



Design & Access Statement

Land to the South of Lion House
High Street, Saul



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5904

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01 Introduction

Purpose

This document has been prepared in order to support an application for planning permission on land to the south of Lion House, High Street Saul.

The application is a full planning application comprising the following:

'Planning permission for the erection of 2 No. four bed houses with associated access, parking, amenity & landscaping'

This statement, to be read in conjunction with the Planning Statement produced by Blackbox Planning and the Heritage Statement prepared by EDP, explains the design rationale behind the proposal and demonstrates how the applicant is intending to create an environment for the benefit of existing and future residents, whilst also protecting the established significant historical context and features identified on and surrounding the site for the people of Saul and its future generations.

Quattro Design Architects have been appointed to develop the design and to submit this planning application by Aqua Construction. The applicant has made a strong commitment to delivering a high quality scheme on the site and will use this document to demonstrate fully to both the community and Local Authority how this can be achieved.

This Statement illustrates the way the design has been informed through extensive site analysis and investigation, before showing how the resulting scheme offers a positive solution in terms of use, access and design.

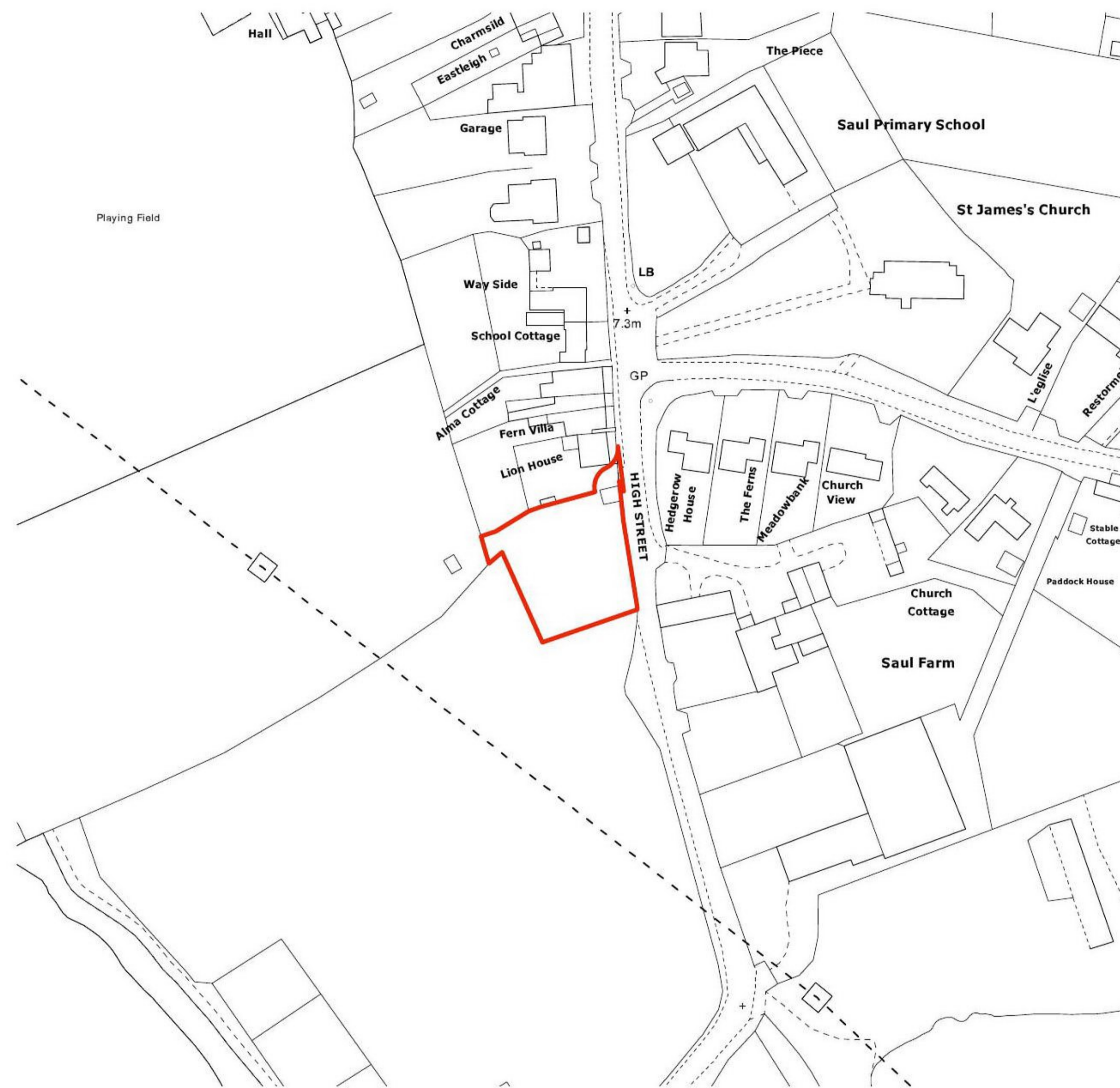


View of site with context of Saul (01)

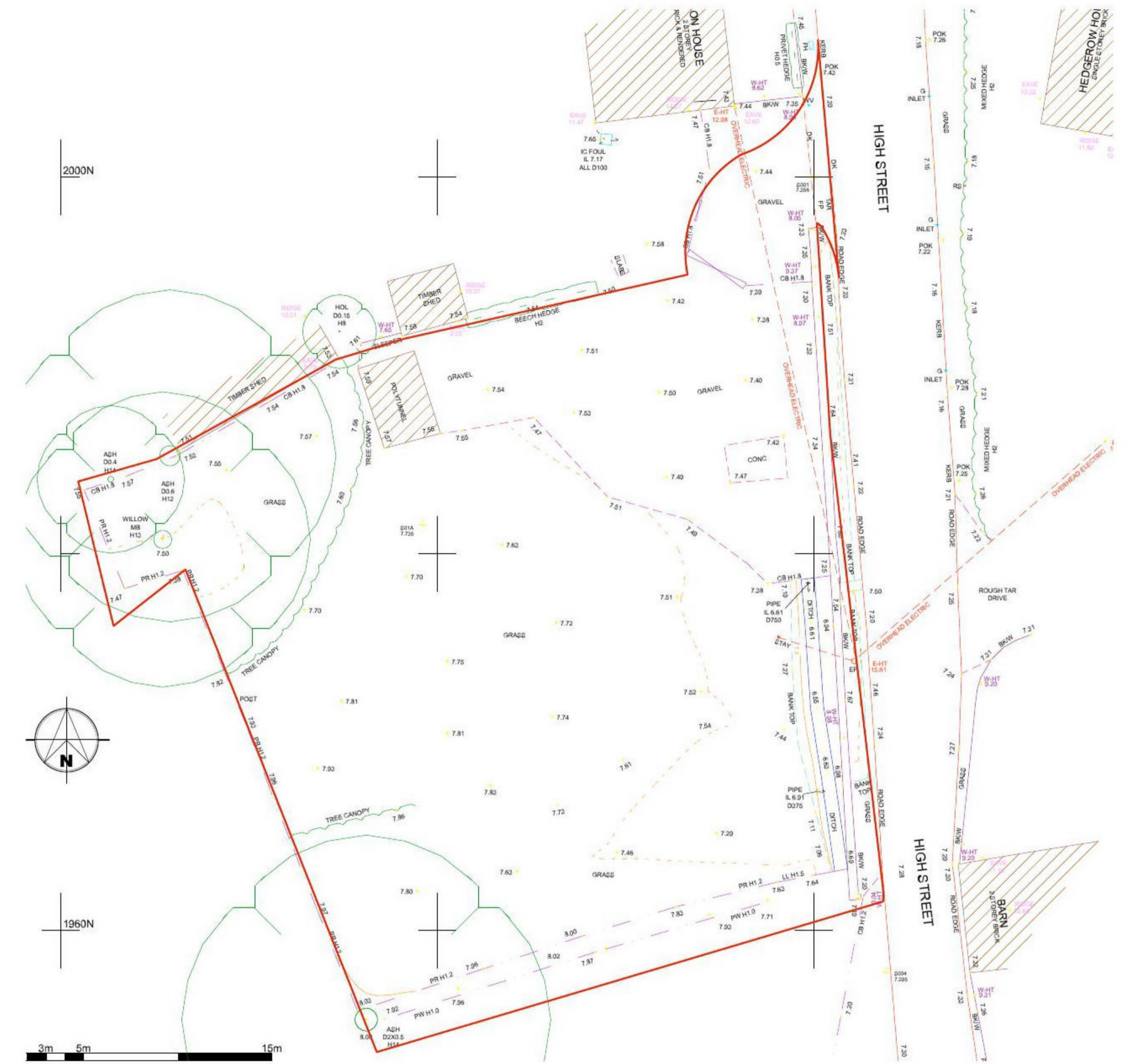


View of site (02)

01 Introduction



Site Location Plan (03)



Existing Site Plan (04)



02 Site Assessment

Location and Context

The proposal site is located within the village of Saul, Gloucestershire, within the parish of Fretherne and the district of Stroud.

Saul and Fretherne were originally two separate parishes sat astride the River Severn. The separating body of water was a source of livelihood and rivalry between the two parishes. Over time, the boundaries between the two became increasingly complex and blurred before the disjointed parish of Saul was split and transferred to Standish, Moreton Valence and Fretherne in around 1884.

The church in Saul, established by the 11th Century, is the only indication of an original village focus. Directly to the south of the church resides Saul Farm with its 17th century farmhouse. Evidence suggests that other houses used to sit along the road running south, but these appear to have been demolished.

High Street, Passage Road and Moor Street are lined with around 40 detached and two storey small brick houses dating back to the late 19th century. They are predominately uniform in style but with unique individual detailing, including stone dressings, variegated brickwork and some carved figures.

In more recent history, three pairs of council houses were built along Passage Road in the early 20th century and fourteen council houses were constructed along Church Lane after the Second World War. In 1966, eleven private houses were built in terraces off Passage Road. More recent development has been sporadic and varied in its design and character within the Conservation Area. Examples include a contemporary dwelling recently constructed adjacent to the Church along High Street and also two large dwellings of more traditional design (albeit lacking in feature) in relative proximity to Lion House to the north.

The village of Saul is located at the junction of the Stroudwater Navigation and the Gloucester and Sharpness Canal. The canal has been disused since the 1950's and the two swing bridges have been replaced with permanent bridges.

The land around this area of the river is flat and low lying, rising at the western edge to only a little above the 50ft contour. One arm of the River Frome marks the north east boundary of Saul and drains the surrounding area.

The site (land to the south of the Lion House) is located along High Street, within the settlement boundary of Saul. The Grade II listed dwelling named Lion House is viewed in the context of the former Fretherne Estate when entering Saul from the south. The proposal site is situated at the junction of the Conservation Area.

The site covers approximately 0.124 hectares and occupies a parcel of land traditionally associated with Lion House. The northern boundary is defined by a low level post fence line between the site and Lion House. An area of off street parking provides separation between the site and Lion House.

To the east, the stone wall dictates the boundary line. This wall is considered to have been associated with the farm which formerly stood partly to the south of the site. The road runs parallel to the wall and continues further into the settlement with dwellings residing on both sides. A pedestrian walkway begins outside Lion House and continues northwards through the village.

The south and west boundaries are defined by low level fencing with farmland and open countryside beyond.

02 Site Assessment

The accompanying Heritage Statement identifies that there is historical evidence of development previously within the proposal site, including a Blacksmiths building demolished in 2003 and also more historical development identified on the Historic Tythe Maps (please refer to Heritage Statement for further details).

Following the removal of this development, the site appears relatively open, albeit that this is tempered from High Street by the high boundary wall and strong boundary features which included established Ash Trees. Recently, these were removed following an inspection which found that they were diseased.

Description

The site is an area of grassland that has typically been used as further amenity for Lion House. The topography is generally flat with a small number of trees in the north west and south west corners, noting the recent removal of a number of trees from the site boundary to the south. There are no other notable features and the site consists of an area of hardstanding on the north side near the entrance, amenity grassland and small areas of planting .

The site is adjacent to a Grade II listed dwelling, Lion House. The Historic England entry (Ref. 1154584) details the structure as follows:

(Formerly listed as Spring Cottage)

II Detached cottage. Dated 1829 on top left. Brick front on stone plinth, rendered sides, slate roof with brick end stacks. Single range with rear catslide. Two storeys. Three bays, sixteen-pane sashes with painted keystone and large voussoirs, central opening being smaller and blind with carved lion on sill.

Similar windows to ground floor with central door of six flush panels, shallow plain transom light and small projecting segmental wooden porch hood. This is an early example of a style much copied in the area, but is one of the few relatively unaltered cottages of its kind.

Lion House is an archetype of Severn Vale architecture featuring a simple brick vernacular, typified by buildings of the Georgian Period. It is set back from the road edge with low level hedging and a modest courtyard front garden.



East Elevation of Lion House (05)

02 Site Assessment



View looking north up High Street with site to the west and Saul Farm barn to the east. (06)



Existing vehicular parking for Lion House and access to proposal site. (08)



View looking south down High Street with site to the east and Saul Farm barn to the west. (07)



Existing vehicular parking for Lion House and access to proposal site. (09)

02 Site Assessment



Boundary wall from road (10)



View looking west across site (13)



View looking north across site (11)



View looking east across site (14)



View looking south across site (12)



View looking at Saul Farm Barn from site (15)

02 Site Assessment

Movement and Access

The site is accessed from the north side via the existing vehicular access and parking for Lion House. High Street has a speed limit of 30mph due to the built up residential nature of the area. There is no pedestrian access into or across the site.

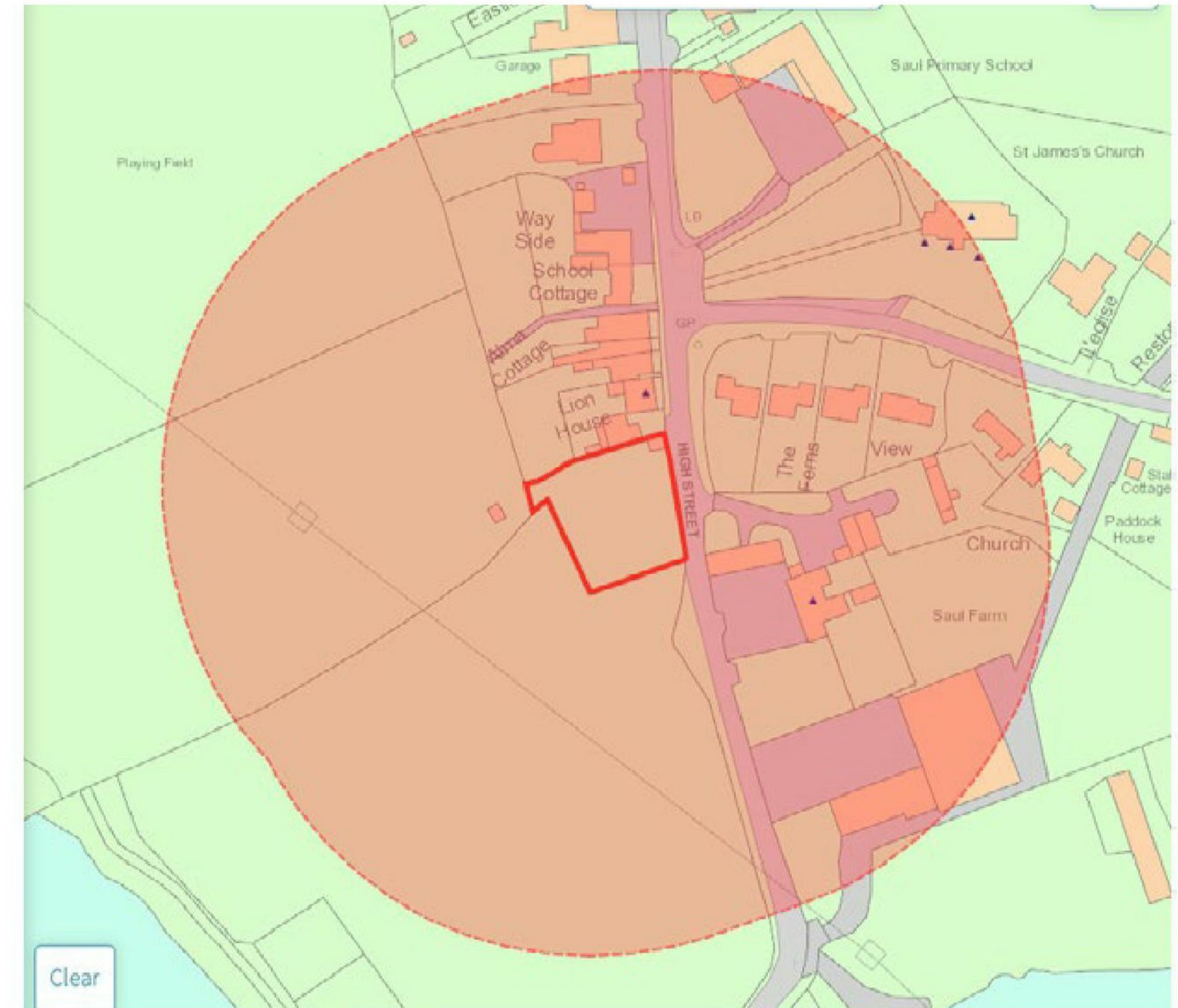
Cultural Heritage

Conservation Area / Listed Buildings:

The site is located within Saul Conservation Area, it should be noted that there is no Conservation Area Appraisal for Saul. The site also includes the boundary wall that is considered to have been associated with the farm which formerly stood partly to the south of the site. In addition, the site also lies adjacent to the Grade II listed Lion House, located directly to the north.

For a more in depth review and analysis of the existing Conservation setting , plus an overview of relevant National and Local policy and guidance, please refer to the accompanying following reports as prepared by Blackbox Planning and The Environmental Dimension Partnership Ltd (EDP) respectively:

- Planning Statement
- Heritage Impact Assessment



Historic England Map showing listed structures within a 100m radius around site (16)

02 Site Assessment

Local Character

This site and its surrounding area has historically been previously developed land. The historic map (see photo 14) shows a further complex of buildings situated further south of the site, suggestive of a farm complex. These were demolished by the time of the 1880s Ordnance Survey Map. These historic mappings indicate the former extent of the village extended further south than the current settlement.

The site has largely remained as a small pocket of open land, potentially forming private amenity to Lion House and is surrounded by residential development and agricultural land.

A former Blacksmiths shop / workshop originally sat to the north of the site, between the site boundary and Lion House. The siting of the ancillary building on the edge of the settlement signified the transition between the countryside and built environment. The industrial style structure, finished in vertical timber cladding with a steep pitched roof providing its double height structure, would have softened the boundary at the edge of the settlement. The Smithy building no longer stands.

Adjoining Lion House to the north are three further terraced dwellings, finished in red brick with similar sash window styles and detailing to Lion House. The end terrace and its neighbour are both three storey dwellings, sitting significantly higher than Lion House. It should be noted that none of these are of Listed status.

Saul is a traditional residential settlement, centred around three main streets and the village church. A wide variety of housing styles can be noted throughout the village arising from gradual development over many decades.

Appearance & Materials

A wide variety of housing styles and types are demonstrated throughout Saul. For the purpose of this application a small number of specific examples within the vicinity of the application site have been selected for analysis.

Saul Farm

This historic farm has an extensive background and the farmhouse dates back to the 17th century. The farm is located to the west of the site, on the opposite side of the road. The site has two entrances; the most southerly entrance leads directly to the Grade II listed farmhouse, now run as a luxury B&B. The house is set back from the road front with a spacious gravelled courtyard. The listing (ref. 1090515) description is as follows:

Brick with coggled brick dentil course, tile roof, brick end stacks. Long single range of 2 storeys with rear wing to right. Four windows, arranged 3 to left, one to right, 2/2/3 and 3-light glazing bar casements with cambered heads. Ground floor has renewed 2-light to left, 3-lights as above, renewed to far right, and 6-panel door to bay 2, top 4 glazed, with gabled porch hood on struts and decorative barge board. Small lean-to to left of single storey.

The second entrance, directly to the east of the proposal site leads to further parking and outbuildings associated with the farm. A large red brick outbuilding fronts the road, forming part of the curtilage wall. This outbuilding appears to have been constructed in two parts; the west section features a red hipped tile roof with a window opening in the west gable end. The eastern section sits under a pitched slate roof with a large opening to the north elevation.

02 Site Assessment

Land Adjacent To Wayside, High Street

In 2008, permission was granted to construct two large dwellings on land adjacent to Wayside, High Street Saul (ref. S.07/1438/FUL). The dwellings are set back from the street with an area of spacious gravelled parking to the front and low level red brick walls bordering the pedestrian walkway. The large paned white windows and footprint shape suggest inspiration was taken from the neighbouring property, Wayside. However, the scale and massing of the structures is much greater than any of the neighbours and this is further emphasised by the shallow roof pitch which has resulted in a high eaves height. A lack of chimneys and modern brick course detailing also adds to the dwellings prominence along the street scene.

Former Church of England School, High Street

In 2008 permission was granted for the '*Erection of 1 four bedroom dwelling with garage*' (ref. S.16/0862/FUL) on the site of the Former Church of England School. This is located to the north east of this application site (land to the south of Lion House). After a refusal on a large traditional dwelling (ref. S.15/1745/FUL), the applicant gained consent for a contemporary, predominately single storey flat roof dwelling. The approved design responded to the Parish Councils wish for a single storey development that is compatible with the location and proximity to the listed church to the west.

The chosen materials of white render, aluminium windows and a small amount of grey/black cladding around the doors and windows reflect the contemporary aesthetic of the dwelling. The trees to the western boundary of the site, along with additional planting, screen the dwelling from the road.

The dwelling, now constructed and inhabited, offers a modern design precedent in the village and diversifies the architectural styles found within Saul.

Church Lane

Church Lane lies perpendicular to High Street and intersects the road at the junction just north of Lion House. The circa 20th Century houses along Church Lane are predominately spacious detached red brick dwellings with large driveways, attached garages and concrete tiled gable end pitched roofs with chimney stacks. Over the years, some have seen development to expand the dwellings, either to the rear and / or side. The typical fenestration is balanced across the front elevations with white uPVC paned casement windows. The gable end of Hedgerow House, the property on the corner of Church Lane and High Street, can be viewed from the application site.

In conclusion, there are a variety of housing styles and types within the vicinity of the application site. There is a prominence of red brick in the area, a precedent set by the traditional Georgian houses, including Lion House and its adjoining neighbours. However, the example of the contemporary dwelling on the former Church of England School site has introduced modern architectural styles on appropriate sites within the village.

02 Site Assessment



Historic map of site showing dwellings to the south of Lion House (17)



West elevation of Saul Farm House (20)



East elevation of attached dwellings to north of Lion House (18)



View of property on Former Church of England School site under construction as seen from High Street (21)



East elevations of dwellings constructed at Land Adjacent To Wayside (19)



Example of dwellings along Church Lane (22)

03 Evaluation & Rationale

The aim of the client and design team is to create a proposal for the site which makes a positive contribution to the existing townscape and environment, whilst protecting identified site features, all for the benefit of existing and proposed residents plus the wider community.

To achieve a successful outcome the design team have sought to undertake a process of evaluation as described below.

Understanding The Site.

Technical studies have been undertaken to support the analysis of the site including a review of the ecology & arboriculture, flood risk, heritage and the character of the area. Details of these are provided in section 02 of this document and in separate reports submitted with this planning application.

Evaluating the Constraints & Opportunities.

To inform the proposed design a number of opportunities and constraints for the site have been identified. These include the following;

- Protect the existing boundary wall.
- Deliver suitable, efficient and high quality housing .
- Maximise site potential to ensure scheme viability.
- Protect and enhance existing site and local heritage / character including relevant views.
- Respect as much as is possible existing rural fabric, layout and aspect.
- Respect the Listed status of Lion House and its existing amenity, vehicular access and privacy, having special regard for its setting.
- Ensure the wider context of the former Fretherne Estate is unharmed.

04 Design Development and Engagement

Pre-application 2019/0666/PREIMT.

Quattro Design Architects were appointed as part of the design team in 2019 to develop and submit a pre-application to the Local Planning Authority.

This proposal included provision for two detached properties in generous plots to the south of Lion House, High Street. The properties were located within the existing settlement limits of Saul and orientated to respect the historic building line of the frontage, which has previously included buildings within the vicinity of the site.

The dwellings were served by a new access from High Street, which included provision for an opening in the existing wall. However, it was proposed to re-use this material to create a wall return along the southern boundary of the site.

The approach to the design of the dwellings was reasonably contemporary, with some large areas of glazing. However, it also made provision for more traditional elements of detail which are prevalent in the locality, including a Dentil Course beneath the eaves and use of a mixed palette of high quality but more traditional materials used locally, including a soft red brick.

04 Design Development and Engagement

2019/0666/PREIMT Local Planning Authority Feedback.

The above pre-application was submitted to the Local Planning Authority (LPA) on 01/11/ 2019. A meeting was held on site with the planning officer on 05/12/2019 with a written response received on 23/12/2019. Unfortunately, the opportunity was missed for additional input from the Conservation Officer due to her being on sick leave at the time.

Main comments and commentary received 23rd December 2019;

- Saul has been recognised as a settlement where there could be scope for limited development and the erection of two dwellings in this location would not be likely to undermine this strategy.
- The proposal is unlikely to have a severe impact on the highway network
- Lion House is seen as a gateway building, providing an important transition between the countryside and the settlement of Saul.
- There is sufficient space to provide an appropriate area of amenity space around each property to ensure the plots would not appear cramped or overdeveloped.
- It is unlikely that the proposal would have a detrimental impact on the amenities of the neighbouring occupiers.
- The wall is considered a non-designated heritage asset, having been part of the Fretherne Estate boundary wall and removal of part of the wall would be seen as unfortunate (the wall has subsequently been shown to be part of the farm which formerly occupied the site, not part of the Fretherne Estate boundary).
- It is considered that the height, size and massing of the dwellings would dominate the adjacent property, Lion House.
- The design does not reflect the traditional form of this part of Saul.
- In conclusion, the principle could be supportable but further discussions are required with a Conservation Officer to develop the scale and appearance of the dwellings.



04 Design Development and Engagement

Design Development April / May 2020.

In response to the feedback received from the initial proposal, further design development was undertaken.

To satisfy the concerns over forming an entrance through the boundary wall, the access was moved to be shared with the existing access for Lion House. There is sufficient visibility splays from this point as well as suitable alternative arrangements for off street parking to serve Lion House.

This proposal also put forward two differing housing styles for Plot 1 and Plot 2.

Plot 1 was reduced in height to a single storey property to ensure the view of Lion House was not obstructed upon entrance into Saul. To accommodate for the reduction in height, the footprint was increased and altered to an L-shaped plan, creating a parking courtyard to the east and private amenity to the west.

Elevationally, full length windows were proposed to the south and west sides ensuring high natural light levels. Red brick was proposed as the main material finish, with accents of dark timber to the east and north elevations to break up the elevational form. A small hip on the gable on the east elevation was reminiscent of the outbuilding at Saul Farm that fronts High Street to the south east of the site. This created continuity along the street elevation as well as reducing the overall massing of the built form.

The outline of plot 2 was similar to Plot 1, however it was proposed to be a chalet bungalow style with pitch roof dormers to the south and east elevations and roof windows to the west. The material choices and fenestration style was proposed to be the same as Plot 2 to ensure a cohesive aesthetic on the site.



Proposed Site Plan (26)

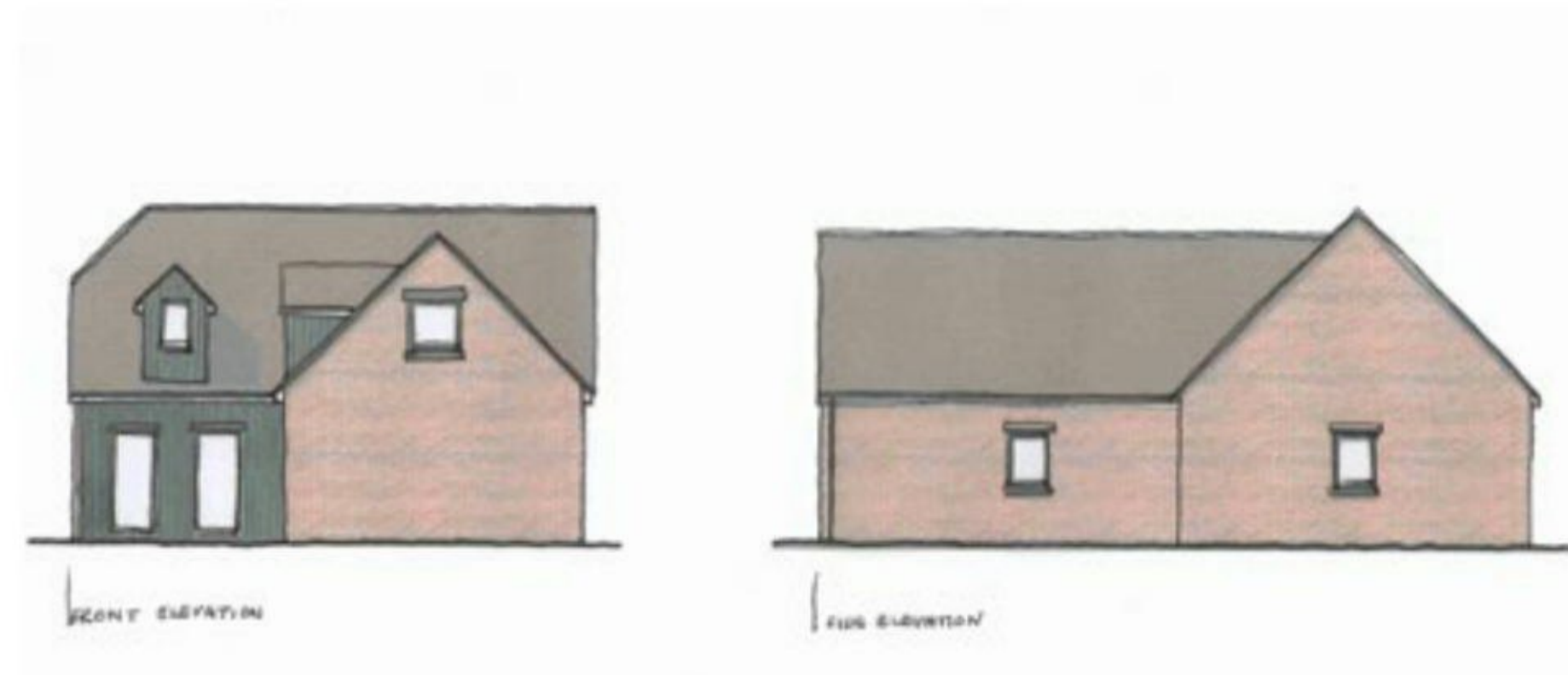


Proposed Elevations Plot 1 (27)



Proposed Elevations Plot 1 (28)

04 Design Development and Engagement



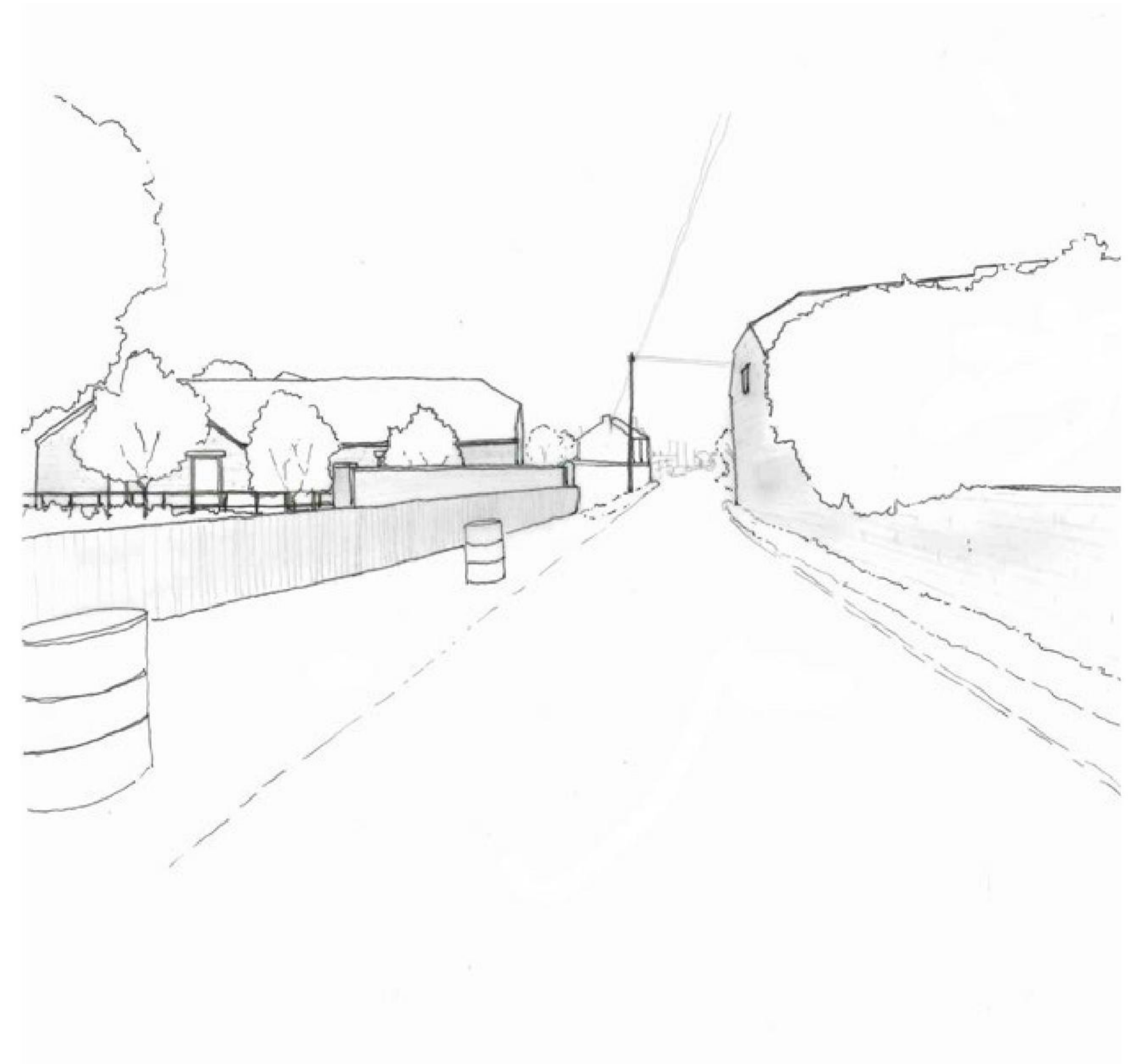
Proposed Elevations Plot 2 (29)



Proposed Elevations Plot 2 (30)



Proposed Street Scene (31)



Proposed perspective looking north up High Street (32)



04 Design Development and Engagement

Conservation Officer Feedback April / May 2020.

To follow up the written advice provided by the planning officer under reference 2019/0666/PREIMT, the revised scheme as discussed above was forwarded to the Conservation Officer in April 2020. Following this, a video meeting took place on 13/05/2020 with the client, design team and the Conservation Officer.

The updated plans were discussed in detail. The new proposed vehicular access was looked upon favourably, as was the single storey design of Plot 1.

Furthermore, the differing design approaches to Plot 1 and Plot 2 were met with positivity from the Conservation Officer. It was suggested that there were opportunities for the architectural styles to be more distinct whilst also diverting from the traditional red brick finish of the neighbouring dwellings and existing proposals.

During this meeting, the historic structure of the Old Blacksmith's workshop was raised by the Conservation Officer as a potential design influence for Plot 2. This former timber clad building sat adjacent to Lion House, just north of the application site, providing a differing architectural style in the area that was unobtrusive to the backdrop of the former Fretherne Estate at this key transition point in the Conservation Area.

Discussions for Plot 1 suggested that a contemporary single storey dwelling could be favourable on the site, akin to the recent development of the Former Church of England site on High Street. Inspiration could be taken from the form and fenestration of this contemporary structure. Alternatively, it was discussed that Plot 1 could be displayed as a more traditional dwelling with the scale and proportions of a Victorian cottage, set back from the road and with the possibility of a rear wing.

Design Development June 2020.

In response to the discussions and feedback received from the Conservation Officer on 13/05/2020, further design alterations were made to the proposal.

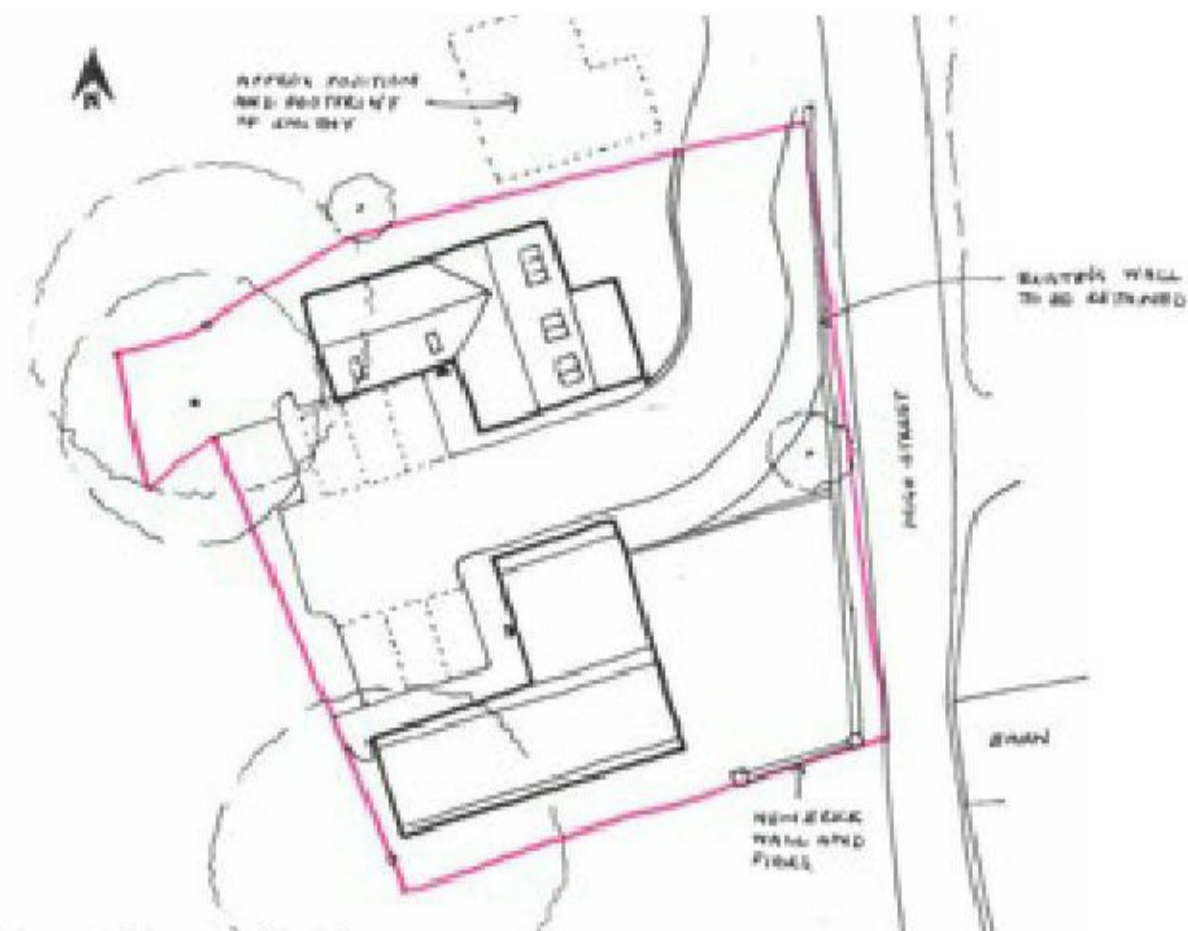
Plot 1 took the form of a single storey contemporary structure with a mono pitch and flat roof, dark timber cladding and large areas of glazing. The siting of the dwelling was moved further to the west of the site, with the access road extended to provide parking to the rear and reduce visibility from the road. The existing boundary wall would provide further screening from the road, as the private amenity was proposed to the front of the dwelling. This updated siting also resulted in Plot 2 and Lion House being the more prominent features along the streetscene, as viewed from the south.

The general form and scale for the development of Plot 2 were taken from the former Smithy building. An additional section to the rear was included to ensure the overall footprint was in scale to the generous plot size and suitable for a four bed family dwelling.

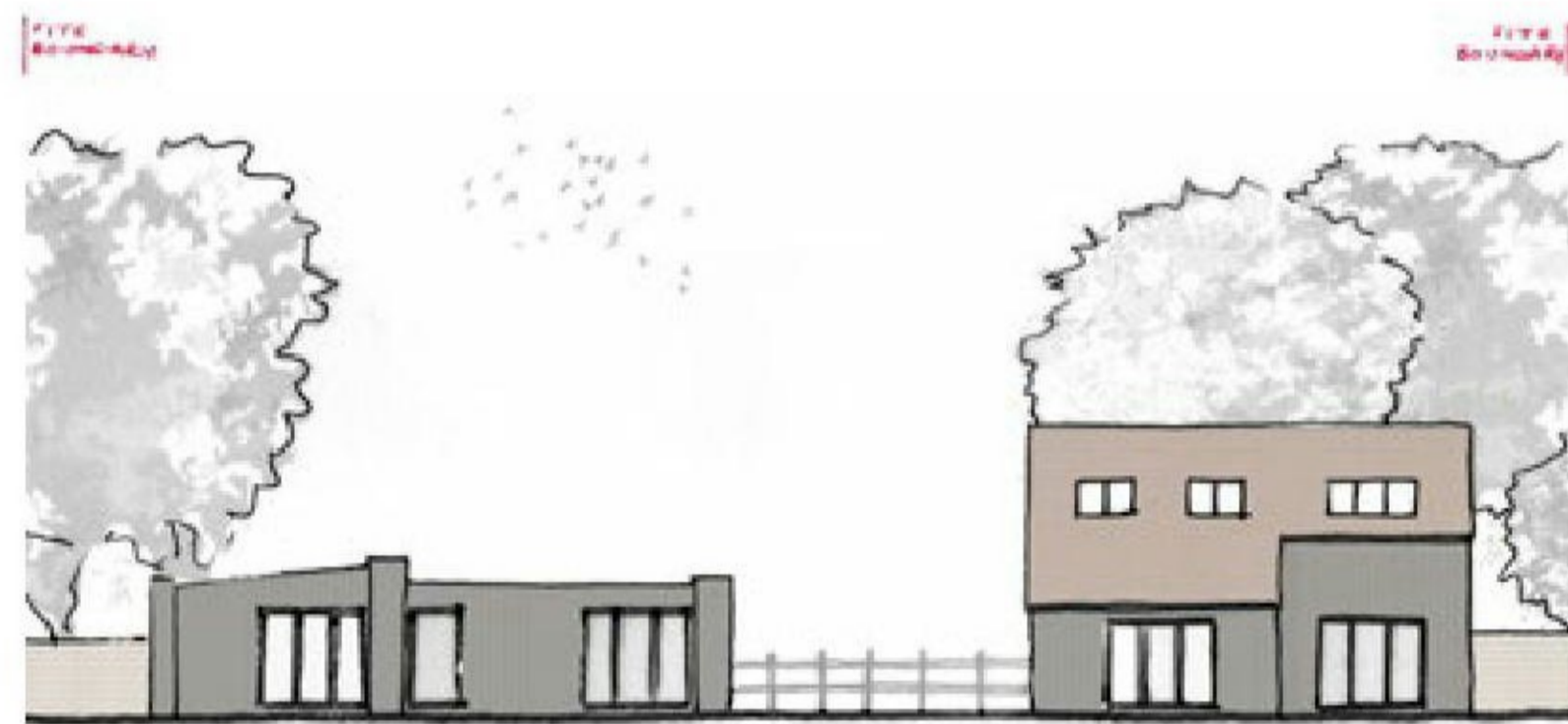
The siting provides parking to the west of the plot, behind the structure and unseen from the road. This provides private amenity both to the front and rear of the dwelling.

The vertical massing of the dwelling was also taken from the former Smithy, providing a structure of one and a half storeys in height. Roof windows were proposed to the east and west elevations to provide natural light to the first floor bedrooms. The use of the vertical timber cladding was also taken from the former Smithy.

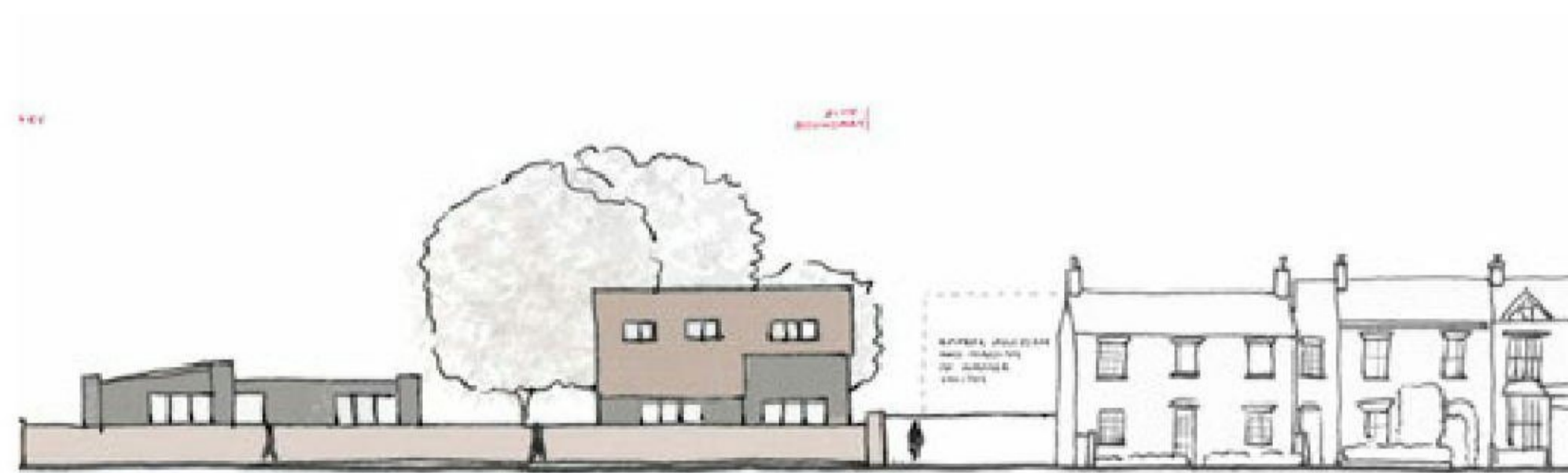
04 Design Development and Engagement



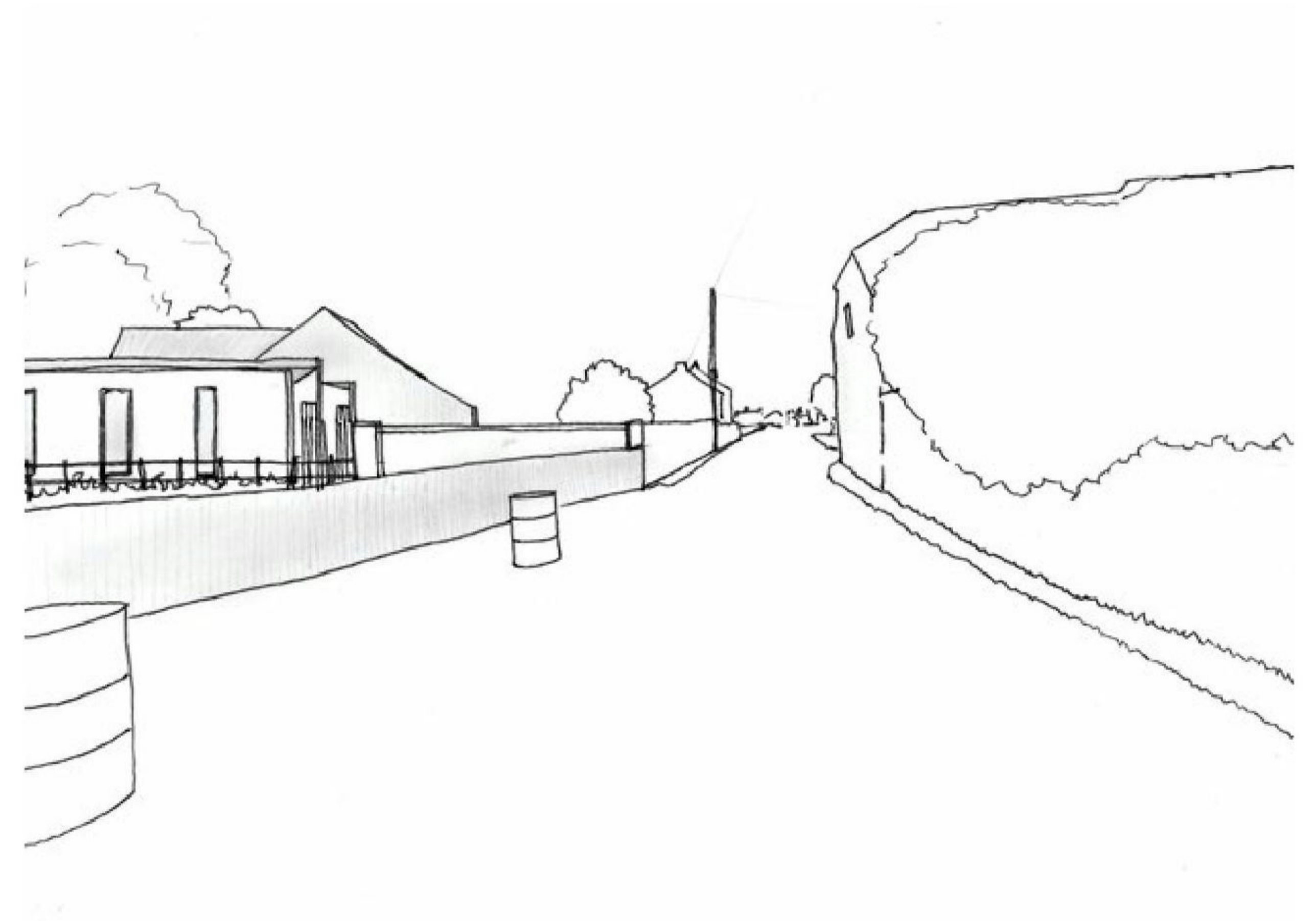
Proposed Site Plan (33)



Proposed Front Elevations (34)

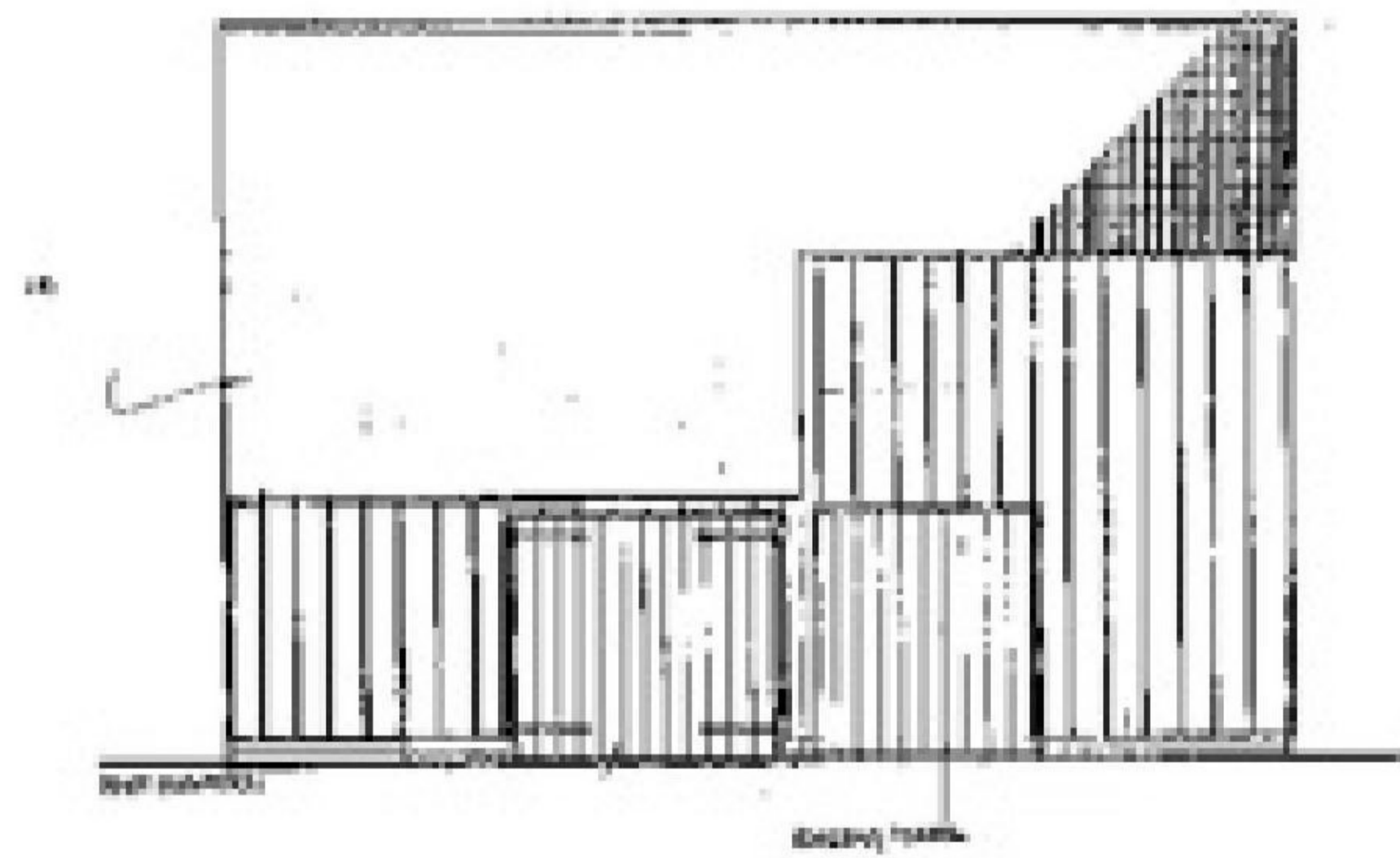
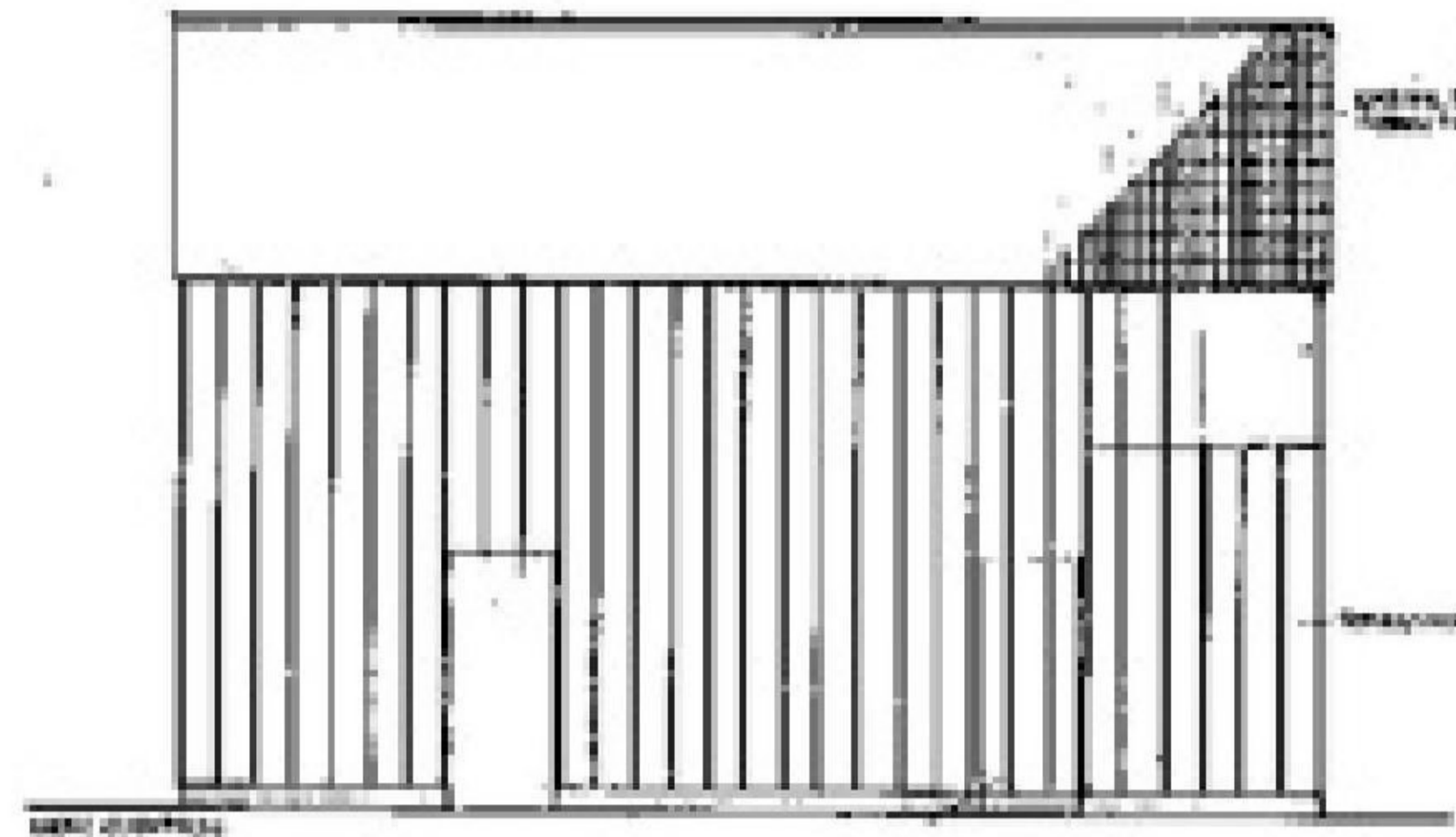


Proposed Street Scene (35)

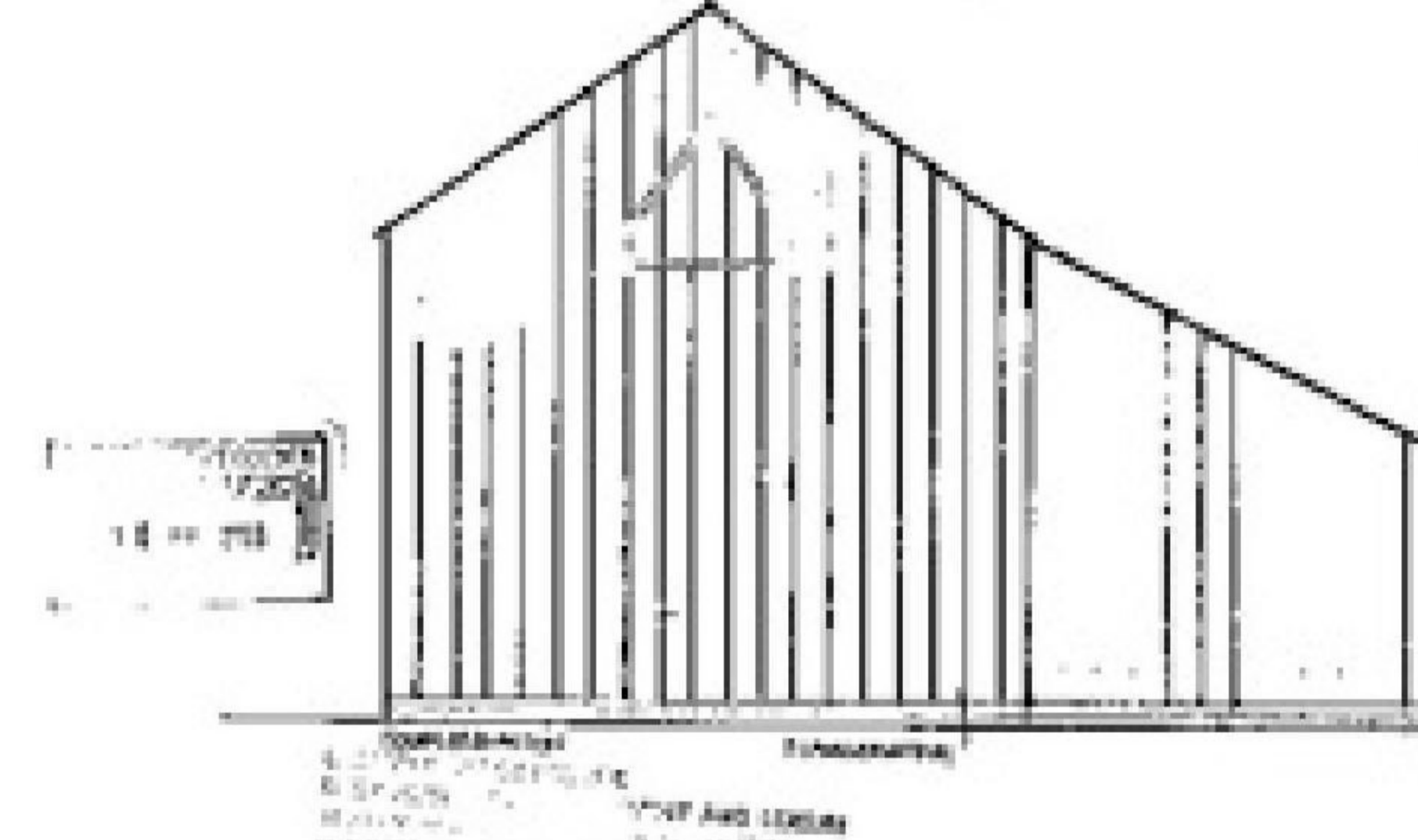
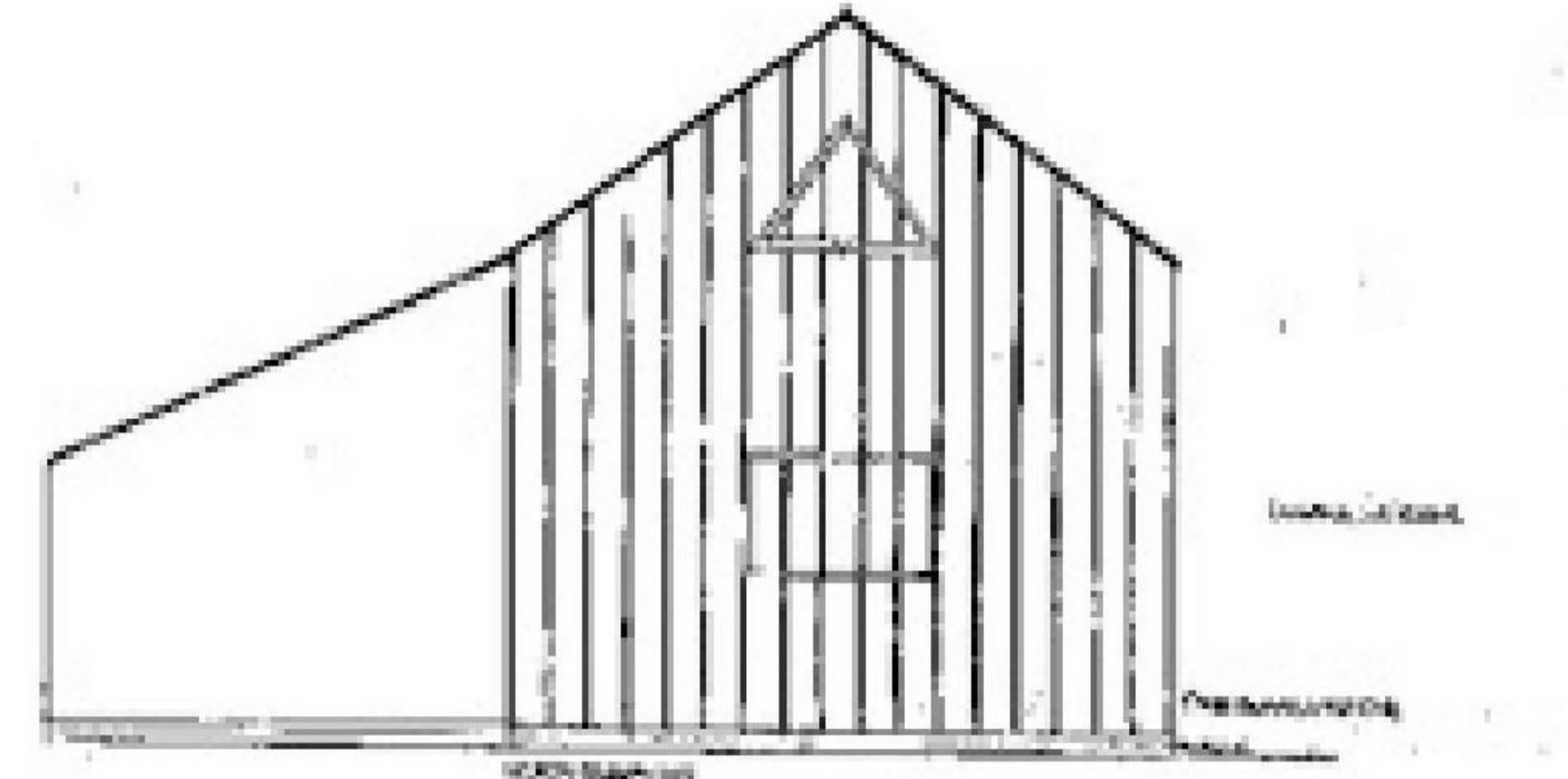


Proposed perspective looking north up High Street (36)

04 Design Development and Engagement



Elevations of the former Smithy building (37)



Elevations of the former Smithy building (38)



04 Design Development and Engagement

Conservation Officer Feedback June 2020.

The above updated plans were provided to the Conservation Officer on 22/06/2020. An email response was received on 23/06/2020 after the Conservation Officer had reviewed the plans with the Planning Officer.

The main issues and commentary provided were as follows;

Comments received 23rd June 2020;

- The proposed siting of the dwellings is more acceptable.
- The design and scale of the dwellings need further consideration.
- Through the presentation of the drawings provided, it was suggested that the contemporary design for Plot 1 was not acceptable on this site.
- Instead, it was suggested that Plot 1 should reflect the small, traditional cottages of the village, for example Lion House.

05 Design & Access

The proposed scheme has developed as a direct response to the opportunities and constraints of the site and its context, taking into account the aims and aspirations of the client, local need, and the outcomes of the extensive consultations with the LPA.

Use.

The proposed development is for two four bed dwellings with associated access, parking and private amenity. This use is the same as the submitted pre-application 2019/0666/PREIMT which received positive feedback on the number of dwellings proposed and the negligible overlooking concerns to the neighbour, Lion House.

Amount.

The total area of the site measures approx 0.124 Hectares.

The proposed Site Layout Plan shows the following elements;

- 2x detached 4 bed dwellings of 2 storeys in height.
- Shared access road from High Street with adequate turning and visibility.
- Cycle and bin storage.
- Proposed brick boundary walls defining plot boundaries and providing private amenity.
- 3x parking spaces per dwelling,
- Proposed low level landscaping/ planting.

05 Design & Access

Layout.

The site analysis and pre - application responses from the LPA and Conservation Officer has led to the proposed layout. The access road is proposed to extend from the existing vehicular access for Lion House. The road will enter southwards into the site, curving to the west to run centrally through the site , splitting it into two plots.

Plot 1 has been oriented in line with the existing boundary wall, to align with the road frontage and soften the approach from the south of the site. The parking has been positioned to the front of the dwelling, providing a spacious area of private amenity to the west.

Plot 2 is orientated parallel to the west boundary line to be reminiscent of the positioning of the former Smithy building in relation to Lion House. The parking has been positioned to the west of the dwelling, relating to the position of the entrance door on the floor plan. The siting also screens the parking area from the road. There is spacious areas of private amenity to both the front and rear of the dwelling.

Scale and Massing

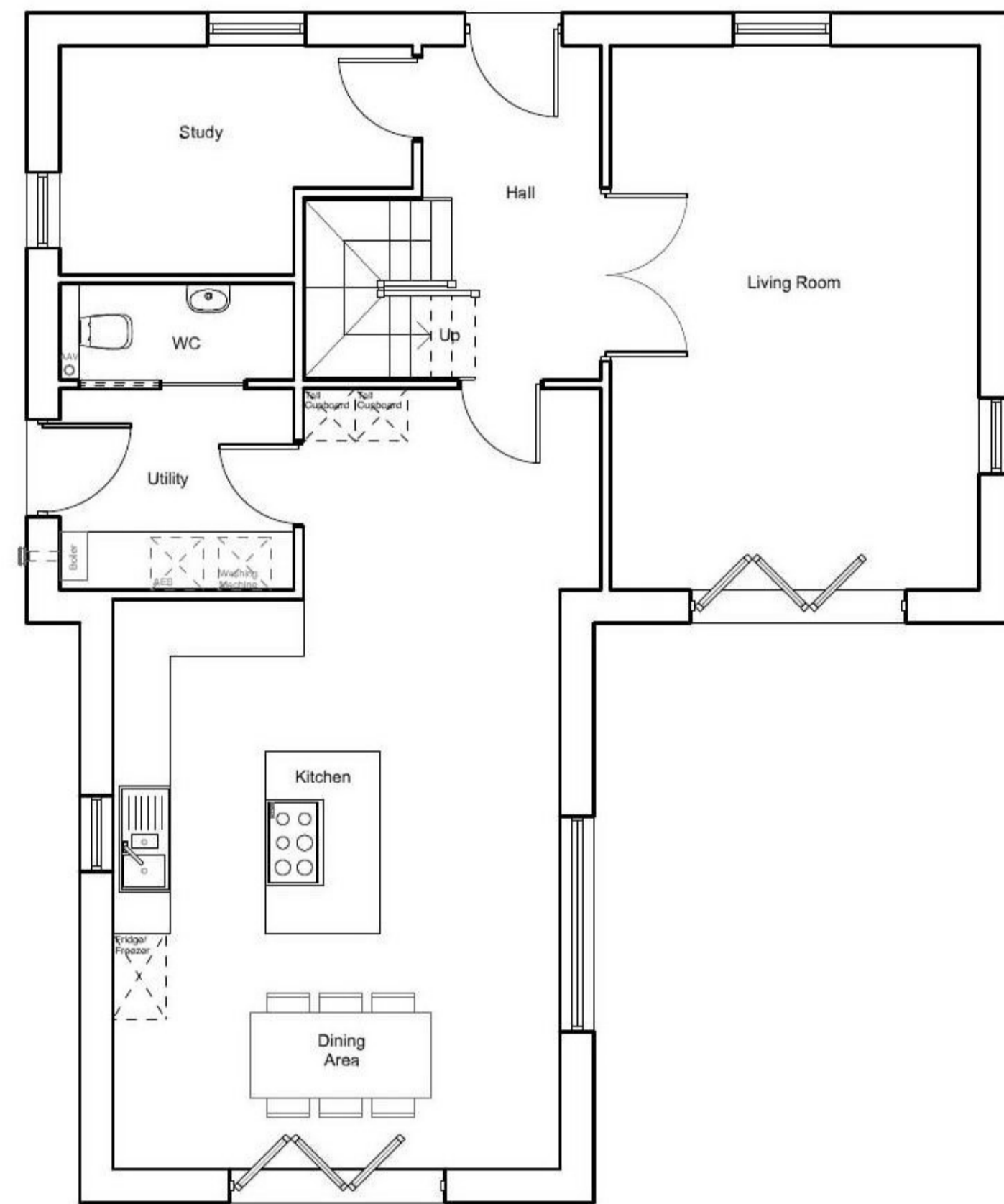
As a direct result of consultations with the Planning Officer and Conservation Officer through the pre-application service, the proposal has been revised in order to address the concerns raised regarding scale and massing.

The design development for Plot 1 has led to a traditional ‘cottage’ approach with inspiration taken from the proportions of Lion House. To reduce the mass, the internal ceilings heights have been reduced from the standard 2400mm and the roof angle and eaves height have been carefully considered to complement the neighbouring properties.

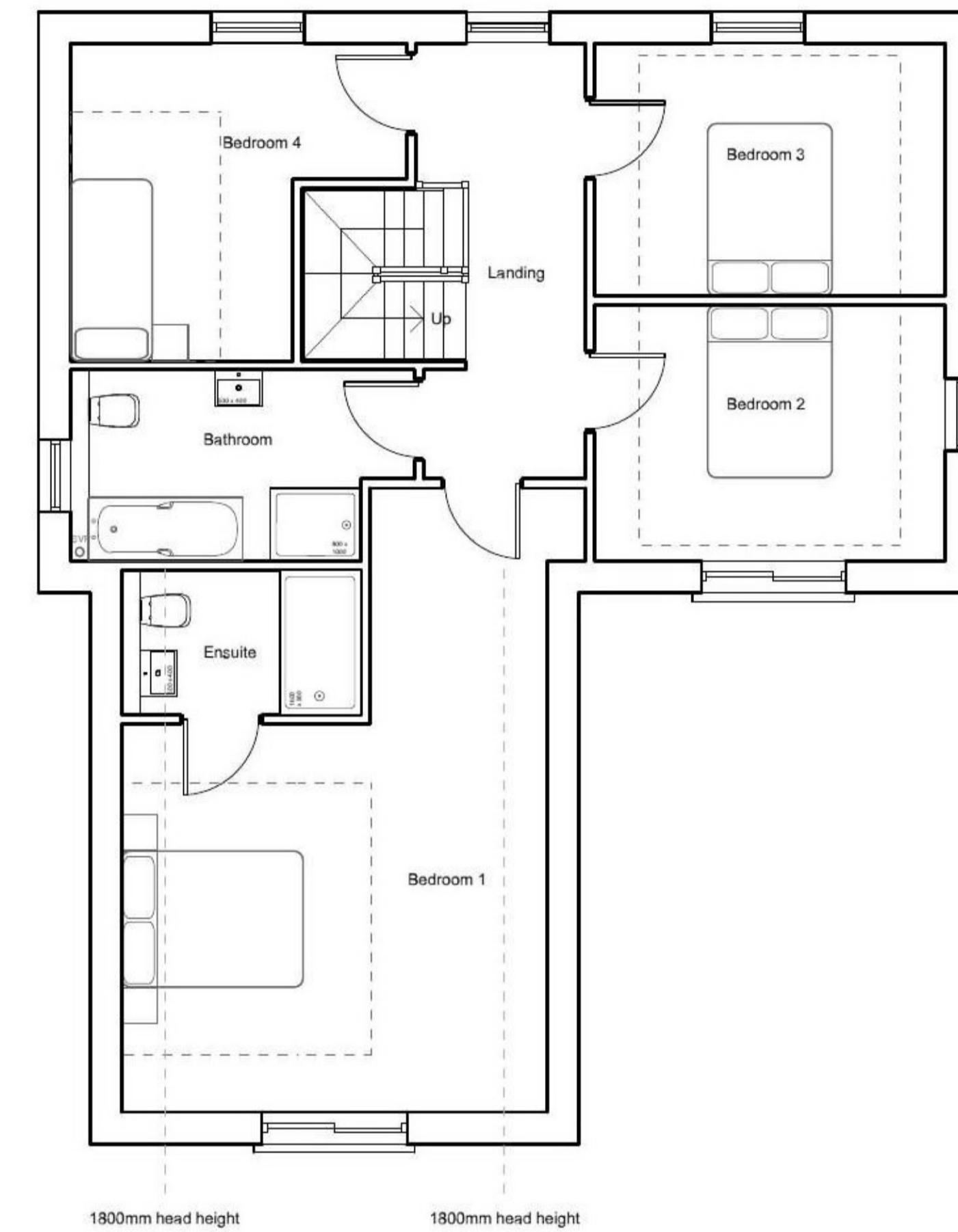


Proposed site plan (39)

05 Design & Access

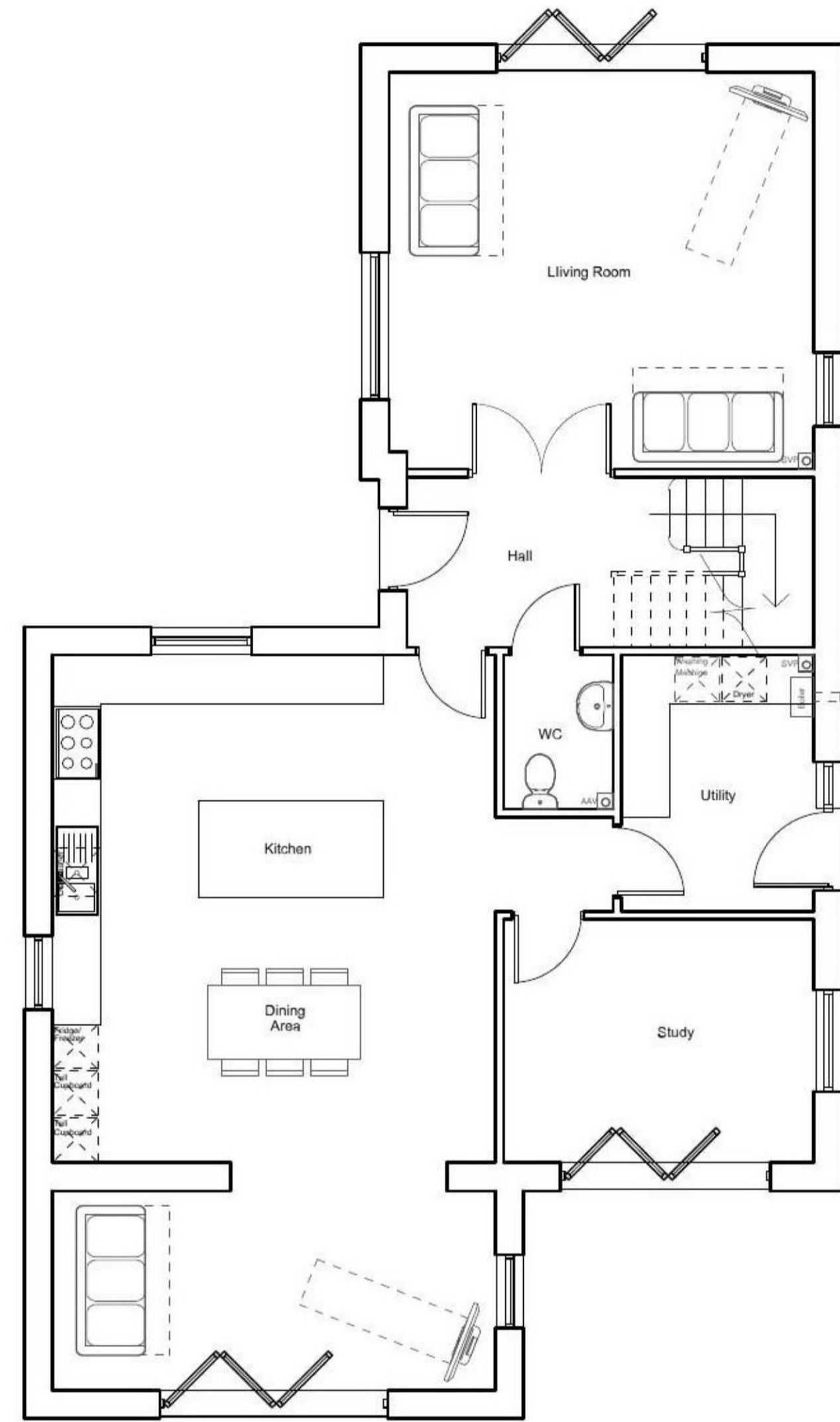


Proposed ground floor plan Plot 1 (40)

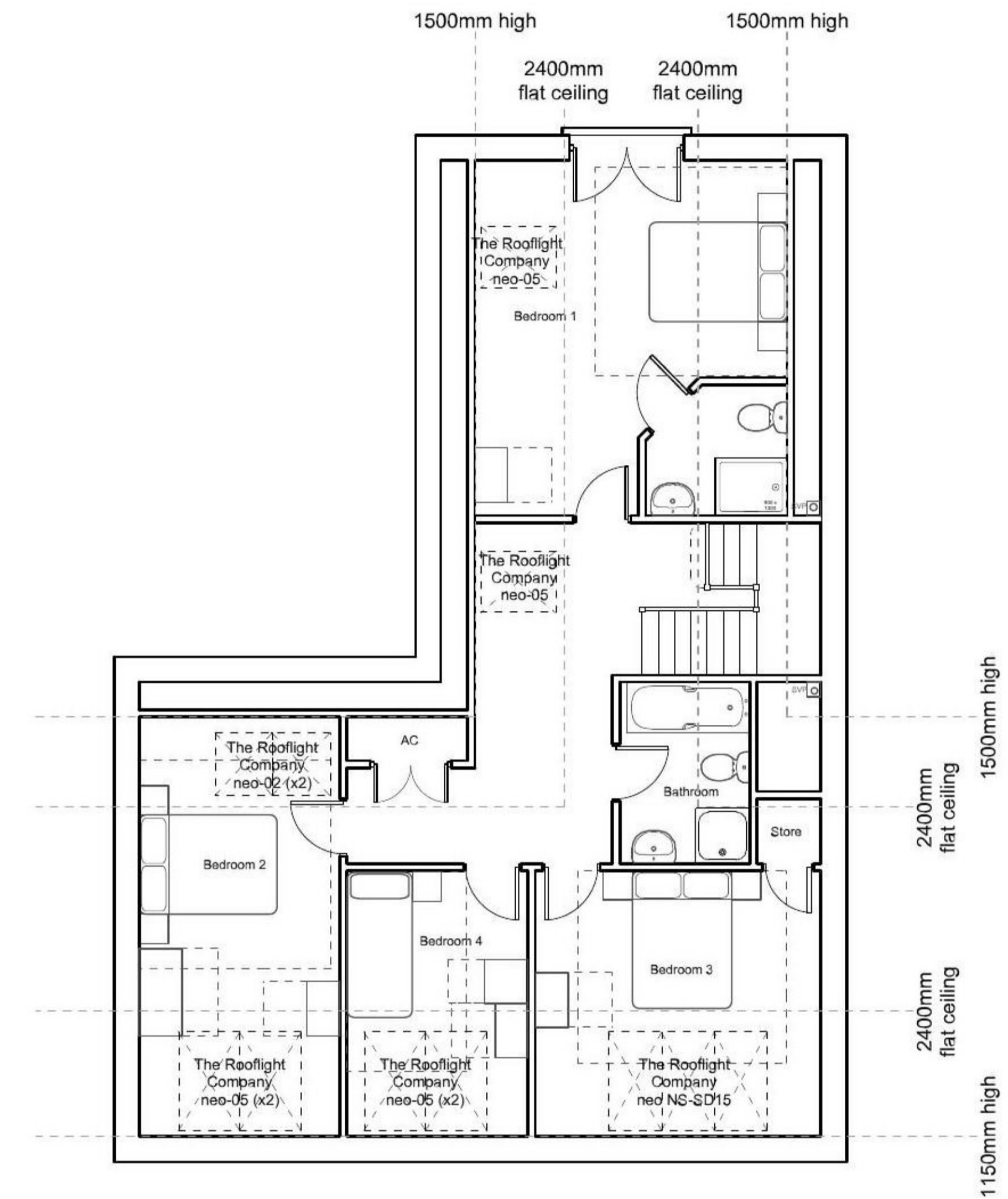


Proposed first floor plan Plot 1 (41)

05 Design & Access



Proposed ground floor plan Plot 2 (42)



Proposed first floor plan Plot 2 (43)



05 Design & Access

Appearance & Materials.

The proposal utilises a limited palette of materials relying more on simple elements of architectural detailing and features to promote identity. The palette respects the local vernacular responding sensitively and positively to the area.

The main proposed points to note are as follows;

Plot 1:

- Traditional/ considered presentation to public realm.
- Well proportioned repetitive traditional window forms with stone heads similar to Lion House to principle east elevation.
- Red brick finish with dog tooth coursing detail above the eaves to match neighbours north of Lion House.
- Red concrete tile roof with GRP chimney stack finished with red brick.
- Vertical timber cladding to rear section to tie in with Plot 2 finishes.

Plot 2

- Form and scale taken directly from former Smithy building, with similar roof angle and cat slide addition to the east elevation.
- Well proportioned fenestration and roof window placement to principle east elevation.
- Vertical timber cladding reminiscent of the former Smithy building to the principle elevations.
- Red brick finishes to the rear west elevation to tie in with Plot 1 finishes.
- Red concrete roof tiles to complement neighbouring properties.

All materials will need to be agreed with the LPA in advance of development.

Opposite - examples of precedent design details on neighbouring dwellings.



Window details and heads on Lion House (44)



Window head detail and dog tooth brick coursing on property adjoining Lion House. (45)



Window head detail, red brick chimney and brick coursing detail on neighbour (46)

05 Design & Access



Proposed elevations plot 1 (47)



Proposed elevations plot 2 (48)



05 Design & Access

Access / Parking / Refuse

Vehicle access;

Extension to the existing access for Lion House is proposed with adequate visibility splays and to negate any modifications required to the boundary wall.

Pedestrian access;

There is no existing pedestrian access though the site. The proposed access road will be wide enough to accommodate shared access for pedestrians. Suitable pathways have been provided around parking areas and entrances to the dwellings.

Car & cycle parking;

The proposed site plan provides a total of three parking spaces per dwelling, accommodating for visitor spaces. A shed will be provided to the rear of each dwelling to provide bike storages.

All waste disposal and recycling facilities will be agreed with the local planning authority in accordance with the services already provided by the District Council.

Both properties will be given the opportunity to recycle as much waste as possible, through the provision of separated recycling and non - recycling bins as the local authority waste collection dictates.

Sufficient space has been provided for all properties to manoeuvre all bins directly from their rear garden to their own bin collection point. Access into the site has been provided for bin lorries and a relevant turning circle has been designed into the scheme, in compliance with Manual for Streets.



Proposed perspective looking north up High Street (49)

05 Design & Access



Proposed street scene (50)