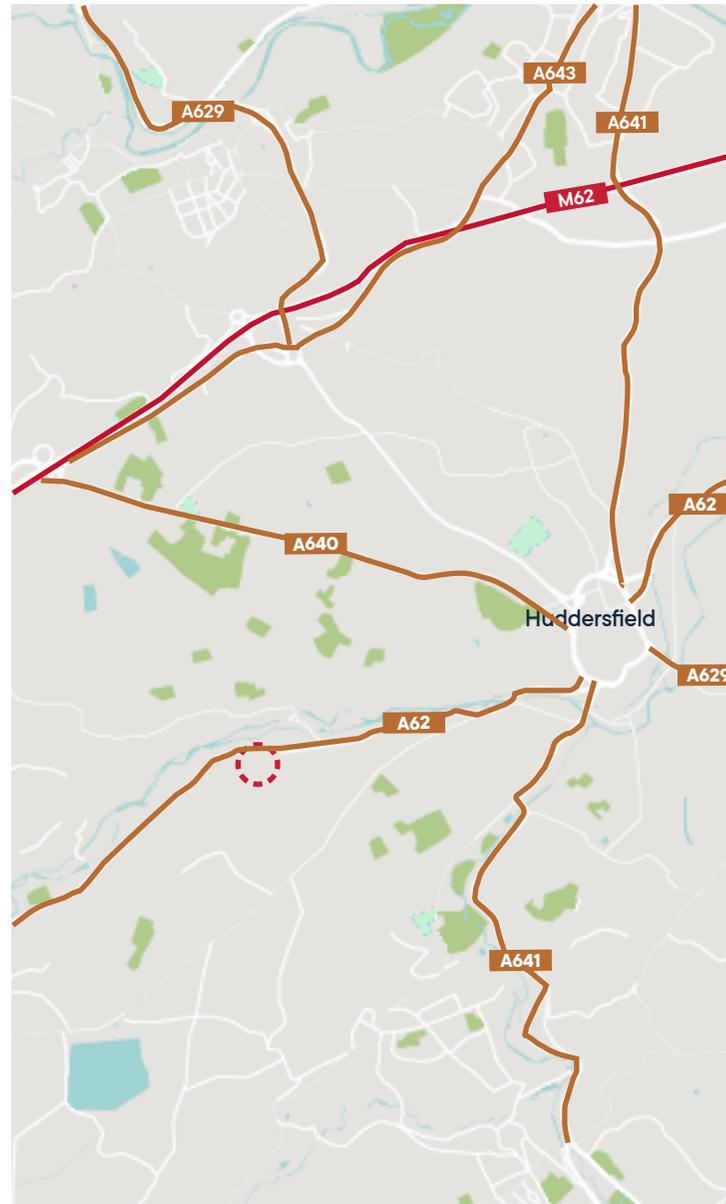
The Site

The Site

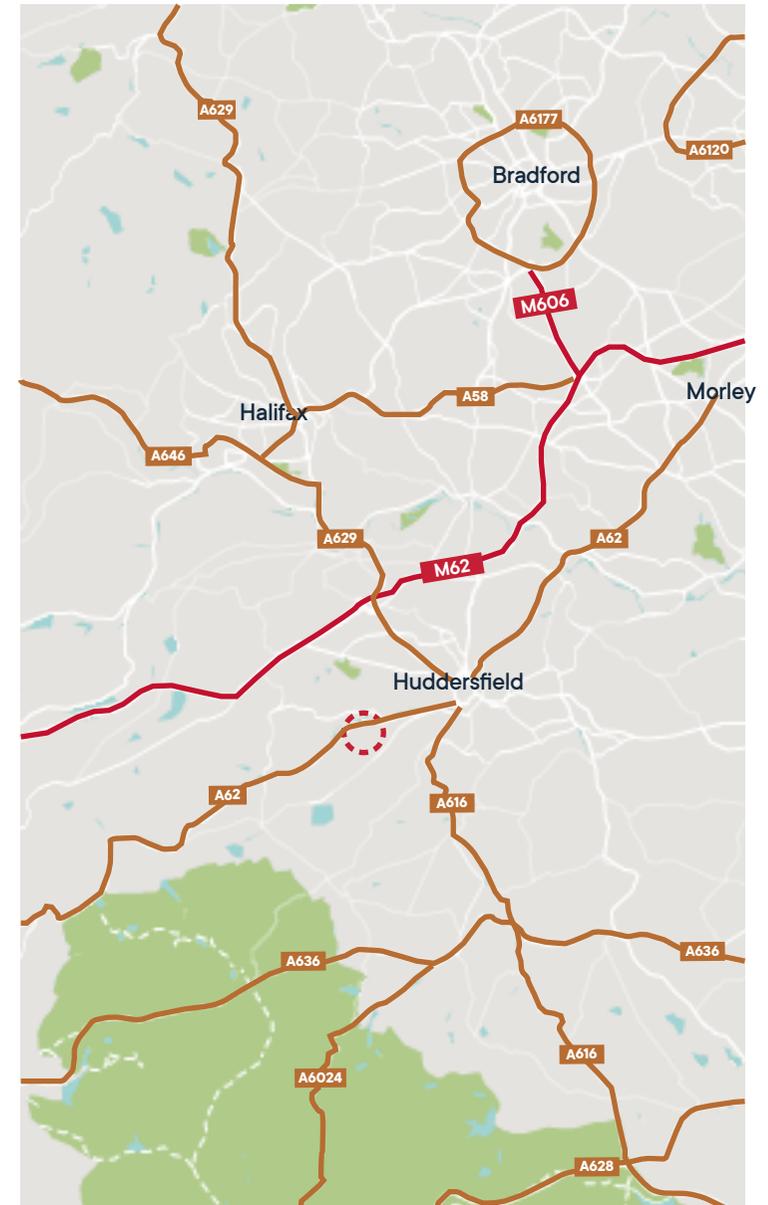
2.1 Site Location

The site is located in the district of Cowlersley, 2 miles west of Huddersfield.

The site sits on the southern edge of Cowlersley on the edge of the Pennine Hills. It is a steeply sloping site which is currently unmanaged grassland. It is in a well connected location with approximately a 16 minute drive to Huddersfield Town Centre and 30 minute bus journey.



Wider Context Plan



Wider Context Plan

2.2 Site Description

The site is 1.81 Ha of scrubland with a mixture of small trees and shrubs. The aerial shows a number of garages to the northern end of the site which have now been demolished and relocated by Kirklees Council.

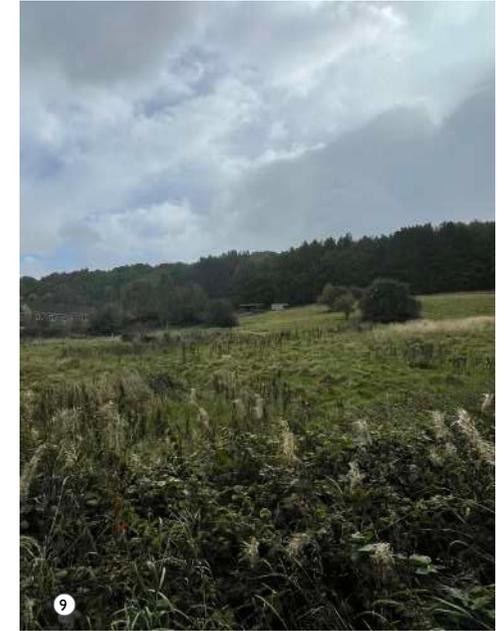
The planning history of the site suggests that an outline planning application was approved for the site in 1986, but no further applications have been made since this.

To the north of the site lies Woodside Green Primary School. The design for the site will need to incorporate appropriate access for the school.

The topography of the development area rises steeply to the south which will be a constraints as well as opportunity for the proposed development. Any land which can't be developed will be used to provide biodiversity net gain and informal landscape amenity space for residents.



Existing Site Photographs



Existing Site Photographs

2.3 Photographic Appraisal

To create a development which has a true sense of place, it is important to understand the architecture surrounding the site. Any new development proposals can subtly reference this whilst creating a vibrant and contemporary design.

With exception of Woodside Green Primary School, the area is characterised by residential properties and their associated curtilage, as well as area of incidental green space, with some areas of larger open space provision



Oblique photograph looking northward across application site



1 Winget Avenue



2 Rose Avenue



3 Casson Street



4 Kinder Avenue



5 South Avenue



6 Manchester Road



7 Avison Road



8 Avison Road

2.4 Character of Surrounding Area

Three key areas have been chosen surrounding the site as they reflect three different residential designs and typologies.

- **Area 1:** Main Avenue - Terraced Housing
- **Area 2:** Warnerford Road - Detached Housing
- **Area 3:** Windsor Road - Semi-Detached Housing



Wider Context Plan

Area 1 - Main Avenue

Main Avenue provides the primary access to the development area. Houses are traditional two up, two down terraces providing repetition within the streetscene. Stone is used on the ground floor, a common material used in the Yorkshire architectural vernacular.

- Repetition of architectural features such as chimneys help animate the ridge line.
- Change of elevational material on ground floor. Use of stone reflects local architectural vernacular.
- Stepped ridge line across terrace due to topography.



Photograph of Housing on Main Avenue

Area 2 - Warnerford Road

The housing on Warnerford Road is larger, detached, family housing. Being of newer build than Main Avenue, the design reflects typical 20th century suburban housing with integral garages and driveways.

Larger detached properties with irregular build line.

Depth created in the elevation by separating the elevation into a number of plains.

Repetition of pitched gable fronted elevations throughout the estate.



📷 Photograph of Housing on Main Avenue

Area 3 - Windsor Road

Semi-detached housing with an interesting yet simplistic form. The principle elevation is symmetrical and made up of four opens with a chimney at the centre. Houses accessed from side elevation.

Door openings removed from principal elevation.

Simple repetition of larger window openings.

Hipped roof with central chimney.



📷 Photograph of Housing on Windsor Road

2.5 Site Wide Context

Currently the main existing access point to the site is on Main Avenue, located on the north eastern boundary to the site. Woodside Green Primary school is to the north which is accessed

from the south west corner of the site. There is a number of main roads in the proximity of the site which have local bus stops and amenities.

Key:

- Site red line boundary
- Main Roads
- Bus Stops
- Schools
- Recreational Spaces



Plan showing access and movement

2.6 Local Facilities

The site is in a sustainable location, providing good access to employment, services and educational facilities.

The nearest school to the site is Woodside Green Primary School, which is situated directly to the north of the site.

The local neighbourhoods of Cowersley offers a range of small shops and facilities with local centres in close proximity that provide a wide range of amenities, all accessible by walking cycling and private vehicles.

Key

- Red line boundary
- Sc School
- S Supermarket
- R Restaurant / Pub
- P Play
- C Community centre
- H Local hall
- Ch Church
- D Dental
- H Hospital / GP
- P Pharmacy

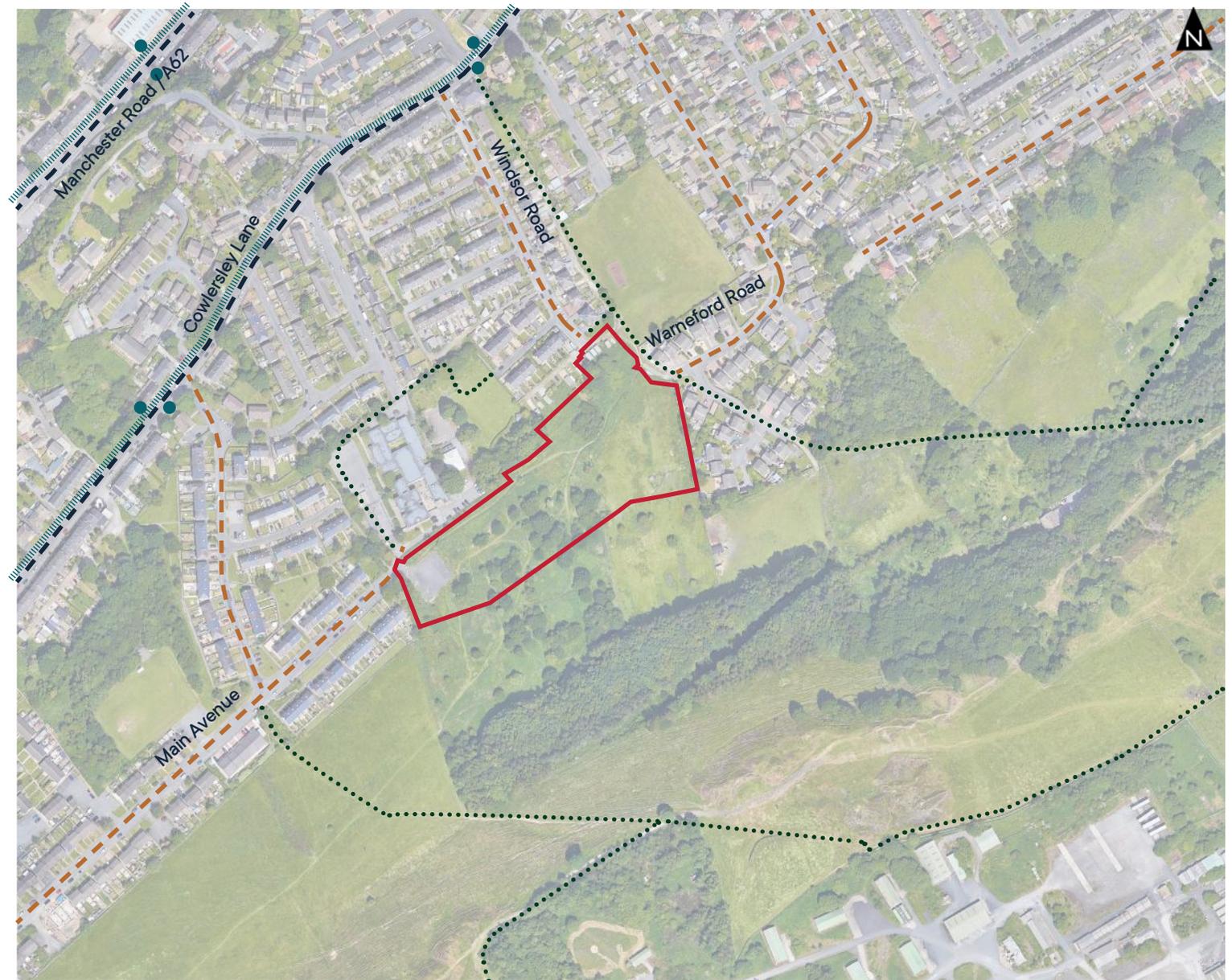


Plan showing local services and facilities

2.7 Access

Currently the main existing main access point to the site is Main Avenue, located on the north eastern boundary to the site. Woodside Green Primary school is to the north which is accessed from the south western corner of the site.

There is no vehicular access from the site to Wamerford Road or Windsor Road. There are informal pedestrian routeways across the site.



Key

- Site Boundary
- Primary Road
- Secondary Road
- Public Right of Way
- Bus Route
- Bus Stop

Plan showing access and movement

2.8 Constraints and Opportunities

There are a number of constraints and opportunities of the development area.

Key Constraints:

- The levels are extremely steep across the site
- There is a easement running across the site which will need to be redirected.
- Existing vegetation.

Key Opportunities:

- Create a varied streetscene taking advantage of the site levels.
- Existing pedestrian linkages to be enhanced to nearby estates.

Key:

- > Long distance views
- Existing access to school to be retained
- Potential site access points
- ←-○-→ Sun path
- Existing path and shrubs
- ⊥ Potential noise issues
- Easement (no build zone)
- Topography and gradients
- ←- - - -> Pedestrian access to be retained



Constraints and Opportunities Plan

03

Design Proposals

3 Design Proposals

3.1 Proposed Site Layout

The site contains 57no. residential units which compromise of a mix of houses and apartments. There is a mix of two, three and four bed units to create a community for all.

The layout has been designed to take advantage of the levels across the site. The main street runs along the contour of the site to create a routeway through from Main Avenue which connects to Windsor Road.

A slight bend in the road has been designed to create interest in the streetscene as well as help create an inclusive street that encourages slow vehicle movements.



Proposed Site Layout

3.2 Key Design Principles



1. Create a gateway to the site from Main Avenue
Corner turning units provide frontage to the entrance to the site from Main Avenue, providing natural surveillance as well as a prominent design feature.



2. Private Drives
A clear hierarchy of roads helps break up the development and provide different types of character throughout.



3. Changes in highway treatment
A blockwork raised table is located in the centre of the development to break the long section of road and help slow vehicular movements around the site.



4. Articulation of the streetscene
Feature 2.5 storey units within the centre of the streetscene to provide articulation within the long length of units.



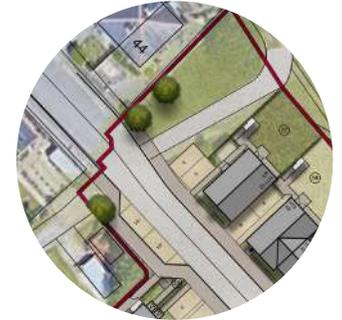
5. Retention of informal landscaping
Informal landscaping is maintained and enhanced to the south of the site to help with BNG and provide access to the wider hills.



6. Taking Advantage of Site Levels
Where possible the levels have been utilised to create smaller private drives to help increase density.



7. Central Public Open Space
A central public open space is located to the east of the site which provides amenity space for the residents and a focal point at the end of the street.



8. Access to Jubilee Lane
Access to Jubilee Lane has been retained for existing residents.

3.3 Accommodation Schedule

A wide range of unit types have been used on the site including houses and apartments. A mix of two, three and four bedroom units have been utilised with 68% of units being designed to Cat M4(2) meaning they are adaptable for wheelchair users.

Housetype	Bedroom	Approved Document M Compliance	Floor Area (sqft)	Storeys	No
HT6	2B3P	CAT M4(2)	784.69	2	7
HT7	2B4P	CAT M4(2)	877.26	2	8
HT8	3B4P	CAT M4(1)	928.92	2	8
HT9	3B5P	CAT M4(1)	1020.42	2	3
HT10	3B5P	CAT M4(2)	1020.42	2	1
HT11	3B5P	CAT M4(2)	1020.42	2	7
HT12	3B5P	CAT M4(2)	1032.26	2	8
HT14	4B6P	CAT M4(2)	1184.03	2	1
HT24	4B6P	CAT M4(1)	1357.33	2.5	6
APT (G)	2B3P	CAT M4(2)	659.83	1	4
APT (1)	2B3P	CAT M4(2)	731.95	1	4
Total					57

Overall Mix	Total	%
2 Bed	23	32
3 Bed	27	68
4 Bed	7	0
Total	57	100

Overall Mix Approved Document M	Total	%
CAT M4(1)	17	32
CAT M4(2)	40	68
CAT M4(3)	0	0
Total	57	100

3.4 Movement Framework

Due to the level constraints of the site, a singular street is proposed from Main Avenue, which runs along the contours of the site. A further access road is proposed from Windsor Road to provide a through route across the development.

Key pedestrian desire lines are promoted throughout the site, with an informal access route into the green space to the south. Two private drives are included to create more private secluded areas in the masterplan.



- Key**
- Site boundary
 - Primary Access Road
 - - - Secondary Road
 - - - Private Drive
 - · · Pedestrian / Cycle Route

📍 Street hierarchy and movement plan

3.5 Heights and Massing

The majority of the housing on the site is two storey with six 2.5 storey properties located in the centre of the street to provide articulation in the streetscene.

There are a small number of corner turning properties which provide further articulation in the streetscene whilst providing features on key corners.

Key

- 1 Storey
- 2 Storey
- 2.5 Storey



Heights and Massing Diagram

3.6 Spatial Syntax Plan

The plan opposite identifies how the proposed layout will create a memorable sense of place. It shows how key views into and through the site have been considered alongside opportunities to create focal points and use buildings to terminate key views and vistas.



Key

- Site boundary
- ⊙ Nodal point
- ↔ Pedestrian permeability to context
- - -> Surveillance of POS
- Strong building frontage
- - -> View vista
- Corner turning groupings
- /// Key public green space

Spatial Syntax Diagram

3.7 Proposed Housetype Range

The housetype range has been designed to be contemporary yet sensitive to the surrounding area.

A strong base has been used to deeply root the houses with a buff multi brick to the first floor to give a contemporary feel. A reconstituted stone will be used to assimilate with the local character.



Large Window Openings
Large window openings have been used to help give the houses a contemporary aesthetic.



Articulated Door Detail
Stacked brick detail with feature roof to help articulate the door to the units.



Feature Cill Detail
Feature cill detail used to all upper floor windows.



Contrasting Materials
Contrasting materials used on the ground and first floor level.



Soft Boundary Treatments
A mixture of boundary treatments have been used to delineate public and private space.



Example Housetype Elevation

3.8 Indicative Housetypes



Feature composite stone properties have been used within the streetscene to provide articulation and frame the 2.5 storey properties.



2.5 storey units are used in the centre of the streetscene to provide a variation in height and set piece within the streetscene,



Illustrative Proposed Streetscene



Traditional dormer details have been utilised to reflect the surrounding area. The roof of the dormers will be designed to be the same as the porch roofs.



A hedge has been used within the streetscene as a soft boundary treatment. Estate rails have been used on feature corners to provide interest.



The plan opposite identifies how the proposed layout will create a memorable sense of place. It shows how key views into and through the site



Location of Streetscene

3.9 Proposed Massing Imagery



📍 Location of Illustrative Visual



📍 Illustrative Visual 1



📍 Location of Illustrative Visual



📍 Illustrative Visual 2



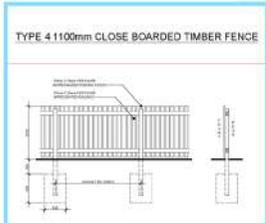
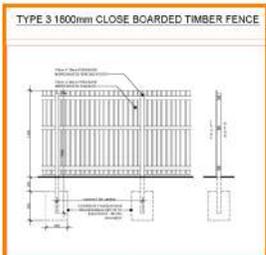
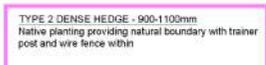
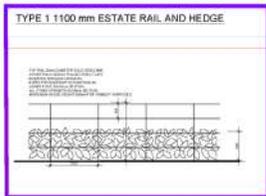
Illustrative Visual 3



Illustrative Visual 4

3.10 Boundary Treatment Plan

The boundary treatments have been carefully considered to help articulate the streetscene and provide a clear delineation of public and private space where required.



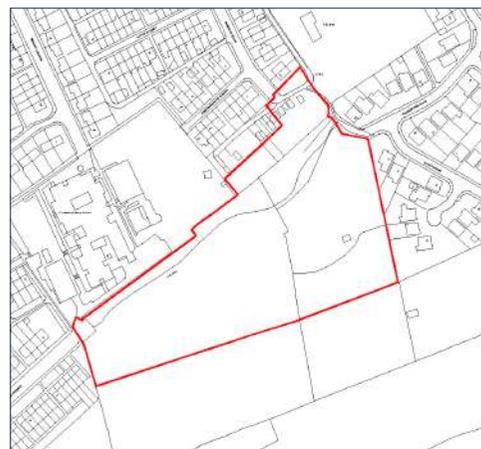
Proposed Boundary Treatment Plan

04

Access Proposals

4.1 Connecting with Existing Highway Network

The proposals connect to the existing highway at Main Avenue and Windsor Road. A number of private drives have been designed from the main adoptable route through the site.



Existing Site Plan

KEY

-  Tie into existing street network
-  Ped access maintained
-  Link between existing roads



4.2 Car Parking Proposals

The car parking proposals are in line with the Kirklees parking standards, with two spaces provided for both two and three bedroom properties and three spaces are provided for four bedroom properties.

Thirteen visitor parking bays have been strategically scattered across the site for use by the residents in both parking courts and laybys off the main road.



Key

- Site boundary
- Visitor Parking
- Off plot parking
- On plot parking
- Substation parking

Car Parking Plan

4.3 Refuse Strategy and Cycle Storage

All units including the apartments have their own private bins and cycle storage to avoid any communal arrangements.

Bins are located within the rear gardens or side alleys of all properties to avoid these being visible from the street. All residents will drag their bin to the front street or bin collection point of refuse day for the bins to be collected. All apartments and units on a private drive have bin collection points located an reasonable distance from the property to allow this to be collected from an adoptable road.

All units also have a cycle shed in the rear gardens or side alleys to promote sustainable methods of transport.



Key

- Site boundary
- Bin Storage (Hard standing for wheelie bins)
- Cycle Storage
- - - Resident Drag Route
- - - Refuse Collectors Drag Route

4.4 Sustainability

Thirteen is seeking planning approval for the erection of 57 no. dwellings and associated infrastructure and landscaping on land at Main Avenue, Cowersley. As part of this planning submission, it is recognised there is a need to demonstrate the aspects of the design within the proposals relating to Sustainability benchmarks set out.

Government policy on the journey to achieving Zero Carbon New Homes sets out a hierarchy to be applied to achieve these low carbon homes. This hierarchy was developed by the Zero Carbon Hub, the government’s advisory organisation on emission reduction and carbon efficient housing. The hierarchy to achieving low carbon homes consist of a 3-step approach;

- Energy Efficiency (Fabric Standards)
- Carbon Compliance (On-site & Connected Renewables)
- Allowable Solutions

Therefore, before we look at allowable solutions, which are still subject to much debate and even before we look at renewable energy sources, we must first ensure that the dwellings are as energy efficient as possible. For this reason, Thirteen propose to meet the relevant standards by minimising carbon emissions through energy efficient measures.

The current methodology for assessing the energy efficiency of a dwelling is using the ‘Standard Assessment Procedure’, more commonly known as SAP. Using SAP software, an accredited assessor can input the required information to create a notional building, of the same size as the assessed building, from which the two are compared and the assessed building is measured to ascertain percentage reduction in kilograms of CO2 per metre squared per year. The software also states the tonnes per year of CO2 the dwelling will produce.

The resultant reports produced by SAP software give a percentage reduction figure which indicates the amount in percent which the proposed build specification betters current building regulations. See the separate Energy Efficiency Statement which has been submitted with the planning application to see how the development currently performs at design stage.

There will be a focus on energy-efficient design, construction, and sustainable features. Buildings will incorporate high insulation levels, airtight construction, high performance double glazed windows and efficient heating and ventilation systems.

Renewable energy will be generated from solar panels whilst EV charging will be incorporated

into every property

The use of sustainable materials, ensure proper insulation, and employ efficient construction techniques. Install water-efficient fixtures and implement energy monitoring systems.

Collaboration with experienced professionals and compliance with local regulations will be followed to achieve this rating.



05

**Building for a
Healthy Life**

5.1 Building for a Healthy Life Summary

The proposal accords with the principles and best practice set out with BfHL. It represents high quality design that is suitably laid out, and will provide future users with good accessibility, permeability and quality of life.

Integrated Neighbourhood			
Natural Connections	Walking, cycling and public transport	Facilities and services	Home for everyone
			
Distinctive Places			
Making the most of what's there	A memorable character	Well defined streets and spaces	Easy to find your way around
			
Streets for All			
Healthy Streets	Cycle and car parking	Green/blue infrastructure	Back of pavement; front of house
			

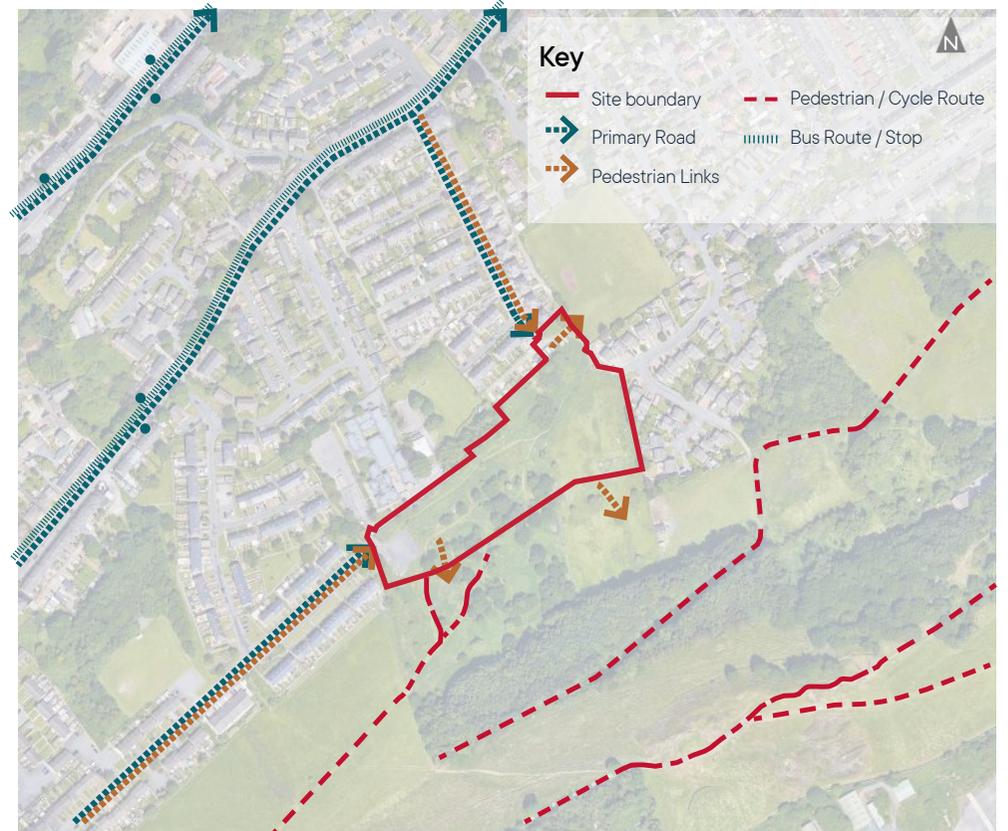


Question	Response	Rating
<p>1. Natural connections</p> <p><i>Create places that are well-integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.</i></p>	<p>The site has been reviewed at a 'macro' scale to understand and build upon existing connections. A key design driver for the proposed masterplan is to encourage both a physical and visual connection between the existing and proposed development. The development forms a continuation of Main Avenue with dwellings orientated to create a frontage when entering the site.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>

Question	Response	Rating
<p>2. Walking, cycling and public transport</p> <p><i>Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public healthy and air quality whilst also reducing local congestion and carbon emissions.</i></p>	<p>A legible network of new pedestrian and cyclist routes are proposed across the scheme and will be integrated with existing routes around the site. This includes pedestrian links to the surrounding countryside and to Jubilee Lane.</p> <p>There are a number of bus stops that are within walking distance of the site which will help promote sustainable modes of transport.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>



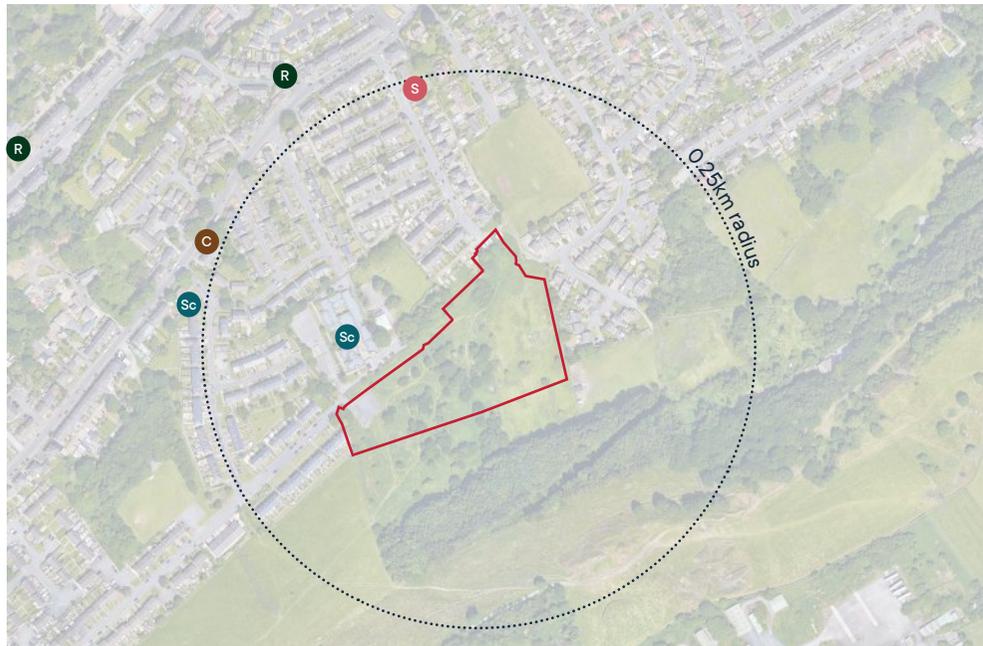
Plan showing access routes



Plan showing pedestrian and cycle routes

Question	Response	Rating
<p>3. Facilities and services</p> <p><i>Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.</i></p>	<p>The site is in a sustainable location, providing good access to employment, services and educational facilities. The nearest school to the site is Woodside Green Primary School, which is situated directly to the north of the site. The local neighbourhoods of Cowersley offers a range of small shops and facilities with local centres in close proximity that provide a wide range of amenities, all accessible by walking cycling and private vehicles.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>

Question	Response	Rating
<p>4. Homes for everyone</p> <p><i>A range of homes that meet local community needs.</i></p>	<p>A total of 57 new homes are proposed on the site, including and 2, 3 and 4 bedroom homes. The proposed housing mix ensures that a wide range of homes are provided which will attract a variety of different households. There are both houses and apartments on the site to further increase the offer.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>



Key

- Planning boundary
- Play
- Dental
- School
- Community centre
- Hospital / GP
- Supermarket
- Local hall
- Pharmacy
- Restaurant / Pub
- Church

Plan showing local facilities



Streetscapes showing the range of housetypes

Question	Response	Rating
5. Making the most of what's there <i>Understand and respond.</i>	The proposed masterplan acknowledges the site's existing context in order to respond to the constraints and maximise any opportunities to integrate with the wider area. Key constraints include the topography of the land and the existing access points. Although Thirteen own a larger area of land than the application boundary, an area of land to the south of the proposed site boundary is being maintained as grassland to enhance the Biodiversity net gain of the development.	Achieve  Review  Fail 

Question	Response	Rating
6. A memorable character <i>Create places that are memorable.</i>	The architectural style of the proposals is suggested as a contemporary interpretation of the traditional vernacular approach which is distinct yet sympathetic to the existing character of the site's local context. This includes a locally referenced palette of materials and detailing such as accent brick details, dormers, and articulated porches alongside the use of buff brick tones, reconstituted stone and grey roof tiles.	Achieve  Review  Fail 



Coloured Layout of proposed development



Streetscene and photographs showing how local character is reflected in the proposed development

Question	Response	Rating
<p>7. Well-defined streets and spaces</p> <p><i>Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces.</i></p>	<p>A cohesive and legible street hierarchy is proposed which is well defined by frontages of houses. The site's network of primary streets and private drives is clearly demarcated by changes in boundary treatments, road treatment and landscaping. Corner turning properties provide active frontages to routes across the site to assist with legibility and wayfinding.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>

Question	Response	Rating
<p>8. Easy to find your way around</p> <p><i>Use legible features to help people find their way around a place.</i></p>	<p>The proposed masterplan has been designed with interventions to help create a place which is easily navigable. For example, buildings are placed at the end of view vistas to create reference points within the site. Corner turning units are also placed within key nodal points to allow for additional reference points across the site and assist with way-finding. Changes in road surface material help demarcate the street hierarchy and define areas within the scheme. Hierarchy of space is further reinforced through the level of specification and detailing of landscape features.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>



Plan showing well defined streets and spaces

Key

-  Site boundary
-  Building frontage
-  Houses overlooking POS
-  Corner turning unit
-  View vista
-  Vista stop



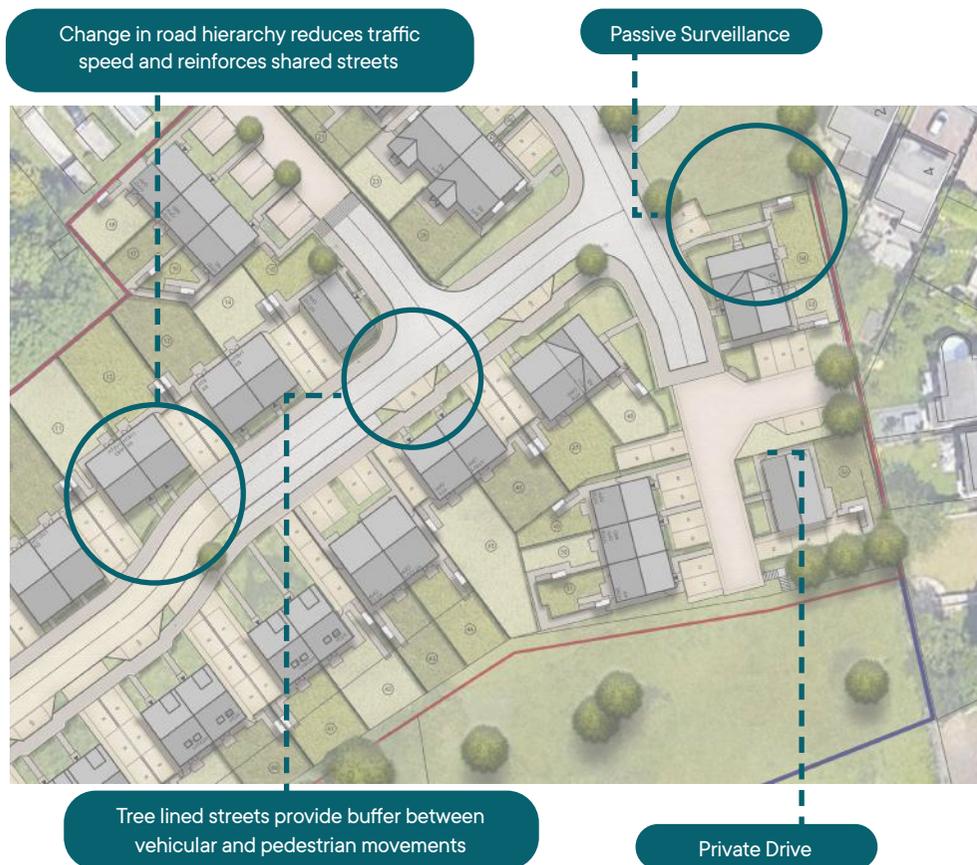
Spatial Syntax Plan

Key

-  Site boundary
-  Nodal point
-  Pedestrian permeability to context
-  Surveillance of POS
-  Strong building frontage
-  View vista
-  Vista stop

Question	Response	Rating
<p>9. Healthy streets</p> <p><i>Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.</i></p>	<p>A number of traffic calming measures are incorporated into the scheme to encourage activity in the street including the use of a raised table and private drives. Outward facing units further encourages activity in the street by providing passive surveillance of streets.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>

Question	Response	Rating
<p>10. Cycle and car parking</p> <p><i>Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.</i></p>	<p>Car parking has been designed in numerous ways to ensure the proposed streetscene is not car dominated, in particular by prioritising parking in curtilage and the addition of parking courts. The scheme provides a number of safe and attractive pedestrian and cyclist routes with good connectivity to the local setting and transport links to encourage walking and cycling and reduce congestion. Car parking is broken up with landscaping where possible to soften the visual impact improve the overall streetscene.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>



Key

-  Site boundary
-  Off plot parking
-  Visitor Parking
-  On plot parking

Question	Response	Rating
<p>11. Green and blue infrastructure</p> <p><i>Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of well-being and offer an interaction with nature.</i></p>	<p>The proposed masterplan has been underpinned by a strong green (landscape) and blue (drainage) infrastructure. Existing trees and landscape features are retained where possible at the perimeter edges of the site alongside the introduction of new varied landscape typologies to maximise the ecological value of the site.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>

Question	Response	Rating
<p>12. Back of pavement, front of home</p> <p><i>Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.</i></p>	<p>Considerable care has been taken to design streets to be green, with appropriate boundary treatments such as hedging, street trees and estate rail to clearly demarcate public and private space.</p>	<p>Achieve </p> <p>Review </p> <p>Fail </p>



Key



Proposed Open Space and Landscape areas



Existing Trees



Proposed Street Trees



 Proposed Streetscene



**National
Design Guide**

The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.

6.1 National Design Guide Compliance

As highlighted previously, there is an extensive array of design guidance which has been considered when developing the proposals.

In terms of the National Design Guide, the table shown on the adjacent page identifies how the proposals are considered to accord with the ten characteristics that are required to achieve a well-designed place as set out in the NDG.



Well Designed Places Characteristic	Justification of compliance with the characteristic
Context	The proposal benefits from appropriate separation distances to ensure suitable standards of amenity can be achieved for future users. The proposals integrate with existing built form by reflecting detailing in a contemporary manner and assimilate with existing access routes to provide a high level of accessibility and permeability through the site and to the wider local area.
Identity	The proposal has been evolved and specific design interventions have been made in order to create a high quality environment that is distinctive and recognisable to help future users not only with legibility but to understand the different types of streets and spaces throughout the site.
Built Form	Consideration has been afforded to how certain typologies can be used to influence how different spaces are experienced by users. The proposals are considered to be acceptable in respect of providing a suitable built form.
Movement	The proposed scheme integrates with existing access routes in an appropriate manner and allows suitable means of access through the site and to key destinations in the wider area for pedestrians, cyclists and vehicles. A variety of parking solutions have been incorporated to ensure streets are not impacted by the sight of excessive parked vehicles and ensure that streets are a pleasant and attractive environment for future users. Very good level of accessibility is also considered to be provided across the site for access to public transport options in the locality.
Nature	A variety of multifunctional green spaces have been created that together create a network of green corridors for both future users and local wildlife. The site provides a plethora of habitats for local wildlife and ecology, which are proven to have benefits to the physical and mental health and wellbeing of local stakeholders by having space for recreation.
Public Spaces	As alluded to, the use of a multifunctional green space, provide areas for play and recreation and thus encourages social interaction which also results in better community cohesion. The proposals include a new area of public open space (POS), as well as linking to existing areas of POS.
Uses	A mix of housing typologies, densities and dwelling sizes will assist with creating an attractive residential development. A mix of house typologies and materiality help to create distinctive, attractive and vibrant spaces which are instantly recognisable, helping with legibility and influencing how different streets and spaces are experienced and interpreted by users.
Homes & Buildings	The proposal is considered to be suitably configured which provides a high standard of residential amenity for future users (both internally and externally), with sufficient external amenity space, along with public spaces for play and recreation. All access routes have been designed so that they complement the built form, and provide attractive and vibrant spaces.
Resources	This DAS has indicated the variety of design interventions that have been made in order to create an attractive and vibrant residential development. Moreover, the proposed dwellings will incorporate modern technologies (as set out in accompanying technical reports), where feasible, along with suitable construction methods in order to provide resilience in respect of climate change.
Lifespan	Public areas have been designed so natural surveillance can occur to create a safe environment but to also give future users a sense of ownership and community cohesion that areas of open space should be used appropriately and looked after as necessary.

07

Conclusion

Summary

7.1 Conclusion

Our design proposals seek to enable the development of the land adjacent to Main Avenue by providing much needed affordable housing for all; Achieving a high quality residential development that delivers a scheme with a strong identity that benefits from its immediate landscape qualities whilst proposing a strong landscaped theme.



