



HOODLANDS FARM, HARRY STOKE

DESIGN AND ACCESS STATEMENT

July 2021



We create new places
and breathe life into
old ones



Sustainable quality
homes at low cost

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INTRODUCTION

This Design and Access Statement supports the planning application for a residential development at Hoodlands Farm in Harry Stoke.

The document has been prepared to identify and explain the design process and decisions.



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BoKlok modules, manufactured offsite

BOKLOK PHILOSOPHY

BoKlok has operated successfully throughout Scandinavia and northern Europe for many years. The first BoKlok homes were completed in 1997 and so far, they have built more than 12,000 homes throughout Sweden, Finland, Denmark and Norway.

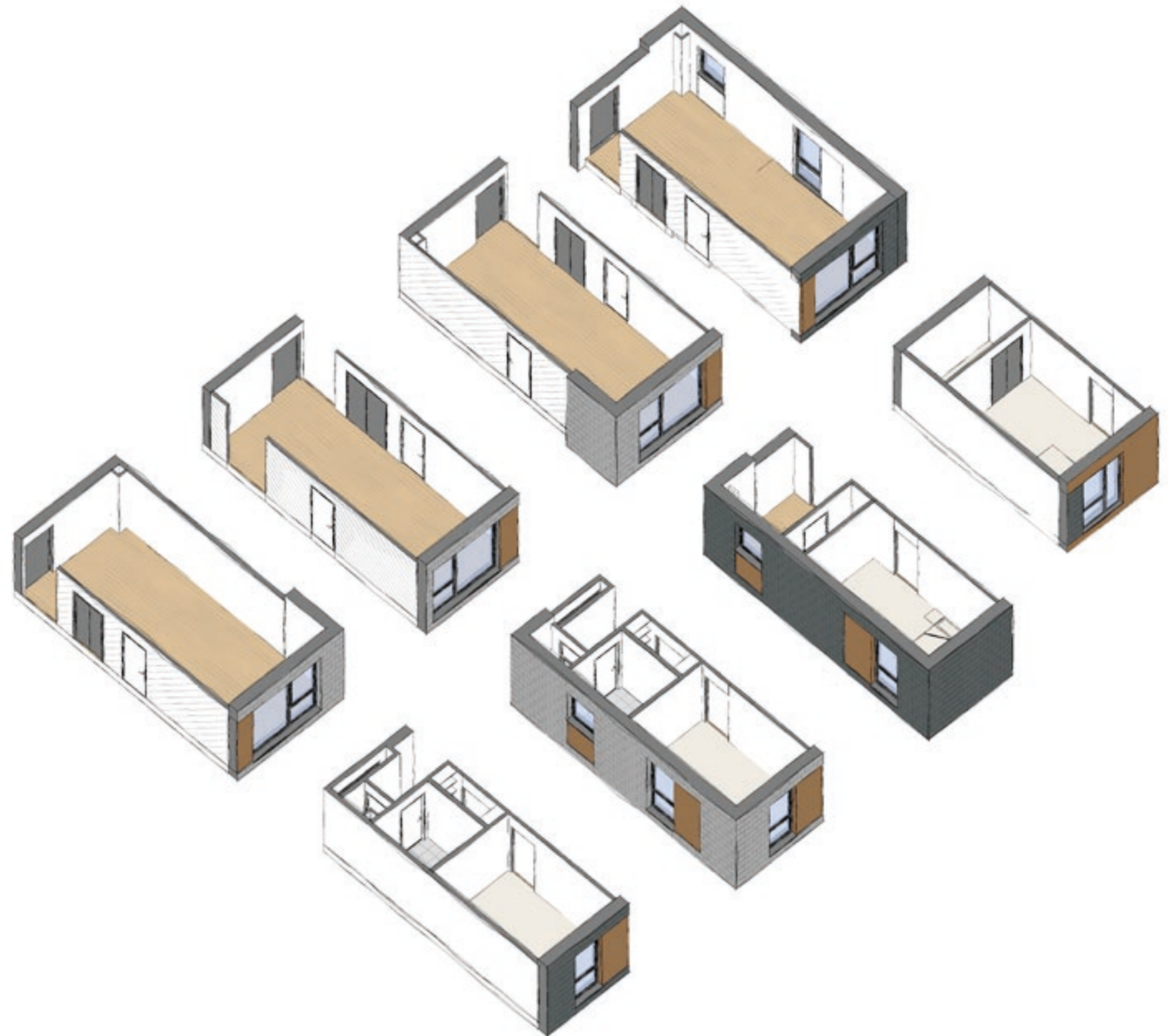
BoKlok have recently adapted their business model and product range to suit the UK's regulatory environment and market. The company's aim is to provide high quality homes at an affordable price without reliance on public subsidy and the Harry Stoke's site will be one of the first new BoKlok developments in the UK, and as such represents a highly important project for the company.

In a world with finite resources they also do as much as possible to minimise the impact on the environment, which is why they build in wood – the most climate neutral and natural building material.

All BoKlok homes are manufactured off site in state of the art production facilities, using advanced timber frame construction technology. Building in a factory lowers their environmental impact, especially as they use timber frames. They recycle most of their leftover materials; less than one percent gets thrown away. And their carbon footprint is less than half that of normal building projects. All of this makes the product more sustainable and more cost effective.

The houses are comprised of three dimensional modules which arrive on site fully fitted out internally and externally, and are then craned into position, making for a very fast and efficient process on site. BoKlok's off site manufacturing achieves much higher build quality than is achievable on site.

BoKlok are also committed to affordability and the private sale dwellings would be provided based on BoKlok's 'left to live' housing affordability model which aims to provide 'genuinely affordable' homes.





BOKLOK DESIGN STANDARDS



Example BoKlok interior - illustrative only

BoKlok have developed a range of apartments and houses specifically for the UK, which aim to provide spacious, bright and attractive homes for people on low and middle incomes. Design and quality standards go beyond the baseline standards of many new build UK homes currently being provided by UK housebuilders. Amongst the benefits of a BoKlok home are:

- Open plan layouts
Creating light, bright interior spaces.
- Generous room sizes
Fully compliant with Nationally Described Space Standards
- Adaptability
The internal layout of all homes meet the standards for adaptability as outlined in the Building Regulations Part M4(2), ensuring that people of limited mobility can more easily navigate within and around a BoKlok home, and that future adaptations can be easily made for wheelchair users
- Accessibility
The majority of homes meet the standards for accessibility as outlined in the Building Regulations Part M4(2), ensuring that people with limited mobility can gain level access to their home
- Dedicated private external space
- Floor to ceiling glazing
Tall windows are a feature of BoKlok buildings, ensuring excellent daylighting levels internally.
- Generous kitchen sizes
Kitchens are designed to meet the recommendations of the HQI Design and Quality Standards, making for significantly more storage and worktop space than is normal for private new build housing.
- A low carbon footprint and reduced energy costs

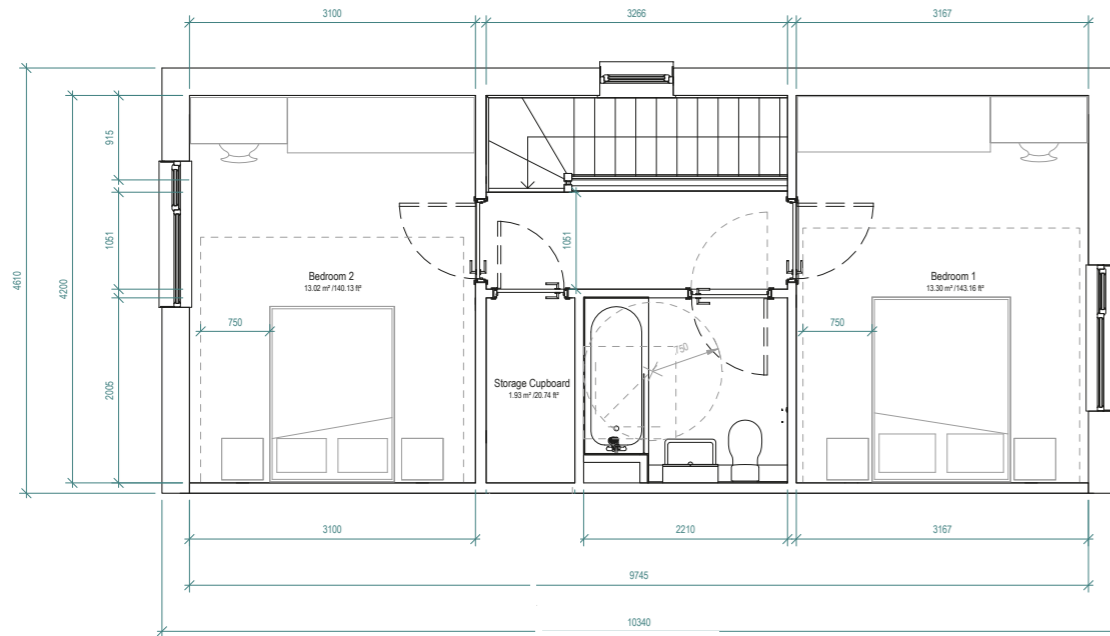
BoKlok homes are designed to Nordic levels of thermal insulation and airtightness along 'fabric first' principles, resulting in low CO₂ emissions and reduced running costs for residents. The use of timber frame as the primary construction material lowers the embodied energy in a BoKlok building compared to traditional UK brick and block construction.

To achieve such high design and quality standards in an affordable way off site requires a high degree of standardisation within the designs and a 'design for manufacture' mindset that precludes changes to floor plans, module designs, window sizes or positions, or internal specifications. For the factories manufacturing the homes; simplicity, repetition and standardisation are key to being able to provide great homes at the right cost. On site, level changes within a row of terraced homes is not possible, due to the buildability and manufacturing process of the modules.

BOKLOK BUILDING TYPOLOGIES

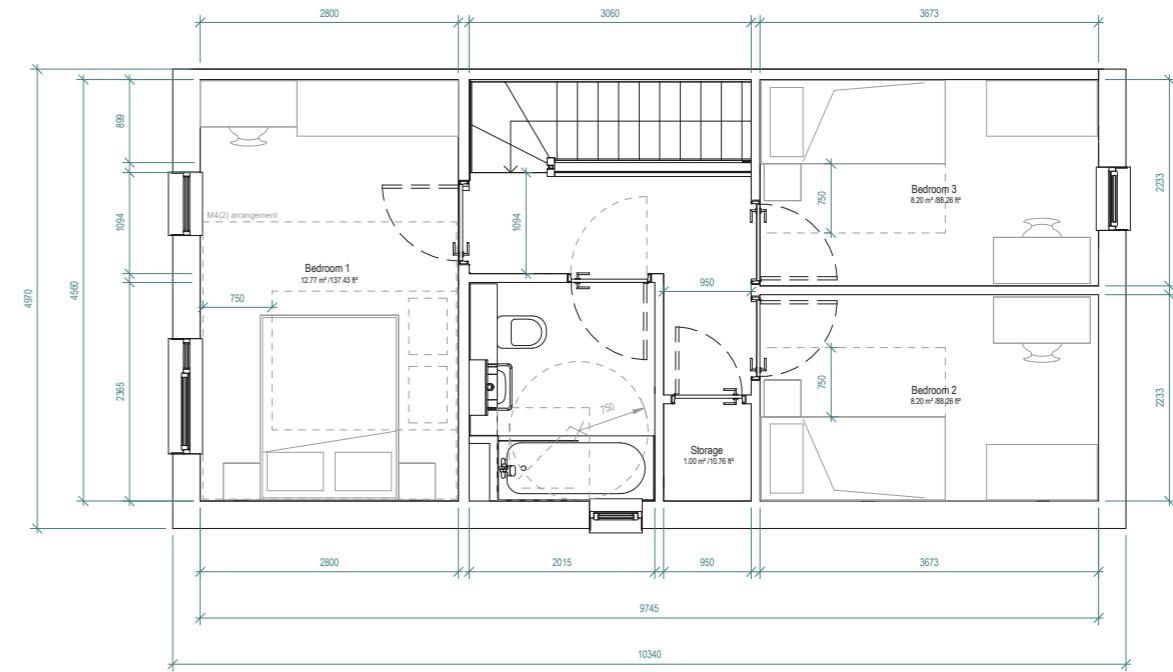
M4(2) COMPLIANT MODULAR HOUSING

MODULAR HOUSING - 2B4P

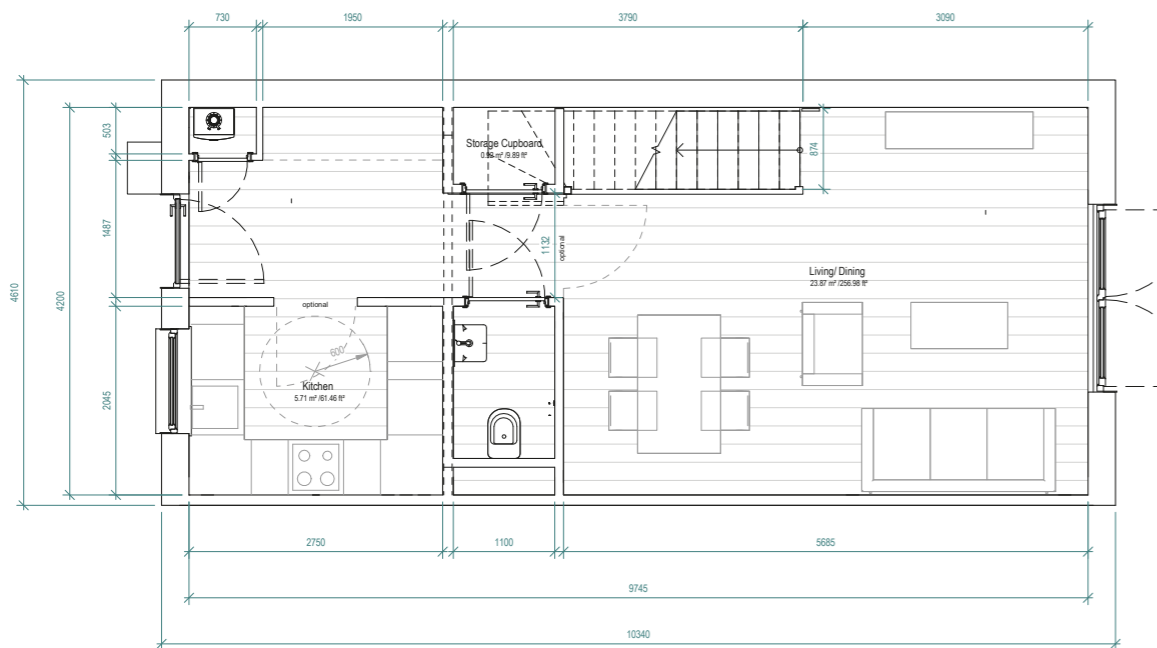


First Floor

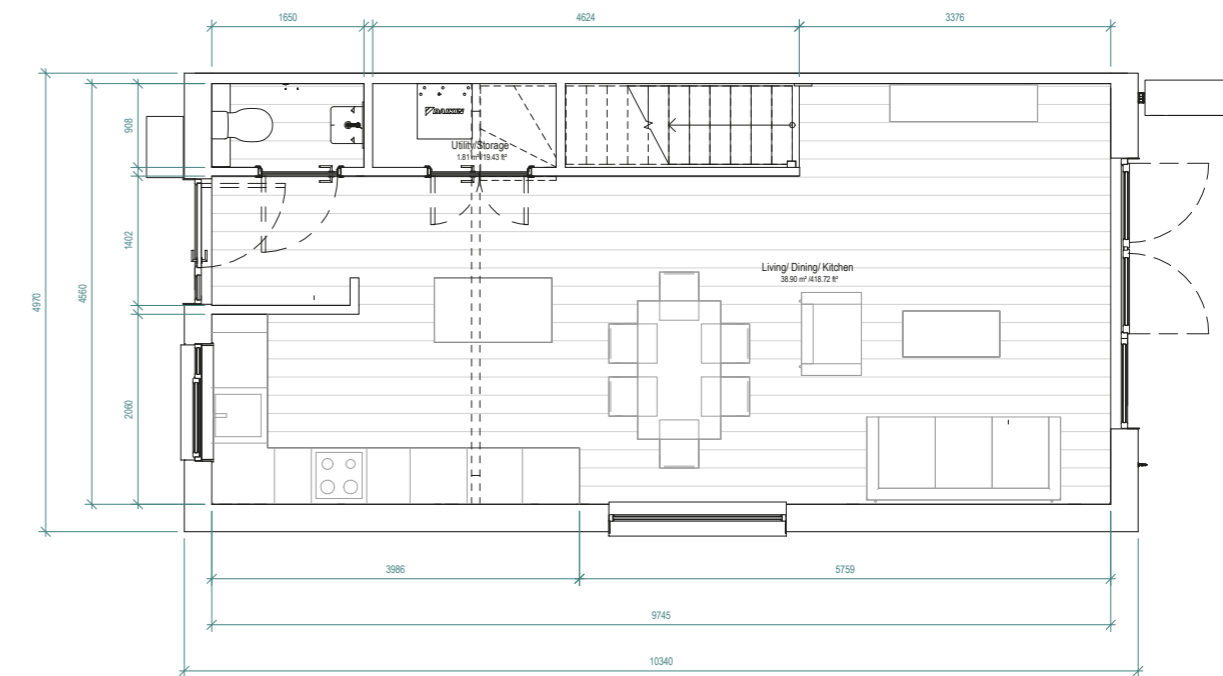
MODULAR HOUSING - 3B4P



First Floor



Ground Floor



Ground Floor

BOKLOK BUILDING TYPOLOGIES

M4(2) COMPLIANT MODULAR HOUSING

BUILDING REGULATIONS PART M4(2) DESIGN CRITERIA

The ethos behind the Part M4(2) of the Building Regulations, is the principle that people can stay and continue to function in their homes despite disabilities and increasing frailty. This is achieved through the revised Building Regulation Standards which ensure that homes are inclusive, accessible, adaptable, sustainable and good value.

The majority of homes at the proposed development will meet the revised design criteria, which are incorporated both within the house designs and in access arrangements. Typical housetype plans are shown opposite.

The housetype plans are included with this planning application and should be read in conjunction with the following notes:

PART M4(2) COMPLIANCE NOTES

Car Parking

- Parking spaces to be 2400mm wide x 4800mm in length (proposed spaces are 2500mm x 5000mm in accordance with Lewes Council guidance). Spaces to be level. or where unavoidable, gently sloping (defined as 1:60 to 1:20).

Entrance Paths

- All paths within the curtilage of an individual dwelling to have a minimum width of 900mm, with a reasonably smooth and non-slip surface. Communal paths should have a minimum width of 1200mm.
- The approach to the principal entrance (or secondary entrance where a step-free approach to the principle entrance is not achievable) is to be level, gently sloping (1:60 to 1:20) or ramped (1:20 to 1:12).
- Where practicable and achievable, the approach to all entrances is to be step-free (plots 14 & 15 are the only plots that do not comply with this requirement due to levels on site).

Entrances

- Canopies over all front entrance doors are to be provided to all house types.
- Accessible low door thresholds (maximum 15mm high) are to be provided to all entrances to all homes.
- 1200mm x 1200mm level external landing provided at all front entrance doors.
- All entrance doors are sized to give minimum of 850mm effective clear width.
- Main entrance to be illuminated with fully diffused luminaires.

Ground level WC compartments

- Capped floor drainage to be formed in concrete ground floor beneath floor finishes to allow future shower installation within all downstairs wc's. Future adaptation to allow simple and easy installation of a laid-to-fall floor surface; this only applies to dwellings of 3 beds or larger.

- Partitions around all ground floor wc compartments lined with 9mm plywood sheeting beneath plasterboard to full height of wall to allow future installation of grab rails.

Accessible upstairs bathrooms

- Capped floor drainage to allow future shower installation within accessible upstairs bathroom.
- Unless provided elsewhere in the dwelling, bathroom should make provision for future level access shower.
- Partitions around all first floor bathroom compartments to be lined with 9mm plywood sheeting beneath plasterboard to full height of wall to allow future installation of grab rails.

Ensuite bathrooms and second floor bathrooms

- Partitions around all bathroom compartments lined with 9mm plywood sheeting beneath plasterboard to full height of wall to allow future installation of grab rails.

Internal doors and corridors

- All internal pass doors are sized to provide 800mm clear opening widths, using 860mm leaf doors.
- All corridors are minimum 900mm wide or 1050mm wide where turning into a doorway.

Stairs

- Softwood timber stairs to have minimum 850mm clearance between finishes, measured 450mm above pitch line, and be capable of supporting potential future chairlift.
- Space for 700mm x 400mm stairlift at rest is allowed for at the bottom of all stairs.
- Space for a 200mm x 400mm stairlift at rest is allowed for at the top of all stairs.

Glazing and window handle heights

- Main windows in principal living spaces each have window cills lower than 800mm above floor level, without intermediate transoms above.
- Window handles/controls to an opening light to be no higher than 1400mm from the floor.
- At least one window in each habitable room is served by an approach route 750mm wide.

Controls

- All electrical switches & sockets, TV / telephone / computer points, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls to be located within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.



SITE ASSESSMENT

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SITE ASSESSMENT AREA OVERVIEW



SITE ASSESSMENT AREA OVERVIEW



OS map 1881 with approximate location of site



OS map 1902 with approximate location of site



OS map 1938 with approximate location of site

SITE ASSESSMENT

SITE LOCATION & DESCRIPTION



Site Location

The application site is part of the East of Harry Stoke new neighbourhood strategic allocation, located to the north east of Bristol and nestled between main transport routes of the M4, M32 and the Stoke Gifford bypass. Current access is via Hambrook Lane to the south of the site.

Site Description

The site comprises 1.81 hectares of agricultural land with Hoodlands Farm and associated agricultural buildings on the southern boundary. Hedgerows and trees form the majority of the existing site boundaries.



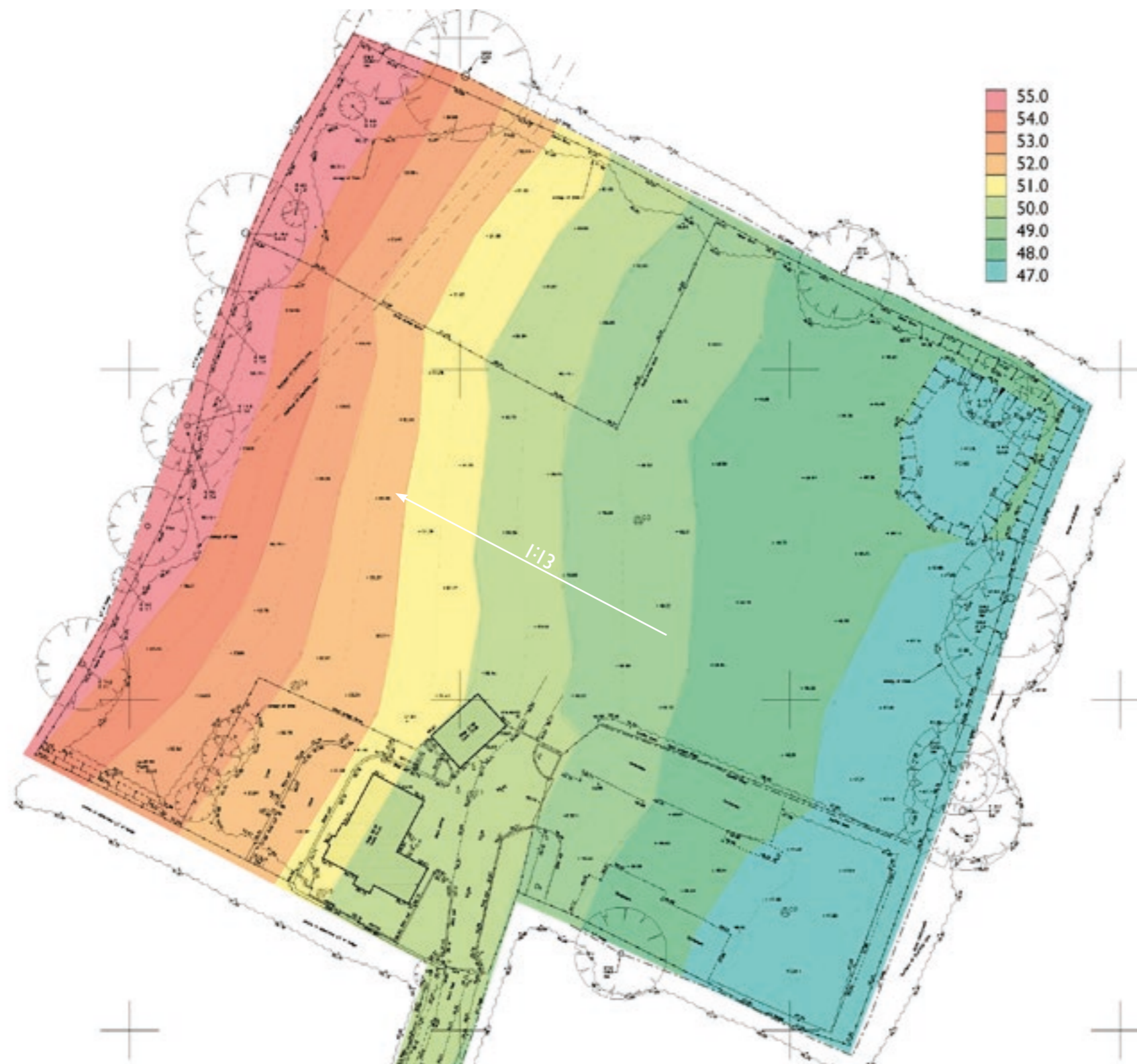
Aerial view of site

SITE ASSESSMENT TOPOGRAPHY

The site slopes down from west to east at an average gradient 1:13, with areas of challenging topography.

Due to the nature of the modular housing manufacturing process, it is not possible to split semi-detached or terraced houses vertically, so the plot layout follows the contours as far as possible to eliminate changes in levels between adjacent dwellings.

Level platforms will be created using cut and fill groundworks and retaining walls have been minimised by countouring and terracing of rear gardens.



SITE ASSESSMENT PLANNING HISTORY

The Site is located within the East of Harry Stoke New Neighbourhood (“EoHSNN”). The EoHSNN is allocated in the South Gloucestershire Core Strategy (December 2013) for mixed-use development providing around 2,000 new homes. The Site has been referenced across various planning policy documents including previous iterations of the South Gloucestershire Core Strategy and associated evidence based documents. The Site has also been subject to intense scrutiny as part of the progression of the South Gloucestershire Core Strategy.

The Site is subject to an outline planning application submitted in September 2019 by Hoodlands (Harry Stoke) Ltd and is currently pending determination (P19/I3908/O): “Erection of 49 no. dwellings with associated works (outline) access to be determined, all other matters reserved”.

Other relevant planning history for the Site includes:

- Planning application PT01/2890/RM – Erection of replacement dwelling, approval of Reserved Matters. Approved 28/11/2001;
- Planning application P99/I828 – Erection of agricultural shed. Refused 26/07/1999.

There are a number of other residential developments surrounding the Site that have recently received planning permission. The proposed development at Hoodlands Farm will complement the development of the surrounding area. Land immediately to the north, east and south of the Site is being promoted by Crest Strategic Projects Limited (“Crest”) for mixed use development comprising up to 1,290 dwellings including an extra care facility (Use Class C2/C3); community facilities (comprising use classes D1 and D2); provision of a mixed use local centre (Use Classes A1, A2, A3 and D1) together with the supporting infrastructure and facilities. The Crest scheme was granted outline planning permission in March 2020.



OUTLINE PLANNING APPLICATION P19/I3908/O

SITE ASSESSMENT CONSTRAINTS & OPPORTUNITIES

Constraints

- Underground HV electric cables
- Existing trees and hedgerows
- Steeply sloping site
- Limited access from Hambrook Lane
- Basin at low point of site

Opportunities

- New connections through to the wider masterplan
- Existing trees and hedgerows - natural backdrop and privacy

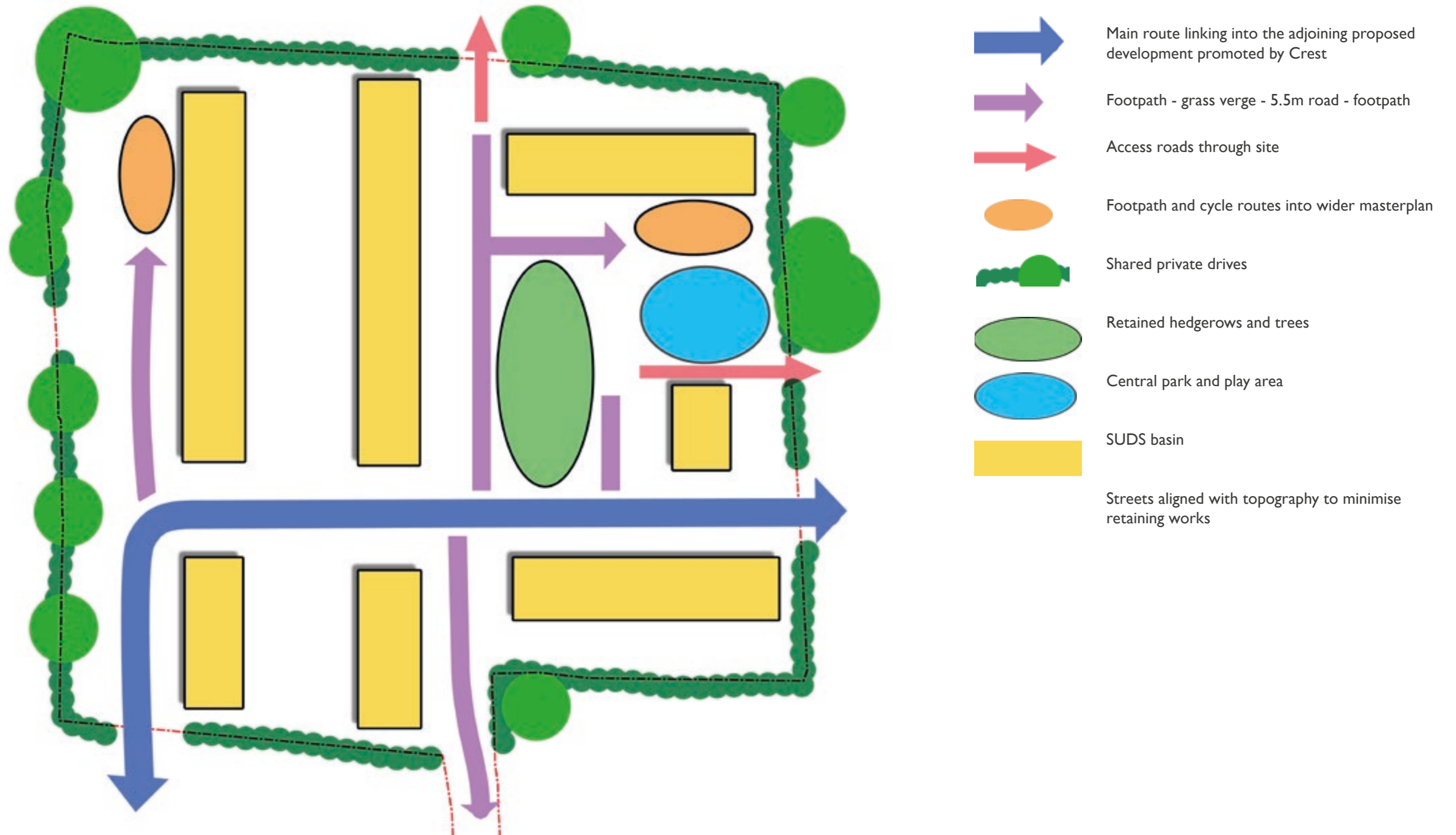




BOKLOK'S PROPOSALS

3

PROPOSALS DESIGN CONCEPT



PROPOSALS PROPOSED MASTERPLAN

HEADLINE FIGURES

Dwellings 50 units of which;
32 (open market) 64.0%
6 (intermediate) 12.0%
12 (social rented) 24.0%

Site Area 1.81 hectares
Density 27 dwellings per hectare

3m footpath and cycleway connection to wider masterplan

Homes overlooking the park and play area

Homes overlooking the park and play area

SUDS basin

Homes overlooking the park and play area

Proposed connection to wider masterplan

Active gables to corner plots

Proposed connection to wider masterplan

Level changes are managed within rear gardens to allow level access to the front of the dwellings and minimise retaining walls

Homes overlooking the park and play area

