



Design Statement
May 2021

North Road, Engine Common



Introduction

This statement provides further detail in support of a Reserved Matters application following Outline Application P/20/24044/O which approved the demolition of 276 North Road and erection of up to 89 new dwellings on land to the east of North Road, Engine Common, Yate. This application considers appearance, layout, scale and landscaping with access approved during Outline stage with this statement providing further detail on these aspects of the proposals. This document should be read in conjunction with the submitted Design Code, Planning Statement and submitted information.

Building Study of Local Area



The analysis of the surrounding area reveal a varied Architectural styles with the prevalent local detail, materials and features which include the following:

The typical primary facing material is stone and brick along with cream render and stonework to older buildings.

Houses are typically detached and semi-detached properties with cottages in terraces.

Window styles are varied but the predominant types are casement and sash windows;

Bay windows to the ground floor at front elevations on some dwellings including hipped roofs.

Roof styles are varied with eaves fronted the most common type with occasional examples of hipped roofs and gables limited to front elevation projections.

Roofs are typically covered using double roman roof tile tiles and plain tiles.

Porch canopies are widely used in the locality with pitched, flat and canopies spanning between bay windows.

Layout

The layout has been designed to follow the principles established by the Outline application.

Key features which were established as part of the Outline have been used as the foundation for the development of this application.

An acceptable density for the scheme was agreed during the Outline to allow an acceptable range of house sizes, types and tenures with generous landscaping for plots and the wider open space landscaping.



Layout submitted as part of Outline Application

Access

Access from North Road is created through the demolition of no.276 North Road as approved during the Outline application. Further analysis of this is given within the Design Code submitted as part of this application. Plot 84 which is located close to the access has been designed to intentionally reflect the scale and form of 276 constructed in natural stone with details including brick quoining, arched brick surrounds and sash windows.



276 North Road



Proposed layout extract showing access point



- Eaves fronted design
- Mock sash windows
- Natural stone
- Brick Quoins
- Arched window heads

Proposed plot 84 replicating design and materials of 276

It is intended that the main access road will be built to an adoptable standard to allow for refuse vehicles to come into the site and prevent causing an obstruction on the main road.

The access road through the site will be 5.5m wide with 2.0m footpaths either side with private roads leading to houses which will be maintained by a management company.

Parking across the site is generously provided for with the majority of homes benefiting from garaging with associated driveway parking and suitable visitor parking provided across the site.. All garages across the site have internal dimensions of 6m by 3m.

Swept path drawings are provided as part of this application to demonstrate suitable turning space is provided for refuse vehicles.

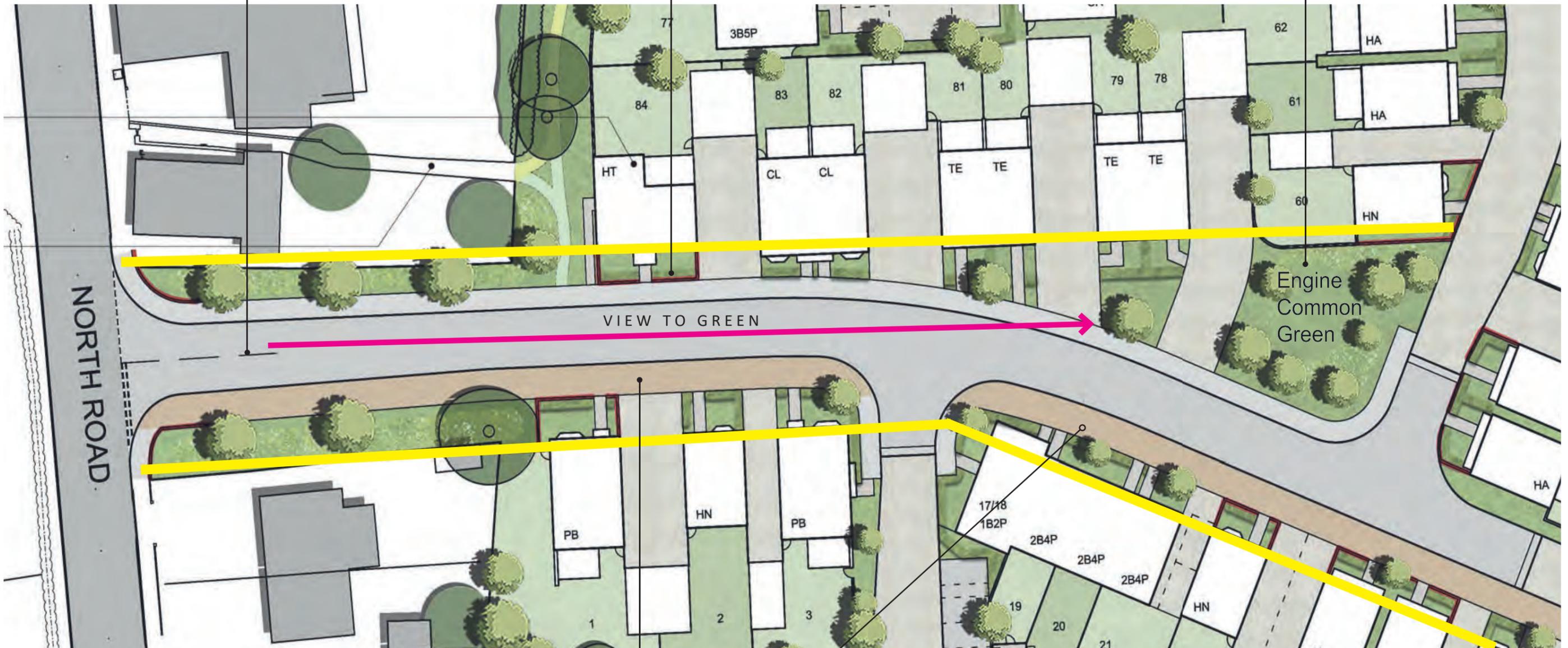
Layout

The layout has been designed to follow the principles established by the Outline application. Key features which were established as part of the Outline have been used as the foundation for the development of this application.

Wide access way with generous landscaping, deep frontages and green space create a unique sense of place which reflects the sites surroundings

Focal plots enclosed with natural low stone walls to reflect distinctive local boundary treatments

Attractive central green space



3.0m dedicated cycle and pedestrian route connects North Road to Engine Common Lane



Plan showing numerous public connections to generous green spaces and well defined green boundaries to the site providing screening and biodiversity benefits.

- - - - Green path connections
- - - - 3m cycle / pedestrian connections



Surface water from the site is controlled by a Sustainable Drainage System (SUDS) and designed to be permanently wet to create new wildlife habitat and provide biodiversity benefits for numerous species.

As agreed during the Outline Application a dedicated area for play is proposed. This area has good connections to the rest of the site and sits within a larger area of green space with houses fronting on to the space to provide good levels of surveillance across the site and areas of open space.

Allotments are provided to the east of the site as agreed during the Outline application for residents and secured through the s106 agreement. Allotments will be enclosed by native hedge planting.

Cycle Station positioned adjacent Sustrans National Cycle Route



Shared surface roads through the development create a rural feel with houses to the south of the site positioned around a central green. Houses have been positioned to ensure good levels of surveillance across the site and areas of open space.

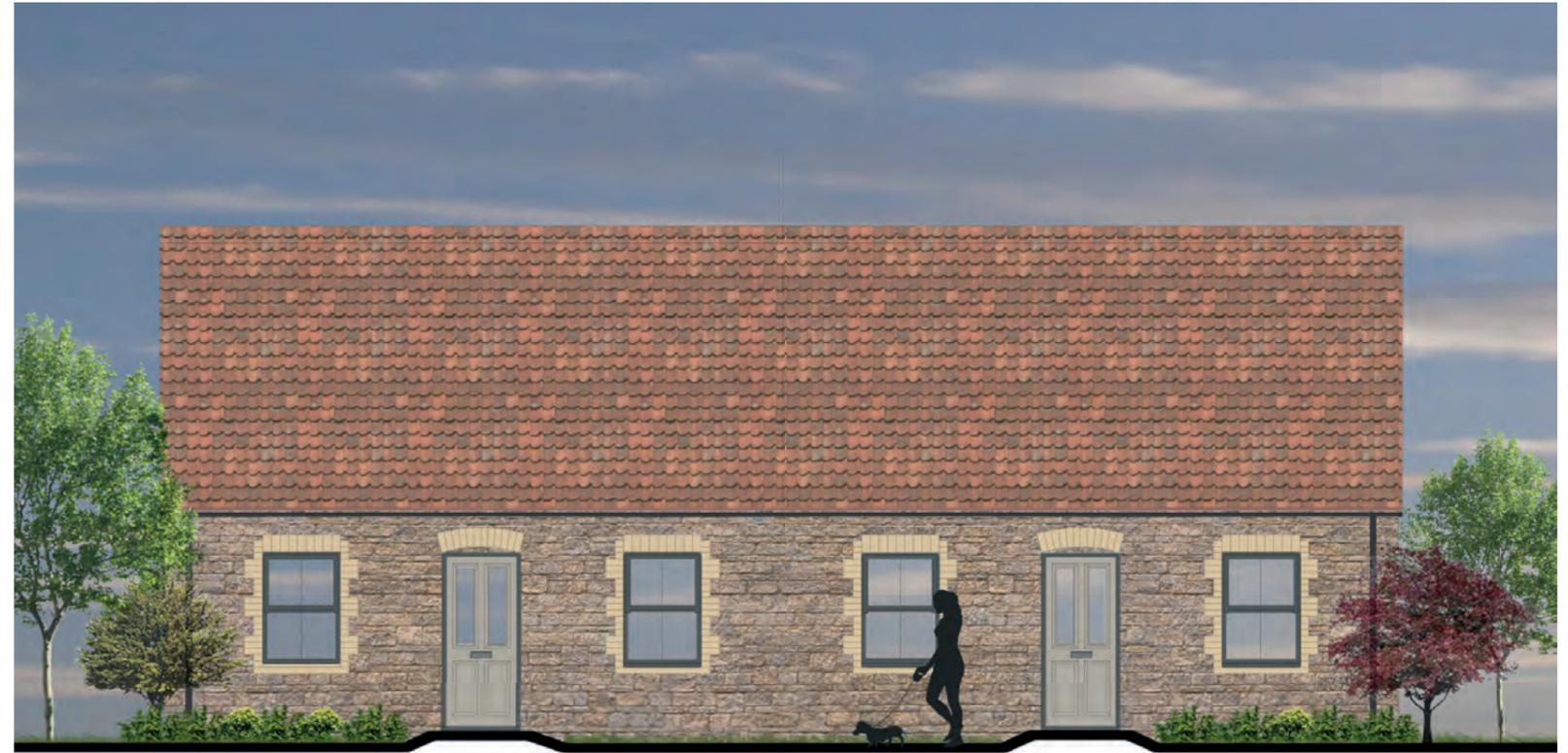
Affordable Homes

Affordable housing is distributed throughout the site with affordable homes benefitting from good levels of parking.

Affordable homes are distributed amongst open market homes and are designed to be of the same high quality design and materials as open market homes.

Affordable housing has been designed to reflect the identified mix agreed by the Housing Officer during the Outline application and as set out in the S106.

29 affordable homes across the site made up of a mix of two, three and four-bedroom units, together with a small number of one and two-bedroom apartments and 2 bedroom bungalows.



Examples of affordable house elevations designed to be indistinguishable from open market housing



Front Elevation

Front/Side Elevation

Scale

Proposed houses range from bungalows through to 2 and 2.5 storeys across the site which reflect the scale of houses throughout Engine Common. The variety of designs across the site also creates a less urban appearance and reflects the setting and ensures variety and interest through the development.

Bungalows are included as part of the proposals at plots 7, 8, 9, and 30 which reduce the scale along the southern boundary with neighbouring properties and provides an alternative and needed housing type for the area.

Open market houses are typically eaves fronted with a selection of gable fronted units to create interest and variety to the street scene.

Existing homes neighbouring the site along North Road are predominantly 2 storey and typically a mix mid to late 21st century interspersed with older properties at a similar scale.



Proposed Street Scene extracts showing scale of proposed units across the site which will form an attractive high quality environment utilising a variety of walling and roof materials.

Design

- Houses across the site have been designed to look traditional in style with contemporary details introduced which reference the character of the wider area to ensure the local vernacular evolves instead of creating a pastiche design.
- By reflecting the form, fenestration and material detailing of houses locally and designing houses with generous proportions and consideration to openings and fenestration ensure each house maximises views and light suited to modern living.
- Reference has been made to the approved Design Code and further detail is provided as part of this application with the 'Design Code Statement' which has influenced the character of these proposals in regards to building arrangements, scale and form along with materials, details and treatment to the PROW.

- The primary facing material is recon stone across the site along with cream render and natural stonework to focal buildings.

- Houses are a combination of detached and semi-detached and terraced properties.

- Window styles reflect sash windows found locally.

- Bay windows are included on ground floor front elevations with some dwellings including hipped roofs spanning bays to create a canopy.

- Smooth buff brick quoining to front elevations reflecting commonly found detail within Engine Common and characteristic of the Iron Acton and Yate area.

- Smooth buff brick window surround with arched window heads reflect local details.

- Roof styles are varied with eaves fronted the most common type with occasional examples of gable fronted houses to create variety and interest across the scheme.

- Roofs are typically covered using double roman roof tile tiles and plain tiles.

- A variety of porch canopy styles are used across the site to create interest and reflect the varied treatments used in the locality.

Single storey example



Arched window and door heads

Two storey example



Smooth buff brick quoins and window surrounds

Two and a half storey example



Natural stone to focal buildings reflecting local stonework with porch canopy over bay window



Porch canopy styles across the site



Natural stone walls proposed to enclose front gardens on focal units



Neighbouring houses showing buff brick quoining details, window surrounds with arched heads and bay windows with canopies



Conclusion

- This design statement supports the Reserved Matters application for residential development of up to 84 dwellings following principles established as part of the approved Outline application.
- These detailed proposals will allow for the creation of new homes in a sustainable location and provides the delivery of much needed affordable homes.
- Homes across the site have been designed to reflect the local vernacular and will be constructed using high quality materials which will enhance this part of Engine Common for future generations.



Photo showing 276 North Road



Proposed elevation of plot 84 replicating design and materials of 276