

[Design and Access Statement]

September 2023



Site at:
Bruce Road, Newton Aycliffe, Durham

21010-HUSK-PL-VS-004 REV A



UK PATENT NUMBER - GB2534632

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Please read in conjunction with drawing No's:

21021-EArch-PL-ST-01-A-0005-P02-Location Plan
21021-EArch-PL-ST-01-A-0020-P01-Existing Site Plan
21021-EArch-PL-ST-01-A-0500-P04-Proposed Site Plan
21021-EArch-PL-ST-01-A-0300-P04-Proposed and Existing Elevations
21021-EArch-PL-ST-01-A-0510-P04-Proposed Boundary Plan



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The current social and economic climate has led to an increased need for affordable and social housing. Whilst numerous new developments are being created to meet the demand, it is becoming increasingly difficult to find infill sites within established sustainable residential areas.

Many post war housing estates were developed with pocket open spaces, which residents would like to remain, however, many also include garage blocks, which require maintenance and in some instances attract anti-social behaviour. Residential social landlords across the UK are reviewing the status all of their garage sites and whether they could be a solution to providing infill affordable housing.

The **[husk]** project has taken inspiration from both issues to create a unique product, with a real world application and solution to the two identified issues.

The back bone principle behind this scheme is the sustainable re-use of local authority garages and redevelopment of difficult brown field sites thus enhancing the areas in which they are situated and creating a much needed affordable housing provision.



[Garages]



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PLANNING POLICY CONTEXT

1.1 This Chapter identifies the relevant national and local planning policies to be taken into account in the determination of this application.

NATIONAL PLANNING POLICY

- National Planning Policy Framework (NPPF)

1.2 The National Planning Policy Framework (NPPF 2021) sets out the over arching policy priorities for the planning system in England, against which Local Plans will be prepared and decisions made on planning applications. The proposed development will be assessed against the following relevant policies in the NPPF as important material considerations:

1. The NPPF states that the purpose of the planning system is “to contribute to the achievement of sustainable development” (paragraph 7). Paragraph 8 sets out the three dimensions of sustainable development:

- a. **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure;
- b. **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering, a well-designed, beautiful and safe places, with accessible services and open space and reflect current and future needs and support communities’ health, social and cultural well-being; and
- c. **An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2. Paragraph 11 of the NPPF states that plans and decisions should apply a “... presumption in favour of sustainable development...” In respect of taking decisions, the presumption in favour of sustainable development means “Approving development proposals that accord with an up-to-date development plan without delay” or “Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting planning permission unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development or... any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

3. The framework is clear in paragraph 38 that “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should... work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to

approve applications for sustainable development where possible.”

- 4. A core principle of the NPPF is to “...support the Government’s objective of significantly boosting the supply of homes...” (Paragraph 60). Strategic policies should be informed by a local housing need assessment conducted using the standard method in national planning guidance, which includes assessment of need for housing for different groups including affordable dwellings and housing for older people and people with disabilities (paragraph 61-62).
- 5. Chapter 11 of the NPPF sets out the government’s ambition to make effective use of land. Paragraph 119 sets out that “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brown field’ land”
- 6. Furthermore, paragraph 120 sets out that decisions should “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)”
- 7. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development system should achieve (paragraph 126).
- 8. Paragraph 130 promotes (inter-alia) developments which:
 - a. Will function well and add to the quality of the area for the lifetime of the development.
 - b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change;
 - d. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f. Create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
9. The NPPF also promotes (inter-alia):
- a. A requirement for development proposals and planning decisions to make appropriate provision for climate change (paragraphs 153-158);
 - b. Seeking to avoid development in areas at high risk of flooding and ensuring development does not increase flood risk elsewhere (paragraphs 159-169);
 - c. Conserving and enhancing the Natural Environment (paragraphs 174-178);
 - d. Protecting and enhancing habitats and biodiversity (paragraphs 179-182);
 - e. Ensuring appropriate consideration is given and measures put in place relating to ground conditions and pollution (paragraphs 183-188);
 - f. Conserving and enhancing the historic environment (189-193); and
 - g. Facilitating the sustainable use of minerals (209-212).



LOCAL PLANNING POLICY

- **County Durham Plan (CDP, 2020)**

1.3 The County Durham Plan (CDP) was adopted by DCC in 2020; policies contained within it are therefore afforded full weight. It is the key Development Plan document for County Durham and provides the policy framework for the County up to 2035. The relevant policies for this outline application are:

1 **Policy 1 'Quantity of New Development'** – this policy sets out that in order to meet the needs and aspirations of present and future residents of County Durham and to deliver a thriving economy, a net minimum of 24,852 new homes of mixed type, size and tenure over the period 2016 to 2035 (1,308 new homes per year).

2 **Policy 6 'Development on Unallocated Sites'** – sets out that the development of sites which are not allocated in the Plan or in a Neighbourhood Plan which are either (i) within the built-up area; or (ii) outside the built-up area (except where a settlement boundary has been defined in a neighbourhood plan) but well-related to a settlement, will be permitted provided the proposal accords with all relevant development plan policies and:

a is **compatible with**, and is not prejudicial to, any existing, allocated or permitted use of adjacent land;

b does not contribute to coalescence with neighbouring settlements, would not result in ribbon development, or inappropriate backland development;

c **does not result in the loss of open land** that has recreational, ecological or heritage value, or contributes to the character of the locality which cannot be adequately mitigated or compensated for;

d **is appropriate in terms of scale, design, layout, and location** to the character, function, form and setting of, the settlement;

e will not be prejudicial to **highway safety** or have a severe residual cumulative impact on network capacity;

f has good access by sustainable modes of transport to relevant services and facilities and reflects the size of the settlement and the level of service provision within that settlement;

g does not result in the loss of a settlement's or neighbourhood's valued facilities or services unless it has been demonstrated that they are no longer viable;

h minimises vulnerability and provides resilience to impacts arising from climate change, including but not limited to, flooding;

i where relevant, **makes as much use as possible of previously developed (brown field) land**; and

j where appropriate, it reflects **priorities for urban regeneration**.

3 **Policy 15 'Addressing Housing Need'** – to contribute towards meeting the needs of the county's existing and future residents the Council requires all qualifying new housing proposals to provide a percentage of Affordable Housing which is accessible, affordable and meets the needs of those residents unable to access the open housing market. This policy also sets out the importance of meeting the needs of older people and people with disabilities, through requirements for 66% of homes on sites of 5 or more being M4(2) compliant and 10% of homes on sites of 10 units or more to be of a design and type which will increase the housing options for older people.

4 **Policy 19 'Type and Mix of Housing'** – on all new housing developments the Council will seek to secure an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability, economic and market considerations and the opportunity to facilitate self-build or custom build schemes.

5 **Policy 21 'Delivering Sustainable Transport'** – the transport implications of development must be addressed as part of any planning application. All development shall deliver sustainable transport by delivering, accommodating and facilitating investment in safe sustainable modes of transport, providing appropriate routes for walking and cycling, ensuring that any vehicular traffic generated by new development can be safely accommodated and does not cause an unacceptable increase in congestion and pollution, and ensuring the creation of new or improved routes do not harm the environment.

6 **Policy 26 'Green Infrastructure'** – development will be expected to maintain and protect, and where appropriate improve, the county's green infrastructure network. Development proposals should incorporate appropriate Green Infrastructure that is integrated into the wider network. Development proposals will not be permitted that would result in the loss of open space or harm to green infrastructure assets unless the benefits of the development clearly outweigh the loss or harm. Development will be expected to maintain or improve the permeability of the built environment and access to the countryside for pedestrians, cyclists and horse riders.

7 **Policy 29 'Sustainable Design'** – all development proposals will be required to achieve well designed buildings and places, and create buildings and spaces that are adaptable, contribute positively to an area's character, minimise greenhouse gas emissions and provide high standards of amenity and privacy. All new residential development will be required to comply with the Nationally Described Space Standards (NDSS). Development should, where appropriate and when assessed against the Building for Life Supplementary Planning Document secure as many 'green' scores as possible. Development should achieve reductions in CO2 emissions of 10% below the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on current Building Regulations.

8 Policy 31 'Amenity and Pollution' – development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions. The proposal will also need to demonstrate that future occupiers of the proposed development will have acceptable living and/or working conditions. Proposals which will have an unacceptable impact such as through overlooking, visual

intrusion, visual dominance or loss of light, noise or privacy will not be permitted unless satisfactory mitigation measures can be demonstrated.

9 Policy 40 'Trees, Woodlands and Hedges' – proposals for new development will not be permitted that would result in the loss of, or damage to, trees of high landscape, amenity or biodiversity value unless the need for, and benefits of, the proposal clearly outweigh the harm.

10 Policy 41 'Biodiversity and Geodiversity' – Proposals for new development will not be permitted if significant harm to biodiversity or geodiversity resulting from the development cannot be avoided or appropriately mitigated, or, as a last resort, compensated for.

11 Policy 43 'Protected Species and Nationally and Locally Protected Sites' - In relation to protected species and their habitats, all development which, alone or in combination, has a likely adverse impact on the ability of species to survive, reproduce and maintain or expand their current distribution will not be permitted unless appropriate mitigation, or as a last resort compensation, can be provided.

Other Material Considerations

Building for Life Supplementary Planning Document (2019)

1.1 The County Durham Building for Life Supplementary Planning Document (SPD) was adopted in 2019 which formalised the review process of the Building for Life 12 (BfL 12) Standards for use in the County. The document provides a framework for assessing the quality of housing proposals. Reviewing a scheme against BfL provides a basis to ensure a consistent approach to BfL to enhance design quality across the County.

Residential Amenity Standards Supplementary Planning Document (2023)

1.2 The Residential Amenity Standards SPD was updated in January 2023. This document includes guidance on the space/amenity standards that would normally be expected where new dwellings are proposed. The SPD is primarily linked to Policy 29 (Sustainable Design) of the CDP which sets out a range of general design and amenity requirements that are applicable to all development proposals.



NEIGHBOURHOOD PLAN

- **Great Aycliffe Neighbourhood Plan - 2016-2036**

Relevant Key objectives within the neighbourhood plan:

- **Environment**

Objective 1

To protect and retain the traditional green areas, open spaces and environment for the community.

How the proposal responds:

The scheme is a renovation of a brownfield site and the aim of the scheme is to create additional secure green spaces rather than erode the existing green spaces.

Objective 2

To alleviate existing, overwhelming parking problems whilst allowing grass to be retained as the dominant finish.

How the proposal responds:

The scheme provides parking that is compliant with the County Durham parkings strategy with extra spaces for visitors to ensure that the site does not displace any cars.

Objective 3

To retain and protect the green and leafy character of our area.

How the proposal responds:

The proposal involves the conversion of the existing garages, therefore does not erode the green areas and improves the appearance of an under utilised garage site.

Objective 4

To protect Aycliffe Village from urban sprawl and maintain the traditional village feel.

How the proposal responds:

The proposed scheme is the redevelopment of a brownfield site and therefore provides high quality affordable homes whilst fully mitigating any urban sprawl.

- **Housing**

Objective 5

To ensure that future developments meet 'objectively assessed need', including the needs of residents, and are of good design, including:-

- a) Providing affordable housing
- b) Having sufficient suitable older persons' accommodation provided
- c) Supporting the development of more two bedroomed accommodation.
- d) Avoiding small one bedroomed accommodation.
- e) Ensuring adequate parking and storage is provided.
- f) Ensuring the green and open feel is maintained, all new development should include sufficient green space to retain the garden city framework of the 'Beveridge vision'.
- g) Ensuring all new developments are built to the highest possible energy efficiency standard, incorporating renewable energy measures, such as solar panels, where appropriate.

How the proposal responds:

The proposed scheme is for 100% bungalows that are specifically for the elderly. The bungalows are accessible to Approved Document M Section 2, they are highly sustainable and allow for low fuel costs with a target EPC of A. The garden spaces whilst relatively compact offer sufficient manageable space for an elderly occupant whilst promoting a safe and secure external area.

The bungalows are situated within an existing residential area and have good access to the surrounding amenities. The provision of bungalows within this area will enable elderly residents occupying a larger 2 storey home unfit for their needs to move to a suitable bungalow whilst remaining in their familiar locality.

The bungalows will be off gas and will incorporate photovoltaic panels along with good insulation ensuring the highest possible energy efficiency standard is achieved.



- **Provides regeneration to existing housing estates**
- **Contemporary design**
- **Resolves Anti-social behaviour**
- **Sustainable re-use of Brown field Sites**
- **Creating quality external spaces suitable**
- **Designed for elderly residents - Over 55's**
- **Responds to housing needs**
 - Bungalows
 1. Accessible accommodation
 2. Elderly accommodation
 3. Energy efficient homes
- **Improved ecological value.**
- **Sustainable**
 1. Off Gas
 2. Off Site
 3. Sustainable power - Photo voltaic
 4. Air source Heat Pump
 5. Thermally efficient
 6. Sustainable drainage systems
- **Approved Document M2 Compliant**
- **NDSS Compliant**
- **Fast construction period to minimise disruption to local residents**



Providing regeneration

The garage sites within this area are often under utilised and do not contribute to the quality of the area, they the re-use and conversion of these existing garages into high quality bungalows provides fresh regeneration and an injection of contemporary design. Often the areas between and around the garages can be targets for anti-social behaviour, through redevelopment of the site into affordable housing, the site will have passive surveillance and will not be an antisocial behaviour problem.

Many of the existing garage blocks present a challenge for the Local authorities and housing associations due to their maintenance cost against levels of rent achieved. They are often un sustainable which often means that many of them are knocked down creating areas of land that offers no positive contribution to the area.

Sustainable re-use of Brownfield sites

The site constitutes previously-developed 'brownfield' land, which is being regenerated in the spirit of making the most effective use of land, as set out in Chapter 11 of the NPPF. Paragraph 120 of the NPPF highlights the importance of redeveloping under-utilised land and buildings in order to help meet identified needs for housing - in particular, where land supply is constrained. Within existing communities, available land is restricted, with development often being focused on valued areas of open space or on sites at the periphery of settlements. Husk's innovative model of utilising redundant garages means new homes can be provided on the unused sites, transforming these areas which are often subject to vandalism and miss-use, into valued specialist homes for older people.

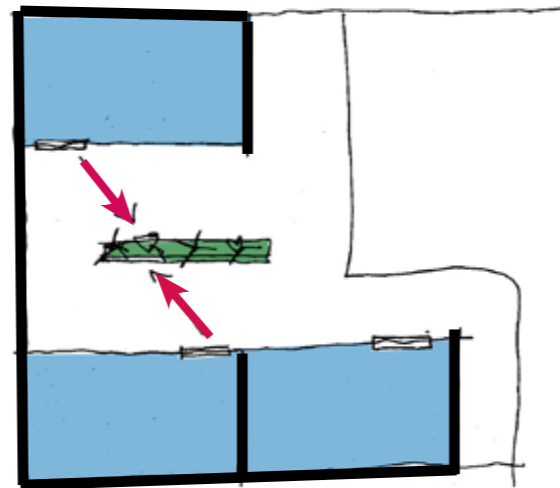
Through the use of the patented HUSK method, these compact sites can be redeveloped to create a sustainable development of bungalows which are very sought after in the area by the elderly population as it allows them to move from unsuitable inaccessible accommodation into a purpose built accessible bungalow.

Creating quality external spaces suitable for elderly residents

The utilisation of these existing structures and the footprint of the garages does however mean there are some physical constraints to the development. This means that factors such as separation distances are fixed, and therefore may not meet the standards set out in the Residential Amenity Standards SPD. However, the overall design of the units has been designed to take this into account, with the close proximity of the units actually having a number of benefits for the specific uses:

- Provides natural surveillance in an area previous associated with ASB.
- Over 55's are generally vulnerable tenants and benefit from proximity to neighbours.
- Open space in between provides a low maintenance solution for older persons who may have limited mobility.
- Open space is communal and maintained by the landlord, ensuring regular maintenance and repair.

An attractive planted screen is to be placed between the bungalows obscuring the direct view from living room to living room.



Responding to housing needs

The bungalows are designed for over 55's and the tenants will be over 55 or tenants with varying needs such as a disability. The existing residents have been facing the existing garage walls for many years, the intention of these proposals is to utilise these garage walls in the creation of these dwellings and to re-point (where required) and restore the wall. The existing front of the garage block will be converted in to a new contemporary facade, which will be created from high quality materials. The new elevation is to face on to a new landscaped and secure courtyard with clear defensible space and secure areas. High quality detailing is to be used on the bungalows.

Ecology

The existing garage sites have low value in terms of ecology and it

would be our aim to increase the ecological value of these sites through the development of the new homes and their external spaces, We aim to do this through the provision of:

- Insect and bee homes
- Bat boxes
- Planters
- Grassed areas



Sustainability

The new bungalows are constructed utilising the existing structure of the garages and via a timber frame pannelised system, This reduces the embodied carbon in the scheme. Overall the scheme aims to achieve an EPC rating of A through the following measures:

Off Gas

The Bungalows will be completely off gas with heating and hot water provided by an Air Source Heat pump.

Off Site

The bungalows will be constructed off site, utilising a timber closed panel insulated system, which is then brought to site and erected. This ensures that the construction time is minimised which in turn minimises the disruption of the construction process to existing residents.

Sustainable Power

The electrical load of the bungalows will be supported by a 3KW photo voltaic panel system on the roof.

Thermally efficient

The use of an offsite pre insulated pannelised system and well insulated floor structure creates a very thermally efficient envelope reducing heating costs through a fabric First approach.

Sustainable drainage systems

Whilst the rainwater run off will not usually be increased by the new bungalows the scheme provides methods of sustainable drainage systems such as attenuation pipes, attenuation crates and permeable paving.



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Compliances

Approved Document M category 2 compliant

The bungalows will be fully compliant with the ambulant disabled requirements of M2. all space standards and level access requirements will be met

Homes England space standard compliant (NDSS)

The bungalows will be fully compliant with the Homes England space standards for a 2 Bed 3 person bungalow and will be 61 sqm.

Internal sprinklers to bungalows.

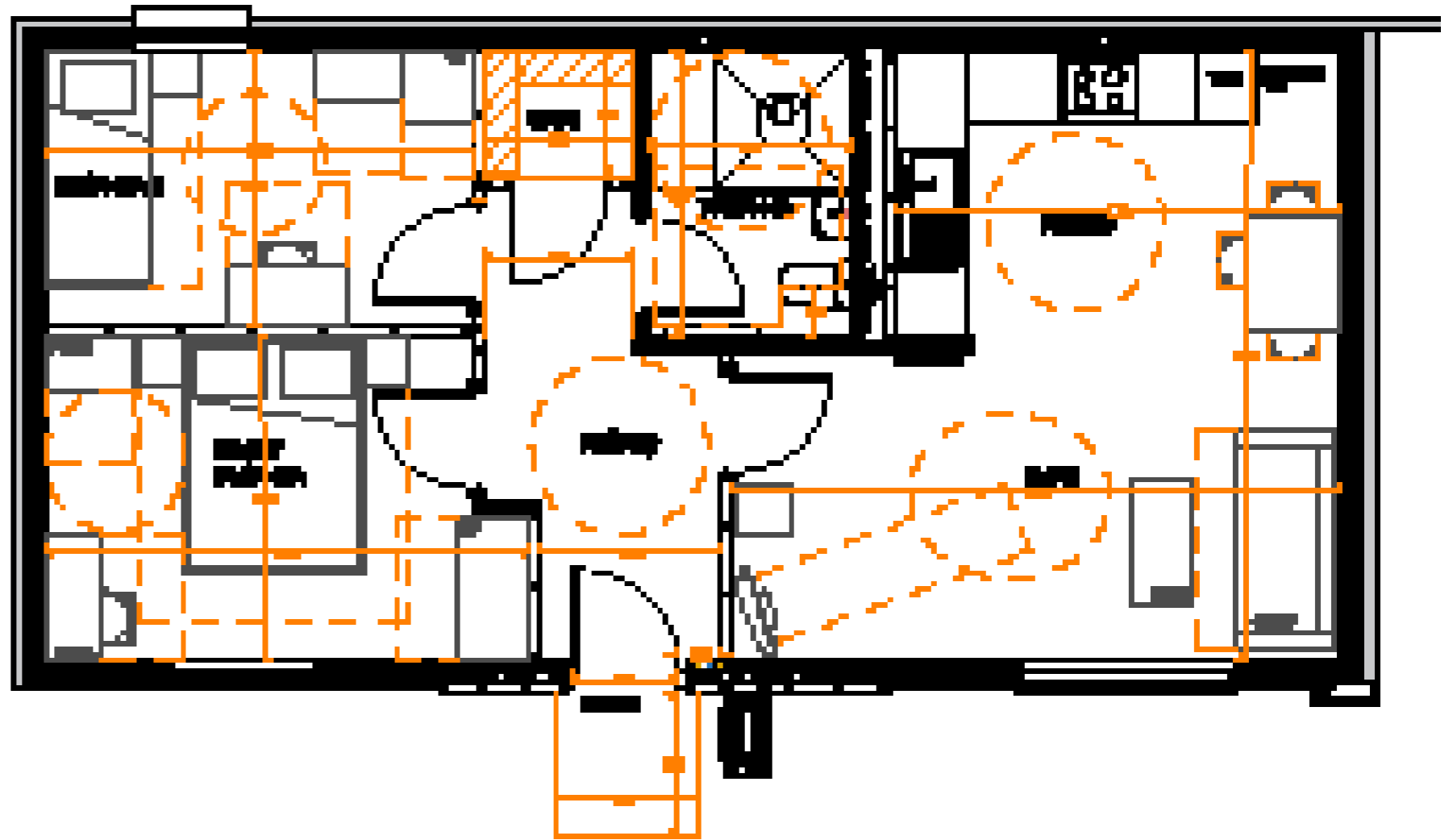
Due to the restricted access for fire vehicles, the bungalows are to be provided with an Automist fire suppression system.

Fast Construction

The bungalows are constructed through the conversion of the existing garages through our patented method. The main walls sit within the existing garage walls and are pre fabricated insulated timber frame panels constructed to exact dimensions. The prefabrication of the main elements within a factory allows us a fast build programme which in turn enables us to **minimise disruption to existing residents** through the following benefits:

- Reduced construction noise
- Faster build period than a traditional bungalow.

The existing garage walls are restrained back to the bungalow structure and form the outer leaf of the walls. The boundaries that back on to existing residents gardens remain the same with just a small increase in height for the mono pitched bungalows (as shown in the image below).



Previous HUSK Schemes - Before & After



Feedback

What do the residents say?

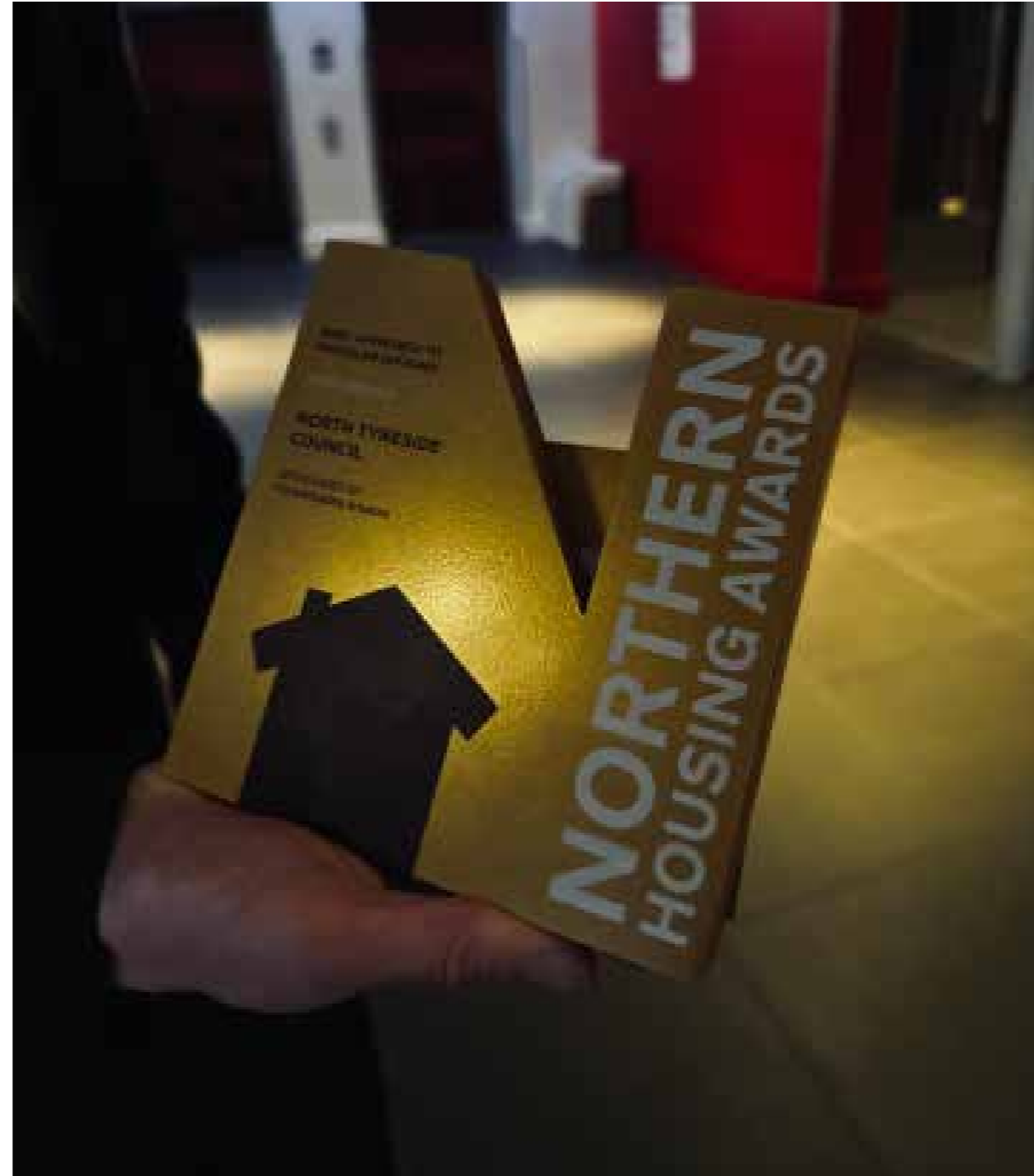
“It’s hard to believe this was a former garage site - it doesn’t feel like a bungalow because of the high ceilings.”

“My friend told me about these new bungalows but at first, I thought they were private homes - I couldn’t believe they were affordable housing. I know I have only lived here for a month but I feel it has already changed my life”



Awards

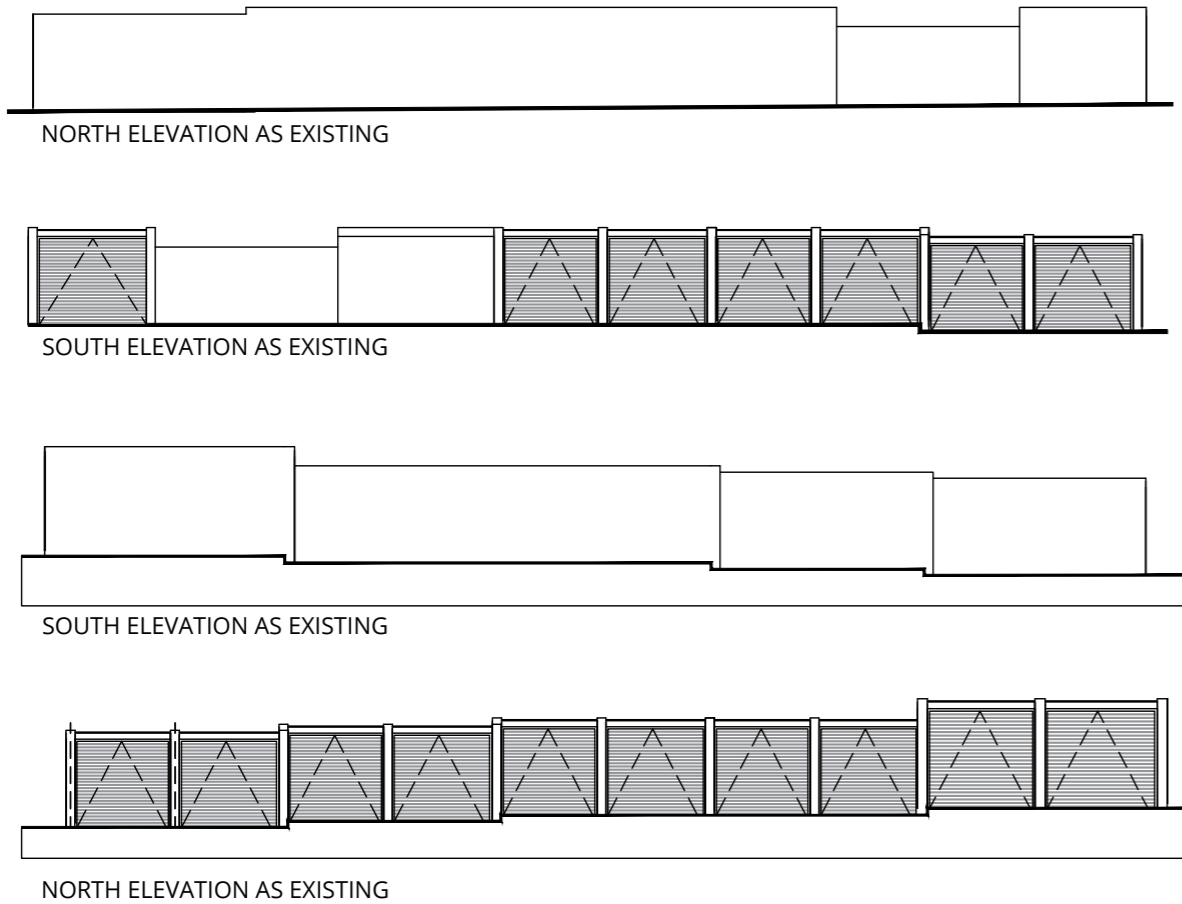
- **Northern Housing awards** - Best approach to Modular Housing (in Partnership with North Tyneside Council)
- **LABC 2021** – Best Small New Housing development
- **RICS Award 2019** – Highly commended - Residential
- **Constructing Excellence National award 2018** – Innovation
- **Constructing Excellence Regional Award 2018** – Innovation
- **Constructing Excellence Regional Award 2018** – Offsite Project of the year



GARAGE BLOCKS

The existing garage blocks range from runs of 2 up to 20+. They are usually in the region of 2.25m high and are constructed from a single skin of brickwork./block work The existing roof is usually constructed from timber with a bituminous felt covering. Many of the existing blocks are falling into disrepair or have been subject to anti-social behaviour .

The existing floors are structural concrete designed to take vehicular loads.



[Existing Elevations]



[Existing plan]



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Design proposal

Principle

The principle of development comprises the conversion of existing garages into residential bungalows. This proposal will provide much needed housing for older persons on a brown field site in a sustainable location within an existing settlement.

Location

The core of the principle of development of this proposal lies with Policy 6 of the CDP which allows for development on sites which have not been allocated for a specific use. Policy 6 sets out that development on un-allocated sites within the built-up area will be permitted provided the proposals accord with a number of criteria. This proposal accords with all of the criteria listed under Policy 6 as it is: a use compatible with adjacent land; appropriate in terms of scale and design; will not be prejudicial to highways safety; does not result in the loss of open space or valued facilities; will not increase vulnerability to climate change; makes use of previously developed land; and reflects priorities for urban regeneration.

Use

The innovative design converts the existing garages into residential bungalows providing much needed elderly persons housing on brown field garage sites that currently do not contribute to the quality of the area

The proposal will create Four new single storey dwellings for the elderly, which are to be compliant with the current space standards dictated by Homes England's Nationally described space standards.

Scale

The proposed dwelling walls are to be single storey with mono pitched roofs to reduce the overall height of the bungalows

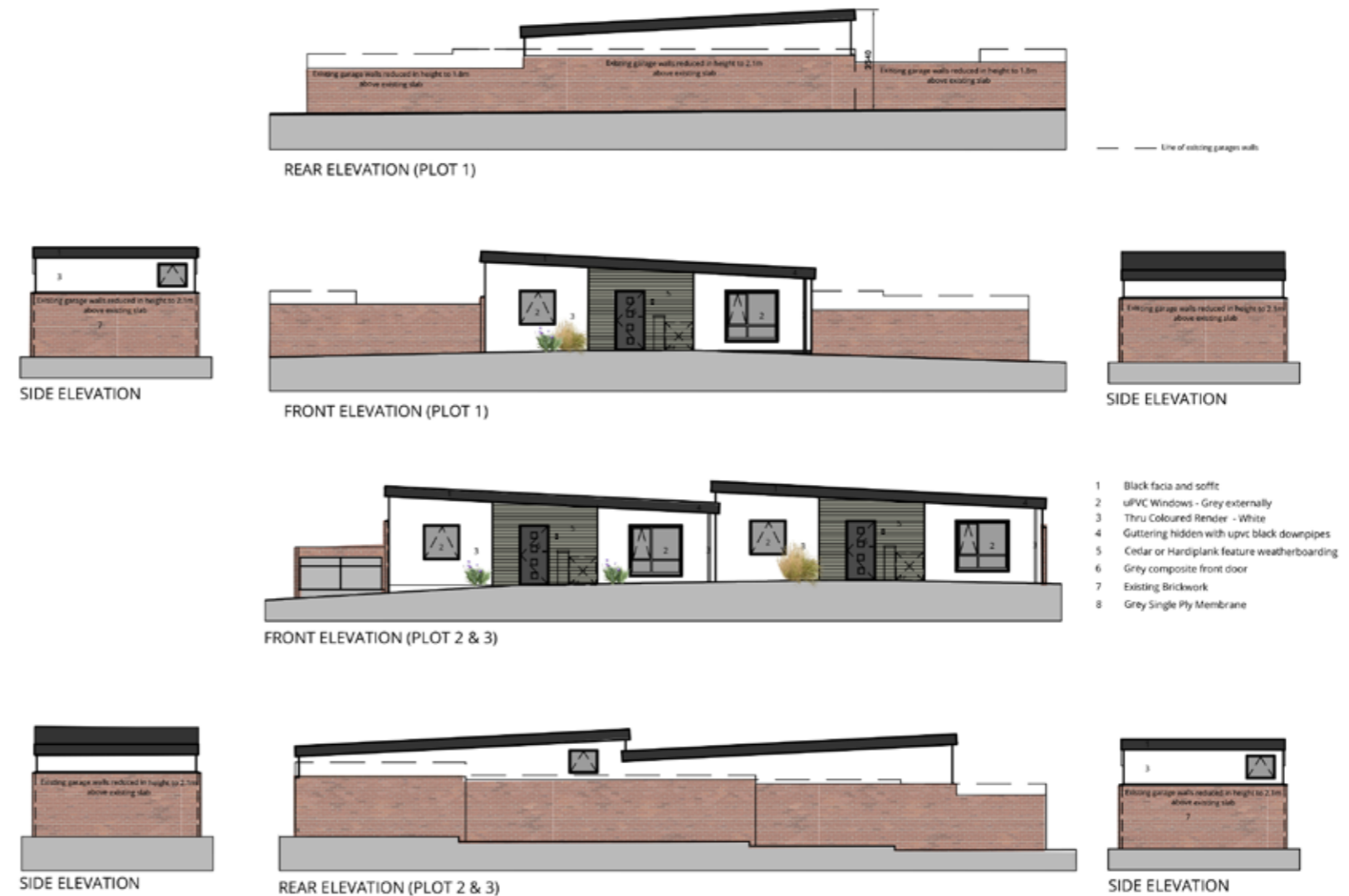
Appearance

The existing residents have been facing the existing garage walls for many years, the intention of these proposals is to utilise these garage walls in the creation of these dwellings and to re-point (where required) and restore the wall. The existing front of the garage block will be converted in to a new contemporary facade, which will be created from high quality materials. The new elevation is to face on to a new landscaped and secure courtyard with clear defensible space and secure areas.

Materials

High quality materials will be utilised as follows:

- Roof - High quality Single Ply membrane
- Entrance Feature - Cedar or Hardiplank Weatherboard
- Through colour render to be white
- Rainwater goods - Black uPVC
- Existing brickwork cleaned and re-pointed where required.
- Windows to be Grey Upvc



Bruce Road, Newton Aycliffe

Highways and Car parking

The new units are provided with four dedicated car parking spaces in order to conform with the highways authority requirements, these are situated in close proximity to the bungalows for increased accessibility.

The existing highway entrance to the site will remain

Sufficient turning space will be allowed for vehicles to manoeuvre

Of the 20 garages on Bruce Road, all of them are void and unoccupied.



Proposed Site Plan



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The retention and conversion of the existing garage structure and the orientation of the habitable windows ensures that the existing privacy distances are respected and maintained.

The proposed new bungalows will have forward facing windows and one rooflight to the rear bedroom to bedroom ,This will ensure that no additional overlooking will be created over the existing properties.

Refuse

The refuse and recycling bins are to be located in enclosed bin stores situated in the central court yard or adjacent to the dwelling this will fully hide the bins from view. The pick up of the bins will be on the existing route for this residential area with a bin collection point at the entrance.

Amenity space

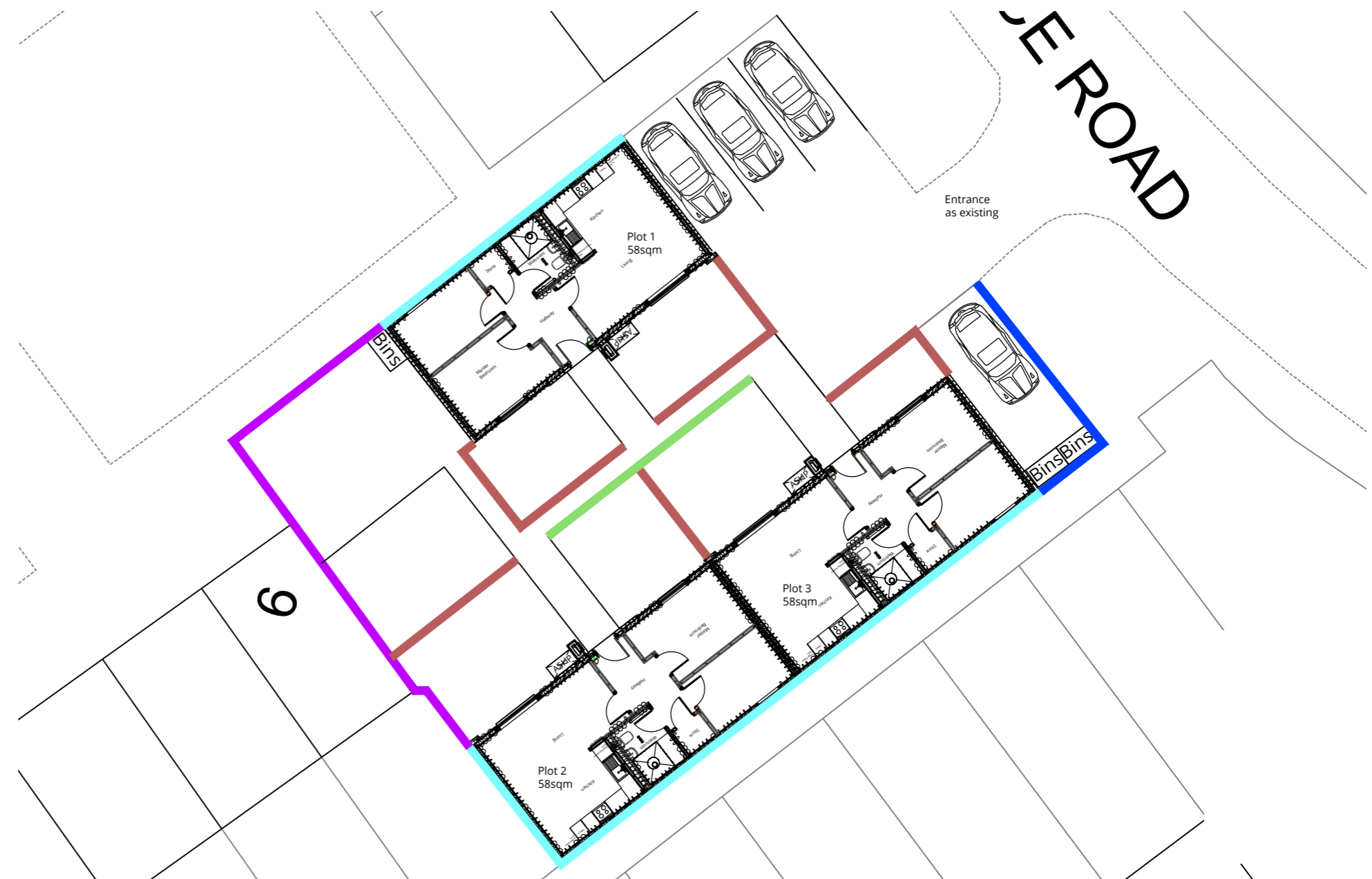
The proposed arrangements have been discussed in detail with Senior planning officers. The re-use of existing garages and the provision of affordable accommodation is promoted. The intention with this arrangement is to create secure communal dwellings for the elderly, whilst working with the existing built forms and grain.

The dwellings proposed are to be occupied by older residents making a virtue of what may otherwise be seen as substandard residential relationships where homes are facing. The scheme is unable to meet the Residential Amenity Standards set out in policy, however our aim for this development is to create spaces that are suitable for the elderly end users who require safety and security with smaller gardens that require little maintenance but offer sufficient external space to have a defensible garden .

The external space provides private garden areas for each bungalow with a designated communal area for external drying

Sited sporadically across estates, rather than in an enclave of their own, older residents will remain integral to and interacting with the comings and goings of the wider community. This development will provide much needed accommodation for the elderly local residents of Aycliffe ensuring that they do not have to move out of their familiar locality to access accommodation suitable for their needs.

The properties are orientated so that living rooms are not directly overlooking each other. A semi-permeable planted screen will be provided between the bungalows to further create privacy, interesting green areas and insect gardens.

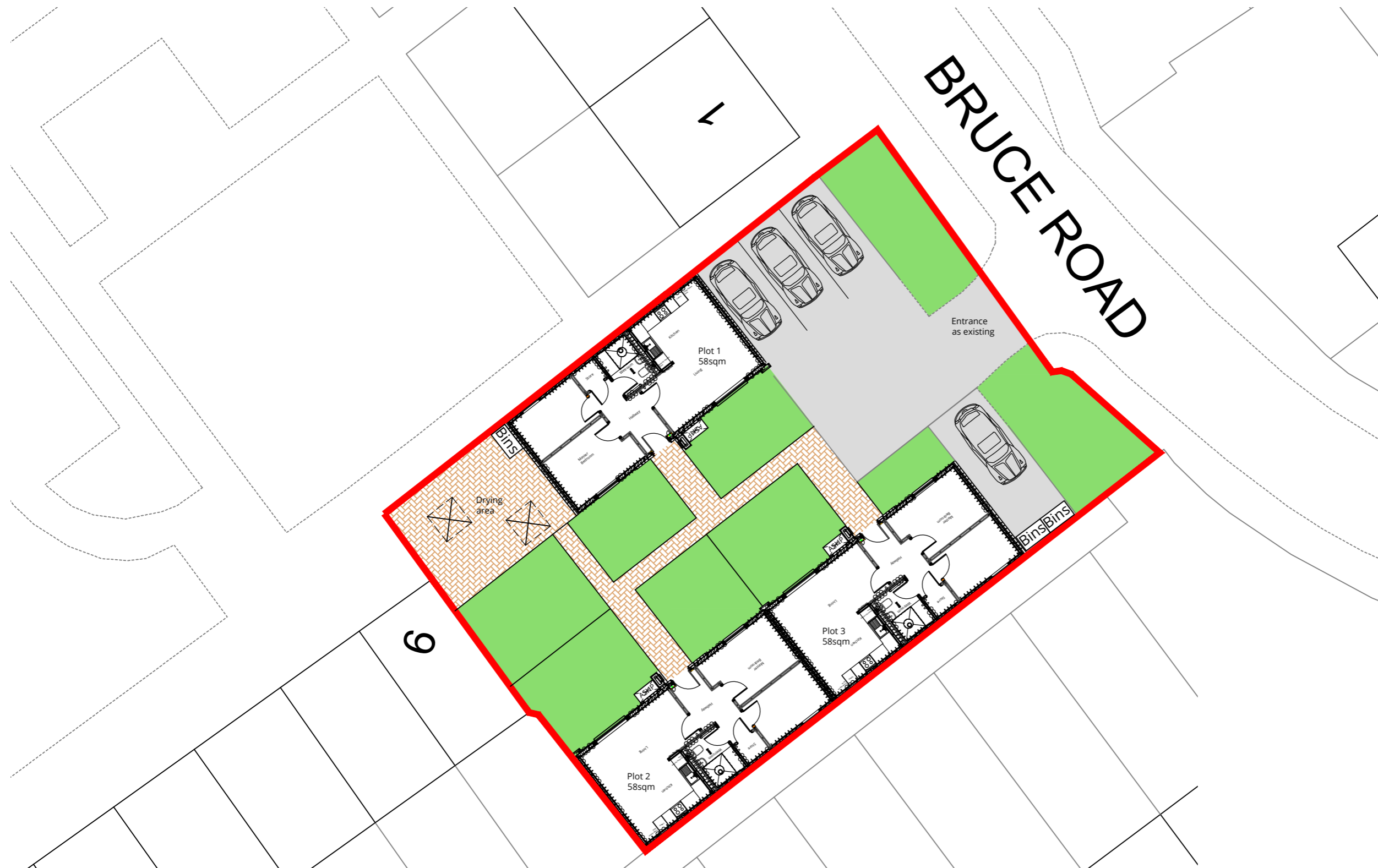




Existing Site Layout



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Site Layout



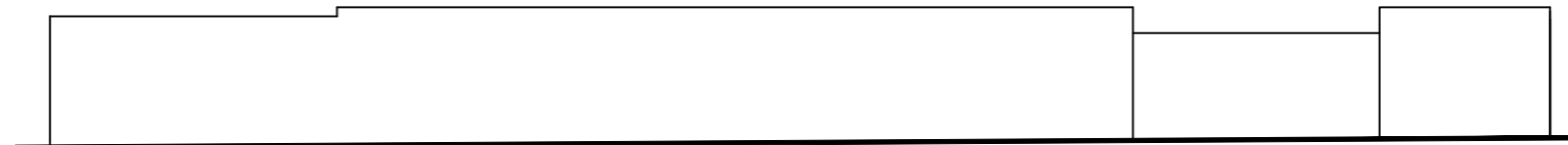
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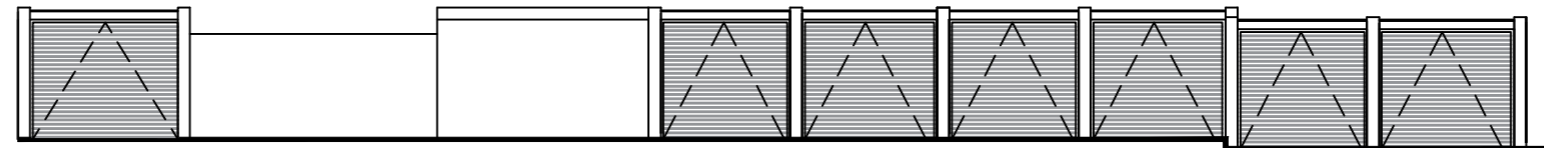
Site Visual



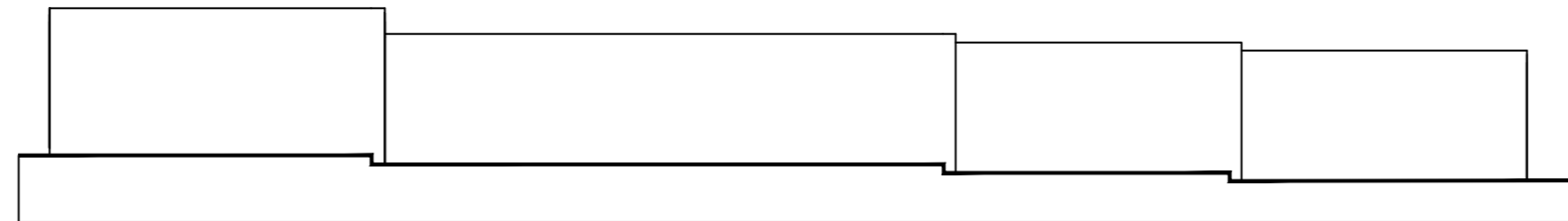
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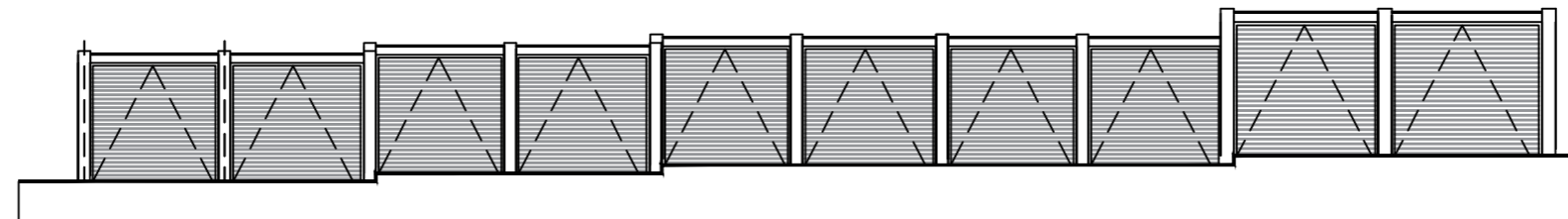
NORTH ELEVATION AS EXISTING



SOUTH ELEVATION AS EXISTING

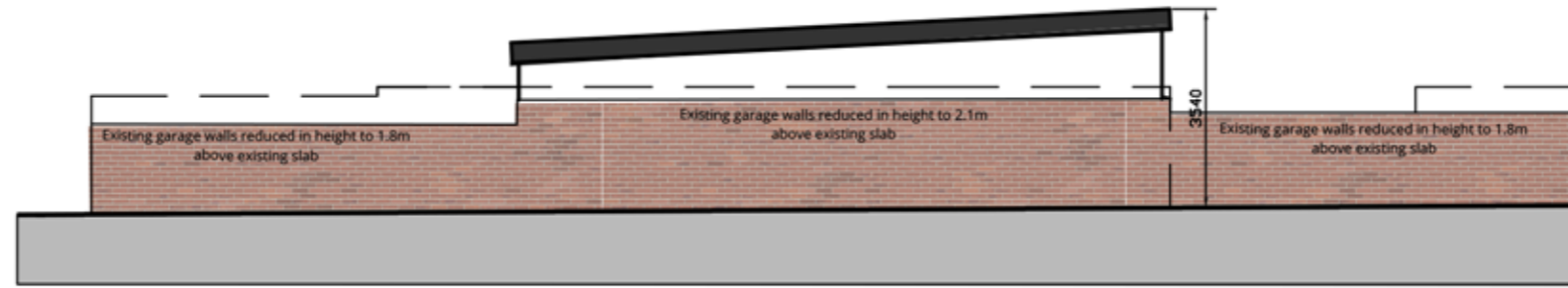


SOUTH ELEVATION AS EXISTING



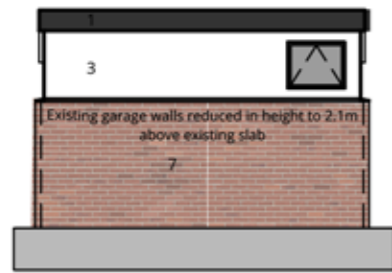
NORTH ELEVATION AS EXISTING



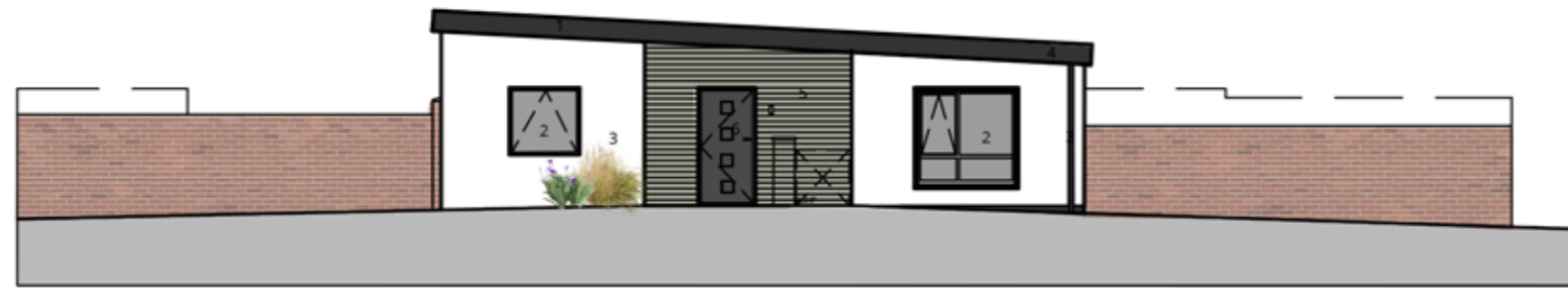


REAR ELEVATION (PLOT 1)

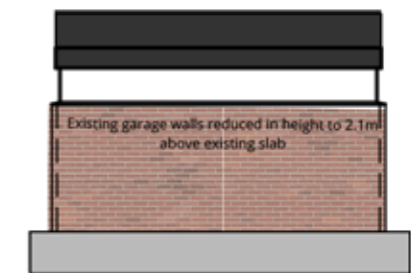
--- Line of existing garages walls



SIDE ELEVATION



FRONT ELEVATION (PLOT 1)



SIDE ELEVATION



FRONT ELEVATION (PLOT 2 & 3)

- 1 Black fascia and soffit
- 2 uPVC Windows - Grey externally
- 3 Thru Coloured Render - White
- 4 Guttering hidden with upvc black downpipes
- 5 Cedar or Hardiplank feature weatherboarding
- 6 Grey composite front door
- 7 Existing Brickwork
- 8 Grey Single Ply Membrane

