

Battleaxes, Bristol Road, Wraxall, BS48 1LQ

Design and Access Statement

Part 6 of 6

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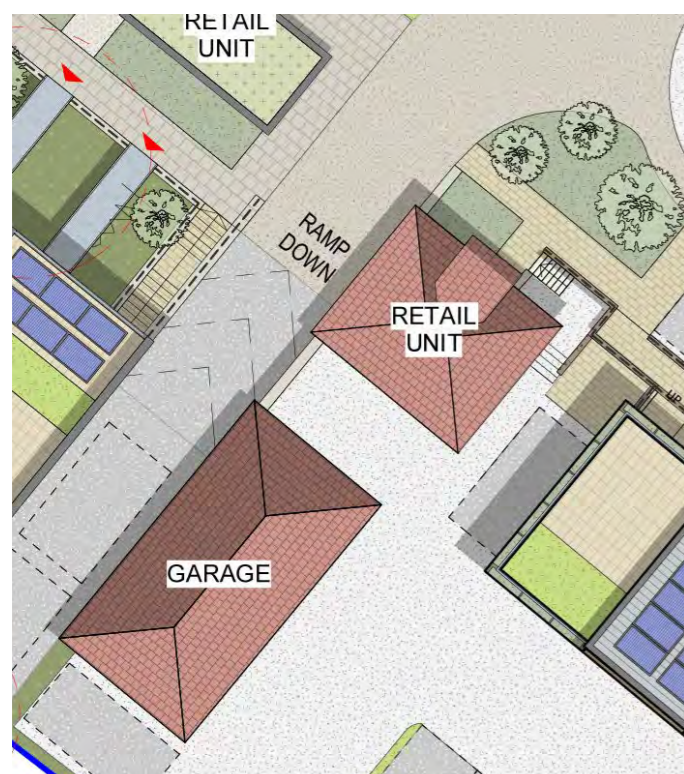


14 Environment & Sustainability Landscape strategy

- One of the main objectives of the NSC Green Infrastructure Strategy is to create and maintain valued healthy landscape/sustainable places. Our landscaping strategy will aim to increase the green surfacing while respecting the existing.
- The proposed will introduce 752 square meters of new green space with an extra 120 square meters of enhanced existing green space. This increases total green space by 62% with over half (52%) the undeveloped site proposed as green infrastructure through grass lawns and planting areas.
- The council intention is to deliver improvements in the strategic management of wildlife and biodiversity. To this end, we have included a planting list as part of our landscape strategy, identifying the tree locations and potential species,
- We will choose sustainable surface materials
- We've included a Flood Risk Assessment as part of our Planning Application, establishing that the development is on Flood Zone 1 and explaining the measures we've proposed to reduce flooding, such as increasing green surfacing
- We aim to produce a landscape strategy that contributes to energy efficiency.
- We will add public outdoor green areas to the south of the existing building that will be open to everyone: residents, visitors and the local community. By doing this we aim to improve the lifestyle of the users and their connection to nature.
- We will provide standard, disabled and electric charging car parking spaces, in addition to cycle spaces.
- We are also proposing a zone on an existing outbuilding that could be used as a bike hub or a flexible retail space. This will contribute to NSC Active Travel Strategy.
- By bringing The Battleaxes back to use and creating new residential dwellings on the area we will bring potential users of the bus service and create more demand on the existing bus stop next to the site, promoting the use of public transport.
- We will provide the necessary infrastructure or space for bins and containers, giving people on site the means to recycle and manage their waste.

Proposed masterplan layout.

Do not scale from this drawings. Refer to drawings to scale submitted in support of the application.



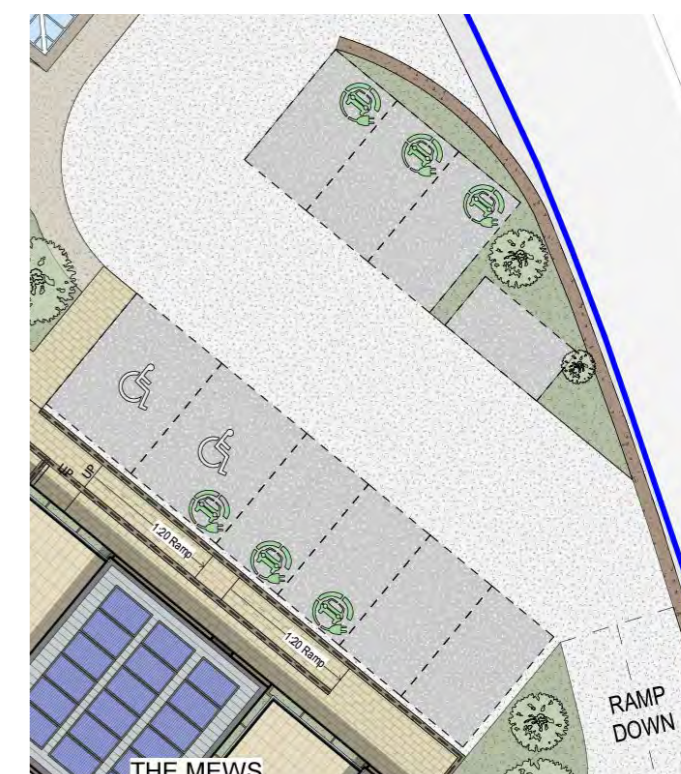
Proposed location for flexible retail space in one of the outbuildings, adjacent to cycle spaces.



Retained trees on south east corner of the development.



New green spaces on the south side of The Battleaxes building and office extension.



Parking spaces for bikes, disabled, standard and electric on site.

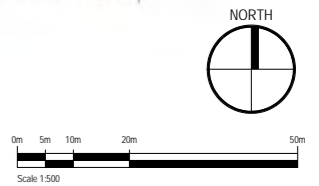
14 Environment & Sustainability Hard & Soft Landscape



1 Softworks Plan
SCALE 1:200

1 Hardworks Plan
SCALE 1:200

- GARDEN FENCE:** 1.8m High close-boarded timber fence, hardwood posts set in concrete footings.
- NATURAL STONE WALLING/RETAINING:** New natural, permeant stone walls to match existing Wraall stone
- NATURAL STYLE RETAINING WALL:** New concrete walling with natural finish to marry in with surroundings
- TARMAC TYPE 1:** Pedestrian tarmac to engineers specification. Colour TBC
- TARMAC TYPE 2:** Vehicular/pedestrian tarmac to engineers specification. Colour TBC
- RESIN BONDED AGGREGATE:** Vehicular/pedestrian tarmac to engineers specification. Colour TBC
- BLOCK PAVING:** Pedestrian concrete block paving, with natural granite finish. Colour cream or buff
- FLAG PAVING:** Pedestrian sandstone flag paving, stretcher bond, mixed sizes and colours
- LOOSE GRAVEL:** Loose fit gravel suitable for bedding, strips and perimeters



14 Environment & Sustainability Green Infrastructure



14 Environment & Sustainability Parking Strategy

The proposed Parking Strategy will be consistent with North Somerset Council Parking Standards Supplementary Planning Document November 2021.

Bristol Road (B3130), links Nailsea to the A370. As it passes the site Bristol Road is circa 5m wide and subject to a 30mph speed limit. Bristol Road is subject to various waiting restrictions and traffic calming features.

The proposed mixed development would generate 12 trips in the AM and 35 trips in the PM peak. The proposal will have a negligible impact on the local highway network.

The development proposals will have no impact on the transport network and is not predicted to result in a material increase or a material change in the character of traffic in the vicinity of the site.

For more information refer to Transport Assessment.

The following has been calculated in accordance with North Somerset Parking Standards supplementary planning documentation (SPD).

Farm shop / cafe: (49 sqm)
 1 space per 5 sqm: eating & drinking (21 sqm): 5 spaces req
 1 space per 20 sqm: food retail (28 sqm): 2 spaces req
 min of 4 spaces for staff
 11 space req - **11 spaces**

Co-working Space: (87 sqm)
 1 space per 30 sqm
 03 spaces req - **04 spaces**

SH Office
 Battleaxes: (96.0 sqm)
 Extension: (83.5 sqm)
 1 space per 30 sqm
 06 spaces req - **06 spaces**

Residential:
 2 spaces per house 2+3 bed units. Total 9
18 spaces

Guest Rooms:
 1 space per bedroom 6 x beds
06 spaces

Parking Spaces Required - 44
Total Parking Spaces Available - 46

Residential Parking: 18

All allocated residential parkings are passive EVC (18no.)

Non-Residential Parking Total: 28

Disabled Parking Bays: 2no. Bays (5% of the total amount)

Passive EVC: 6no. Bays (20% of the total amount)

Active EVC: 6no. Bays (20% of the total amount)

Cycle Parking Total: 34

Residential: 17
 (parking inside property unless shown otherwise)

Long Stay Parking: 12
 Guest Houses: 3no. spaces
 Community Hub: 4no. spaces
 Office: 4no. spaces
 Staff: 1no. spaces

Short Stay Parking: 5
 Farm Shop/Cafe: 4no. spaces (retail) + 1no. space (dining)



14 Environment & Sustainability New Residential Units

We aim to design low energy homes that are efficient and sustainable. We will use renewable energy and will provide means for waste management, active travel and the use of outdoor green spaces.

Our hope is that these new dwellings will allow the residents to have a healthy active lifestyle.

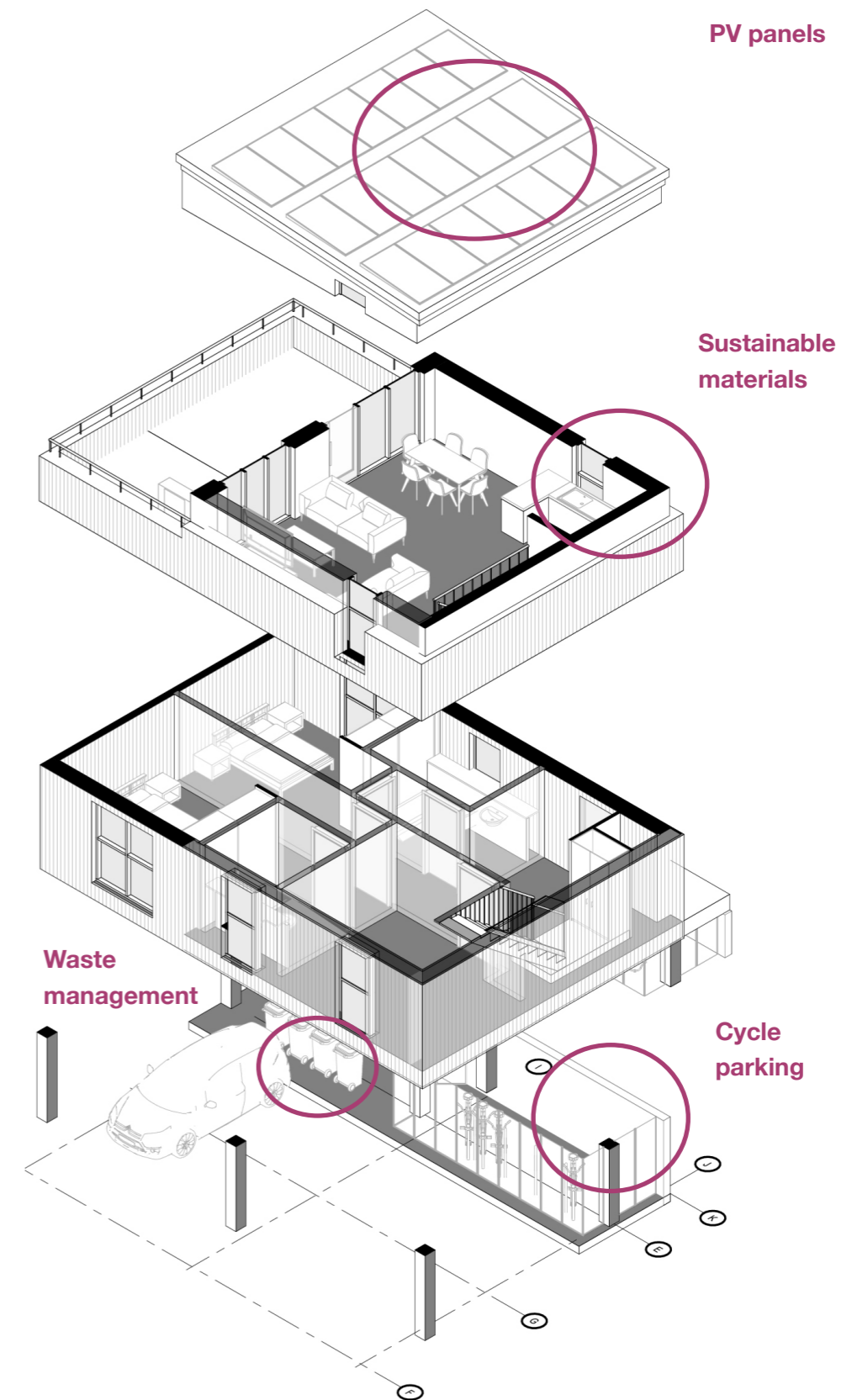
The dwellings will be constructed to meet the requirements of CS2: Clauses 1&3 and Part L 2021 which will deliver a 31% carbon reduction surpassing the previous reduction target of 19% against Part L 2013.

The dwellings will also be constructed to meet the requirements of SC2: Clause 2, minimum of 10% of energy demand by renewable energy technologies, by including air source heat pumps for heating and hot water generation and PV panels to supplement electricity usage. In addition to meeting current statutory requirements we are seeking to achieve low carbon energy homes and are cognisant of the upcoming Future Homes Standard focusing on a Fabric Plus technology.

We will implement the following measures to address NSC policies:

- We will encourage residents to recycle by providing the necessary infrastructure or space for bins and containers, giving them the means to recycle and manage their waste.
- We will provide safe cycle parking for the residents, following the NSC Active Travel Strategy and promoting healthy lifestyles.
- Choice of building materials to minimise carbon emissions.

By taking these measures our new houses will not only comply with existing legislation but will be future proofed for that which is to come.



The Mews house. (Please note: all new dwellings will follow the same sustainability standards)



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