

# PROPOSALS ACCOMMODATION LAYOUT & TENURE



The proposals are a mix of 2 and 3 bedroom homes, compliant with NDSS space standards.

Housing is provided as a tenure blind mix, with all homes built and fitted to identical standards. Open Market Sale housing is provided to 32 plots, 64% of the total.

Affordable housing is provided at 36% of the total, in a mix of 6 no. Shared Ownership homes (12% of the total) and 12 no. Affordable Rented homes (24% of the total).

Hoodlands Farm - Accommodation Schedule						
OMS Units		GIA		Sub-total GIA		No.
		ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	
THC2	2B4P	882	81.9	7,938	737.1	9
THC3	3B4P	957	88.9	22,011	2,044.7	23
<b>OMS Totals</b>				<b>29,949</b>	<b>2,781.8</b>	<b>32</b>
AFFORDABLE Units		GIA		Sub-total GIA		No.
		ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	
Shared Ownership						
THC2	2B4P	882	81.9	2,646	245.7	3
THC3	3B4P	957	88.9	2,871	266.7	3
<b>Shared Ownership Totals</b>				<b>5,517</b>	<b>512.4</b>	<b>6</b>
AFFORDABLE Units		GIA		Sub-total GIA		No.
		ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	
Social Rent Units						
THC6	2B4P mobility unit	1005	93.4	2,010	186.8	2
THC2	2B4P	882	81.9	4,410	409.5	5
THC3	3B4P	957	88.9	4,785	444.5	5
<b>Social Rent Totals</b>				<b>11,205</b>	<b>1,040.8</b>	<b>12</b>
<b>Affordable Totals</b>				<b>16,722</b>	<b>1,553.2</b>	<b>18</b>
<b>Site Totals</b>				<b>46,671</b>	<b>4,335.0</b>	<b>50</b>

# PROPOSALS SCALE & MATERIALITY



Example of local materials



Multi brick - buff



Multi brick - grey

Brick shown illustrative only - final brick choice as approved

## Scale

All housing is 2-storey, with the two housetypes terracing together to achieve a consistent eaves and ridge height throughout the development.

## Materiality

The facing brick palette has been chosen to reflect the character of Harry Stoke. Two complimentary brick tones create continuity along the street with coloured render panels providing individual identity to the Hoodlands Farm development.



Elevation overlooking the central park - restricted brick palette to create rhythm and continuity along the street

# PROPOSALS SAFE & SECURE ENVIRONMENT



Diagram highlighting active frontage

In line with established best practice principles, the development fronts onto the adjacent public realm with a degree of overlooking to help create a secure and safe environment.

The proposals have been designed in accordance with Secured by Design principles, with boundary treatments and garden gates positioned for maximum security.

Public footpaths are designed to be passively overlooked from the adjacent homes.

# PROPOSALS CAR PARKING STRATEGY



### Car Parking Provision

Parking is provided in line with the local authority guidance, i.e. 1.5 spaces per 2 bedroom house and 2 spaces per 3 bedroom. This is a total of 87 spaces with 10 additional visitor parking spaces (20%).

All spaces will have provision for Passive Electric Charging as standard.

Active Electric Charging will be provided for 23 dwellings as indicated.

- Front of dwelling: 48 spaces
- Side of dwelling: 28 spaces
- Rear of dwelling: 4 spaces
- Shared private drive: 7 spaces
- Total: 87 allocated spaces**
- Visitor's parking: 10 spaces
- Active Electric Charging point

# PROPOSALS CYCLE STORAGE STRATEGY



## Cycle Storage Provision

Cycle storage is provided in private gardens of all plots, where space and access allows.

Mid terrace house types on plots 28 and 41 have cycle storage to the front of the dwelling.

Cycle routes are provided throughout the site connecting into existing routes and the proposed adjacent developments.

 Cycle store

 Cycle routes

# PROPOSALS REFUSE STRATEGY






## Refuse Strategy

Paved space is provided within each garden for bin storage with the exception of plots 28 and 41 which have refuse stores to the front of the dwelling.

The majority of dwellings will receive kerbside collections. Those homes accessed from shared drives will place their refuse bins at refuse collection points within 30m of their bin storage area.

The proposed road layout has been tracked for a refuse vehicle to enter, perform a 3 point turn and exit in a forward gear. Please refer to Jubb Transport Statement 21164-TS-01 for details.

-  Refuse collection from kerbside
-  Refuse collection point
-  Refuse vehicle route

# PROPOSALS CHARACTER & APPEARANCE

## Appearance

A restricted palette of two facing bricks define each house, with a band of soldier coursing over the ground floor windows. Elemental porches with a vertical render panel define the entrance.

The houses benefit from large vertical window openings for plenty of natural light.

## Boundary Treatments

Boundary treatments have been designed to complement the housing and continue the use of the brick palette options. Due to the sloping site, we require retaining walls along the main spine road to deal with the level changes. These have been carefully designed to optimise the outlook from each plot and achieve as much usable garden ground as possible.

Formal hedges and planting define defensible space along the frontages and to the internal setting of the development.

## House Type Front Elevation - 3 bedroom house



Plots 25 and 26 with grey multi facing brick and feature render panels to entrance doors.



Street elevation extract showing change in level and boundary wall treatments



Street elevation showing plots 30 and 31. Buff multi facing brick with feature render panels to entrance doors.

View across central play area and park towards plots 15 to 26





# LANDSCAPE PROPOSALS STRATEGY

A BoKlok neighbourhood is about more than the buildings of which it's comprised. A BoKlok community should be a friendly and healthy place to live, where people of differing life stages can live together in harmony. It's a vital element of any BoKlok project that the spaces between buildings promote life and activity, and that the community is well connected to local facilities, to succeed in creating a great new place, and building the value of the BoKlok brand.

The start of the master planning and landscape design process for a new BoKlok community will take account of the local green context, the Local Authority's requirements for amenity and open space, and also the economics of the project. Whilst each project will be unique and tailored to its environment, there is an aspiration that each BoKlok neighbourhood should have a green heart at its core – an external place where residents can congregate to socialise, relax or play in a high-quality landscape setting.

In general terms the objectives for the detailed landscape strategy are to:

Integrate the proposed development with the existing landscape features and the emerging surrounding urban fabric.

Provide a greened interface with the proposed sustainable drainage system serving the site.

Enhance existing hedged and treed boundaries of the site with proposed infill planting of locally indigenous shrubs and trees. Provide specimen tree planting across the site and in the longer term, create a robust and attractive treed avenue along the proposed cycle/footpath access to the south and connecting with Hambrook Lane.

Maximise opportunities for habitat creation and wildlife preservation in line with the ecological management objectives.

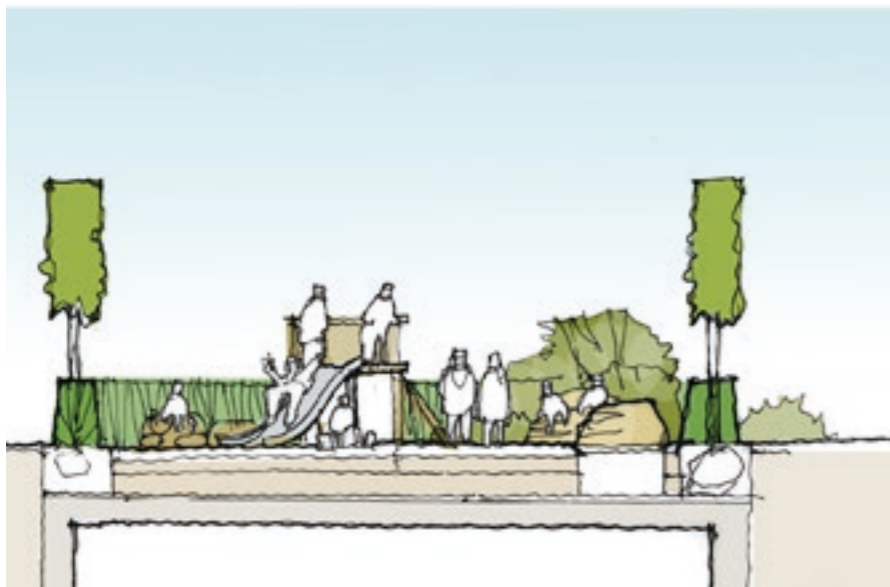
Maintain open amenity areas in appropriate locations in order to maximize the contribution of greenspace to the proposed development and the wider visual amenity of the site.

The Landscape Strategy focusses on the retention of the existing mature trees, hedgerows and other native understorey vegetation and the implementation of a range of native trees and hedgerows forming a green network across the development area. This green network will not only contribute to the creation of a sustainable scheme that can be designed in line with best practice, but it also contributes to creating a setting that is conducive to encouraging healthy living and providing for all activities as part of family life. Furthermore, the green components of the site will combine with the sustainable drainage system to provide an Environmental Infrastructure Framework for the site, maximising green linkages and enhancing biodiversity whilst reducing site runoff.

The detailed landscape proposals reflect the policy guidance and develop the objectives of the BoKlok Design Guide (2019), and the Ecology Management Plan and in doing so, emphasise the core functions required of a high-quality residential scheme.



# LANDSCAPE PROPOSALS STRATEGY



The open space elements of BoKlok Hoodlands Farm will include a purpose designed Community Hub, located within the central part of the development and visible from the main access route. The theming and content of the Hub and the central play will be developed to reflect the overall site landscape and will be defined by specimen pleached trees to form a high hedge underlain with clipped native hedgerows and providing useable amenity grassed areas with wildflower margins and swathes of bulb planting. As a basic provision, themed natural play elements, sculptural and active play elements will be provided in the play zone to accommodate a wide age range of users. A town garden area with a tranquil 'Chill Zone' and providing communal 'Grow Pods' with timber bed planters for herbs and vegetables and raised flowerbeds would complement the play areas and will include a feature "conceptual Bench" arrangement to further encourage communal activities This can be accompanied by a concrete and steel BBQ pit, integrated with low walling.

## Accessibility

The landscape scheme has been designed to be fully inclusive, and to promote ease of access for all users.

A well-designed landscape space can contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive, mixed communities which:

- Places people at the heart of the design process
- Acknowledges diversity and difference.
- Offers choice where a single solution cannot accommodate all users
- Provides for flexibility in use
- Provides buildings and environments that are convenient and enjoyable for everyone.

Accessibility and inclusive design have been considered as an integral part of the design throughout the public open areas creating a clear and inclusive environment suitable and safe for everyone, including people with disabilities, the elderly, and children in pushchairs. Where any minor level changes occur in the open space access will be provided with maximum gradients of 1:20.

The landscape scheme will be well furnished with different types of seating, including units with backs and armrests providing a comfortable place for all.

# LANDSCAPE PROPOSALS STRATEGY

## Highways

The internal system of roads, parking courts, formal and informal footpaths and cycleways will be defined by native and semi-ornamental planting arrangements punctuated by specimen trees and distinctive “vertical” planting arrangements where the various components will distinguish and animate the spaces and create interest for the user.

A consistent palette of materials will be employed across the public realm areas with feature areas, footpaths and cycleways clearly designated by a hierarchy of paving materials, lighting types and signage. The street furniture will be robust, contemporary and where appropriate, selected from a range approved by the adopting agencies and in compliance with Secure by Design principles.

## Incidental Open Space

Any smaller, incidental areas of open space around the site will be carefully treated to reflect the wider landscape setting with similar planting and hard works detailing to facades, boundary walls and edges, and will include informal seating areas where space permits. Continuing the theme of local community food production, planting of fruiting and berrying species will be encouraged.

## Circulation Space

Across the site, areas of shared access will be designed in such a way as to promote pedestrian prominence and safety. A ‘home zone’ or ‘Living Street’ approach will be taken for these areas where levelled surfaces, will be created to provide an attractive, secure, traffic calmed street environment for all users. The creation of convivial places will engender community interaction and ‘eyes on the street’ and will compliment local food production and harvesting.

## Plant Species

Species selected for the wider landscape elements will reflect the locally dominant native varieties. The detailed planting plans included in the submission pack provide details of the planting design.

Trees such as oak, beech and native maples, willows, alders and upright hornbeam are proposed for the wider roads infill to the existing roads. Smaller native tree species will be used elsewhere such as flowering hawthorn, magnolias, cherries and ornamental hollies to give a strong architectural feel to the lanes and pathways.

Varieties valuable for their nectar producing, flowering and berrying qualities have been selected to promote local biodiversity along with semi ornamental varieties for their informal and natural form as well as their value as habitats for insects, which attract small birds.



# LANDSCAPE PROPOSALS MATERIALS



## Hardworks Design

Throughout the urban form feature paving materials to the main walkways and public garden spaces will include good quality reconstituted blocks in buff, charcoal and ochre colours with silver grey aggregate paving blocks used to accentuate the setting of the buildings, and in the main areas of pedestrian circulation.

Street furniture will be contemporary in form but using traditional materials. A suite of distinctive signage, lighting and seating will be developed for the site following BoKlok principles, using robust but refined elements that are easily maintained and replaced when necessary.

## Softworks Design: Urban zones

Overall, the development will utilise a simple but creative softworks palette using varieties of hedging plants throughout the urbanised area in combination with grassed areas, wildflower swathes and bulb planting. Tree cultivars and shrub/herbaceous/climber mixes, chosen for their visual, ecological and low maintenance characteristics, will be used to highlight important areas of public realm including the Hub area. A percentage of evergreens will be included in these mixes to promote wintertime effects, along with pioneer, faster growing species to create early impact. The long-term maintenance regime will carefully develop the planting designs to promote good structure and longevity and therefore ultimately soften the built form in a matrix of greenery.

As previously noted, a green framework for the whole site will be developed by retaining as many of the existing trees as practicable, and reinforcing this green structure by extensive new planting of native and semi-ornamental tree and hedging varieties,

As part of the masterplan site wide landscape strategy, management of water and runoff will be aided by sympathetic planting designs, utilising permeable surfaces to parking areas, filter strips and porous asphalt to ensure any surface water attenuation is positively integrated into the landscape, which will also promote opportunities for local biodiversity along with enhancing the visual environment

## Ecological Enhancements in the Landscape.

The proposals will change an area of improved agricultural land into an urbanised compartment with the greenspace treatments maintaining continuity of vegetational cover and ecological connectivity throughout the site.

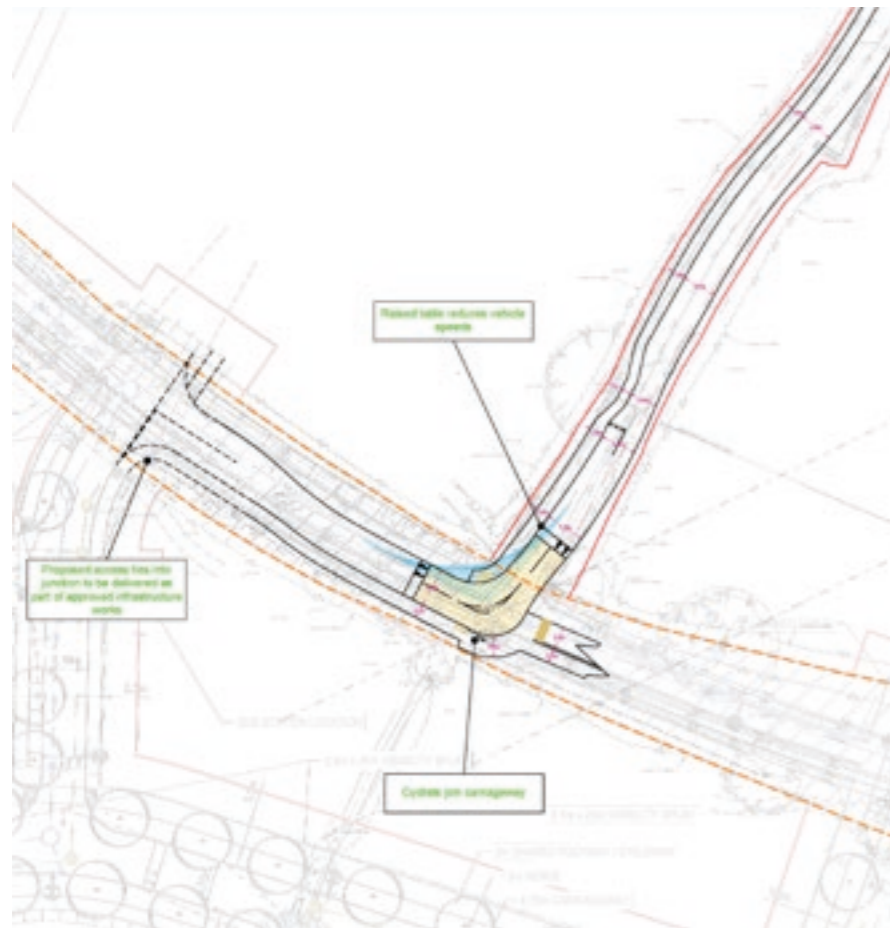
It is intended that ecological mitigation will be undertaken through the provision of green space within the development and by structural hedgerow and tree planting around the site and the creation of managed, wildflower and tussocky grasslands in the verges, public open space and adjacent the SuDS lagoon.

Other aspects of the development, such as site lighting, will be designed to minimise impacts on wildlife.

# LANDSCAPE PROPOSALS EXISTING ACCESS

It is proposed that the site will initially be served by way of a vehicular access off Hambrook Lane. This would see the existing track temporarily upgraded and allow vehicular, pedestrian and cyclist access to the site, facilitating the development of much needed housing before connections through the adjoining developments (currently proposed by Crest Nicholson) are in place.

Once these new connections to the site are in place, the vehicular access by way of the upgraded track from Hambrook Lane will be converted to a 'green corridor' that would cater for active travel, accommodating the movement of pedestrians and cyclists only.



Proposed temporary upgrading of existing track

Longer term proposals for foot/ cycleway and refurbishment of existing hedgerows and retained trees

Existing hedges enhanced with new native hedgerow species of local providence

Crest development area

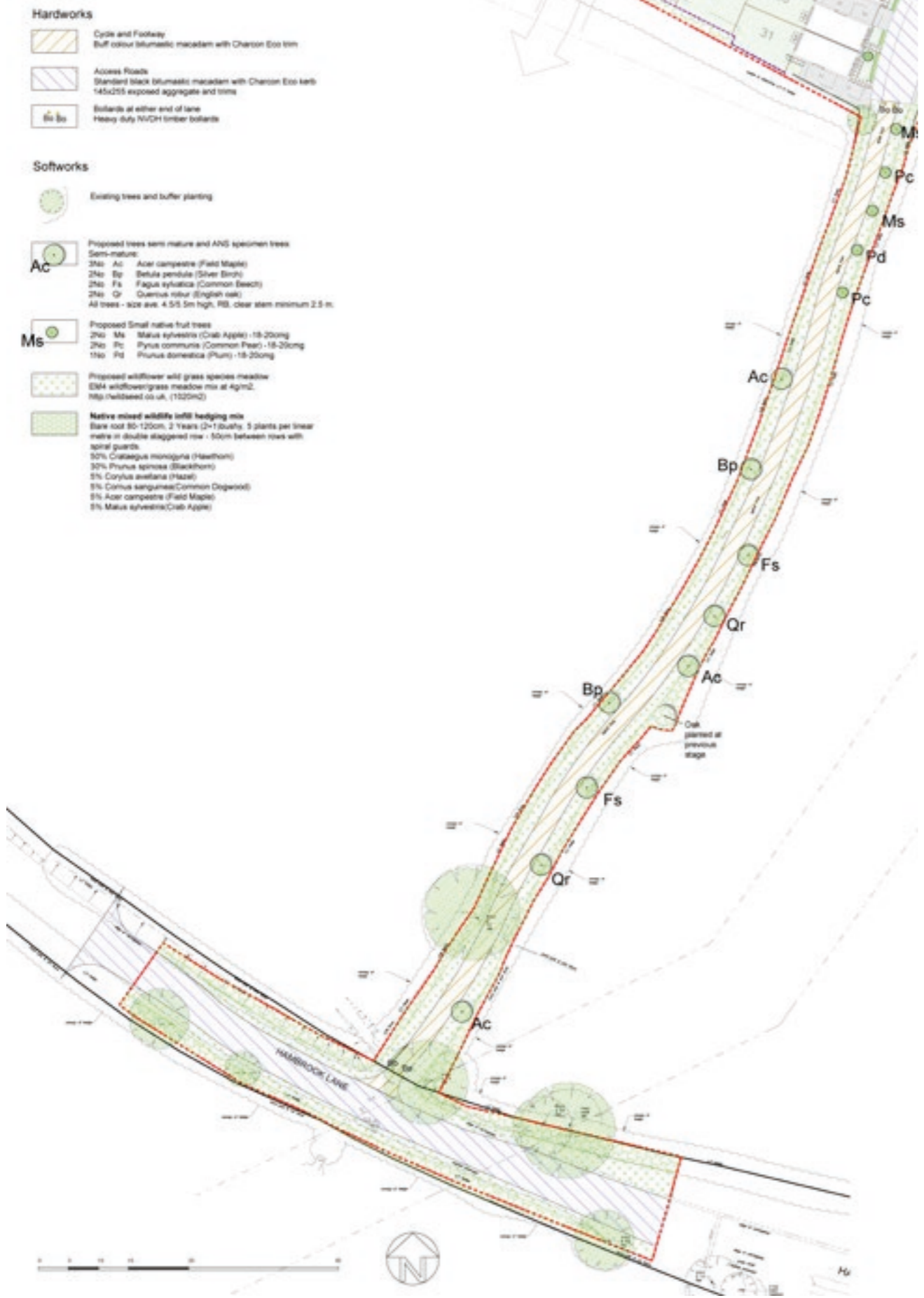
New tree planting in verges, a mix of native species and fruit trees to include native oaks and beech, local apple and pear varieties, with smaller species set within the hedgerow, including field maple, holly, birch and rowan.

3m shared footpath cycleway with average 3m verges either side, mown edges with wildflower and bulb swathes to hedgeline

Existing trees retained and managed to maintain good form.

Bollards

# LANDSCAPE PROPOSALS EXISTING ACCESS



New tree planting in verges, a mix of native species and fruit trees to include native oaks and beech, local apple and pear varieties, with smaller species set within the hedgerow, including field maple, holly, birch and rowan.

Existing hedges enhanced with new native hedgerow species of local providence



Biodiversity enhancements to be located near to hedge base, e.g. log piles, hibernacula, hedgehog nests. Bird and bat boxes fixed to existing trees.

3m shared footpath cycleway with average 3m verges either side, mown edges with wildflower and bulb swathes to hedgeline



# SUMMARY OF PROPOSALS

The proposals reflect the existing character of Harry Stoke through the use of a range of brick colours, providing an appropriate response to the edge of town location.

The new development creates a strong addition to the proposed masterplan for the overall area, increasing the connectivity and permeability through new road, cycle and pedestrian connections, works with the challenging topography, and links the housing with the use of robust brick.

The proposals provide high quality family homes for a range of markets.