

Land south of
Badminton Road
Old Sodbury

Design and Access Statement
January 2021

PREFACE

This Design and Access Statement (DAS) has been prepared by pad Design Ltd, on behalf of Redcliffe Homes in collaboration with Grass Roots Planning Ltd, Andy Clay Consulting and Key Transport Consultants Ltd.

This document supports a full planning application to develop land south of Badminton Road in Old Sodbury for 36 dwellings as well as associated landscape and infrastructure.

andy clay consulting
flood risk and drainage

pad grassroots



Issue record							
Date	25/01/21	02/02/21	19/04/21	20/04/21	12/05/21	13/10/21	17/11/21
Document	Draft	Draft	Final	Final	Final	Final	Final
Revision	/	A	B	C	D	E	F
Author	LG	LG	LG	LG	LG	LG	LG
Checked	MD	MD	MD	MD	MD	MD	MD
Authorised	MD	MD	MD	MD	MD	MD	MD

COPYRIGHT The contents of this document must not be copied or reproduced in whole or in part without the written consent of PAD Design Ltd.

Mapping: Ordnance Survey, ©Crown Copyright 2020. All rights reserved.
License number 100022432. Aerial photography: ©Getmapping plc 2020



CONTENTS

INTRODUCTION

Introduction	2
Site Location.....	4

ASSESSMENT

Planning Policy Context.....	8
Social and Economic Context	10
Landscape & Ecology	12
Transport Links	14
Character Analysis	16
Site Overview	18
Constraints & Opportunities.....	20

DESIGN PROPOSALS

Vision and Strategy	24
Site Layout.....	26
Detailed Strategies	28
Architectural Style.....	34
Sustainability	36
Crime Prevention.....	37

CONCLUSION

Street Scenes	40
Conclusion.....	41

INTRODUCTION

1

INTRODUCTION

This DAS supports an application for full planning permission for a 35 new homes and the associated open space, road and attenuation infrastructure on land south of Badminton Road in Old Sodbury.

ABOUT REDCLIFFE HOMES

Redcliffe Homes Ltd are committed to working closely with landowners and communities in England and Wales, to deliver attractive and sustainable homes in which people aspire to live.

Established over thirty five years ago, Redcliffe Homes are an award winning, independent house building company creating desirable homes in the most sought after locations throughout the South West and Wales.

We are passionate about good design and the quality of our homes and we are proud, not only to have created attractive developments in sensitive locations, but also communities where individuals are proud to belong.





Redcliffe development- Kingfisher Place, South Cerney

We are proud of the many design and quality awards achieved over the years, acknowledging our commitment to both the design and build quality of our developments. A few of these are included below.

- Bath & North East Somerset Building Quality Award – The Elms, Bath.
- Bath & North East Somerset Building Quality Award – Solsbury Court, Bath.
- NHBC Pride in the Job Award – Solsbury Court, Bath.
- Vale of Glamorgan Built in Quality – Walton House, Penarth.
- NHBC Pride in the Job Award – St Fagans, Cardiff.
- National Housing Design Award – Lawpool Court, Wells.
- National Housing Design Award – South Cerney.
- Finalist in the National House Builder of the Year Awards.

DOCUMENT STRUCTURE

The design process set out in this document reflects the Assessment; Involvement; Evaluation; Design process recommended by the Design Council (formerly CABE) in the preparation of a DAS.

The document is structured as follows:

ASSESSMENT

Provides an overview of the issues relating the site: planning policy, site history and local character; as well as the site constraints and opportunities.

DESIGN PROPOSALS

Presents the proposed layout, detailed strategy plans and architectural style.

CONCLUSION

Summary of the presented proposal.

SITE LOCATION

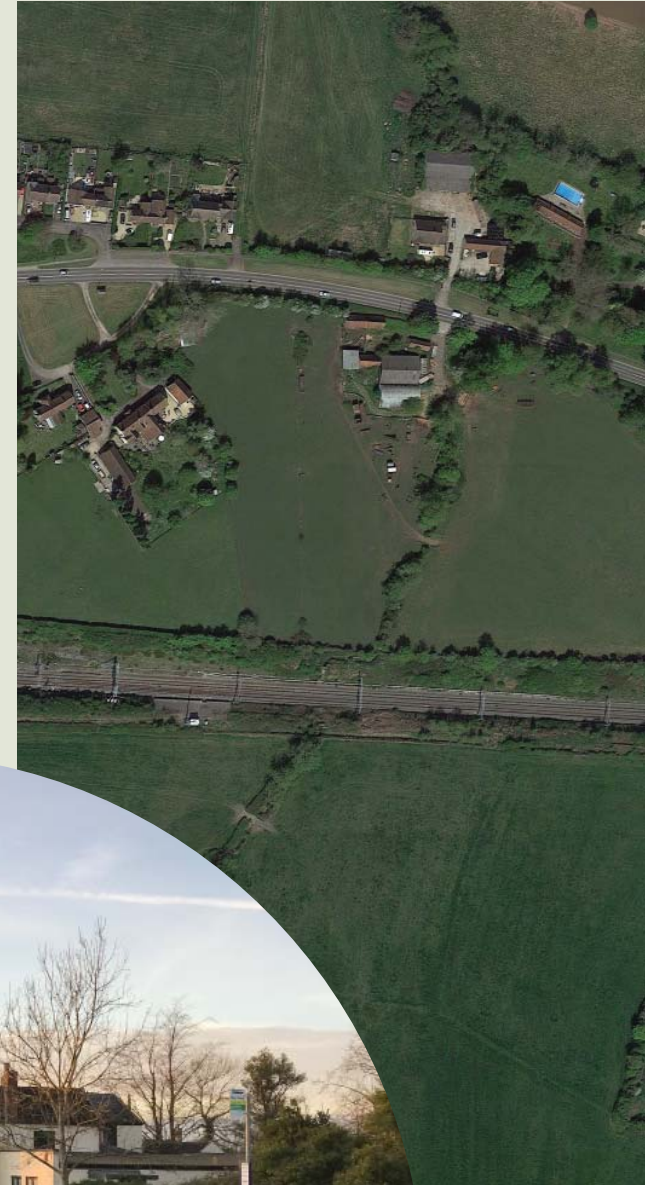
The site lies to the west of the centre of Old Sodbury within the Local Authority of South Gloucester and comprises 1.41 hectares (3.49 acres) of open pasture field and grassland situated between the A432 Badminton Road to the north, a transport yard to the east, a Hotel to the west and the railway line to Bristol to the south.

The Site lies at the western extent of the settlement of Old Sodbury, whilst the larger town of Chipping Sodbury is situated some 1.2km to the west. The Grade II Listed Hartley House lies across Badminton Road, some 22m north of the Site.

The surrounding area comprises a mix of residential development and agricultural fields. The Frome Valley Walkway intersects the site.

The site is currently used for grazing, previously it has been used as a site compound for the nearby railway works to the cutting that lies to the south (which significantly drops away in level). As part of this the access was improved for use by large scale HGVs, cranes and contractors.

Old Sodbury has a number of local facilities and services, including a church, primary school, village hall, pub, small industrial area, service station (which includes a small convenience store) and estate agents. The character of development generally comprises semi-detached and detached dwellings which are built in Cotswold stone and red clay tiles, exhibiting a traditional form.





Site Location Plan

SITE ASSESSMENT

2

PLANNING POLICY

The site lies outside of the settlement boundary of Old Sodbury but no other specific protective designations apply, such as the Green Belt designation, Area of Outstanding Natural Beauty (AONB) - this lies to the north and east, Flood Zone, Conservation Area, Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), or otherwise. The Frome Walkway is considered to be an 'Active Travel Route' under PSP10 and a Site of Nature Conservation Interest (SNCI) lies to the south-west of the site approximately 150m away (the River Frome).

PRE-APPLICATION ADVICE

A pre-planning enquiry (PRE19/0180) was submitted in March 2019 which comprised development of the site for up to 28 new dwellings, with associated Public Open Space, access and ancillary works. This was prior to inclusion of a small parcel of additional land to the south-west of the application boundary.

The Local Planning Authority (LPA) response, dated 22nd March 2019 included comments from the LPA's Principal Planning Officer on drainage, heritage, ecology, design/layout, affordable housing and highways/transportation.

PLANNING PROPOSALS

The purpose of the document is:

1. To show that the proposed development will provide a refreshing approach to design, firstly through its considered response to location and materiality and secondly through the use of high quality housing.

2. To justify, where appropriate and relevant, the granting of planning permission set against the context of national and local planning policy specified in the pre-application response letter received 22nd March 2019, outlined below.

CORE STRATEGY

South Gloucestershire Council's (SGC's) adopted Core Strategy covers the plan period 2006 – 2027 and seeks to deliver a minimum of 28,355 dwellings under Policy CS5. Policy CS15 seeks to distribute that development via strategic scale allocations in the north and east of Bristol; further allocations in Yate and Thornbury, and small site windfall allowance.

An assessment of the relevant policies applicable to this application for residential development on the site include the following:

- CS1 – High Quality Design.
- CS2 – Green Infrastructure.

- CS5 – Location of Development.
- CS6 – Infrastructure and developer contributions.
- CS8 – Improving Accessibility.
- CS9 – Managing the Environment and Heritage.
- CS15 – Distribution of Housing.
- CS16 – Housing Density.
- CS17 – Housing Diversity.
- CS18 – Affordable Housing.

POLICIES SITES & PLACES DPD

The Policies, Sites and Places Development Plan Document (DPD) was adopted in November 2017 and relevant policies are the following:

- PSP1 – Local Distinctiveness.
- PSP2 – Landscape.
- PSP8 – Residential Amenity.

- PSP10 – Active Travel Routes.
- PSP11 – Transport Impact Management.
- PSP16 – Parking Standards.
- PSP17 – Heritage Assets and the Historic Environment.
- PSP19 – Wider Biodiversity.
- PSP20 – Flood Risk, Surface Water and Watercourse Management.

3. To describe the context of the site and proposed design in respect of use, layout, scale, access, landscape and appearance; the document has been prepared in conjunction with Grass Roots Planning consultants.

PLANNING HISTORY

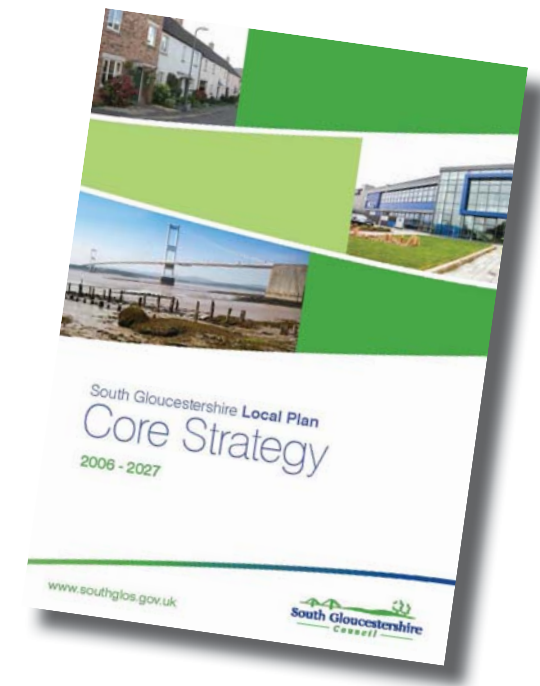
According to the SGC website, the site has not been subject to any planning applications. As set out the site was used as a construction compound connected

to the railway for a significant period of time over the last 10 years, however it is assumed this was undertaken utilising permitted development rights.

CALL FOR SITES

The site has been submitted as a candidate site as part of the recent call for sites process that is connected to the emerging SGC Local Plan.

Full details of the planning status of the site and how planning policy should be applied to the determination of the application is set out in the planning statement prepared by Grass Roots Planning.



SOCIAL AND ECONOMIC CONTEXT

Old Sodbury has a number of local facilities and services, including a church, a primary school, a village hall, a pub, a small industrial area, a service station which includes a small convenience store.

LOCAL FACILITIES

The site lies in a sustainable location being in close proximity to everyday facilities and services which development can help support increased patronage. The service station, which includes a small convenience store, lies approximately 400m away from the centre of the site and the church, pub, community hall and primary school all lie within an easy walking distance of the site with pavements providing safe and secure access to them. Further more extensive facilities lie within Chipping Sodbury, just 1.2km to the west of the site, which is considered to be an easy walking or cycling distance. As such new residents will be able to utilise non-car forms of transport in accordance with the requirements of the NPPF.

St John's Church, built between 1215 and 1225, is situated off Church Lane - to the north-east of the site. Accessed from Cotswold Way is the village hall which is used for community activities such as the local community meetings, fitness classes, childrens' music group, toddler groups, yoga classes and a short mat bowls club.

EDUCATION

Old Sodbury Church of England Primary School lies approximately 750m away from the centre of the site. There is also a small day nursery for pre-school children approximately 600m from the site on Chapel Lane.

EMPLOYMENT

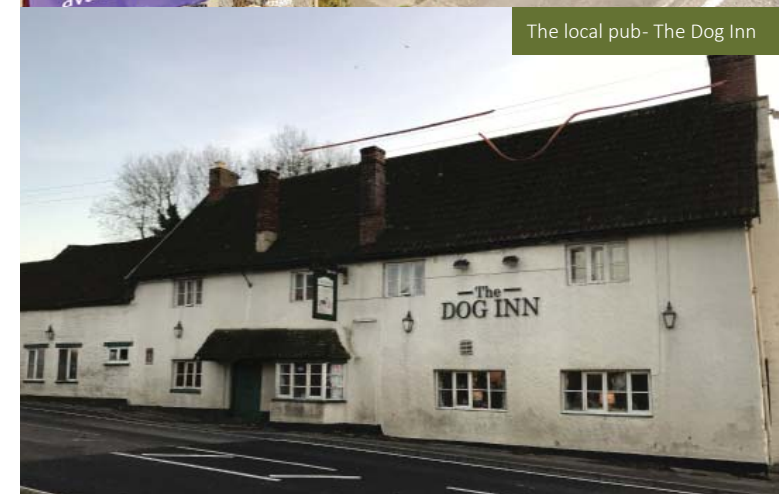
Old Sodbury provides a small number of job opportunities mainly through the retail and hospitality sector - the service station/convenience store, the Dog Inn and various Bed & Breakfasts (B&Bs) providing the village's main employment. Yate, Chipping Sodbury and Bristol to the west provide the majority of employment.

LEISURE & OPEN SPACE

The site is crossed by the Frome Valley Walkway allowing for access to walking routes around the surrounding countryside. Adjoining the northern hedgerow boundary, between the site and Badminton Road, are active allotments used by local residents.



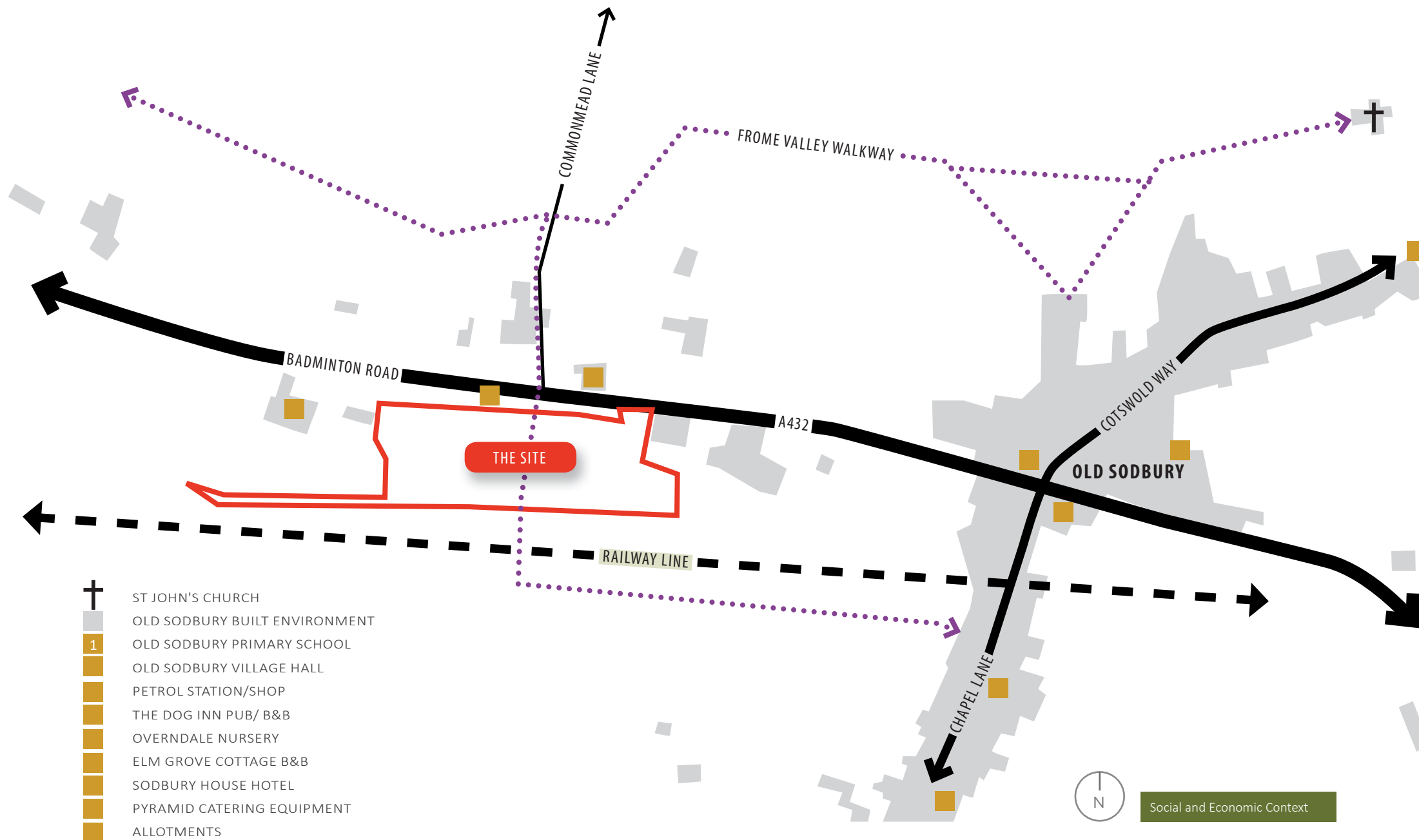
Cotswold Service Station



The local pub - The Dog Inn



St John's Church



LANDSCAPE AND ECOLOGY

The site is not subject to any other restrictions or designations which preclude development in this location, such as the Green Belt or AONB.

LANDSCAPE

The site does not lie within the AONB or any other specific protective designation; there are some short range views to the south. The application is supported by a Landscape and Visual Appraisal (LVA).

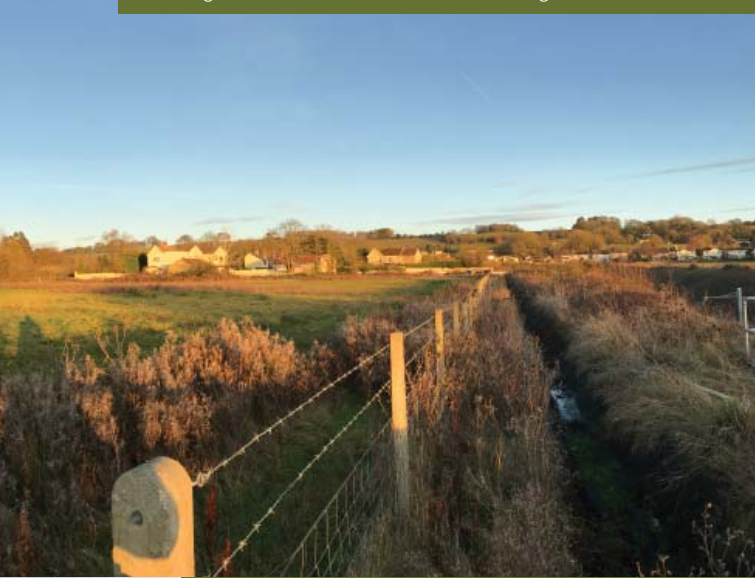
The site is currently pasture land but more recently it has been used as a site compound for Network Rail for nearby improvement works including the embankment and drainage. A swale was introduced on the southern boundary at the top of the embankment to manage storm water discharge onto the railway line itself. The swale is outside the application boundary and managed by Network Rail. Part of the works included improving the access for use by large scale HGVs, cranes and contractors resulting in a large area of concrete and aggregate hard standing within the east of the site.

The surrounding area comprises a mix of residential development and agricultural fields. The Frome Valley Walkway which is a designated Public Right of Way (PRoW) intersects the site.



Land sits adjacent to the railway line cutting

Current grassland with central PRow. Bottom Right: Network Rail swale



Current narrow PRow access into the site from Badminton Road



ECOLOGY

A phase 1 habitat survey was performed by Grass Roots Ecology in July 2018. The site comprises a semi-improved field of limited ecological value with boundary features including occasional trees, some scrub and hedgerows.

Further visits were undertaken as part of reptile surveys of the field margins which confirmed absence. In relation to other protected species, records are known for great crested newts corresponding to ponds located approximately 200m to the south and southwest of the application site. However, these ponds are separated from the application site by the River Frome and the railway line, both of which are considered to inhibit the dispersal of amphibians.

The likelihood of encountering this protected species within the application site is judged to be very low given the barriers to dispersal. Indeed, no amphibians were found beneath the artificial refugia distributed as part of the reptile survey.

A number of recommendations are made within the Ecological Impact Assessment (EIA) to ensure that the biodiversity value of the site is enhanced, including

measures to provide opportunities for a range of other faunal groups, such as bats and birds.

This application is supported by a Phase 1 ecological assessment and the site-specific surveys.

KEY OBJECTIVES

- Retain and enhance the landscape character and structure though strengthening vegetation forming the field and site boundaries.
- Create a SUDs pond, to provide ecological benefits for wildlife and amenity benefit for overlooking residents.
- Create a pedestrian friendly environment: the development will have links to other pedestrian and cycle routes throughout the village to help provide safe and attractive routes to local facilities, open spaces, local transport connections and nearby settlements.
- Creating spaces which are safe and secure with surveillance provided by overlooking adjoining properties.

TRANSPORT LINKS

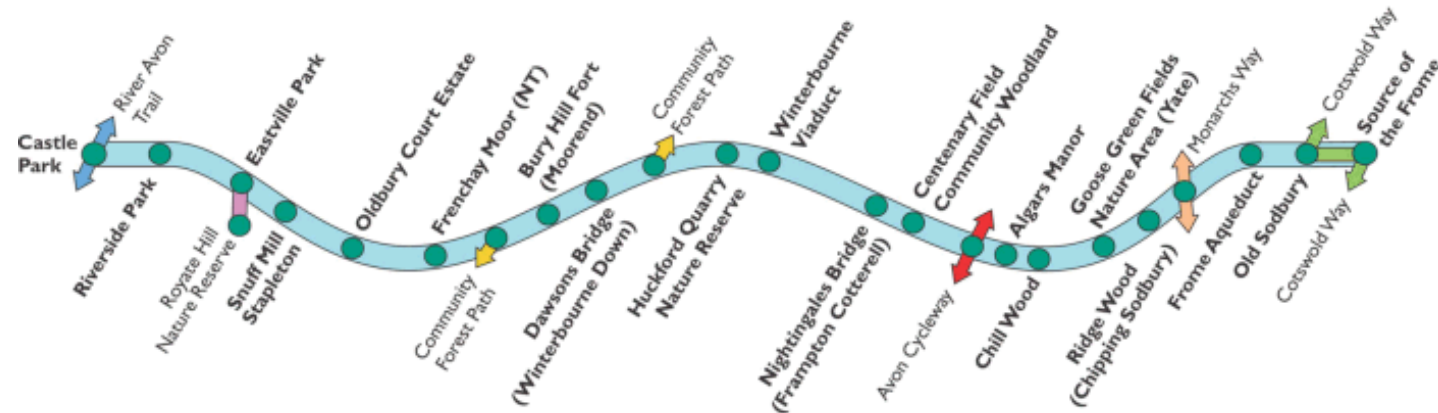
Everyday facilities are all located within walking distance and new residents will be able to utilise non-car forms of transport in accordance with the requirements of the NPPF.

FOOT/CYCLE ROUTES

The Frome Valley Walkway is classed as an 'active travel route' and intersects the site on north-south axis - an important recreational path connecting communities and open spaces.

The 18 mile long path follows the River Frome between the River Avon in Bristol and the Cotswold Hills in South Gloucestershire - the extent of its reach can be seen on the adjacent line map.

An adopted footpath runs alongside both sides of Badminton Road allowing ease of movement to either Old Sodbury or Chipping Sodbury.



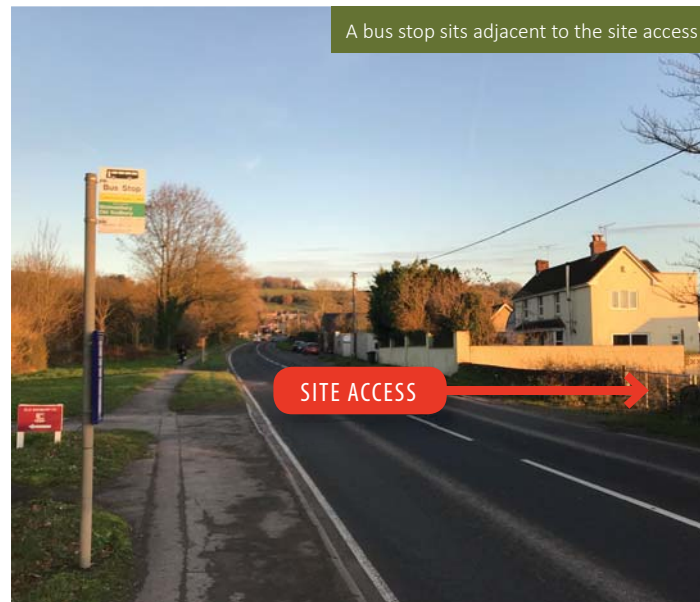
Line map showing extent of Frome Valley Walkway

HIGHWAY NETWORK

The site is south of Badminton Road (A432) a two-way highway. There is an existing access point into the site which has previously accommodated significant transport movements associated with rail works to the nearby cutting.

PUBLIC TRANSPORT

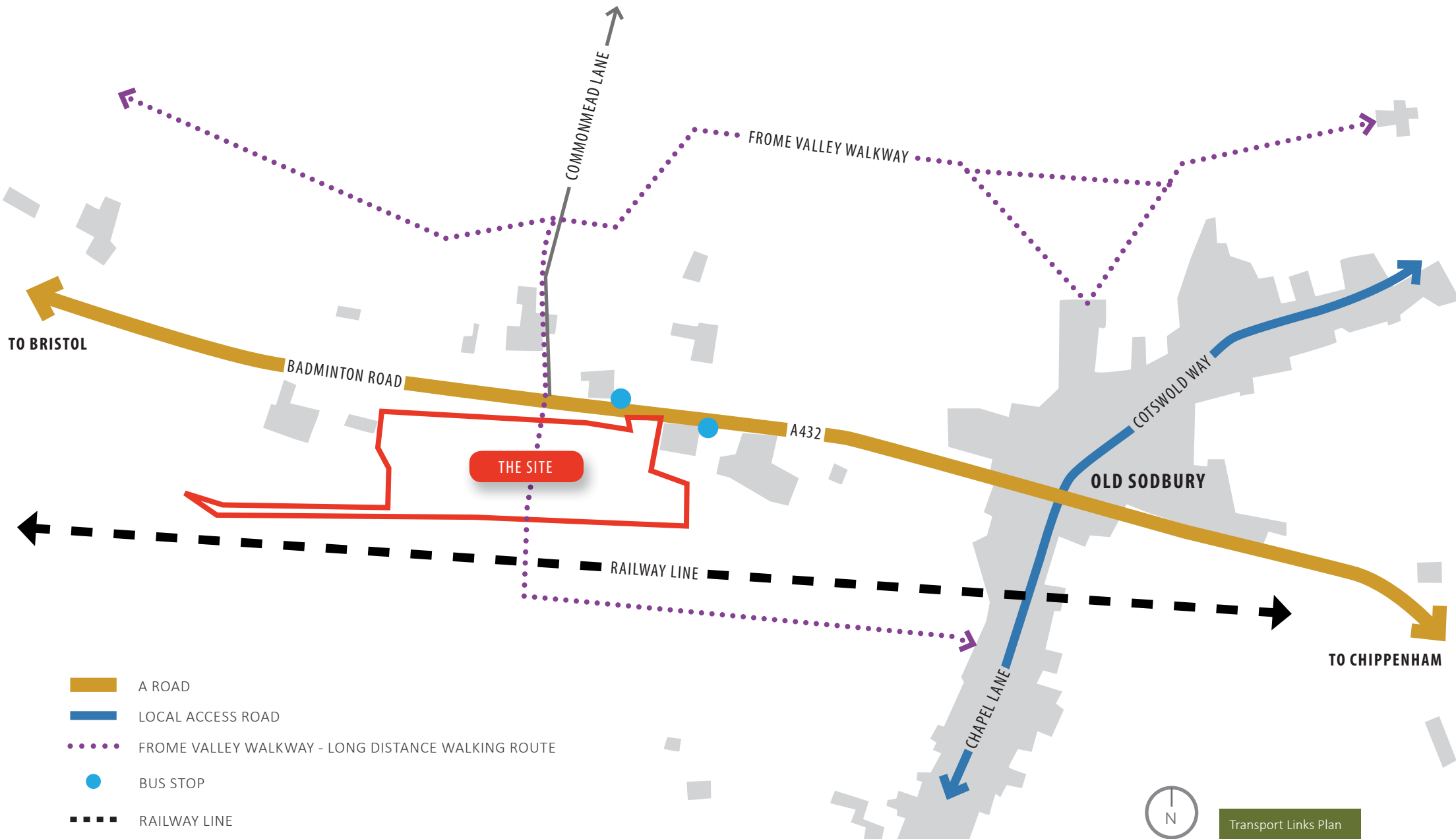
There are two bus stops close to the site access on the north and south side of Badminton Road. These carry services including the 41, 85 and 620 to Yate, Old Sodbury, Malmesbury, and Bath City Centre.



A bus stop sits adjacent to the site access



PRoW gated access into the site from Badminton Road



CHARACTER ANALYSIS

The prevailing architecture within the town is typical of the Victorian and Edwardian periods. The immediate context of the site includes a range of dwelling types, which are mostly Victorian terraces and 1970's/80's housing. Despite being constructed over several centuries, many buildings have common features that have been described below.

BUILT FORM

- Strong use of wide, eaves fronted typologies with a symmetrical form.
- Range of terraced, semi-detached and detached dwellings with two storey buildings most common.
- Often, the inclusion of a formal small front garden, creates a clear distinction between public/private realm.
- Boundary walls add continuity to the building line.

BUILDING DETAILS & MATERIALS

- The character of development generally comprises Cotswold stone, reconstituted stone and red clay tiles.
- Traditional stone heads and cills are very common.
- The use of bays and porches add variety.

Design consideration: Proposals should be informed by and, where appropriate make reference to the characteristics identified in the local context.



1. The site benefits from views to the south.



2. A steep bank on the southern boundary of the site reduces the visual and noise impact from passing trains.

3



3. Grade II Listed with stone heads/cills and stone label moulds - hierarchy established through the vertical alignment and proportion of openings.

4



4. Traditional cottage form in Cotswold stone- typical of the architectural character of the area.

5



5. A residential development along Badminton Road. Emphasis on symmetry and window hierarchy.

6



6. Farmhouse style dwelling sits comfortably within the streetscape. A simple design using symmetry and window hierarchy/alignment.

7



7. Modern interpretation of traditional housing - use of stone, eaves fronted roof and symmetrical aesthetics.

8



8. An identical dwelling reinterpreted using render and stone with a canopy in lieu of porch. Key principles of form remain the same.

9



9. A scattered window pattern has been used to mimic fenestration found on older traditional dwellings.

10



10. Grade II Listed - The Dog Inn is a classic example of traditional vernacular architecture with a steep roof pitch and hierarchy established through the proportion of openings. More than likely of Cob construction.

11



11. A pair of eaves dominated dwellings mark the junction of 'The Green' adjacent to Cotswold Way.

SITE OVERVIEW

When considering options for growth at Old Sodbury the site at Badminton Road is the best opportunity for delivering this growth, as to the north and east lies the AONB; whereas to the south and west lies the Green Belt designation.

TOPOGRAPHY

The site is generally flat, but there is a gradual fall from the site access to the north-east (109m Above Ordnance Datum (AOD) at its highest point) towards the railway line where it drops to around 105m (AOD) in the south-west corner of the site - where the attenuation pond is proposed. This 4m drop is over an approximate distance of 200m.

LANDSCAPE & ECOLOGY

The site does not lie within the AONB or any other specific protective designation. The site is currently pasture land but more recently it has been used as a site compound for Network Rail for nearby improvement works including the embankment and drainage. A phase 1 habitat survey was performed by Grass Roots Ecology in July 2018. A number of recommendations have been made in this report to ensure protected species are not harmed and biodiversity on the site is increased, including measures to provide opportunities for a range of other faunal groups, such as bats and birds.

TRESS & HEDGES

The site is of limited ecological value with boundary features comprising occasional trees, some scrub and hedgerows. As highlighted by the Tree Survey, two large trees lie just outside the application boundary (T1 to the west and T5 to the east) and have been factored into proposals - no built development will take place within their designated Root Protection Zones (RPZs). The key large tree (T3) to the south-west of the site itself has also been taken into account and made a focal point of the development. Design of the attenuation pond and surrounding development crescent has been defined by the trees position.



VIEWS

Views towards the site are restricted from the north by dense intervening vegetation and a 'buffer' of allotments between the boundary vegetation and the A432. There are some short range views to the south, however the whole site is visible from the south/south-east along the Frome Valley Walkway due to the openness of the agricultural landscape.

ACCESS & MOVEMENT

At present, vehicular access to the site is via a farm gate from the A432 (Badminton Rd), to the north-east corner. A long distance PRow, the Frome Valley Walkway runs on a north to south axis across the site crossing the railway embankment to the south via a vehicular access bridge.

There are bus stops either side of the A432 north and north-east of the site. The whole site lies within 200m and 2 minutes walking distance of the bus stops.

FLOODING & DRAINAGE

The site lies within Flood Zone 1 and is therefore deemed to be at low risk of flooding; furthermore there are no surface water issues on the site. As the site is over 1 hectare this application is supported by a Flood Risk Assessment and drainage strategy. There are no overriding issues in relation to drainage which would preclude development in this location.

NOISE & VIBRATION

The site lies alongside several sources of noise and vibration. However, with appropriate mitigation measures the site is suitable for residential development. The traffic noise associated with the A432 can be mitigated through a series of measures including site layout, building fabric, boundary treatments and reinforcing of existing boundary vegetation.

The railway line to the south of the site is also identified as a potential noise and vibration source. However, due to the steep railway cutting, ground borne vibration and noise impact due to train pass-bys is unlikely to be a significant constraint on residential development. This issue has been assessed in detail and a separate report on the matter supports the application.

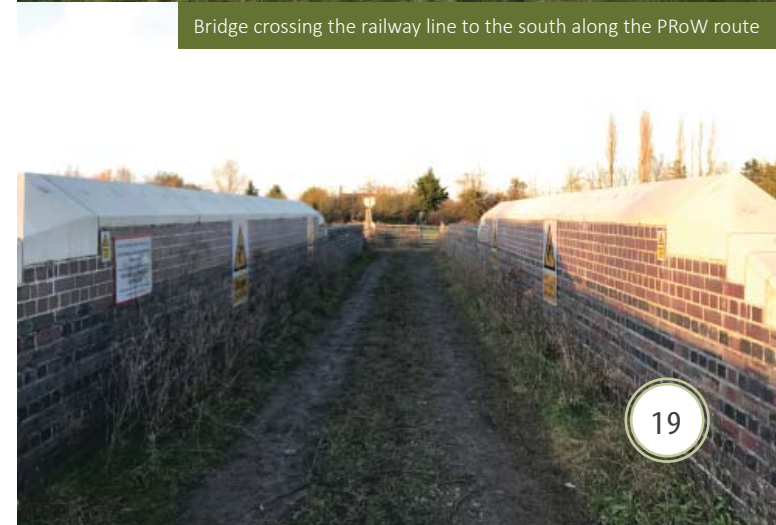
The southern boundary - low hedgerows, Swale and railway cutting



The site is bounded by dense vegetation to the north



Bridge crossing the railway line to the south along the PRow route



CONSTRAINTS AND OPPORTUNITIES

A thorough assessment of the site has been undertaken, identifying constraints as well as the opportunities for the successful development of the site. Drawn from an appraisal of the site and its context, these considerations are set out below.

OPPORTUNITIES

- Maintain and enhance established vegetation on all boundary edges to support existing and potential new biodiversity.
- Utilise topography of the site for both drainage and ecology; create a village pond within a new green space to create an attractive and welcoming public space.
- Close proximity of exiting facilities within Old Sodbury and pedestrian connection to the existing PRoW that bisects the site.
- Opportunity to enhance the existing PRoW within the site.
- Utilise an appropriate built form that draws on the traditional Cotswold vernacular.
- Views to the south.

CONSTRAINTS

- Existing trees and hedgerows which form an established green corridor on and around the site.
- The need to provide appropriate building frontage onto spaces.
- Existing dwellings and non-residential use in immediate vicinity of site including the Grade II Listed Hartley House to the north and Chestnut House to the east.
- Existing PRoW.
- Railway line and existing Network Rail swale to the south.
- Existing foul water pipe running diagonally through the site.
- Direct vehicular connection from a low speed environment to the high speed A432.

Key:

-  Site Application Boundary
-  Building (Existing)
-  Building (Listed)
-  Contours (Topo Survey by Alan Wade)
-  Indicative Attenuation Pond
-  Existing Pond
-  FWS Alignment (3 m easement to either side)
-  Drainage Channel (3 m easement from southern boundary)
-  2.4 X 120m Visibility
-  Approved Vehicular Access
-  Indicative Pedestrian Access
-  Existing PRoW - Frome Valley Walkway (1 m easement to either side)
-  Potential Views
-  Bristol to London railway-line
-  Potential noise constraint from railway-line
-  Existing Planting and RPA





3

DESIGN PROPOSALS

VISION AND STRATEGY

This new residential development in Old Sodbury will provide the opportunity to:

- Provide 35% of all dwellings as affordable homes, including a wheelchair compliant home.
- Contribute towards maintaining a robust housing supply in SGC.
- Connect directly to and locally improve the Frome Valley Walkway, considered to be an 'Active Travel Route'.
- Provide opportunities for a range of faunal groups, such as bats and birds through enhanced landscaping.
- Introduce an attractive Village pond with public open space, enhancing the character of the scheme and enhancing biodiversity.
- Provide a mix of housing to encourage an inclusive community.
- Deliver a legible development structure.
- Include design strategies to help create a low speed environment.





Indicative illustrative sketch of open space with attenuation enclosed by housing

SITE LAYOUT

The following pages describe the detailed design proposals for development at Land South of Badminton Rd, Old Sodbury. The detailed planning layout (opposite) will deliver 35 new homes as well as associated landscaping, attenuation and road infrastructure.

Each dwelling has been specifically orientated to enable a good relationship with the street, define key spaces such as the attenuation pond and the PRoW, respond to the wider landscape context and take advantage of a southerly aspect for solar gain and renewable energy generation opportunities.

DEVELOPMENT

1. Key frontage at entrance to the development.
2. Frontage set back behind the northern landscaped boundary following the building line of Chestnut House to the east.
3. Key buildings to mark out place-making principles, enclosing spaces and providing visual stops.
4. Housing overlooks PRoW to give a distinct street character and for added surveillance.
5. Front/side elevations to with views to the south.
6. Crescent frontage responding to the retained tree.

LANDSCAPE




















7. Rear facing plots to have a softer boundary treatment - 1.2m post and rail fencing with planting.

8. Reinforced boundary hedgerow to the north and west including a 3m (1.5m min.) maintenance corridor.
9. Enhanced vegetation to the southern boundary to help mitigate the visual impact from the surrounding countryside.
10. Tree-lined street reinforces the landscape led approach and helps to manage vehicle speeds.
11. New attenuation pond with aquatic planting.
12. Landscape edge including swale alongside railway line.

ACCESS

13. Existing bus stops.
14. Vehicular access from Badminton Road (A432)
15. Network of existing footpaths within surrounding area.
16. Frome Valley Walkway retained within landscaped corridor.

Key

	Application boundary
	Adoptable Highway (see Engineers details)
	Adoptable Footpath (see Engineers details)
	Private Path
	Private Drive
	Private Front gardens
	Public Verge/Landscape
	Existing Trees
	Proposed Trees
	Removed Trees
	Attenuation pond (see Engineers details)
	Rear gate
	Affordable Housing - Rented
	Affordable Housing - Shared Ownership
	Refuse and Recycling Bins
	Storage Shed
	Bin Collection Point
	Plot Number / Parking Number / Visitor Parking
	PROW Route



DETAILED STRATEGIES

A series of development strategies regarding materiality, scale, access and movement, has been provided to offer further details of the proposals.

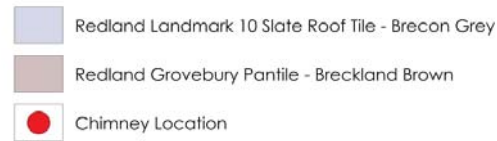
ROOF & WALL MATERIALS

The proposed dwellings are reflective of the existing material palette of the local context. The materials have been specified to compliment and add further character to the wider surrounding Cotswold landscape.

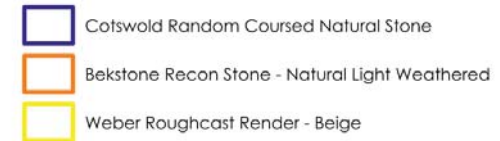
A limited palette of facing materials will be employed to ensure a cohesive streetscene while providing variation and aiding legibility. Dwellings will be of either Cotswold stone (to key plots), reconstituted Cotswold stone and render, with stone details such as window heads, cills, mullions and label moulds. Render units are located at key points within the layout to help distinguish between different parts of the site and create a natural break from the use of stone. Doors will be heritage colours and window joinery will be white, cream or light grey. Garages will be of reconstituted Cotswold stone.

A combination of terracotta pantiles and grey slate roof tiles have been applied across the site to provide variety to the roofscape. For consistency all render units will have grey slate roof tiles.

Roof Material Strategy



Walling Material Strategy



Windows:

White, Cream, Light Grey or Green

Doors:

Various Colours



Roof & Wall Materials Strategy Plan

SCALE

The scale will reflect the character of Old Sodbury and the wider Cotswold area: all units are two storey with one storey garages.

A range of ridge heights have been incorporated into the proposed dwellings, creating interest and variety to the roofscape.






Storey Heights Strategy



The proposed access and movement strategy utilises the existing site access in the north-east corner of the site for primary vehicle and pedestrian access. The primary carriageway is shown at 6m wide with 2m footways either side to the site entrance, which then narrows to 4.8m with a single continuous 2m footway to the north of the road. Corner radii are at 6m and visibility splays from the main access junction at 2.4m x 120m.

The private drives are indicated in block paving to aid legibility by helping to differentiate between public and private areas.

Surface Material Strategy

-  Black top access road/drives
-  Tegula paved driveways/private drives
-  Public footway - Black top
-  Private footway - Paved
-  Private footway - Hoggins
-  PROW Route









30

PARKING & CYCLING

Parking will be accommodated in a variety of forms, with appropriate visitor provision. Private parking will be provided in garages, driveways next to dwellings or plot frontage. Visitor parking has been shown at 1 space per 7 dwellings, as such 5 spaces have been provided and distributed evenly throughout the site.

All open market dwellings will have EV charging points to futureproof the development and private bicycle storage is provided within garages (where relevant), or in secure sheds located in rear gardens as per the 'Cycle Infrastructure Design - July 2020' document.

Parking/Cycle Strategy

-  Allocated parking - 57 spaces
-  Garage parking - 14 spaces
-  Visitor parking - 5 spaces
-  Substation parking - 1 space
-  Electric vehicle charging point
-  Individual Plot Cycle Storage (provided within garages where relevant)

'Cycle Infrastructure Design - July 2020'
specifies 1 cycle parking space per bedroom:

- 1 Bed requires a 6' x 2' shed (or 5' x 3')
- 2 Bed requires a 6' x 3' shed (or sometimes 6' x 2')
- 3 Bed requires a 6' x 4' shed (or sometimes 6' x 3')
- 4 Bed requires a 6' x 5' shed (or sometimes 6' x 4')

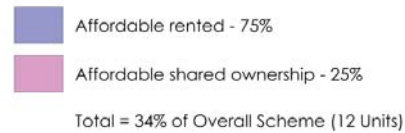


AFFORDABLE HOUSING

12 dwellings are to be provided (34% of the 35 new homes), split between seven rented units (75%) and three shared ownership units (25%).

A range of dwelling size, type and tenure will be provided, from one-bed apartments to four-bed family homes, which will be distributed within tenure-blind clusters across the development. The development will also provide a wheelchair compliant dwelling with associated disability compliant parking spaces.

Affordable Strategy



LANDSCAPE

Existing mature tree and hedge screening on the site boundary will be retained and strengthened through new planting, not only to enhance the mature landscape setting of the site, but also to act as a visual screen to filter views of the site.



An attenuation basin with biodiverse planting, which utilises the topography of the site for drainage, will also provide ecological and visual benefits within a new green space.

Garden amenity to all plots is generous with the majority of garden space benefiting from a south facing orientation.

The southern and eastern boundary treatment will be softer than the conventional 1.8m high closed board fencing, instead utilising 1.2m post and rail fencing with planting to allow uninterrupted views south and help mitigate the visual impact from the surrounding countryside.

The landscape character of the site will be enhanced by introducing a 'green' frontage along the primary street through new tree and shrub planting reinforcing the landscape led approach to development.

Landscape Strategy

-  Reinforced Site Boundary Hedgerow
-  Opportunities for Street Trees
-  Attenuation Basin with Biodiverse Planting
-  Plot Boundary Hedgerow
-  New Site Boundary Hedgerow
-  PROW Route



ARCHITECTURAL STYLE

A range of house types will be utilised, examples of which are presented adjacent to give a flavour of the aesthetic qualities and character of the development.

The surrounding settlements have expanded over many years bringing with them a variety of building styles through the ages. The village of Old Sodbury is no different and contains a variety of architectural styles, however, dwellings are generally traditional in terms of their character.

The local context and its character has been used as the design reference to ensure that the house types sit comfortably in their location, create an appropriate edge of settlement development and respect the 'semi rural' environment.

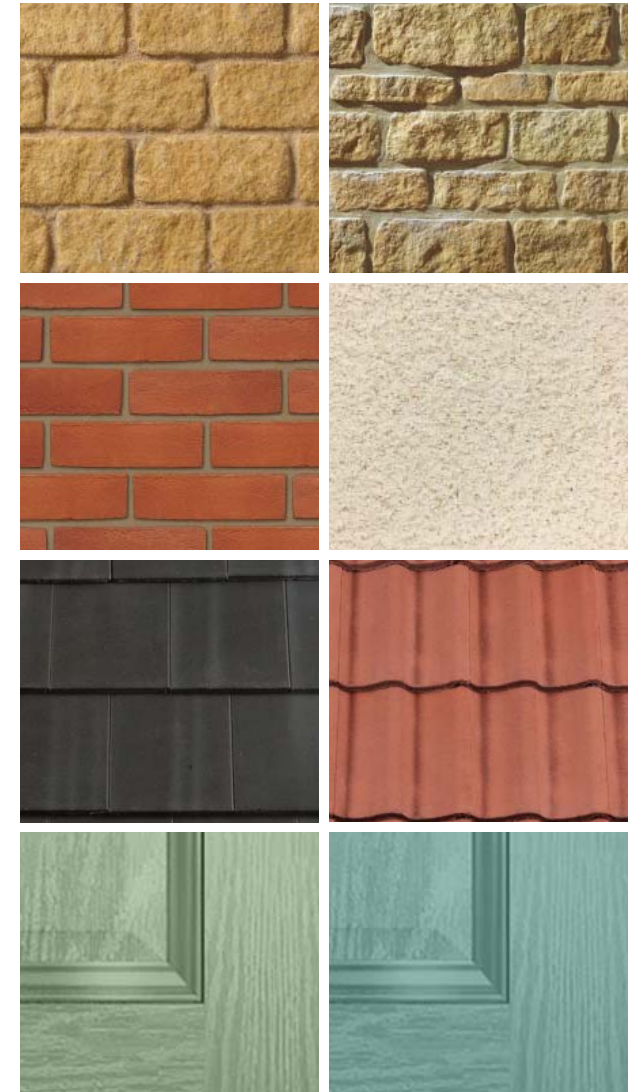
A limited palette of materials and subtle changes to details will help produce simple, uncluttered elevations. This approach presents a cohesive design strategy, proposing a scheme design that is recognisable as its own place but makes reference to local details to implement a unique and high quality scheme. The choice of materials to reflect those typically found in the village will further enable the new development to integrate with the existing environment and reinforce the sense of place. Proposed dwellings will generally be constructed of reconstituted Cotswold stone and real Cotswold

stone to key plots, with the occasional use of render for strategic buildings to create interest, variety and a relief from the use of stone. Roofs will be finished in either a grey slate tiles or terracotta pantiles.

Traditional scale and proportions of the surrounding village have been reflected in the proposed dwellings, with the design language enhanced on certain focal buildings to emphasise nodal points and key spaces - namely plots 2, 11 and 32 which feature real Cotswold stone.

The proposals will incorporate the following architectural features and embellishments:

- Generous feature canopies, porches and bay windows.
- Stone heads and sills.
- Brick chimneys.
- Shallow gable depths.
- Generous roof pitches.
- Predominantly eaves fronted dwellings with feature gable fronted plots to add variety.
- Stone mullions and label moulds.



Proposed Material Palette

A mix of roof configurations and heights will provide a lively and interesting roofscape, within a design language of traditional pitches and forms that are characteristic of the area.

The use of features such as porches and bay windows also reflect the local vernacular. Strategically placed side elevation bays and windows aid with the overlooking of spaces and are a key way to help reduce the risk of crime. The proposals will improve community safety by providing adequate natural surveillance to streets, parking areas, open spaces and footpaths.

A strong rhythm of window openings, both well-balanced and proportioned, echo the balance and strength of simple vernacular architecture from the past, with an emphasis on symmetry and rhythm. This rhythm, is reflective of some of the principle characters of the many 'period' buildings found within the District and within Old Sodbury itself along Chapel Lane and Cotswold Way.



Chapel Lane



Cotswold Way



Badminton Rd

Example Housetypes Within the District



FRONT ELEVATION



FRONT ELEVATION

Example Redcliffe Housetypes

SUSTAINABILITY

The proposed development should be flexible in accommodating changes of use, lifestyle and circumstances through changing social, technological and economic conditions to fit the demographic of the proposed site.

This means, wherever possible, the development should be designed for energy and resource efficiency; generate flexibility in the use of property, public spaces and service infrastructure; and to introduce new approaches to transportation, traffic management and parking.

SITE WIDE MEASURES

A SuDS scheme will be implemented as part of the proposals, allowing for the management of surface water drainage across the site and to create betterment in relation to the existing surface water run-off levels.

Facilitation of sustainable modes of transport, particularly walking and cycling has also driven design decisions. This ensures the connectivity, permeability and safety of all users of the site including existing and future residents. Footpaths and cycle paths will also be linked to areas of open space.

ON-PLOT MEASURES

Fabric first demand-reduction measures to aid energy reduction:

- Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs;
- High-efficiency double-glazed windows throughout;
- Quality of build will be confirmed by achieving good air-tightness results throughout;
- Efficient-building services including high-efficiency heating systems;
- Low-energy lighting throughout the building.

Renewable and low-carbon energy technologies:

- An agreed figure kWp of PV panels to be installed across the site on plots to be agreed, at a 30 degree pitch, with little or no overshadowing;
- Air source heat pumps to all dwellings;
- High-efficiency double-glazed windows throughout;
- EV charging points to all open market dwellings.



CRIME PREVENTION

The illustrative proposals have been developed through discussion with the Avon and Somerset Designing Out Crime Officer (DOC0) and are based on an understanding of best practice principles. Reference has been made to relevant documents including Safer Places: the Planning System and Manual for Streets.

The key areas considered in designing out crime have been set out in Safer Places and are as follows:

- Access and Movement;
- (Development) Structure;
- Surveillance;
- Ownership;
- Physical protection;
- Activity; and
- Management and maintenance.

The development is designed to create an environment which is well designed, attractive, clearly defined and well maintained. People should be able to take pride in their surroundings, feel comfortable and safe and have a sense of shared ownership and responsibility.

Landscape design can achieve an environment that creates a sense of place and community identity. Landscape design in this context encompasses the planning, design and management of external spaces. Well designed public lighting increases the opportunity for surveillance at night and sends out positive messages about the management of an area.

Passive surveillance in the form of doors and windows with aspect onto streets and pedestrian routes create activity throughout the day and evening and will be essential in creating safe and comfortable routes and discourage criminal activity by increasing the risk of detection.

The detailed design has followed these principles and responded to DOC0 comments to achieve the below:

- Access to the rear of dwellings from public space, including alleys with no surveillance has been designed out;
- Gates to a rear access have be placed at the entrance to the footpath - as near to the front building line as possible, so that attempts to climb them will be in full view of the street;

- Windows are provided to habitable rooms on side elevations to deter graffiti and loitering;
- Routes lead directly to where people want to go and have good passive surveillance over them;
- All routes are necessary, serving a defined function;
- Courtyard parking has been removed in favour of on plot or frontage parking to provide optimum surveillance;
- Passive surveillance is promoted by ensuring the site entrance, streets and open spaces (pond & PRoW) are overlooked and well used, which will aid in deterring antisocial behaviour; and
- The ownerships and responsibilities for external space will be clearly identified and the proposals will facilitate ease of maintenance and management.



4

CONCLUSION

STREET SCENES

The street scenes below illustrate two of the key street elevations proposed within the development.



Street Elevation A-A



Street Elevation B-B



CONCLUSION

This DAS illustrates that the new proposals would result in a high quality development that relates well with the character of the area and the immediate surrounding context.

The proposals have been carefully designed to respond to the site's context and the local character of the area, with a variety of new homes set within a strong landscape framework. The development will provide a logical and sustainable addition to the village, integrating with the surrounding area. Pedestrian and cycle connectivity across the site and to surrounding areas has been designed into the scheme, with multiple links to surrounding public countryside and spaces. An appropriate house mix in accordance with the density and scale expressed on the strategy plans has been provided.

Through continued consultation the proposed scheme has been refined to create a development that respects and responds to its immediate context and adopts a similar design ethos to development previously consented in Old Sodbury.

pad

info@pad-design.com