



Figure 03.01: Evolution of Design

DESIGN EVOLUTION

Design: An Iterative Process

- 3.1 The final Planning Layout (Figure 05.01 in Chapter 5) is the product of a considered process of review and refinement over a period of many months. We have worked with fellow consultants and the client.
- 3.2 This process has resulted in a high quality design outcome that responds to the constraints and opportunities presented by the Site as well as national design guidance and the need to respond to the pandemic in design terms, the latter is set out below.
- 3.3 The images opposite (Figure 03.01) illustrate the evolution of the scheme from the initial ideas to the final layout. The images demonstrate how feedback received during the design process has been considered and has resulted in fine tuning to the design to ensure it is robust and of a high design quality.
- 3.4 Other changes have been the result of the natural design process and factoring in of technical inputs and advice from different members of the design team and other consultants as the project has developed and their technical assessments have been concluded.
- 3.5 The main refinements from the original proposals relate to the interface and relationship to the Silverhill Farmhouse and the internal layout and density of the site.
- 3.6 The following paragraphs set out the various processes and issues that we have identified and addressed during the design process.

Design During & After a Pandemic

- 3.7 A debate is ongoing as to how or even if new development is reacting to or can react to the needs of communities in a new post pandemic world.
- 3.8 Communities across the world talk of a 'New Normal' and in design terms we have attempted to determine what that means. Figure 03.02 on the previous page graphically illustrates our thought processes which are described below.
- 3.9 A key aspect from the ongoing pandemic is the need to isolate for a period of time or remain in or close to home, whilst full lock down has proved difficult for many the idea of achieving a better work/life balance post the most severe restrictions has its benefits.
- 3.10 Employers in many spheres have equipped their staff with equipment to enable them to work from home in terms of laptops and access to the internet and have discovered that the need for large and costly offices in town and city centres aren't always required. In turn employees have discovered that working from home means that there is less commuting and more time spent with family.

- 3.11 To this end we have looked at how this shift in living needs to be accommodated in new neighbourhoods and have set out the various themes; Housing Design, Public Realm and Movement & Open Space that are affected in a residential neighbourhood. These themes expand depending on the type of development proposed.
- 3.12 Below these themes we've listed out elements that we need to include to make new neighbourhoods 'pandemic resistant', not in terms of the virus itself, but ensuring there is space to socially distance and also space for amenity use, if communities need to be contained during surges in infection rates.
- 3.13 In terms of housing design the obvious requirement for residents is the ability to work from home in a good environment so space for a home office in either a bedroom or a purpose-designed office assists in this requirement. Enough private external space so as to be able to leave the home and enjoy the outside and fresh air is a must and can come in various forms including front and rear gardens.
- 3.14 Ensuring that gardens have good access to light with adequate top soiling so that if a resident wants to grow their own food and flowers they can.
- 3.15 Walking and cycling has always been at the top of the sustainability agenda and has never quite been taken up by the general public as a form of transport as would have been hoped. However, the pandemic appears to have changed that and whilst developers have been encouraged to provide cycle parking in the past, it is now imperative that there is enough space to accommodate secure cycle storage.
- 3.16 Homes need to have good natural ventilation with opening window lights increasing ventilation within the home, especially important if a family is required/requested to stay within their property for long periods of time.
- 3.17 Ensuring that southern aspect homes are created where possible to allow good levels of natural light into the homes, especially the living room and other key habitable rooms.
- 3.18 Moving now to the theme of Public Realm and Movement any squares and streets need to have well connected footpaths and on-street cycleways through them, providing direct and safe access across the neighbourhood away from the more major roads and connecting jobs, shops, facilities and homes together. Shared spaces shall be developed which define footways from carriageways by a change in material, level, texture and/or colour to assist in ensuring all users are safe.
- 3.19 The ability to pick up good 4G and wifi signals outside of the home is important to home working and spending time away from the desk during working hours.
- 3.20 The open spaces will accommodate the movement of pedestrians and cyclists to and from home and within the green space etc. These routes will connect directly into the street pattern, encouraging their use and access to the surrounding neighbourhoods.

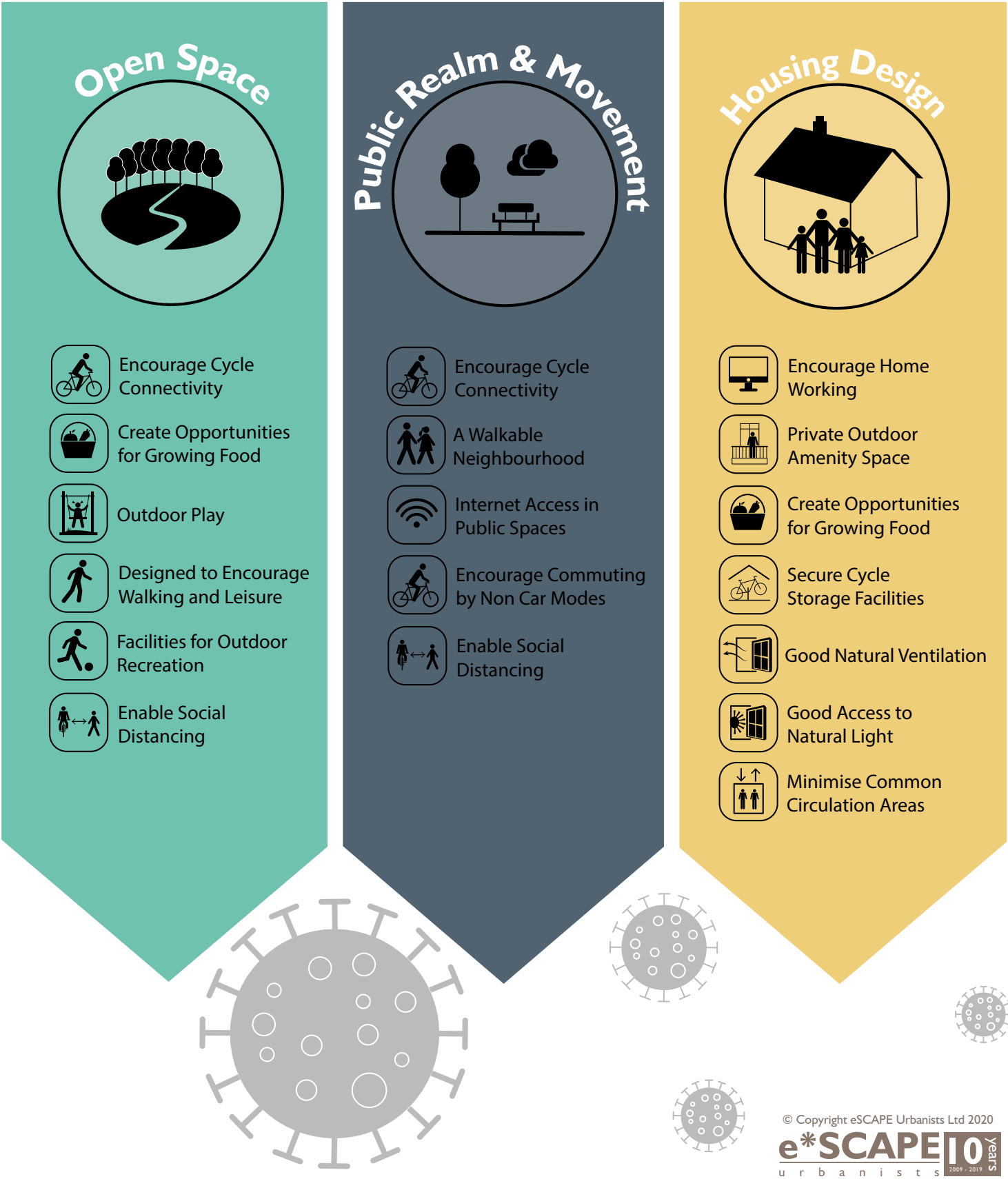


Figure 03.02: A Pandemic Responsive Neighbourhood

- 3.21 Informal play and kickabout space is also encouraged to provide space for informal games as part of the general approach to health and well-being in the neighbourhood pandemic or not, although that will depend in part on any public gathering restrictions in place at the time.
- 3.22 These elements have all been considered in the evolution of the design and many have a positive effect in terms of the environment by encouraging less commuting and use of walking and bicycles as an alternative means of transport. The site is also close to existing bus stops.
- Responding to the Local Character**
- 3.23 Figures 03.03 and 03.04 over page illustrate the sketch process translating the local vernacular details into the proposed house types to make them more ‘of the place’.
- 3.24 Figure 03.03 illustrates some of David Wilson Homes standard house types with sketch suggestions as to how they could be adapted to better reflect the local vernacular as discussed previously.
- 3.25 Figure 03.04 illustrates sketches of those house types incorporating the proposed changes. These vernacular details will be used on feature plots as indicated on the planning layout and materials plan drawings submitted as part of this application.
- 3.26 The sketches incorporate detailing to door and window surrounds including arched heads and stone cills and the use of window lights above doors etc.
- 3.27 Changes to window and door joinery to reflect more the traditional window forms have also been illustrated.
- 3.28 Incorporation of pitched roof porches to some house types as well as using pitched roof bay windows rather than flat roofed bays.
- 3.29 Addition of a contrasting plinth (brick or stone) to the houses to reflect those found on the terraces described in Chapter 2.
- 3.30 The final house type drawings have been included in the house type drawing pack supplied by David Wilson Homes as part of this application.
- Pre-application Discussions**
- 3.31 David Wilson Homes have undertaken two Pre-Application discussions with the officers at Rochdale Borough Council.
- 3.32 The first initial discussion presented various options for the residential development of the site and the feedback from these options influenced the development of the proposals for the second pre-app meeting.
- 3.33 Those initial comments related to reflecting the current character in the streets, layout and density of the proposals and the acceptable integration of the heritage assets into the wider development proposals.
- 3.34 The second pre-app consultation meeting which was online via MS Teams focused on the redesigned scheme with the local authority still having concerns around the density of development and depth of gardens which did not reflect the local character. Concern was still expressed in relation to how the heritage assets were dealt with in terms of the buffer between the heritage assets and main development site.
- 5.35 When considering alternatives for the new dwellings associated with the heritage assets, the proposed designs were informed by the discussions between Turley’s Heritage Consultants and the Local Authority’s Conservation Officer.
- 5.36 Alternative layouts had been considered which would mimic the form and architecture of the farmhouse and barn, however this was considered to be an unsatisfactory way of developing the site.
- 5.37 The proposition of a contemporary, minimalist design was tabled by the Conservation Officer and together with the design team, we have worked to develop a pair of new houses which take influence from the precedent agriculturally inspired houses shared by the Conservation Officer. These examples have been included at the end of this chapter (Figure 03.05).
- Responding to the Stakeholders**
- 3.38 All of these concerns have been addressed in the proposals and will be described in more detail in the following chapters of this document.
- 3.39 The way in which the scheme has been revised through the above process is set-out below:
- Reduction in housing numbers from 79 dwellings (including the heritage assets) to 64 homes (including the heritage assets).
 - Create a greater buffer between the heritage assets and the main development area.
 - Develop bespoke house types for the two new homes adjoining the heritage assets using the agricultural vernacular in a contemporary form.
 - Create a lower density development which is more reflective of the surrounding urban grain, as illustrated in the vernacular study earlier in this D&As.
 - Pull in vernacular detailing to the elevations of the homes in key locations to add character to the site which is in keeping with the local area.
- 3.40 The involvement of all the stakeholders in the design development of the proposals has aided in the fine tuning of the current masterplan to make it robust and fit for purpose.

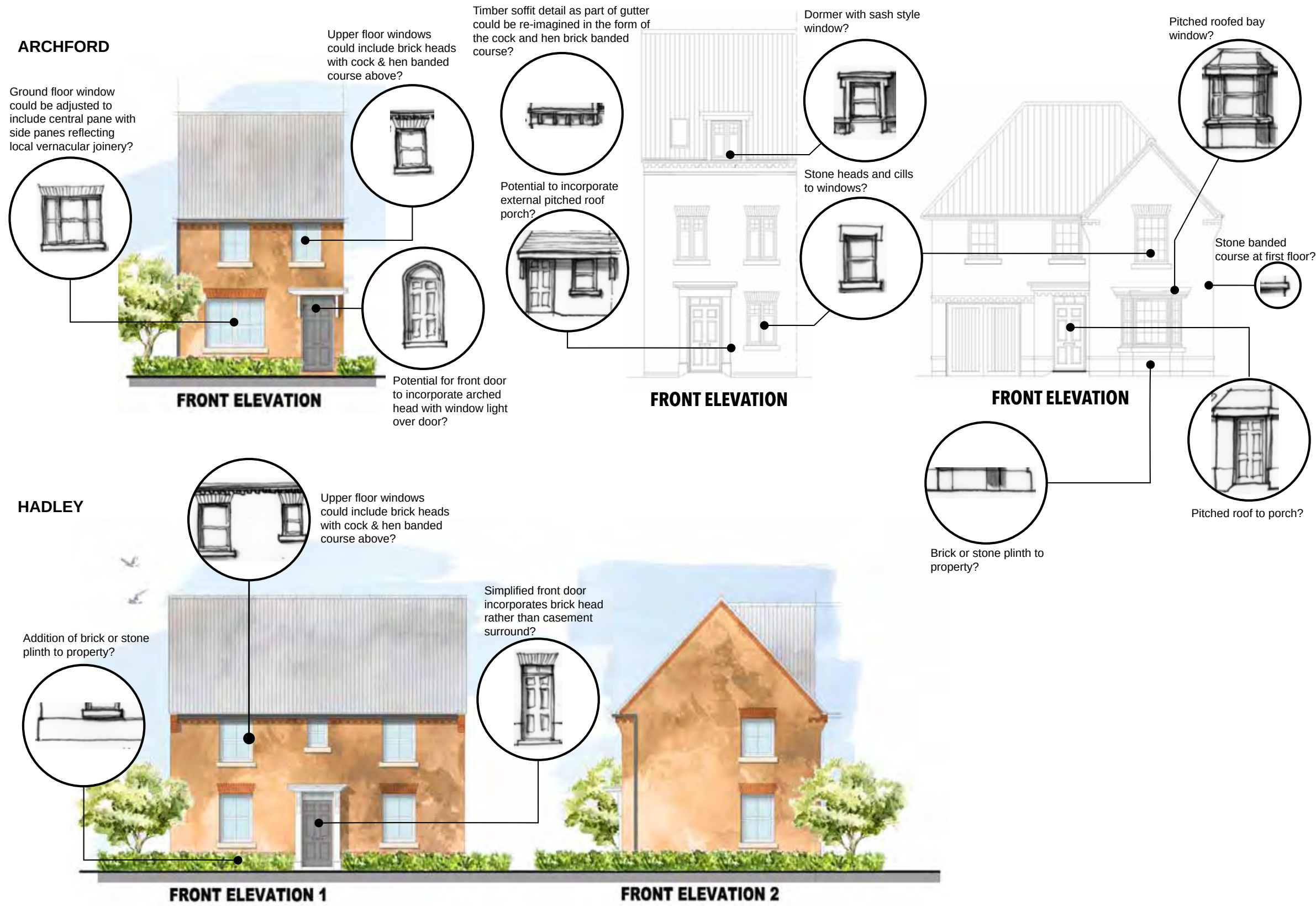


Figure 03.03: Adding Vernacular Inspired Detailing

Figure 03.04: Emerging Elevations

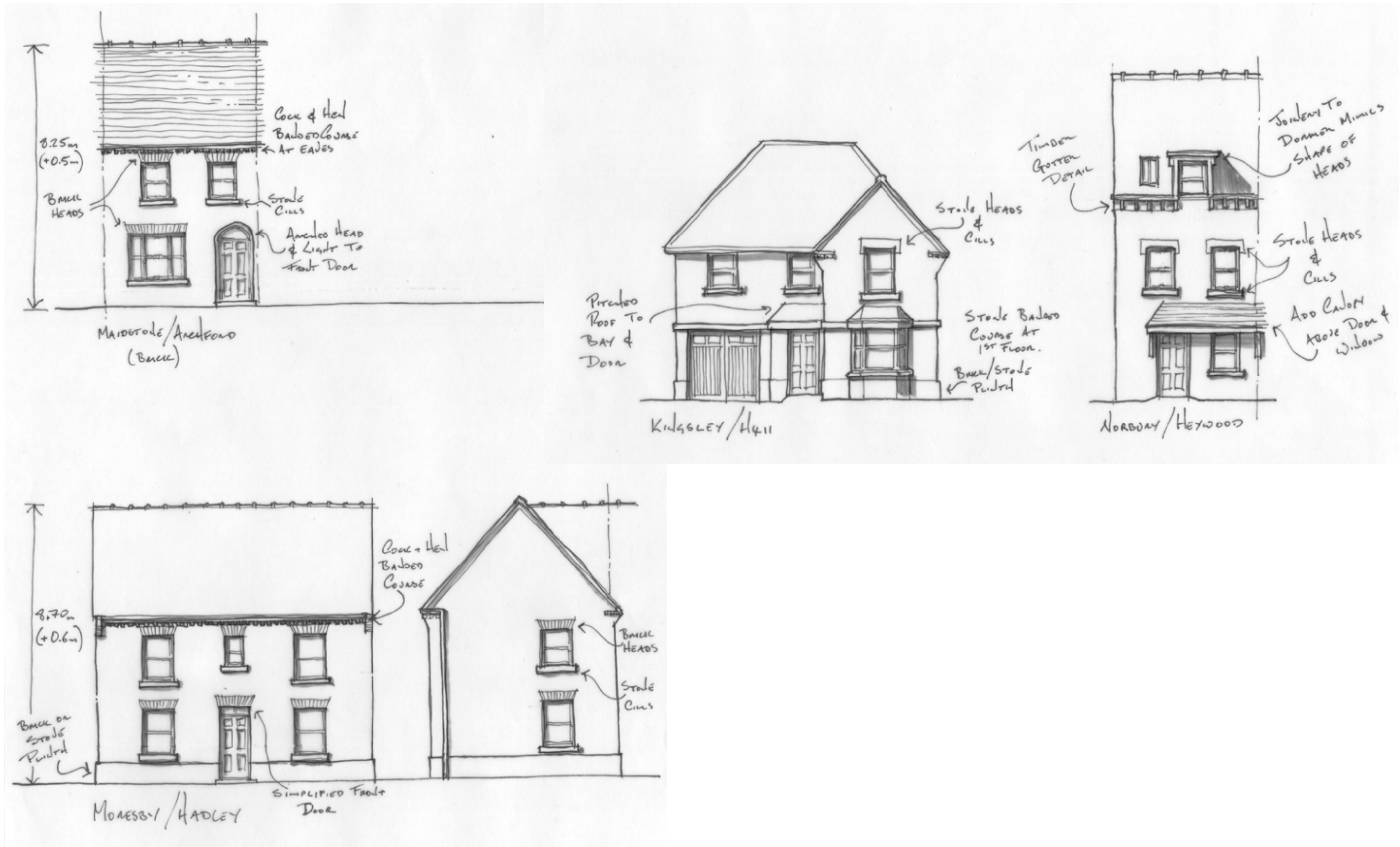




Figure 03.05: Agriculturally Inspired Precedent Homes

Page purposely left blank





04: Parameters



Figure 04.01: Parameters Masterplan

PARAMETERS

4.1 Now that we have developed an understanding of the site and its current features as well as the local context and character a meaningful parameters masterplan has been developed, as illustrated in Figure 04:01 opposite, which explores the connections, spatial relationships and layout of the site. Due to the response to the site and local context the concept is instantly strong, dynamic and mature, thus grounded.

4.2 The parameters masterplan has been developed for the site that is the subject of this application to ensure a cohesive and well connected neighbourhood is created as part of the wider settlement and provide the foundations for the planning layout which is discussed in Chapter 5.

Green Infrastructure

4.3 The green infrastructure network as illustrated in the masterplan creates a green mesh which overlays the development parcels and retains the particular character related to the area and specifically existing site features such as the trees and hedges.

4.4 The heritage assets in the form of the farmhouse and barn includes a buffer providing separation from the wider development with any new development within the heritage setting designed in sympathetic forms to compliment the heritage buildings.

4.5 The green infrastructure covers some 0.51 hectares or 24% of the site and can accommodate informal areas for play and new ecological habitats. The green infrastructure network will ensure the retention of the majority of the existing vegetation.

Scale & Mass

4.6 The character of the neighbourhood that is to be created lends itself principally to 2 storey development, based on the local context and designed to reflect the human scale of built form found in the surrounding neighbourhoods. Some 2.5 to 3 storey properties are found in the local area and thus some 2.5 storey elements will be used as header buildings in squares and at junctions and/or within gateway locations to create announcements of arrival or act as landmarks or header buildings.

4.7 The proposed bespoke homes in the farm heritage grouping are just 1.5 storeys and subservient to the original farmhouse and barn.

Quantum & Mix of Uses

4.8 The location of this site for residential use is sustainably located on the edge of Rochdale, within easy reach of local facilities by walking, cycling, bus or motor vehicle. The wider site is 2.38 hectares in total and will include a balanced mix of residential development and green infrastructure. It is proposed that the homes will be set within a strong open space network as illustrated in Figure 04:01.

4.9 The development (specific to the farm yard) is for the proposed retention of the farmhouse, the proposed conversion of the barn and the introduction of two new dwellings. In total this will provide a 5 bedroomed farmhouse, 4 bedroomed + Study room converted barn and 2 new 4 bedroomed dwellings.

4.10 The density of the proposed housing is similar to the existing density in the local area, thus ensuring the development integrates with the existing suburban fringes.

4.11 The site can comfortably accommodate 64 homes which equates to a gross density of 27 homes/ha which is similar to that found in the local area which ranges between circa 22 and 28 homes/ha. The development parcel takes up 1.81 hectares/76% of the site area (including the development of the heritage assets).

Gateways & Nodes

4.12 A series of gateways and public realm nodes have been identified within the site. These are either in primary or secondary locations, announcing arrival into the site or within the heart of the site using existing features or creating focal features and reference points within the development. The internal nodes are focussed on creating areas of public realm in the form of shared surface squares.

Sympathetic Boundaries & Treatments

4.13 The development will be outward facing and respect existing heritage assets and residential areas whilst also retaining landscape features such as the native hedgerows and trees thus preserving the character and setting of the area.

The Emerging Movement Hierarchy

4.14 Overlaying the green infrastructure network and mix of uses is a finer grain network of movement routes including streets, lanes, shared drives and footpaths, adding to the proposals permeability.

4.15 The primary element is the street which would act as the main route into and through the site. It consists of a 5.5 metre width carriageway with 2 metre footpaths.

4.16 Lanes branch off from the street and serve the housing areas. The carriageway would be 4.8 metres wide with a shared surface and grassed service verges.

4.17 The final element in the hierarchy is the shared drive which provides access to the homes on the perimeter of the development parcels overlooking the green spaces. The drives take the form of simple shared space lanes (3.3 to 4.5 metres wide) proving access to a small number of homes. These lanes form part of the interface between the homes and green spaces and shall be integrated into the layout with careful soft landscape treatments.

4.18 Areas of public realm in the form of shared space squares and mews will be created at key junctions and points in the layout.





05: Adding the Detail



Adding the Detail

Introduction

5.1 The Planning Layout in Figure 05.01 opposite builds on the framework set by the Parameters Masterplan, described previously, adding a further level of detail in terms of house types, plot sizes, car parking, street widths and site orientation. It is supported by a number of additional plans which have been submitted as part of the application for planning permission and listed building consent which are described and illustrated over the following pages.

5.2 The Planning Layout demonstrates the soundness of the parameters adopted and illustrates an appropriate scale and density of development for the site, taking into account the constraints as outlined previously.

Character

5.3 Rather than creating character areas on this relatively small site the character has been defined by the nature of the street hierarchy and surrounding local vernacular within the main development site. Therefore each street character will be differentiated in terms of street widths, surface materials, enclosure, density of homes, landscape treatments, planting species and boundary details.

5.4 The renovation of the farmhouse and barn is complimented by the bespoke house types that have been developed to sit alongside them in this heritage setting, as illustrated in Figures 05.02, 05.08 and 05.09. These new build ‘heritage’ homes have been designed to be subservient to the retained farmhouse and barn and have the feel of agricultural outbuildings to further retain the agricultural character of the farm setting.

5.5 This approach to character will create a unique development and aid in the sites’ legibility.

Layout

5.6 An urban block structure is proposed within the main development site with houses facing onto the street providing natural surveillance and active frontages. In this arrangement, private gardens are located to the rear providing security, privacy, and good separation between units. It also avoids the front of properties overlooking the rear of buildings.

5.7 The blocks are large enough to accommodate good sized rear gardens which provide opportunities for property extensions, alteration and conservatories. Around the edges, properties front onto the open spaces offering passive surveillance and a positive interface with the amenity spaces and wider townscape.

5.8 A series of landscape buffers either screen the site from the adjoining industrial units on Kingsway Business Park or provide an offset and setting to the heritage assets in the form of the retained farmhouse and barn.

5.9 Any potential for unacceptable overlooking or overshadowing has been minimised with good standards of amenity provided for future occupants. The configuration and size of development blocks has been designed to enable minimum back to back distances of 21m generally. Front to front distances are between 15 to 18m which generally reflects the street layouts in the surrounding area and where greater enclosure is needed or a pinch point is desirable buildings step forward to a minimum separation distance of 13 metres.

5.10 The layout proposes a setback of a minimum of 14 metres between Broad Lane and the first row of properties. This allows for a buffer of open space to be introduced along the road frontage, providing a green edge to the road retaining much of the existing vegetation and retaining that character trait to the frontage.

5.11 The nearest new home in the main development area is just over 23m from the retained barn at its nearest point. The are between the heritage buildings and main development site will be primarily public open space providing a setting and buffer to the farmhouse and barn.

Use and Quantum

5.12 The application boundary covers an area of 2.38 hectares, with 1.81 hectares (net) or 77% of the site developed for residential use including 64 residential dwellings with associated access, servicing and green infrastructure.

5.13 Included within the development site is the Grade II listed Farmhouse and associated barn which is to be retained.

5.14 The existing farmhouse has a peculiar arrangement in plan, a legacy from a previous division of the property and the subsequent attempts to bringing the building back into use as a single dwelling. The proposed plans (see Figure 05.02, 05.05 and 05.06) seek to remedy this through the use of a rational approach to the circulation and room layouts.

5.15 To the ground floor, the cellular arrangement has been retained where (working from West-East) the new kitchen and dining room are located. This is accessed from the central corridor to the East which is where the central staircase is located, with the house living room located to the south with the existing doors and windows connecting the spaces to the garden. The third cell of this property is where the daily entrance to the property is located, with immediate access to the new W.C, the Utility room and a smaller family / guest room. The existing porch and assorted outbuildings and lean-tos are proposed to be removed, with a new lean-to garage replacing this volume.

5.16 On the First floor of the farmhouse, the central corridor leads to the 5 bedrooms (4 doubles and 1 single) and 2 bathrooms. One bedroom (H.F05) has an en-suite and wardrobe space integral to the room layout.

5.17 The proposed layout has been carefully considered to retain as much of the original layout and building fabric as possible. All window positions shown, make use of the original apertures,

Survey Drawing



Figure 05.02: Silverhill Farm Heritage Layout

however the frames and glazing are proposed to be replaced in materials and style in keeping with the typology of the farmhouse.

- 5.18 The existing Barn has had a structural survey undertaken which accompanies this application. The structural report, along with the considered comments from Turley and the Conservation Officer, have informed the design of this barn and the subsequent layout.
- 5.19 In principle, the barn takes the form of a three bay, two purlin structure with a cart entrance arch to the north and south elevations as illustrated in Figure 05.02, 05.05 and 05.07. A later brick-built cow shed attached to the barn evidences the development of the farm over time, however through the lack of maintenance and having been vacant for some time, the brick structure is in a serious state of decay making it quite unsafe to properly examine internally.
- 5.20 The proposed layout of this barn scheme seek to retain as much of the original assets of the buildings as possible, and where significant work is required to restore / conserve the fabric, new or amended openings are limited to these areas. The barn layout seeks to retain the double height volume to the central space of the barn, retaining the views to the underside of the purlins and roof structure.
- 5.21 To the left of the plan is the large living room accessed directly from the central hall areas, with a home office / guest room, W.C and staircase tucked neatly to the rear of the space. A large open-plan kitchen / dining room is located to the right, again directly from the central space. The brick-built structure is kept (as much as is possible) to create a daily entrance to the barn, with a single garage space, another W.C and a utility room located here. Openings in this area have been adapted to the new layout. This was considered possible given the extent of rebuilding that is necessary for this structure.
- 5.22 The first floor of the barn is home to 4No double bedrooms. Two bedrooms would share a bathroom located at the top of the stairs, and the remaining two have ensuite bathrooms.
- 5.23 Access to bedrooms 1 and 2 would be across a bridge structure over the central hall space. This would maintain the sense of height in the space and mean that no floors will intersect the arched doors.
- 5.24 At the first floor, the brick-built structure will house walk-in wardrobe and an ensuite bathroom to bedroom 1. This is restricted to the central area of the floor plan, owing to restricted headroom in this space.
- 5.25 The 2 new dwellings associated with the farm yard and heritage assets replace the existing agricultural sheds. On initial examination of those existing structures they were found to be in a condition that was unsuitable for potential reuse and so the proposal was made to demolish and remove them.
- 5.26 The proposed design makes use of a distinct two-storey unit and a subservient single storey unit, connected by a glass link as illustrated in Figure 05.08 and 05.09. The two-storey unit holds the

bedrooms and ancillary spaces with a sectioned off lounge and the single storey unit allows a separate living space, the kitchen, dining and sitting area. The window and door openings have been carefully considered to combat the potential for overlooking the neighbouring buildings, whilst maximising the potential for natural daylight in the interior spaces.

- 5.27 The proposed homes in the rest of the site will include a mix of 3 to 5 bed properties in a mix of terraced, semi detached and detached properties with some homes being 2.5 storeys in height.
- 5.28 The remainder of the site will form the Green Infrastructure network covering 0.57 hectares or 23% of the site which will include a variety of functions such as:
- i Public Open Space,
 - ii Informal Play Opportunities,
 - iii Retained and new native trees and hedgerows, and
 - iv Retained and new meadow habitats.

Movement & Access

- 5.5 As illustrated in the planning layout in Figure 05.01 and the hard landscape materials plan in Figure 05.08 over page the street and public realm layout creates a strong and permeable neighbourhood.
- 5.6 The existing access into the farm yard is retained and formalised, as illustrated in Figure 05.02 and a new access is formed into the main part of the site from Broad Lane, as illustrated on the planning layout in Figure 05.01.
- 5.7 This encourages residents and visitors to walk and cycle through and around the development and on out to the surrounding neighbourhoods, in line with the needs and requirements that have emerged during the current pandemic.
- 5.8 Vehicles are accommodated in the layout with parking designed to be integral to the streetscape whilst not overwhelming. Various parking solutions have been applied to ensure a high quality streetscape is created. Vehicle speeds are kept low through the use of shared spaces and road geometry thus removing the need for artificial speed bumps etc.
- 5.9 The proposed street hierarchy is clear and logical comprising a series of inter-connected streets, lanes and shared drives. The arrangement of streets and other routes within the site is designed to ensure good connectivity with the surrounding street network, provide logical and efficient routes through the development and ensure a layout which is clear and legible.
- 5.10 The street pattern creates a grid pattern with gently curving lanes providing access to the internal blocks. The organic nature of the routes reflects the topography of the site. This organic form can be seen in Figure 05.01. The hierarchy is set out in general terms below and in more detail over the following pages.

KINGSWAY PLOT W _ SKETCH 21 - SECTIONS



Figure 05.03: Cross Sections & Streetscenes

Figure 05.04: Feature Plot - Stone Faced House Type Elevations

Millford



FRONT ELEVATION

Kirkdale



FRONT ELEVATION

Hertford



FRONT ELEVATION 1

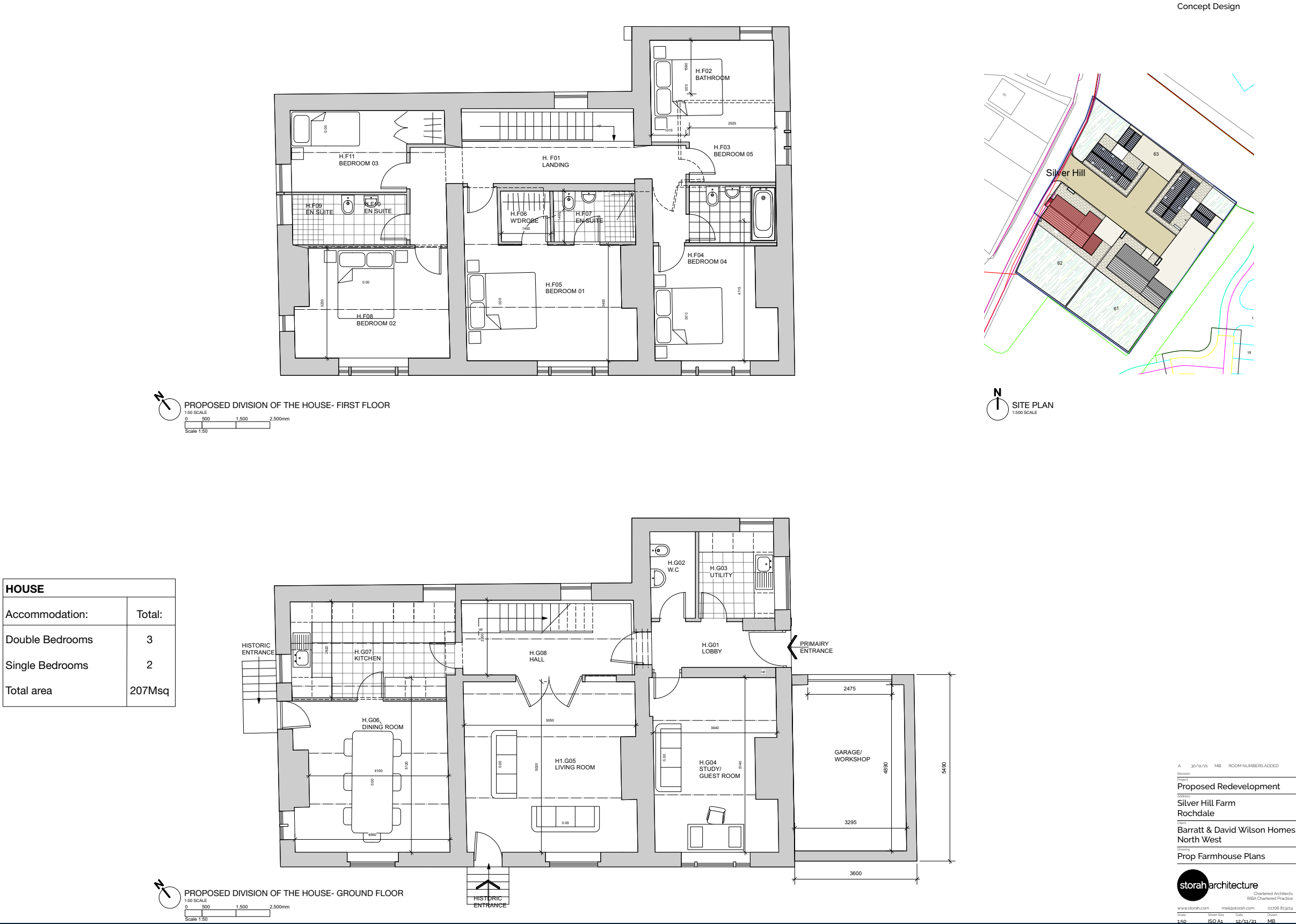


FRONT ELEVATION 2



Figure 05.05: Silverhill Farm Heritage Elevations

Figure 05.06: Silverhill Farmhouse Proposed Plans



Silverhill Farm & Plot W, Kingsway Business Park, Rochdale: Design & Access Statement

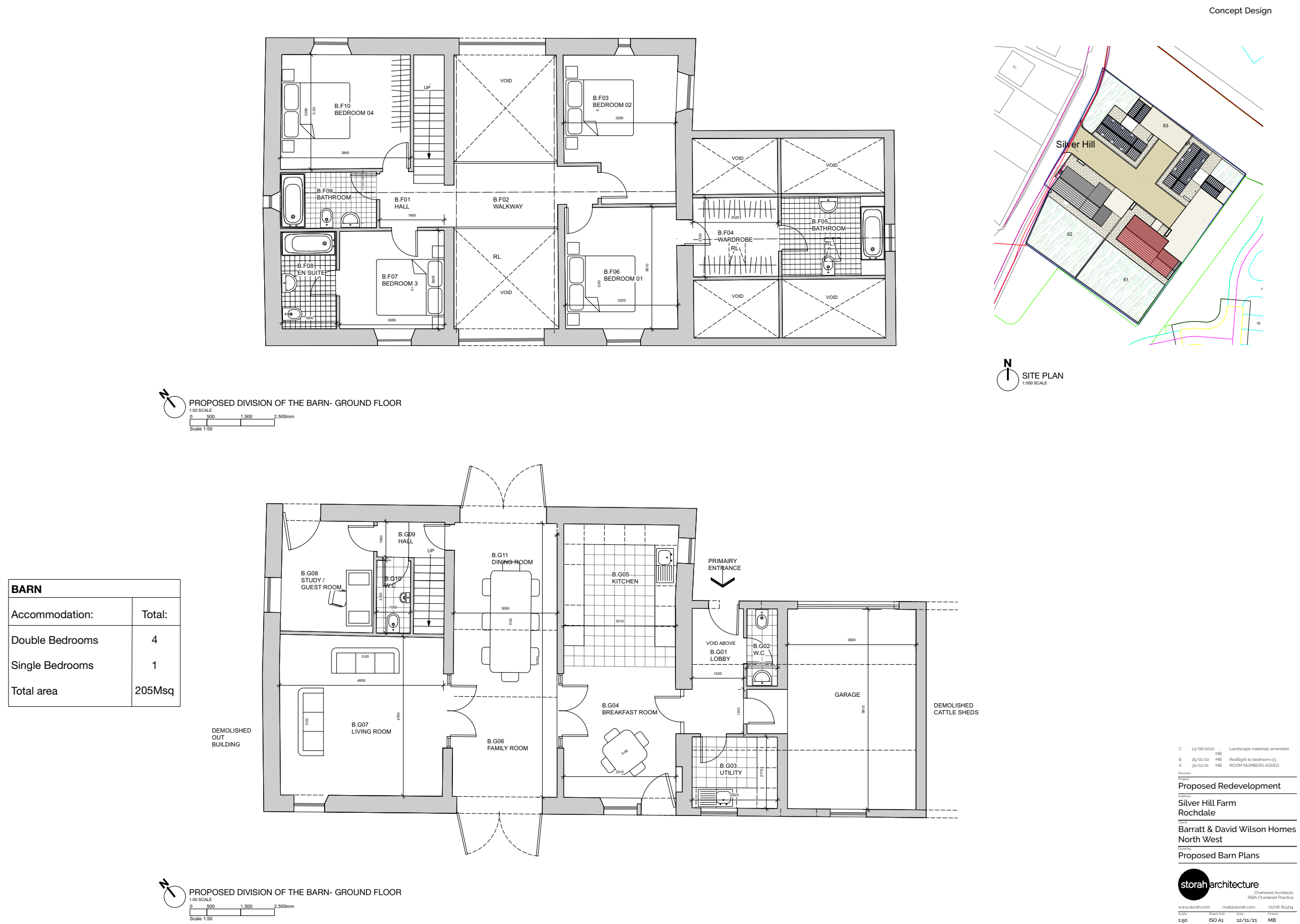


Figure 05.08: Silverhill Farm New Build Home Elevations





Figure 05.09: Silverhill Farm New Build Home Plans



Streets		5.18	The development provides a mix of 2 to 3 spaces per dwelling dependent on the number of bedrooms in each house. This is considered to be an appropriate level of provision in light of the Site’s sustainable and accessible location.
5.11	The Street is the principle route in the hierarchy and provides the main access into the heart of the residential area. They are traditional in form with a bitmac 5.5 metre carriageway and 2 metre pavements. The built form is set back enough from the road, allowing sufficient room for the planting of small street trees, hedges, shrubs and grasses within gardens which is reflective of the surrounding area. The planting will differ slightly in terms of species mix and maximum size to that found in the lanes. Parking is primarily to the side of properties to reduce the impact of cars on the streetscape.	5.19	In terms of parking numbers, the scheme provides off-street parking in line with adopted policy. <i>“There isn’t a single best solution. A combination of on plot, off plot, and on street is the best solution, according to location, topography and the market.”</i> (Parking: What Works Where, 2006)
Lanes		Building Materials	
5.12	Lanes are secondary in the route hierarchy and provide access to the homes to north off the street. They are in form of a shared surface with a bitmac finish and service strips within the verges. The built form is set back from the road at varied distances, allowing room for the planting of shrubs, grasses and street trees within gardens as well as some frontage parking in small groupings.	5.20	The incorporation of local vernacular detailing and materials has been discussed and illustrated previously in earlier chapters of this statement. Figure 05.10 illustrates the application of materials to individual homes within both the main development site and the new homes in the heritage parcel. Figure 05:08 also illustrates the application of the materials (coursed stone and zinc standing seam cladding and roofing) to the proposed new homes related to the heritage assets.
The Square		5.21	The agricultural aesthetic employed on the new homes, together with the positioning of the two new buildings on the site, is intended to be reminiscent of the existing buildings they replace. The footprint of the new buildings is much lower than the existing footprint and volume resulting in a reduction in the overall scale of buildings within the farmyard setting.
5.13	The Square is located on the first junction of the Street and lane. The square is designed as a shared surface space enclosed by the surrounding homes creating a focal point in the layout. Tree and shrub planting, along with boundary hedges will be used to further enclose the space.	5.22	Key landmark and header buildings within the main development site will utilise coursed sandstone as the main facing material with the runs of homes between these feature buildings using a variety of facing bricks, as illustrated in Figure 05.10 and in the house type drawing pack supplied separately to this statement. This application of materials is reflecting of the vernacular materials palette in the local area.
Shared Drives		Bin Stores & Refuse Collection Points	
5.14	These are the last element in the hierarchy of routes. They are domestic in nature, designed as a simple shared surface route which provides access to only a small number of properties along its length with a maximum of five properties. Shared drives are associated with the development edge and interface with the open spaces, often sitting alongside footpath connections.	5.23	Wheelie bins located in front gardens or left on the streets create a poor streetscene and take away from the visual quality of the place.
Parking		5.24	Figure 05.12 illustrates the potential arrangement of bin store locations and the access routes between bin stores and the location of the bin collection points within the public realm so that bins are not left blocking footways or obstructing the streets. The collection points are within 50 metres of each property and so should be centrally located serving circa 3 to 5 properties.
5.15	Car parking can determine both the look and feel of streets and plays a key role in the overall quality and appeal of a development. The way cars are accommodated has implications on the visual amenity of streets, the level of street activity, interaction between residents, accessibility and ease of use, pedestrian safety and security. The level of parking provision can also affect the choices people make in how they travel. To that end parking will be an integrated element in the design of the layout with a mix of frontage, side, garaged and parking courts. The planning layout indicates how that mix of solutions would be employed on the site.	Electric Vehicle Charging Points	
5.16	All parking is provided close to, and visible from, people’s homes offering security and convenience.	5.25	Charging points are provided for every home as illustrated in Figure 05.13 over page. Wall mounted chargers are provided on the side elevation of homes with side drives or to the front elevation where properties incorporate frontage parking.
5.17	Parking will be provided in accordance with guidance set out in Manual for Streets (DfT & DCLG, 2007) and Car Parking: “What Works Where” (English Partnerships, 2006).		

- 5.26 Where parking is within parking courts or within parking bays bollard charging points are provided, as illustrated on the plan.

Proposed Green Infrastructure Network

- 5.27 As illustrated in Figure 05.14 a Green Infrastructure network is proposed across the site. This network creates a series of Public Open Spaces and wildlife habitats, interconnected by landscaped corridors which follow the line of existing boundary hedgerows and trees. This GI network will be planted with a mix of native hedgerows, trees and flowering grasslands. This fine grain network of green spaces creates a strong framework into which the house parcels are developed and the heritage assets retained and set.
- 5.28 The landscape masterplan in Figure 05.14 includes a schedule of proposed species which includes both native planting within the landscape buffers and open spaces and ornamental planting within the gardens of the homes.
- 5.29 New hedgerows will be provided within front gardens utilising a mix of species defining the boundary between the streets, lanes and shared drives. Where front gardens are narrow ornamental shrub and herbaceous planting will be used instead of grass seeding and hedgerows.
- 5.30 The planting palette deliberately overlaps with the palette proposed for residential open spaces to provide some continuity, and similar considerations concerning year round interest, compact form and bee-friendly species have influenced the selection. There will be some shrub planting within the public realm areas which will be predominantly native species.
- 5.31 The 2m wide grass verges adjacent to roads and footpaths will be sown as amenity grass mix and managed as short mown grass. Other grass areas within the open space network will be sown as wildflower grassland and managed with a less frequent mowing regime but allowing for areas for recreational uses as well. Areas of naturalising bulb planting including snowdrops and crocus will be planted in grasslands.
- 5.32 The aim is to create a simple, clean landscape layout where the combination of all landscape components provides an attractive and unified scheme allowing the proposed development to sit within a strong landscape framework that integrates seamlessly with its surroundings, connecting to wider Green Infrastructure networks.
- 5.33 Working with the grain of the landscape, utilising existing features such as woodlands, trees and hedgerows provides a mature and attractive setting. The trees and hedgerows have been retained wherever possible and form the backbone to the site's structure. Mature oaks provide structure and character to the landscape setting and help link to ecological areas adjacent and beyond the site.
- 5.34 Marginal and wildflower planting allow for the safe migration of the existing wildlife throughout the site allowing for the opportunity to increase the ecological diversity of species and habitats throughout the development.

- 5.35 Structural planting belts will be planted around the site boundaries with native planting to reinforce the green corridors that link the site to the wider GI network. Street tree planting and native hedgerows throughout the site will enhance the structural planting to provide attractive connectivity.

- 5.36 In terms of the external landscape within the heritage setting care has been given to select materials that compliment the existing heritage buildings and their placement has been designed to subtly differentiate the property boundaries and the shared / private areas.

- 5.37 Whilst increasing the sites ecological, functional and aesthetic value of the site, the landscape responds to the street hierarchy through the using differing forms, scales and species of landscape elements to reflect the characteristics and hierarchy described previously.

Play & Recreation

- 5.38 In terms of children's play space opportunities for informal play and recreation will be provided in the development's network of greens spaces. Opportunities for providing natural play and informal recreation spaces set into the green corridors and spaces can be accommodated in the landscape masterplan.

- 5.39 A network of pedestrian routes will be provided through the development, connecting houses with areas of open space. Where possible, these will form circular recreational routes through the development. Pedestrian access points will connect the development with the existing neighbourhoods, providing convenient access for residents to existing play and recreational facilities in the wider area.