

Martinique - New build

Proposed replacement of redundant storage buildings with 3no new build dwellings at:

**Martinique Farm,
East Martin,
Fordingbridge,
SP6 3JS**

Client: Mr Shering
Planning Application
November 2023

0249-02-003

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1.0 Introduction

1.1 Credits and drawing schedule

This Design & Access Statement is to be read in conjunction with:

All plans and elevations prepared by Birch Architects.

This document is intended to be a positive and helpful tool for the New Forest Council and invested third parties and demonstrates how the design proposals have evolved, having regard to site opportunities and constraints. The proposal has taken into account national, regional and local planning guidance - additionally we carried out a pre-app with New Forest in 2021, and achieved a planning approval for the conversion of the barns in 2022.

An application for replacing the barns with New build was made in 2023 - the roof height and eaves were amended and a carport was added to plot 1. This was refused in October 2023. The case officer advised that a new build application that matched the existing approval could be supported.

This Design & Access statement has been prepared by Birch Architects on the behalf of Mr Shering to accompany a planning application for the replacement of three redundant agricultural buildings with three new build dwellings that match the existing approval. This document is intended to promote the development of a high quality residential scheme at Martinique. The document will highlight the design considerations of the surrounding site and context.

Schedule:

The following drawings are included with the document:

0249-02-01-001 - Location plan @1:1250/1:500

0249-02-01-002 - Topo @1:500

0249-02-91-001 - Existing Plot 1 floor plans @1:100

0249-02-91-002 - Existing Plot 3 floor plans @1:100

0249-02-91-003 - Existing Plot 3 floor plans @1:100

0249-02-91-004 - Existing site elevations @1:200

0249-02-02-001 - Proposed site plan @ 1:500

0249-02-03-001 - Proposed Plot 1 floor plans @1:100

0249-02-03-002 - Proposed Plot 2 floor plans @1:100

0249-02-03-003 - Proposed Plot 3 floor plans @1:100

0249-02-03-004 - Proposed Plot 3 floor plans @1:100

0249-02-05-001 - Proposed Plot 1 elevations @1:100

0249-02-05-002 - Proposed Plot 2 elevations @1:100

0249-02-05-003 - Proposed Plot 3 elevations @1:100

Design Team:

Architects: Birch architects - info@bircharchitects.co.uk

Planning Consultant - RAW planning - kerry@rawplanning.co.uk

Ecology and biodiversity: ABR Ecology - abrecology@gmail.com

Topographical survey: Andy Stretch ADS surveys. - andy@ads-surveys.uk

Transport Statement: Nick Culhane - nick@nickculhane.co.uk

1.0 Introduction

1.2 Site Location

SITE LOCATION:

Martinique Farm is a large plot with three redundant storage buildings in the village of East Martin. It has houses either side of the plot, is near the town of Fordingbridge and has good access to the A345 leading to the cities of Salisbury and Bournemouth.

This document supports proposals to replace the buildings with three high quality, sensitive, new environmentally sustainable homes that will match the existing approval.

The site is in the New Forest District in an Area Of Natural Beauty (AONB).

HIGH SPEED BROADBAND STATEMENT:

Super-fast Fibre is available at SP6 3JS
Martinique Broadband speed:

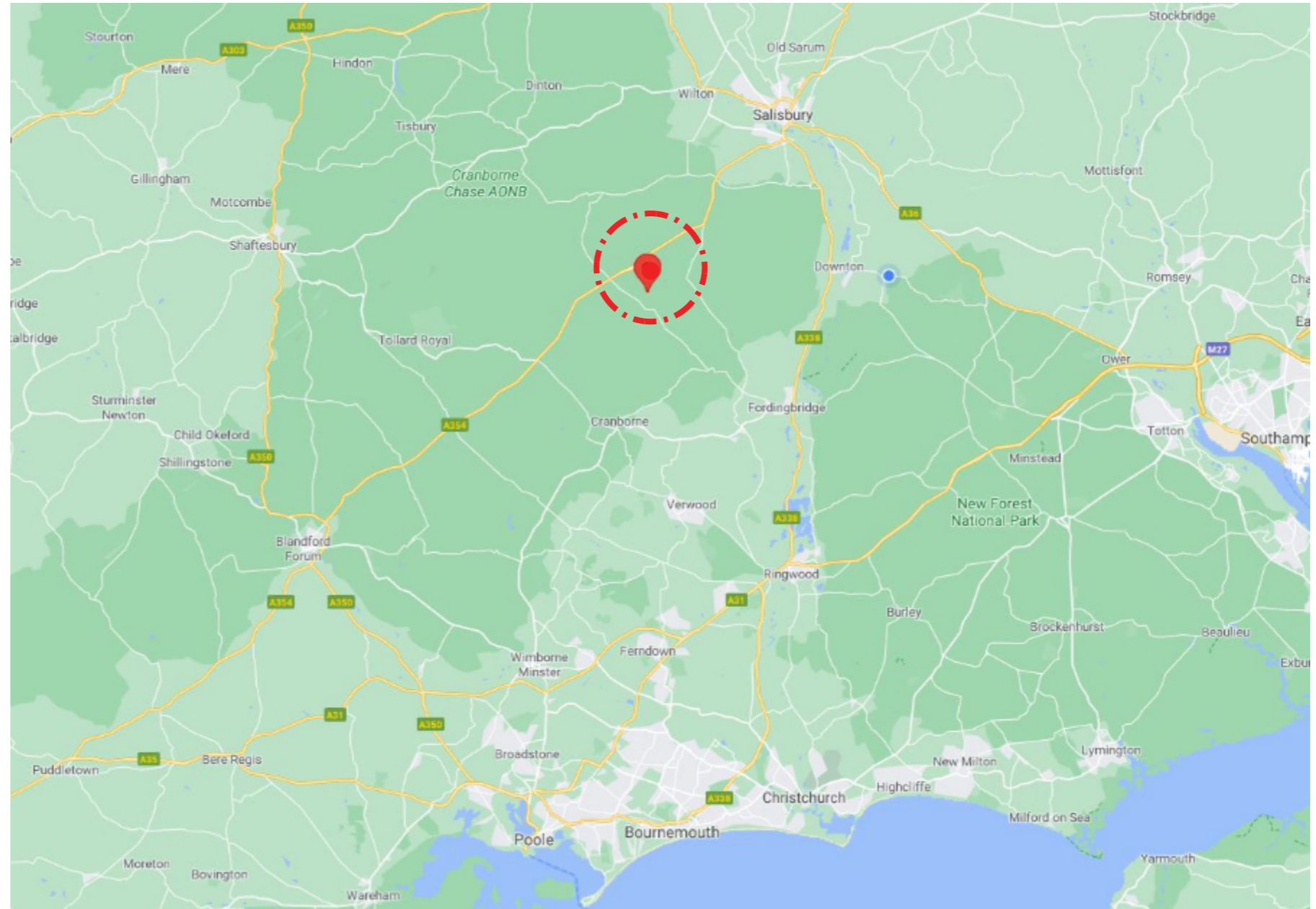
Your download speed

45.7 Mb

Your upload speed

19 Mb

Super fast fibre will be brought into each new dwelling



1.0 Introduction

1.3 Site Description

SITE DESCRIPTION

Martinique is a plot of land with three redundant workshop buildings.

The access is via a private track off the road. There is an existing gate and access point between the road and the track to the site which allows visibility in both directions. There is an existing native hedge and mature established trees along the road boundary and to the boundary edge of the access track. The buildings are largely screened from the road by mature trees and bushes, and does not overlook the neighbouring dwellings either side. To the rear of the buildings there is a mixture of grass and hard standing with views over mature hedgerow to fields beyond and a public right of way.

PROPOSAL OUTLINE:

There is an existing planning approval to convert the three existing buildings on the site into three new detached dwellings - 22/11012 - 30th August 2022.

This proposal is to replace the existing three buildings with three high quality, well insulated, energy efficient dwellings which will replicate the existing building footprint and are identical to the existing approval in appearance. Each will have generous amenity space and parking and create great new homes.

The ability to build new replacement structures will allow the client to build better quality, more sustainable homes that will offer more flexibility for client's changing needs and will reduce the impact on the environment and climate. The existing barns can be converted in dwellings, as has been demonstrated with the previous application and structural report, but a new build process will achieve higher air tightness, greater insulation levels and and lead to a less waste on site. The new build homes will be identical in appearance to the approval for the conversion of the barns.



1.0 Introduction

1.4 Local Context



KEY PLAN



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



VIEW 08

1.0 Introduction

1.5 Site Images



KEY PLAN



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07

2.0 Site Context

2.1 Site Analysis

- Site Boundary line
- Main traffic route
- Sunpath
- Building line on street
- Entrance points from street
- Existing Green Boundaries
- Existing tree screening
- Pedestrian movement
- Proposed new dwelling locations on footprint of existing barns
- Proposed parking area
- Views



3.0 Development

3.1 Planning Statement and History

STATEMENT

- Please refer to planning statement by RAW planning

4.0 Proposal

4.1 Proposal Description

PROPOSAL DESCRIPTION

This proposal is for the replacement of three existing workshop buildings on the plot of Martinique in East Martin with three new build dwellings that match the existing approval. The planning application is to change the use into three new high quality dwellings of the same floor area.

All of the dwellings will be accessed off a single track which leads to the entrances of each plot.

Plot 1 -

Building 1 (the western most building) is the smallest of the 3 dwellings measuring 18m x 9.4m and 2.4m to eaves and 3.6m to ridge.

The proposed new dwelling will replicate the footprint and aesthetic of the existing barn. The ridge height will be identical to the existing. The ground, wall and roof will all achieve higher levels of insulation, weather and air tightness required for new homes. The walls will be clad with horizontal natural timber, and the roof will be upgraded with natural slate. New large sliding timber barn doors to the side elevation will be pinned back and opened to create a large glazed opening in each side of the long elevation of the barn and form the main entrance.

Externally there will be residential gardens to the front and rear with a new mature hedge and post and rail fence creating privacy on the front to the entrance track and with plot 2. There is an existing hedge and fence along the boundary with Whitehill Farmhouse which will be retained and enhanced to maintain privacy.

A static caravan will be removed and there will be a minimum of 3no. Parking spaces and bin/cycle storage to the front.

Solar PVs will be located on the South east facing roof area along with new rooflights.

Internally the space will be vaulted with bedrooms to the front and family spaces to the rear. The garden facing elevation opens onto a patio area and allows views over the fields, but avoids overlooking of neighbouring plots.

Plot 2 -

Building 2 (the central building) measures 21m x 6.2m and 2m to eaves and 3m to the ridge.

The proposed new dwelling will replicate the footprint and aesthetic of the existing barn. The ridge height will be identical to the existing. The ground, wall and roof will all achieve higher levels of insulation,

weather and air tightness required for new homes. The walls will be clad with horizontal natural timber, and the roof will be upgraded with natural slate. New large sliding timber barn doors to the side elevation will be pinned back and opened to create a large glazed opening in each side of the long elevation of the barn and form the main entrance.

Externally there will be residential gardens to the front and rear with a new mature hedge and post and rail fence creating privacy on the front to the entrance track and to plots 1 and 3.

Internally the hall and utility area are all located in this section. The open plan living/kitchen/dining space is located to the garden elevation and allows more natural light and via sliding doors creates a physical connection between interior and exterior.

Externally, a minimum of 3no. Dedicated parking spaces are provided. There is ample turning space and existing hard standing is incorporated. The plot has private rear garden and additional garden space to the side. This is enclosed by a mature hedge along the track and screened from neighbouring plots by a new hedgerow and post and rail fence

This matches similar wall/hedge treatment to other nearby existing dwelling frontages. The site boundaries extend to the track however, boundary treatments will be set back around the existing gate entrance in order to preserve maximum visibility and allow for emergency vehicle turning.

Solar PVs will be located on the South east facing roof area along with new rooflights to improve natural daylight and natural ventilation

Internally the space will be vaulted with bedrooms to the front and family spaces to the rear. The garden facing elevation opens onto a patio area and allows views over the fields, but avoids overlooking of neighbouring plots.

Plot 3 -

Building 3 (the eastern most building) is the largest of the buildings with the main part of the building measuring 25.2m X 7.2m and 2m to eaves and 3.2m to ridge. A mono pitched element is located along the south elevation measuring 11.2m X 5.6m and with a ridge height of 4m at its highest point.

The proposed new dwelling will replicate the footprint and aesthetic of the existing barn. The ridge height will be identical to the existing. The ground, wall and roof will all achieve higher levels of insulation, weather and air tightness required for new homes. The walls will be clad with horizontal natural timber, and the roof will be upgraded with natural slate. New large sliding timber barn doors to the side elevation will be pinned back and opened to create a large glazed opening in each side of the

long elevation of the barn and form the main entrance.

The existing monopitch garage block will be removed and replaced with a single storey garage and carport that is clad to match the new dwelling

Externally there will be residential gardens to the front and rear with a new mature hedge and post and rail fence creating privacy on the front to the entrance track and to plot 2. There is a large existing hedge along the boundary with Fletcher's Farm which will be retained to maintain privacy.

Internally the hall and utility area are all located in this section. The open plan living/kitchen/dining space is located to the garden elevation and allows more natural light and, via sliding doors, creates a physical connection between interior and exterior.

Externally a minimum of 3no. dedicated parking spaces are provided. There is ample turning space and existing hard standing is incorporated. The plot has private rear garden and additional garden space to the side. This is enclosed by a mature hedge along the track and screened from neighbouring plots by a new hedgerow and post and rail fence

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Solar PVs will be located on the South East facing roof area along with new rooflights to improve natural daylight and natural ventilation.

Internally the space will be vaulted with bedrooms to the front and family spaces to the rear. The garden facing elevation opens onto a patio area and allows views over the fields, but avoids overlooking of neighbouring plots.

Design Principles:

The proposed dwellings have been developed in accordance with the following principles:

- To be in keeping with and respectful of surrounding properties.
- To preserve and enhance the character of East Martin.

4.0 Proposal

4.2 Proposal Description

- To provide a high-quality residential development.
- To significantly improve the overall appearance of the existing site.
- To provide a scale of development appropriate to the locality, reflecting both scale and density found in the surrounding area.
- To introduce both sympathetic and modern design which respects the grain, scale and mass of the area and is respectful of the existing planning approval for the barn conversions.
- To preserve the visibility provided by the site onto the track whilst avoiding overlooking and maintaining privacy.

The constraints of the site are an important element that needs to be understood when considering development. As such a review of the site and its surroundings were undertaken to help to inform the design process. The constraints and opportunities are as follows:

Layout constraints:

- Existing building envelope sizes.
- Existing structures within site boundary that will be removed as part of the application.
- The principles of building regulations for new dwellings.
- Ensuring adequate amenity space for dwellings.
- Provision of adequate parking whilst maximising area able to be landscaped.

Layout opportunities:

- Enhancement of site and surroundings creating a low density site with a high quality well insulated and ventilated sustainable dwellings;
- Opportunity to provide a property that relates to the surrounding context;
- More effective land use whilst providing a new home to contribute to the housing demand;
- Views afforded from the site.
- Improvement on the existing buildings and better use of the available space.

Aesthetics:

The dwellings have been designed to match the existing approved design and with the local vernacular in mind, with inspiration taken from the area including: slate roof tiles, long vertical windows, deep

window reveals and horizontal timber cladding.

Sustainability:

The proposed dwellings are located on a previously developed site and will result in more effective and sustainable land use. The new dwellings will also incorporate a number of features which will allow for a good environmental performance. These will include:

- Quality windows and doors with high U-Values.
- High performance heating system - using air source heat pumps and MVHR.
- High levels of insulation and air tightness achieved with a new build structure.

Landscape:

There are no landscape features which will be lost due to development. The proposal seeks to provide opportunity to further enhance the site through the use of hard and soft landscaping.

Flood:

The site is not located in a Flood Zone, nor will its development result in flooding elsewhere.

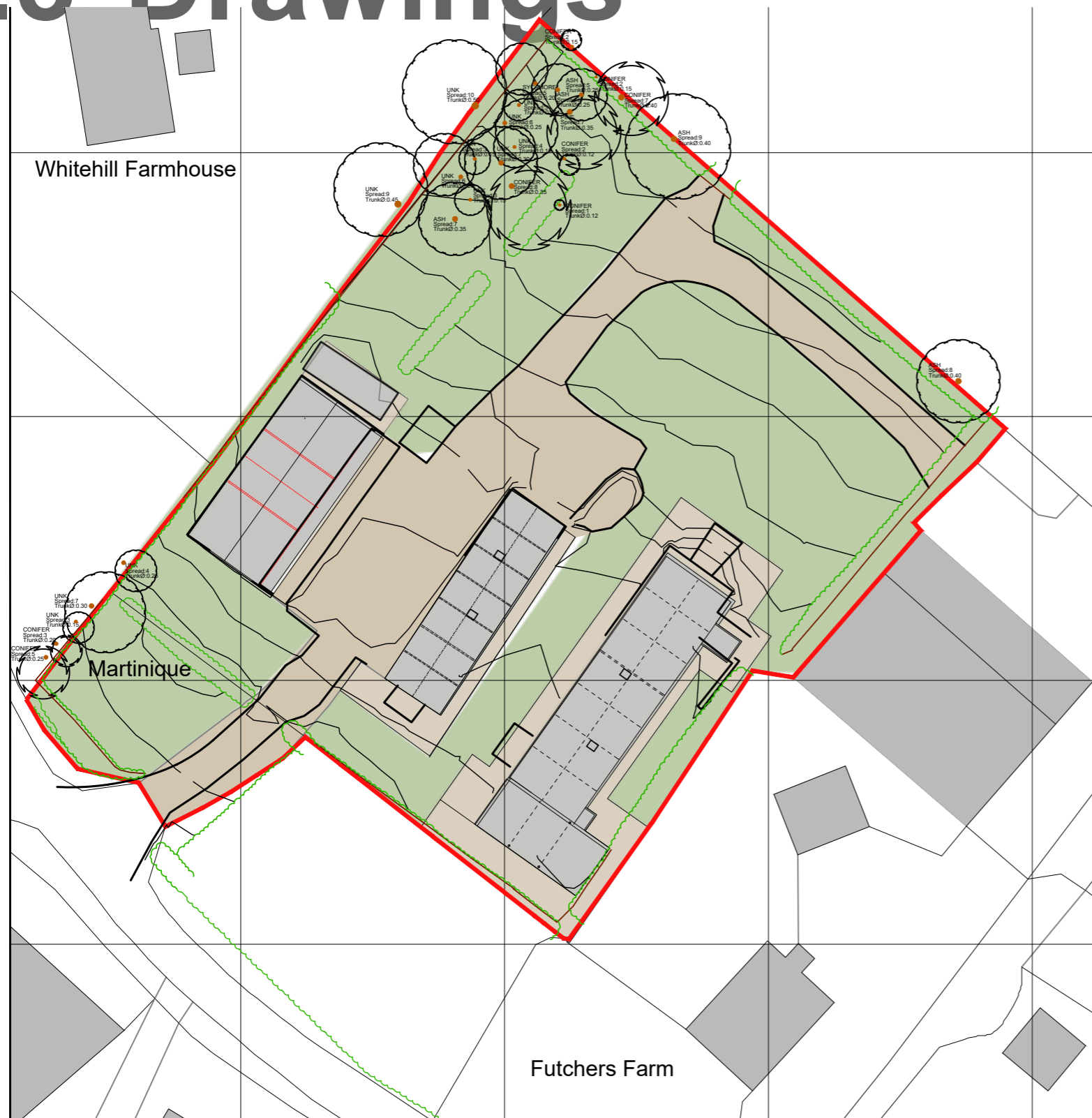
Access:

The track is suitable for bin access and fire tender. There is a bin and bike store located off the drive on each plot with a collection point at the main gate. Level access leads from the parking area to the main entrance and the utility door. The new bi-fold doors in the gable will open onto a level patio space. All internal doors are sized to allow for 'lifetime Homes' principles (door sizes of 838) and avoid level changes at ground floor. All windows to bedroom and habitable spaces are sized to act as means of escape in an emergency.

Conclusion:

As set out in this Design and Access statement, we believe the proposals provide high quality, well designed and sustainable accommodation, whilst seeking to enhance and add further to the character of the area. They do not cause any material harm or undue impact on the surroundings and will create great, sustainable family homes.

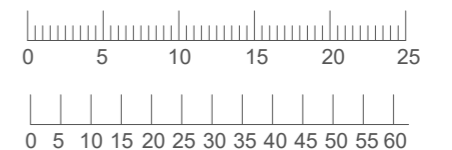
4.3 Drawings



Existing Site plan 1:500



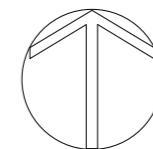
Site Location plan 1:1250



Rev -

rev a_31-10-2023_application to replace existing approved scheme for identical new build scheme.

Client: Mr C Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-01-001	Revision: A
Title: Existing Site plan	Drawn: sb	Scale: 1:500 & 1250	First Issue: Aug 2022
	Check: @a3		



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4.4 Drawings



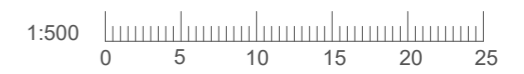
ADS Surveys Ltd
 Andell House
 Highfield Lane
 Woodfalls, Wiltshire
 SP5 2NG
 Tel: 07738 462205
 Email: andy@ads-surveys.uk



Topographical Plan
 ADS Surveys Ltd office:

 Andell House,
 Highfield Lane,
 Woodfalls,
 Salisbury,
 Wiltshire,
 SP5 2NG

 T: 07738462205

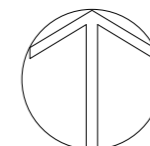


rev A_31-10-2023_application to replace existing approved scheme for identical new build scheme.

Rev -

Client: Mr C Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-01-002	Revision: A
Title: Topo plan	Drawn: sb	Scale: 1:500@a3	First Issue: Aug 2022
	Check:		

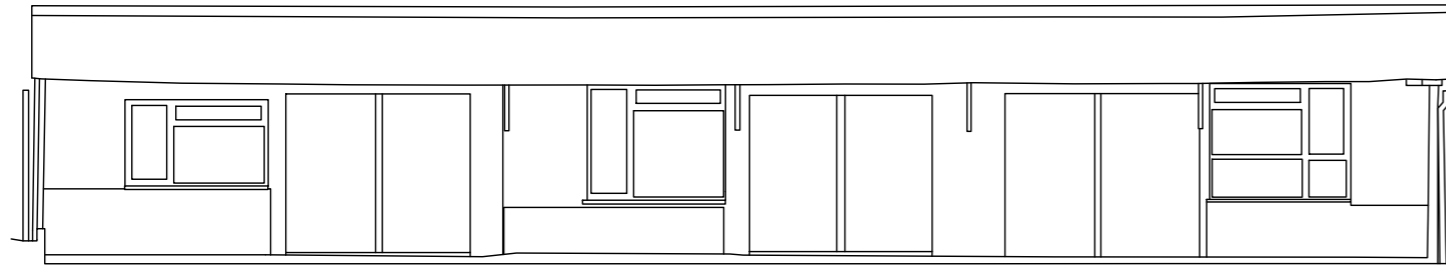
Existing Topo plan 1:500



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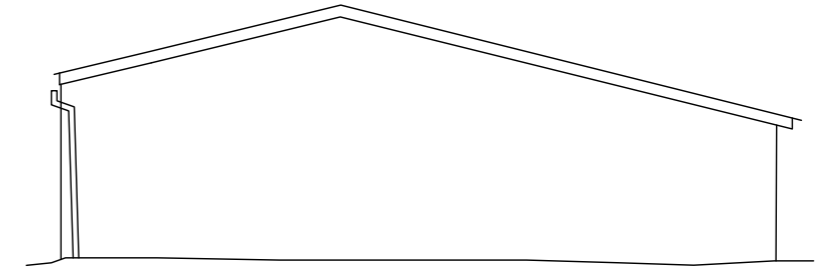
4.5 Drawings

Topographical and elevation survey carried out by ADS



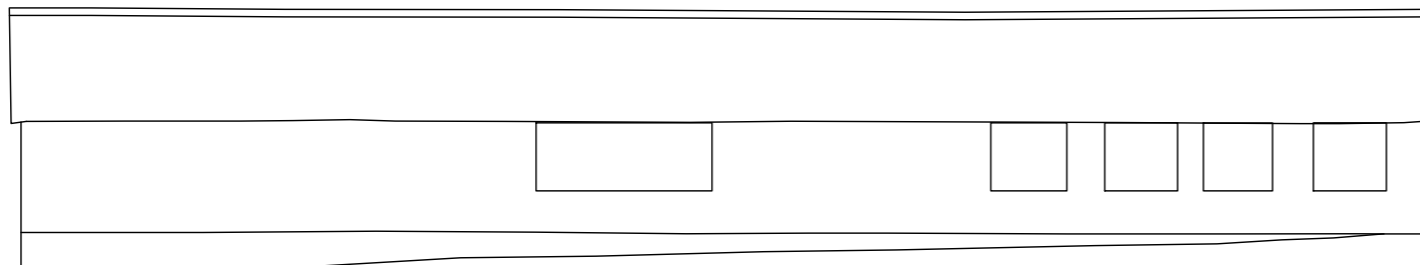
EAST

Side elevation @ 1:100



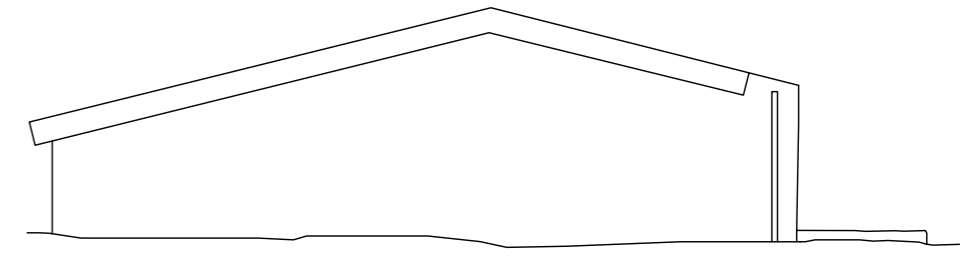
NORTH

Rear elevation @ 1:100



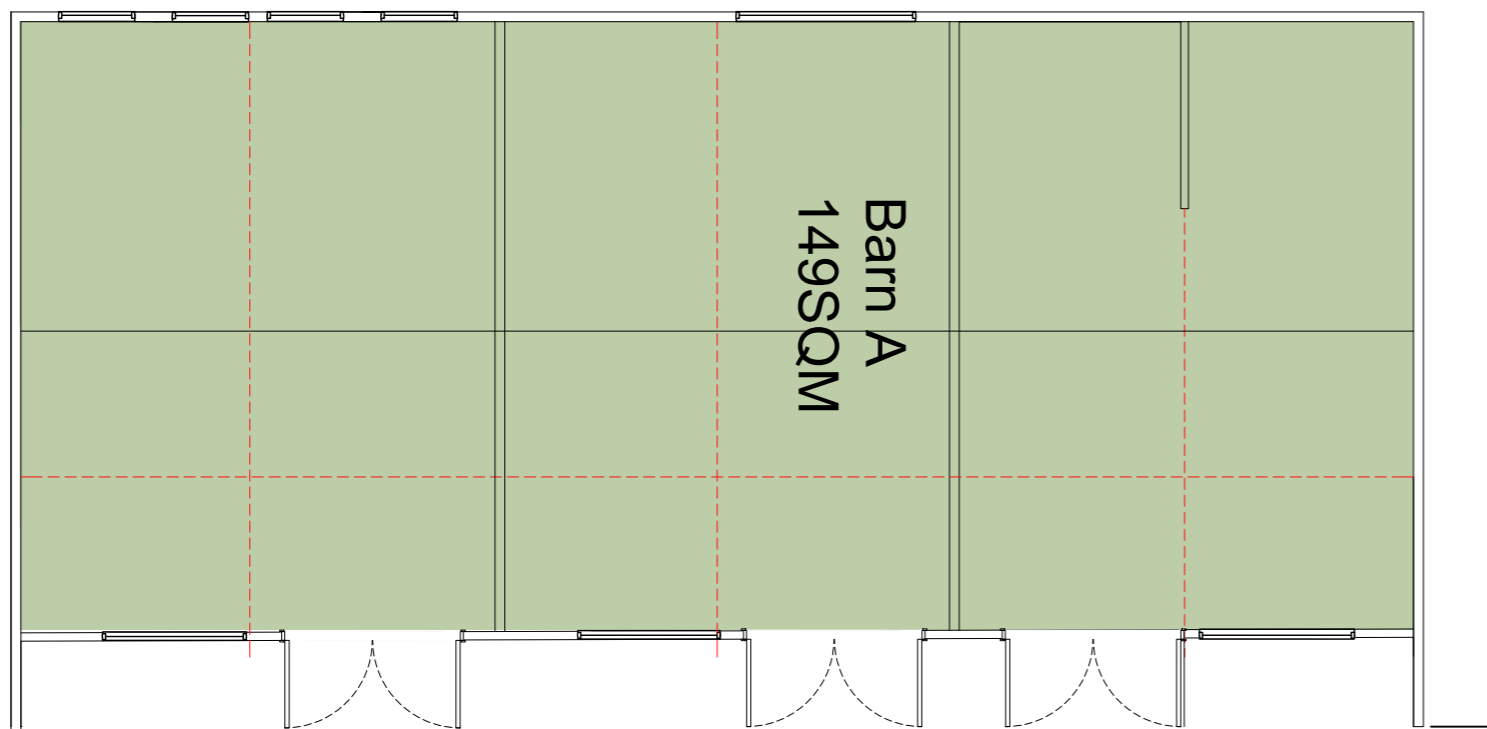
WEST

Side elevation @ 1:100



SOUTH

Front elevation @ 1:100



Existing plan @ 1:100



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rev A_31-10-2023_application to replace existing approved scheme for identical new build scheme.

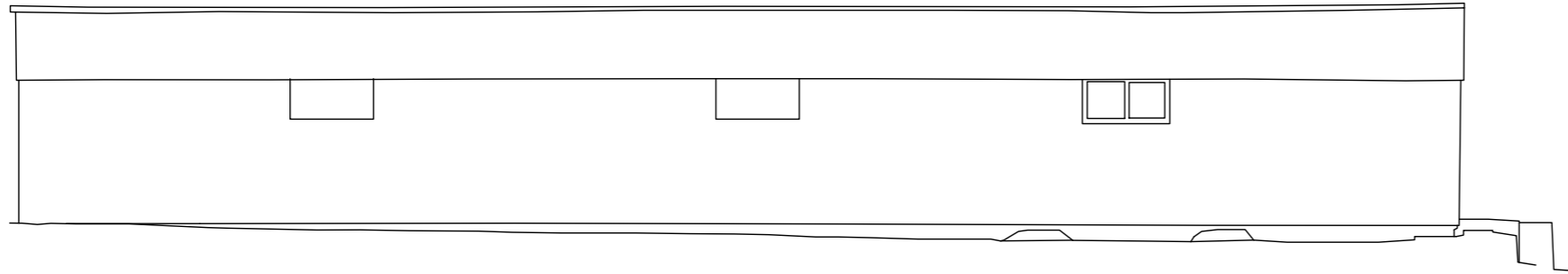
Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-03-91-001	Revision: A
Title: Plot 1 Existing elevations	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

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Topographical and elevation survey carried out by ADS

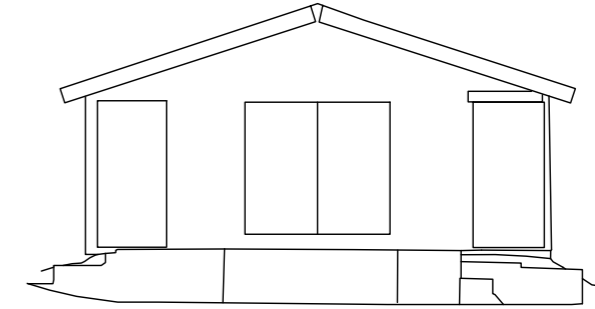
4.6 Drawings

Topographical and elevation survey carried out by ADS



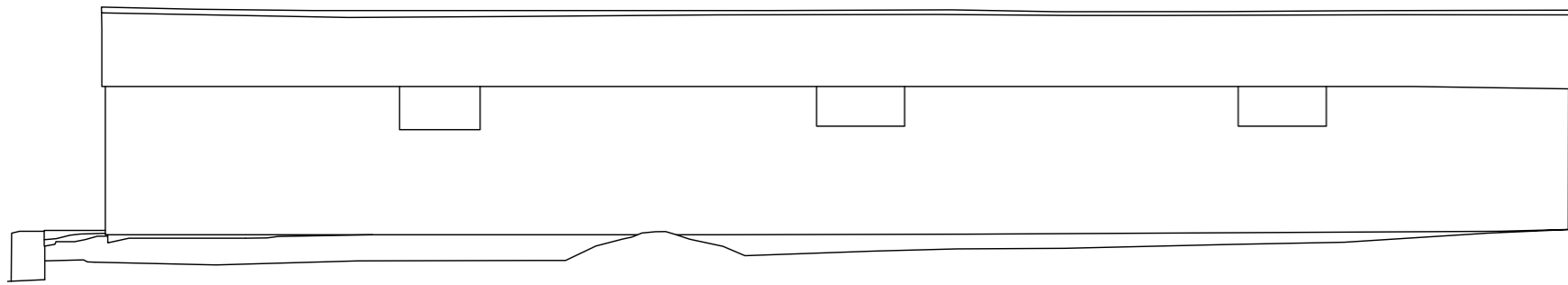
EAST

Side elevation @ 1:100



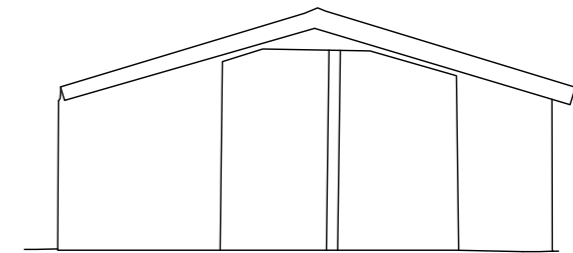
NORTH

Rear elevation @ 1:100



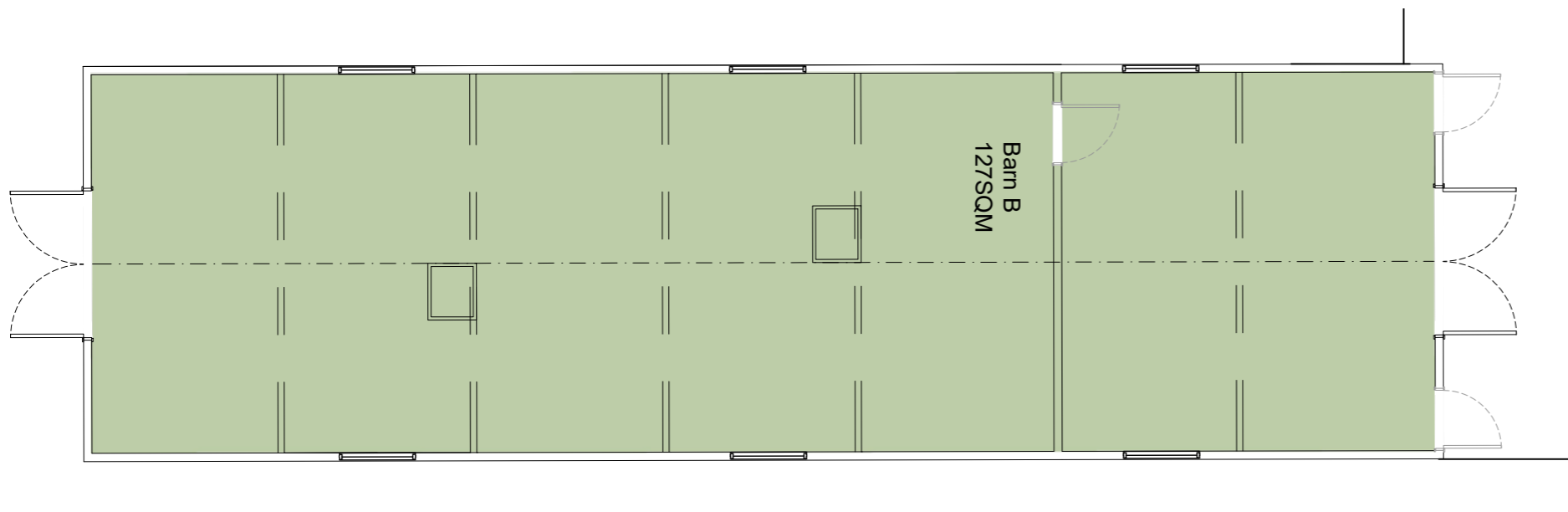
WEST

Side elevation @ 1:100



SOUTH

Front elevation @ 1:100



Existing plan @ 1:100

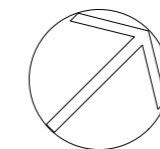


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rev b_31-10-2023_application to replace existing approved scheme for identical new build scheme.

rev a_21-11-2022_plans and elevations updated to reflect existing



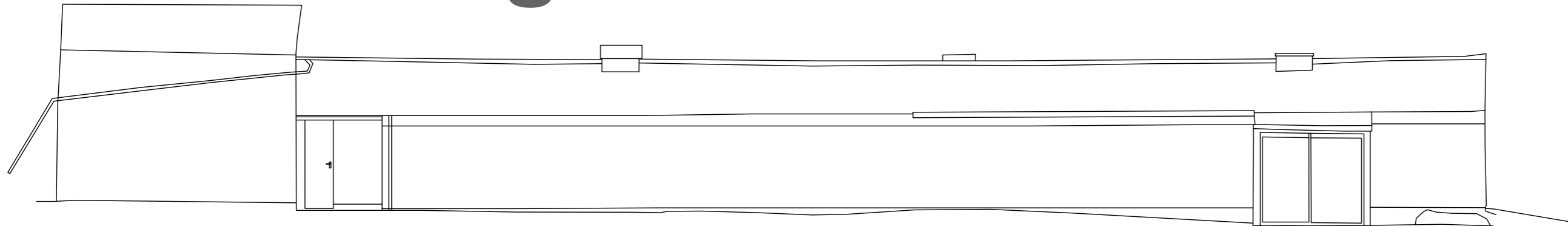
Topographical and elevation survey carried out by ADS

Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-03-91-002 B	Revision:
Title: Plot 2 Existing elevations	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

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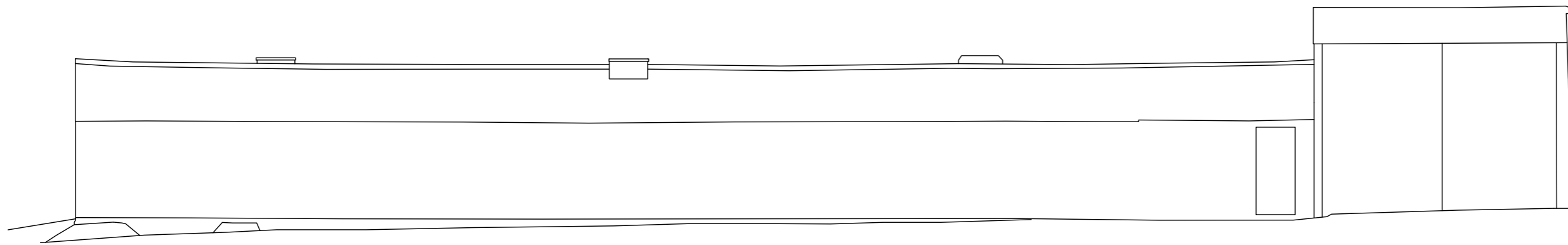
4.7 Drawings

Topographical and elevation survey carried out by ADS



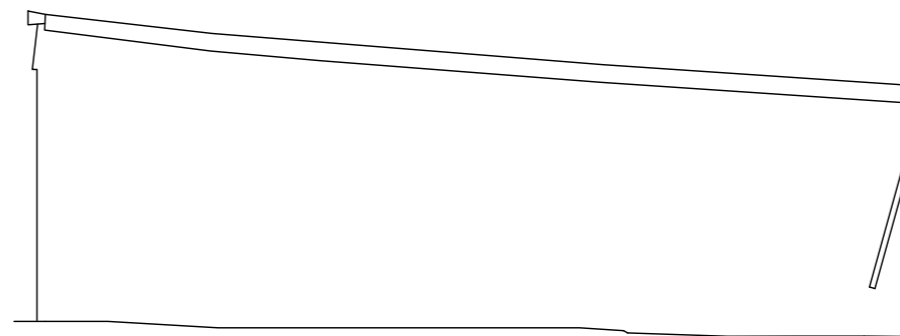
EAST

Side elevation @ 1:100



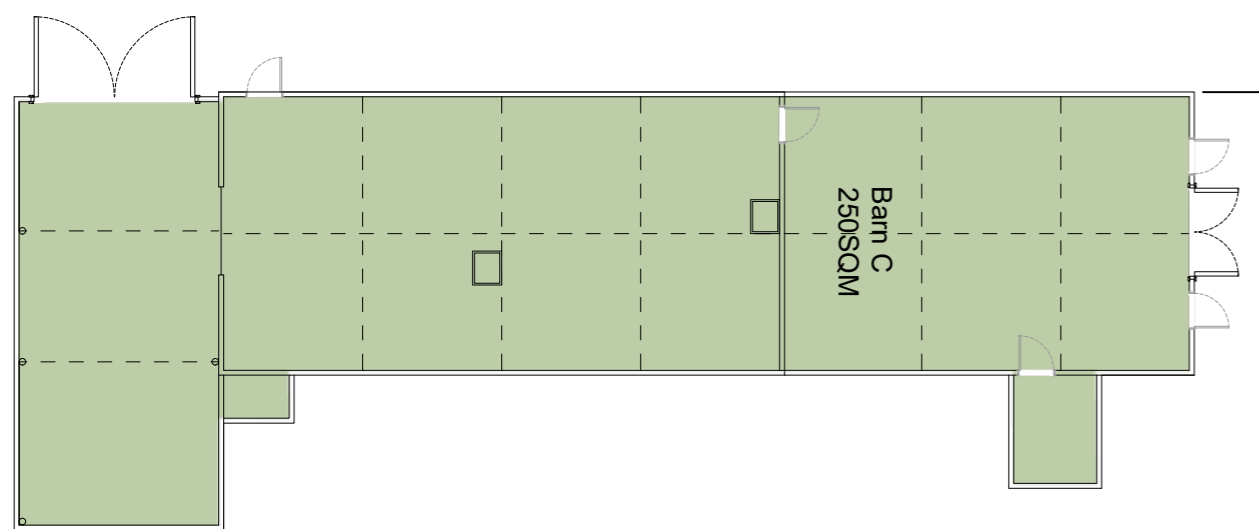
WEST

Side elevation @ 1:100

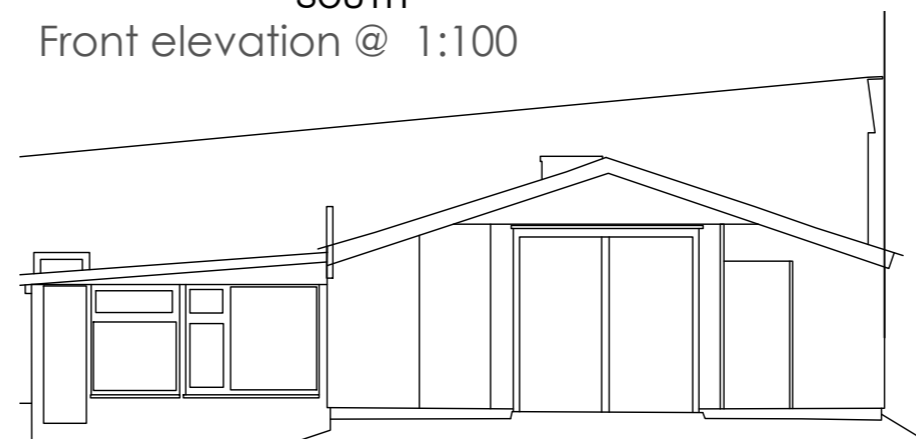


SOUTH

Front elevation @ 1:100

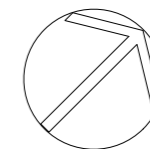


Existing plan @ 1:200



NORTH

Rear elevation @ 1:100



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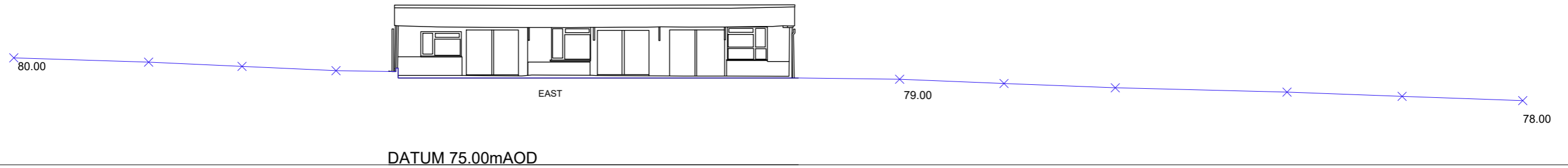


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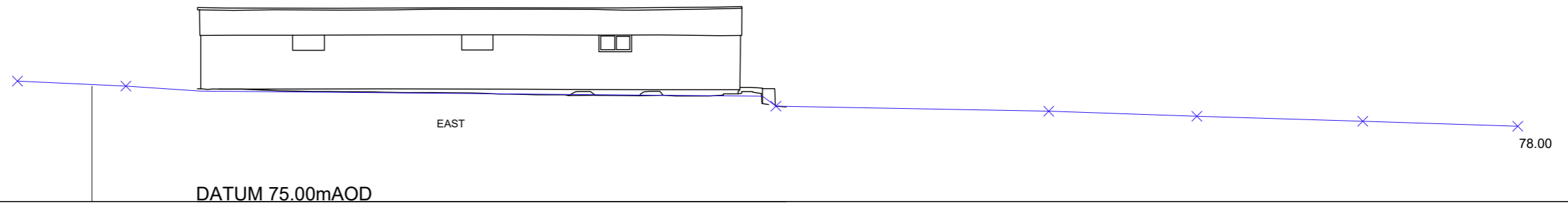
Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-03-91-002 B	Revision:
Title: Plot 2 Existing elevations	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

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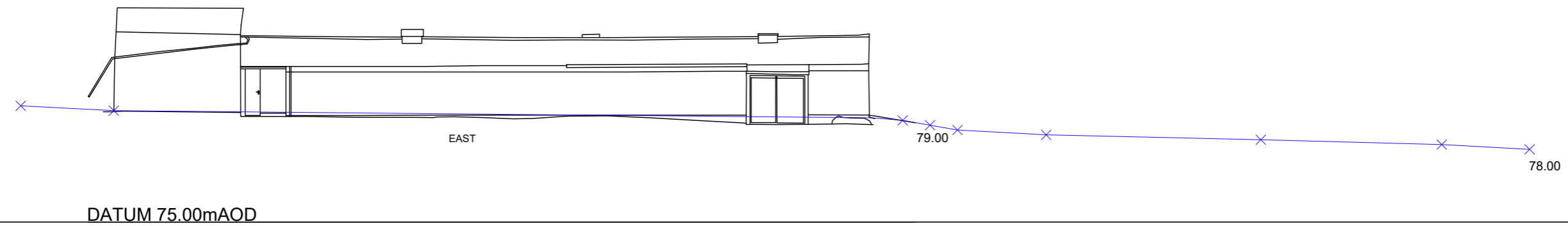
4.8 Drawings



Plot 1 long section a-a @ 1:200



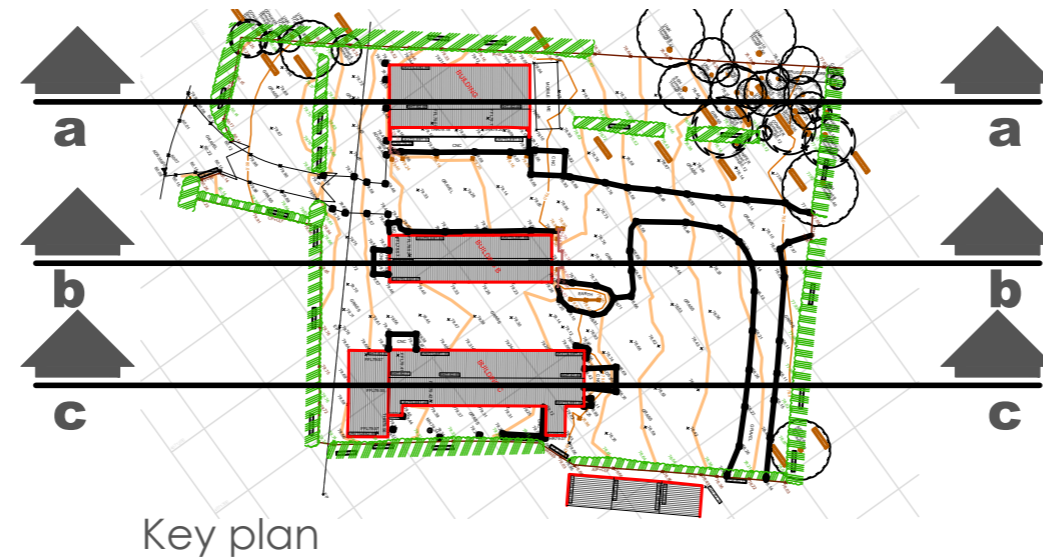
Plot 2 long section a-a @ 1:200



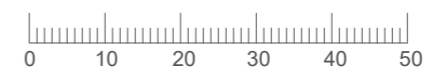
Plot 2 long section a-a @ 1:200



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Topographical and elevation survey carried out by ADS



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Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-91-004	Revision: A
Title: Existing site sections	Drawn: nb	Scale: 1:1000 @α3	First Issue: Aug 2022
	Check:		

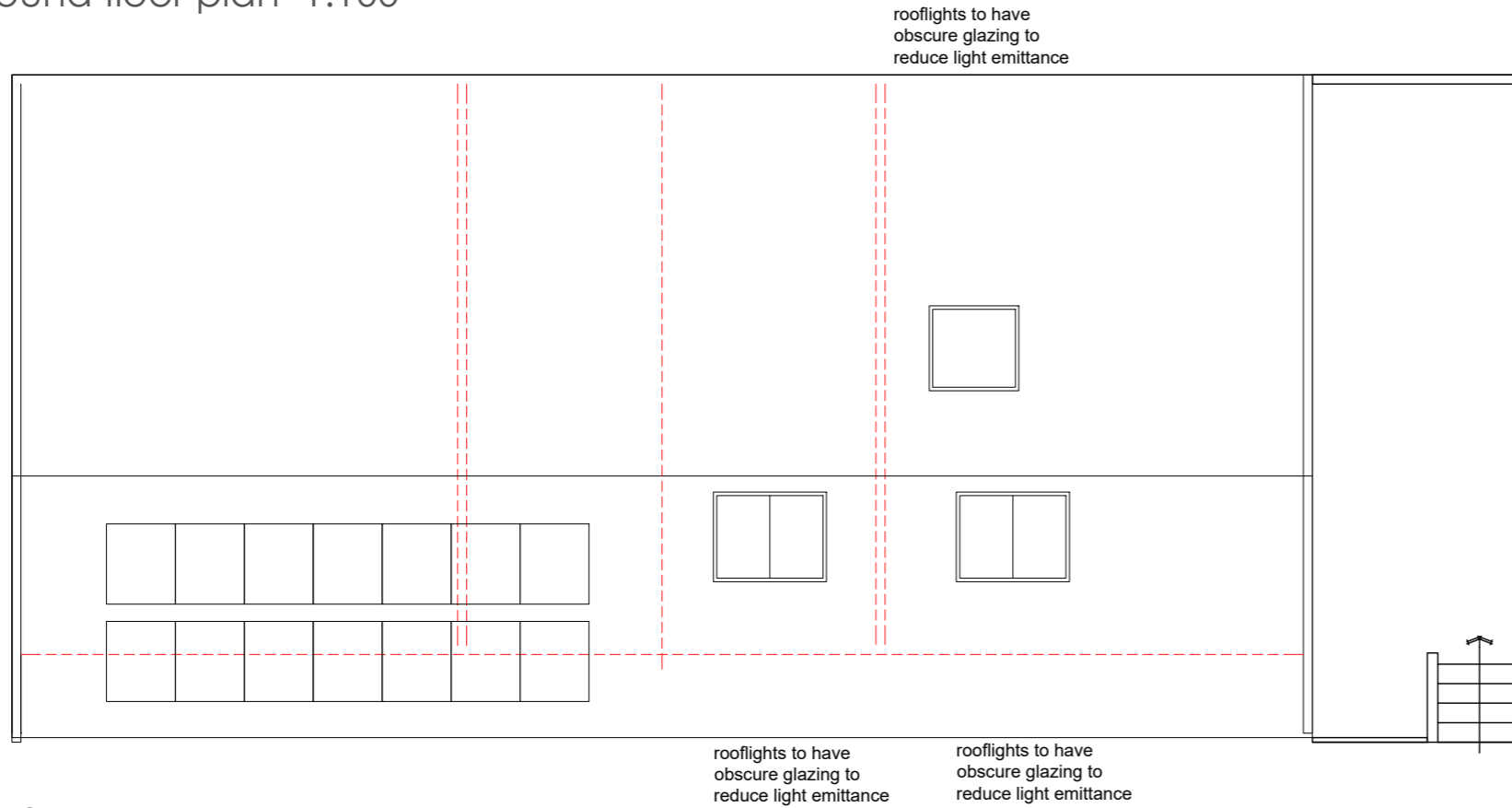
bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

4.10 Drawings

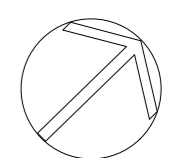
Note:
Fixed blinds provided to certain window openings in order to minimise light pollution in this sensitive AONB. To be clarified by case officer



Ground floor plan 1:100



Roof plan 1:100



rev C_31-10-2023_application to replace existing approved scheme for identical new build scheme.
rev b_03-02-2023_rooflight size reduced, glazing obscured following planning comments
rev a_21-11-2022_Windows rationalised and amended following planning comments

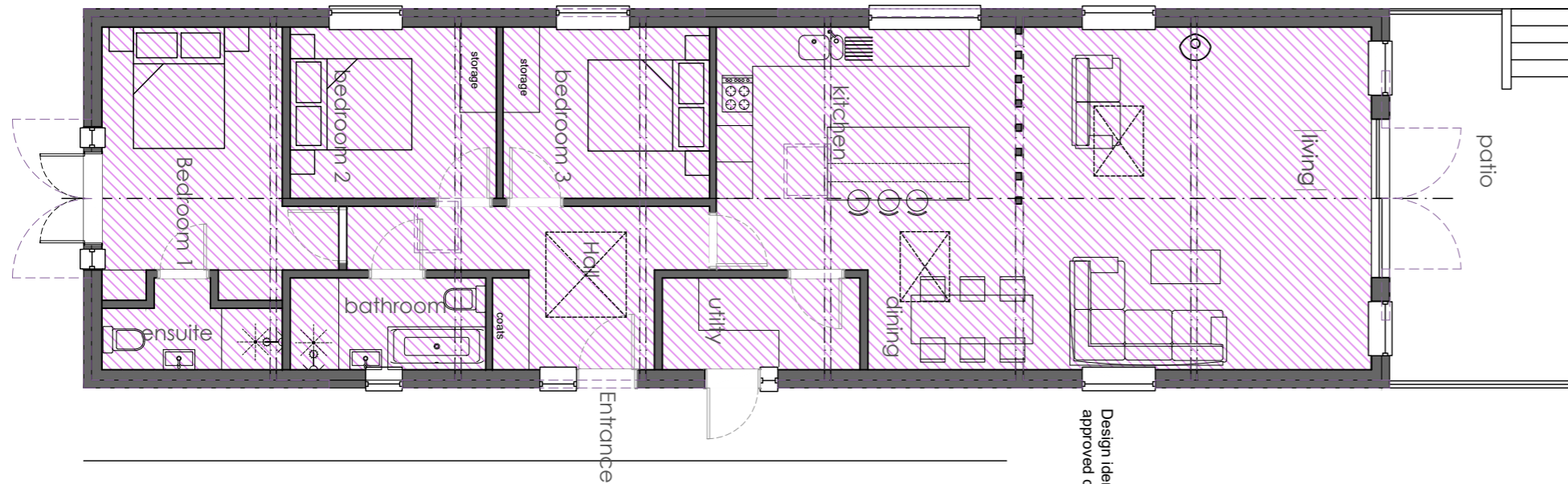
Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-03-001	Revision: C
Title: Proposed plan plot 1	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

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Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
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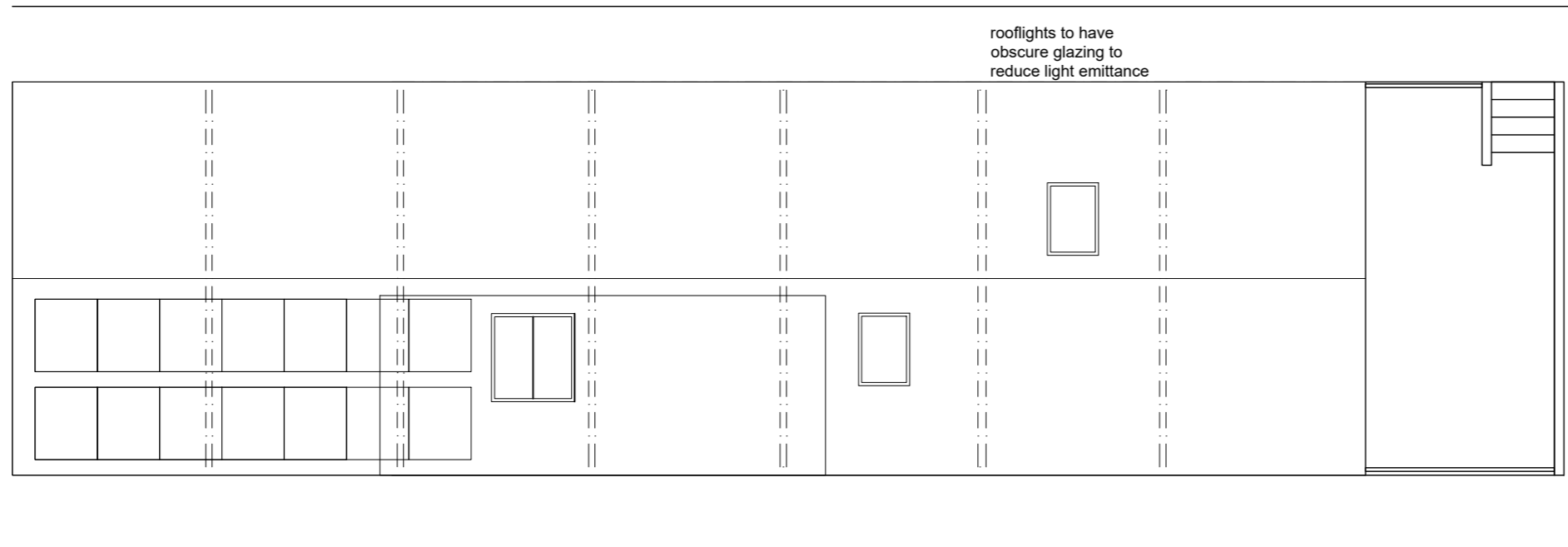
4.11 Drawings

Note:
Fixed blinds provided to certain window openings in order to minimise light pollution in this sensitive AONB. To be clarified by case officer



Ground floor plan 1:100

Design identical to existing approved conversion



Roof plan 1:100

rooflights to have obscure glazing to reduce light emittance

rooflights to have obscure glazing to reduce light emittance

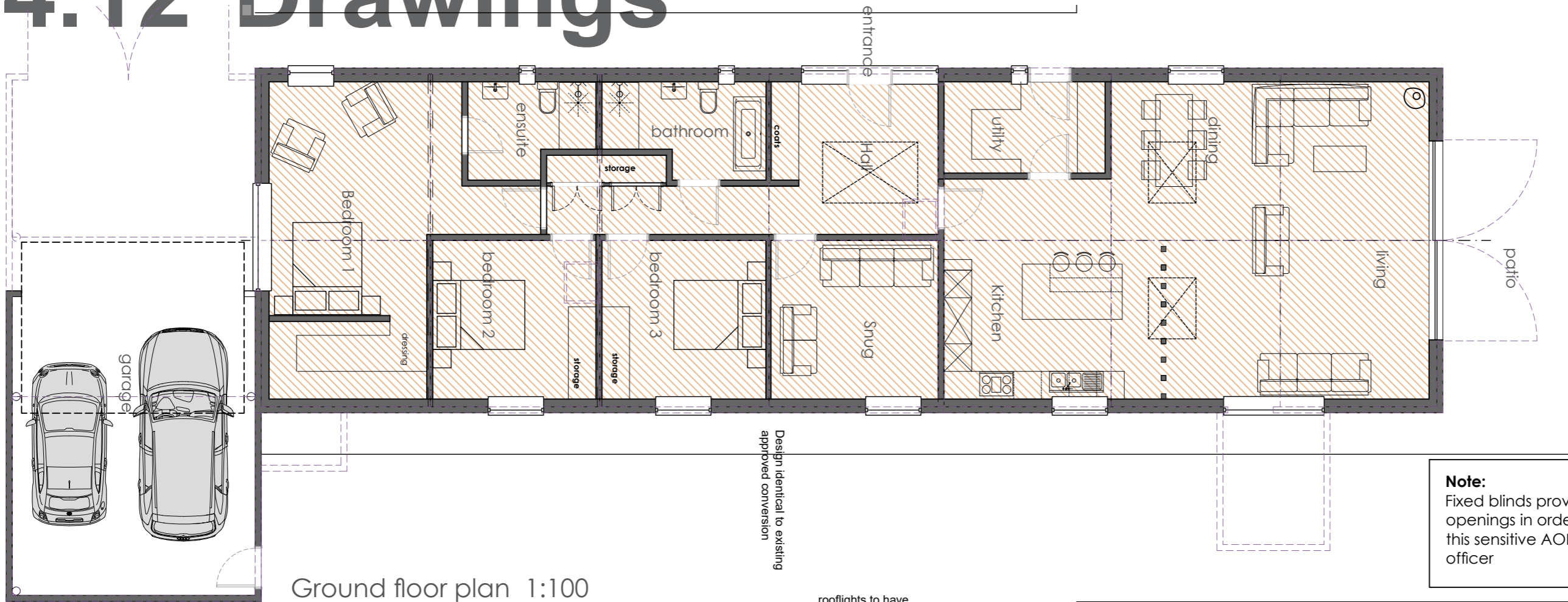


rev C_31-10-2023_application to replace existing approved scheme for identical new build scheme.
rev b_03-02-2023_rooflight size reduced, glazing obscured following planning comments
rev a_21-11-2022_Windows rationalised and amended following planning comments

Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-03-002	Revision: C
Title: Proposed plan plot 2	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

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Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

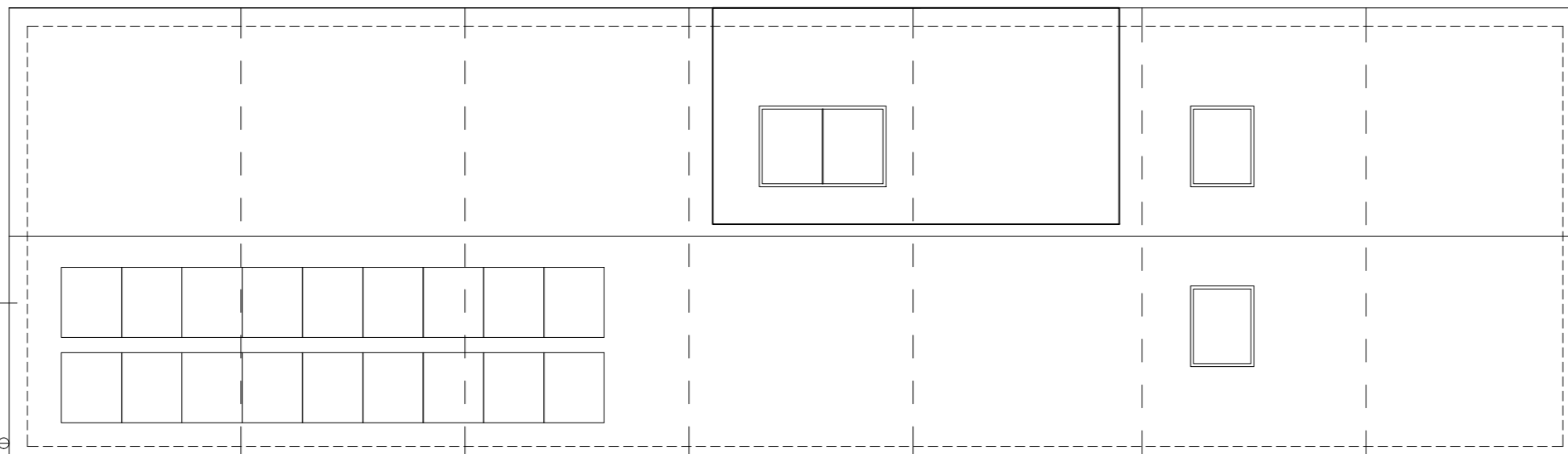
4.12 Drawings



Note:
Fixed blinds provided to certain window openings in order to minimise light pollution in this sensitive AONB. To be clarified by case officer

rooflights to have obscure glazing to reduce light emittance

rooflights to have obscure glazing to reduce light emittance



rooflights to have obscure glazing to reduce light emittance

rooflights to have obscure glazing to reduce light emittance

rev C_31-10-2023_application to replace existing approved scheme for identical new build scheme.
rev b_03-02-2023_rooflight size reduced, glazing obscured following planning comments
rev a_21-11-2022_Windows rationalised and amended following planning comments

Client: Mr Shering	Planning		
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS	Drawing No: 249-02-03-003	Revision: C	
Title: Proposed plan plot 3	Drawn: nb	Scale: 1:50 @a3	First Issue: Aug 2022
	Check:		

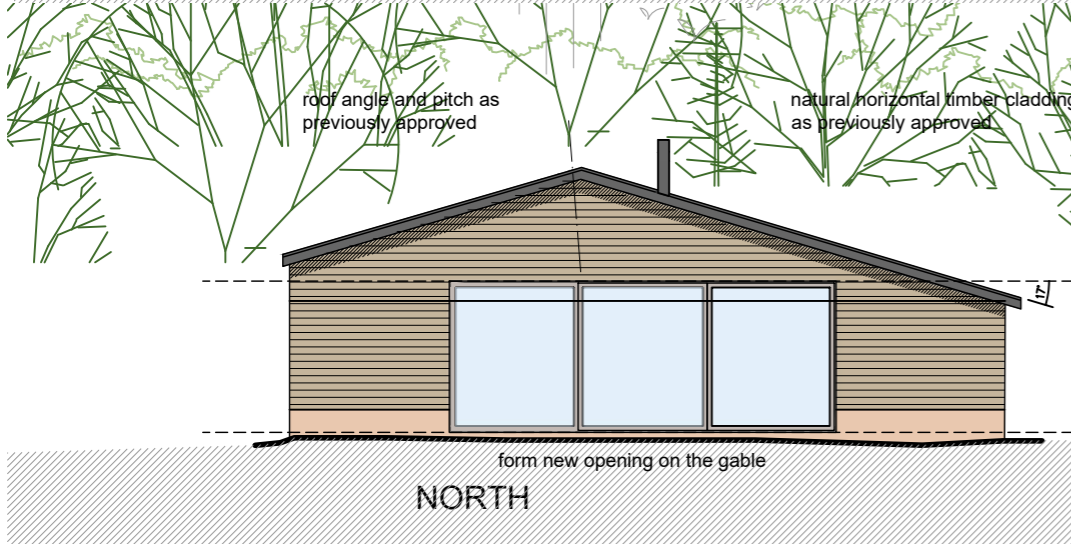


4.13 Drawings

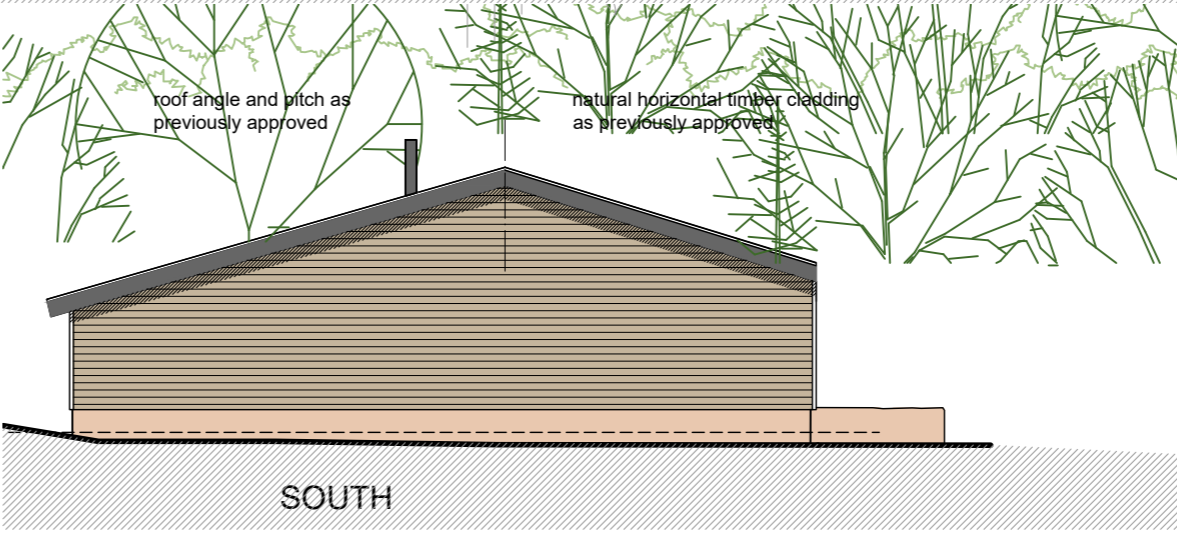
04 - Side elevation 1:100



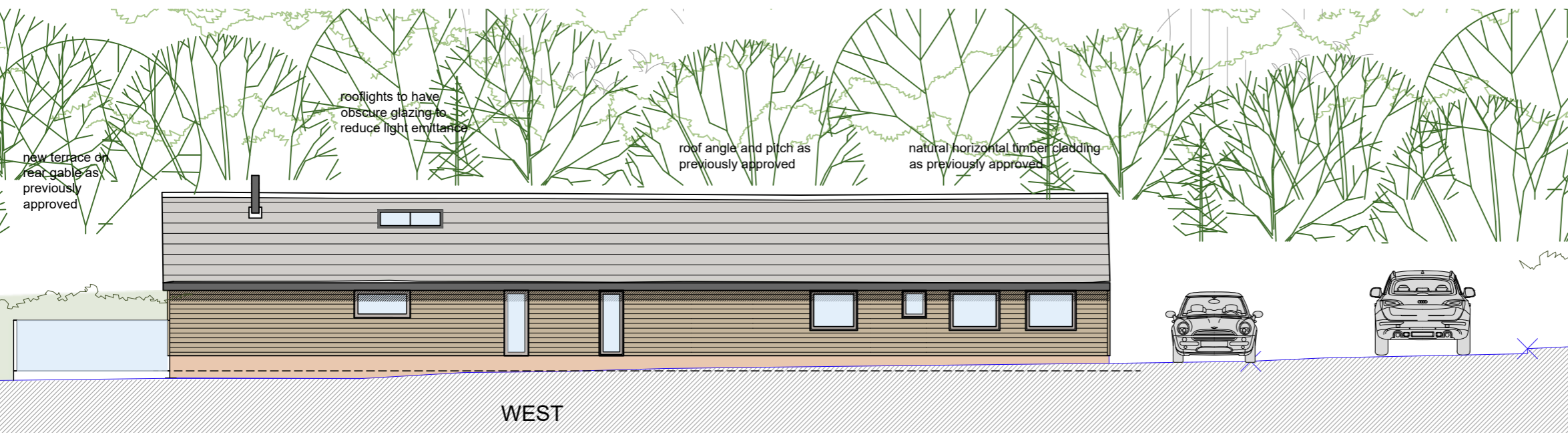
03 - Rear elevation 1:100



01 - Front elevation 1:100



02 - Side elevation 1:100

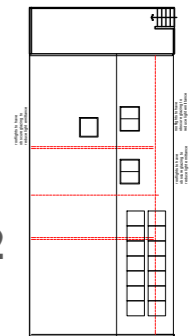


Material Key

1. Walls - Brickwork plinth
2. roof - slate tiles
3. Roof light - velux
4. Gutters/downpipes - half round / black
5. Bi-fold-sliding doors - grey aluminium
6. Windows - grey aluminium
7. Fascias -grey
8. Walls- Natural timber cladding
9. walls - render
10. Door - aluminium
11. glass balustrade
12. solar PVs
13. timber clad garage doors
14. timber post
15. new 5 bar gate

Note:
Fixed blinds provided to certain window openings in order to minimise light pollution in this sensitive AONB. To be clarified by case officer

03



02

04

key plan 01

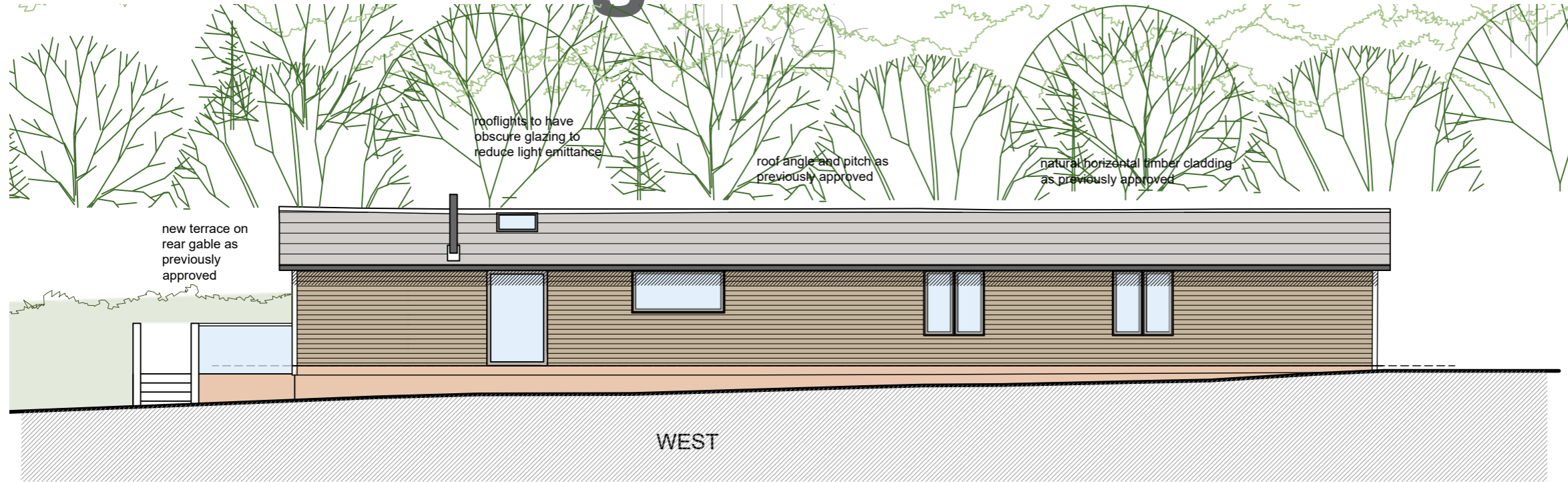


rev C_31-10-2023_application to replace existing approved scheme for identical new build scheme.
rev b_03-02-2023_rooflight size reduced, glazing obscured following planning comments
rev a_21-11-2022_Windows rationalised and amended following planning comments

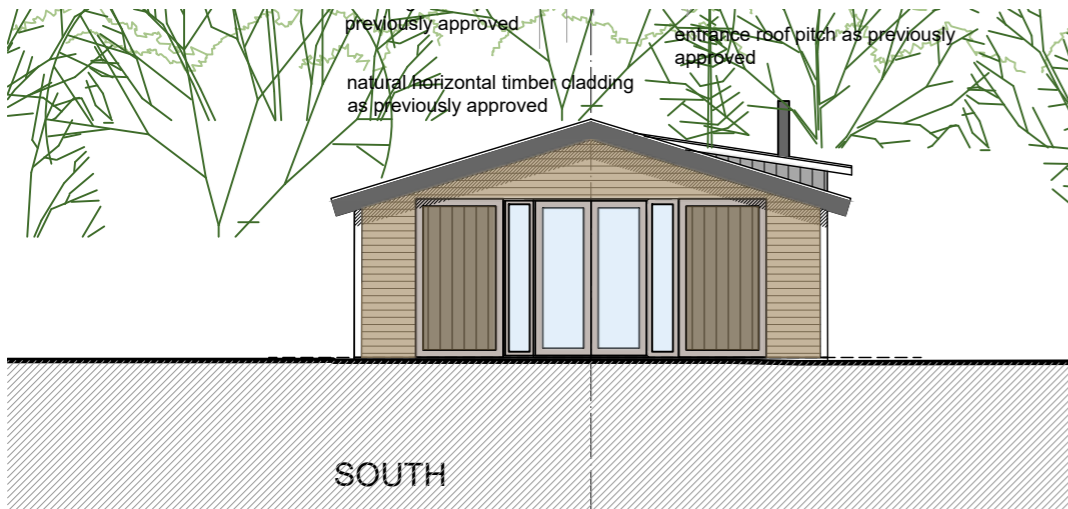
Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-05-001	Revision: C
Title: Proposed elevations plot 1	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

4.14 Drawings

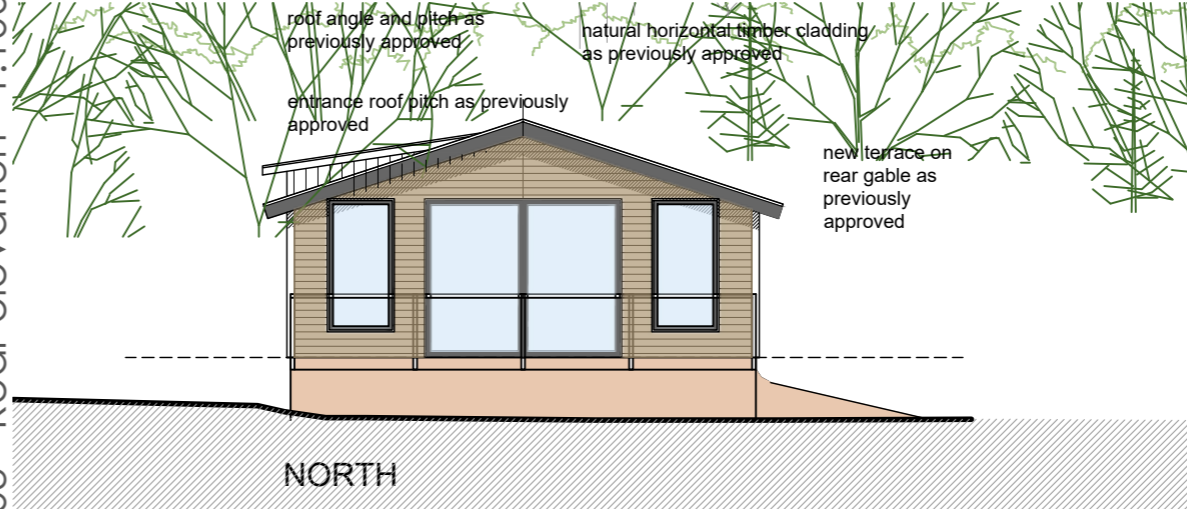
02 - Side elevation 1:100



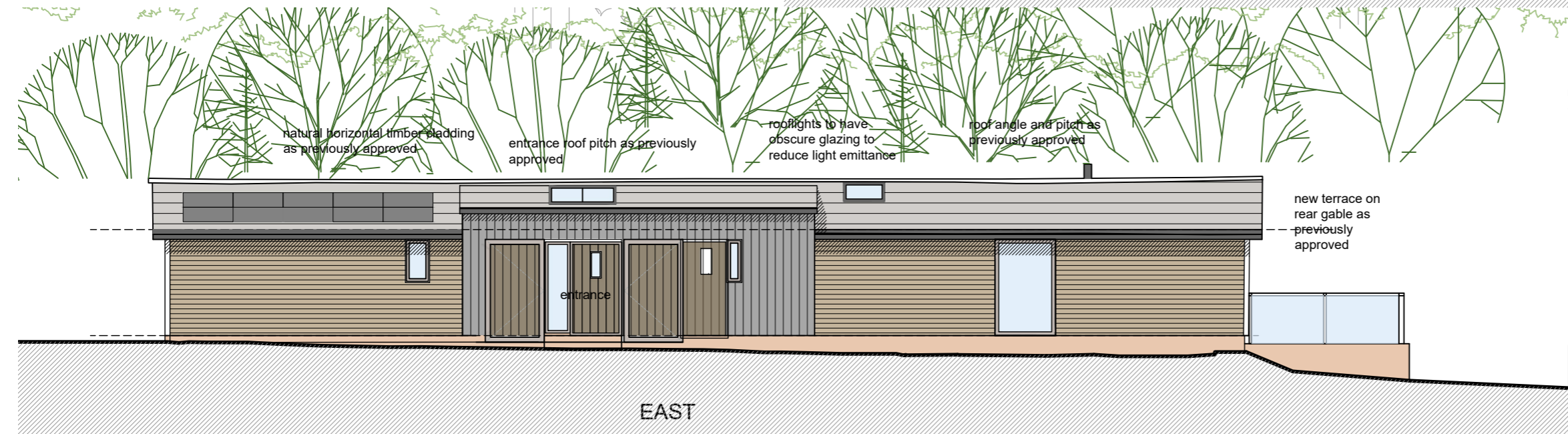
01 - Front elevation 1:100



03 - Rear elevation 1:100



04 - Side elevation 1:100



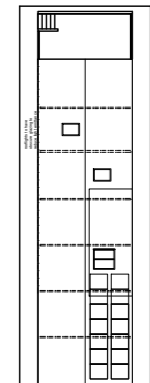
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13. timber clad garage doors
14. timber post
15. new 5 bar gate

Note:

Fixed blinds provided to certain window openings in order to minimise light pollution in this sensitive AONB. To be clarified by case officer

03



key plan 01

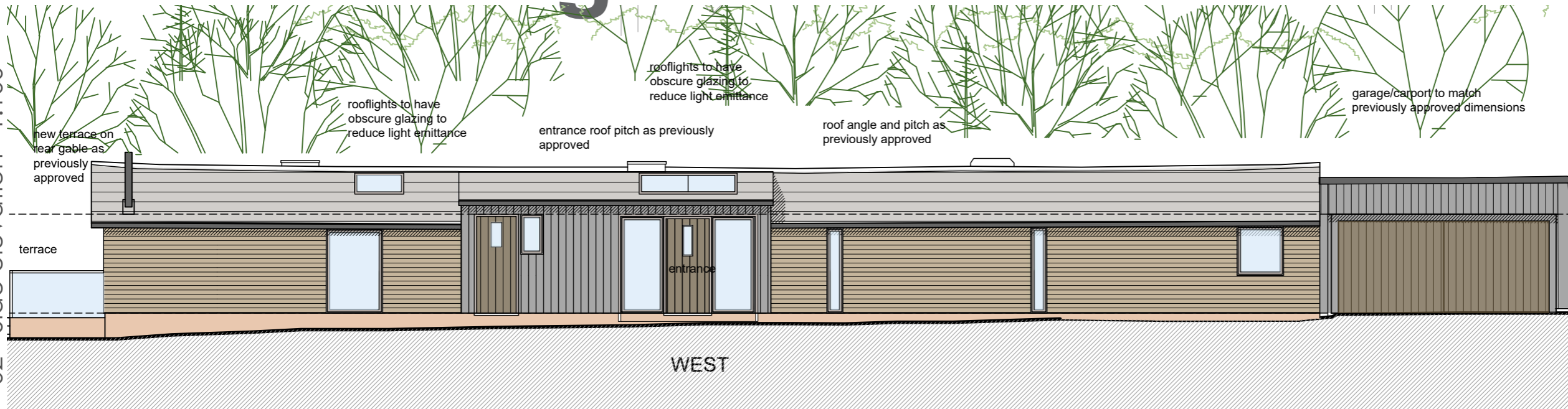


rev C_31-10-2023_application to replace existing approved scheme for identical new build scheme.
 rev b_03-02-2023_rooflight size reduced, glazing obscured following planning comments
 rev a_21-11-2022_Windows rationalised and amended following planning comments

Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-05-002	Revision: C
Title: Proposed elevations plot 1	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

4.15 Drawings

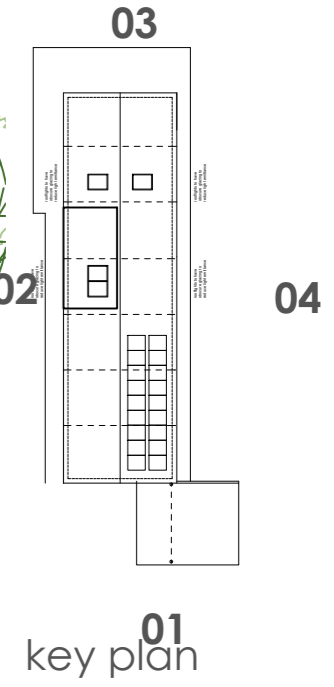
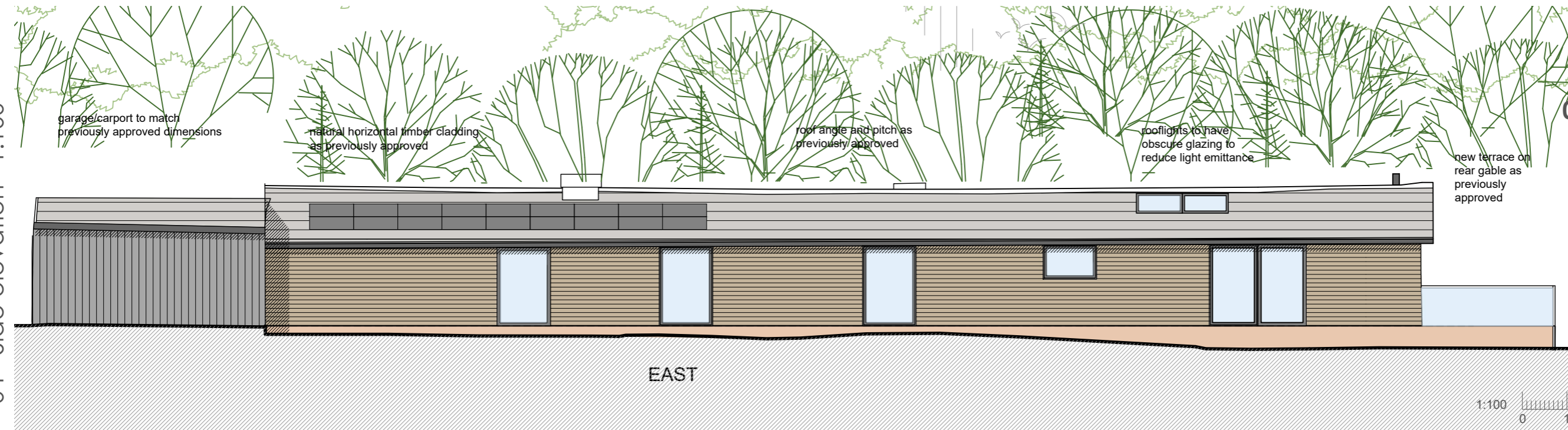
02 - Side elevation 1:100



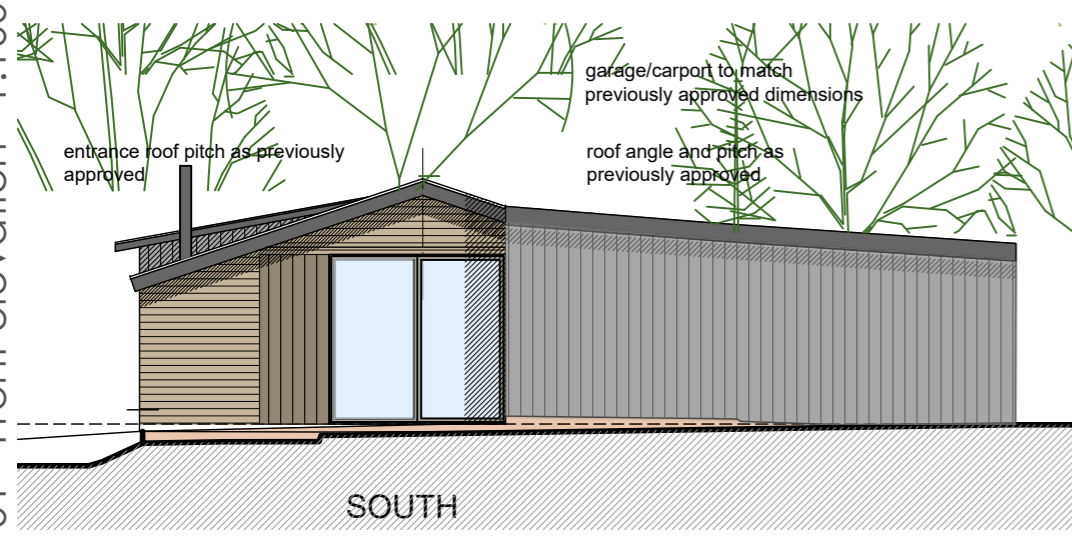
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13. timber clad garage doors
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15. new 5 bar gate

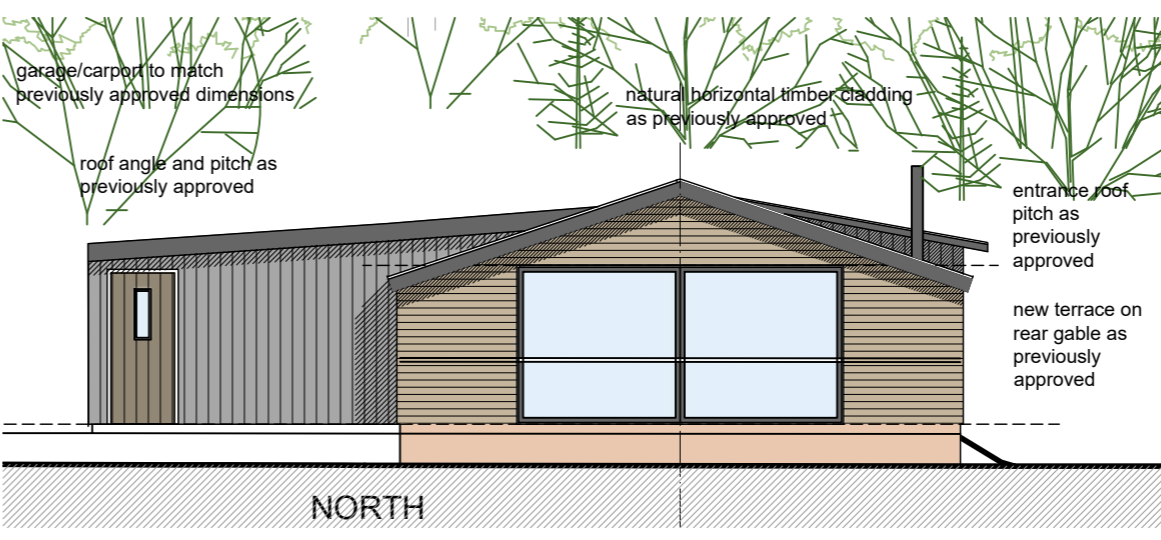
04 - Side elevation 1:100



01 - Front elevation 1:100



03 - Rear elevation 1:100



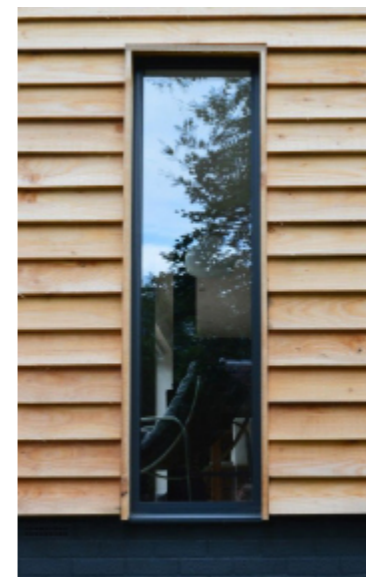
rev C_31-10-2023_application to replace existing approved scheme for identical new build scheme.
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 rev a_21-11-2022_Windows rationalised and amended following planning comments

Client: Mr Shering		Planning	
Project: Martinique Farm, East Martin FORDINGBRIDGE, SP6 3JS		Drawing No: 249-02-05-003	Revision: C
Title: Proposed elevations plot 3	Drawn: nb	Scale: 1:100 @a3	First Issue: Aug 2022
	Check:		

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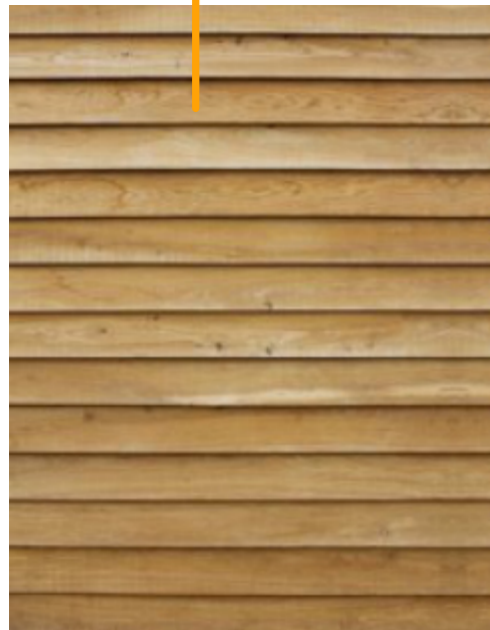
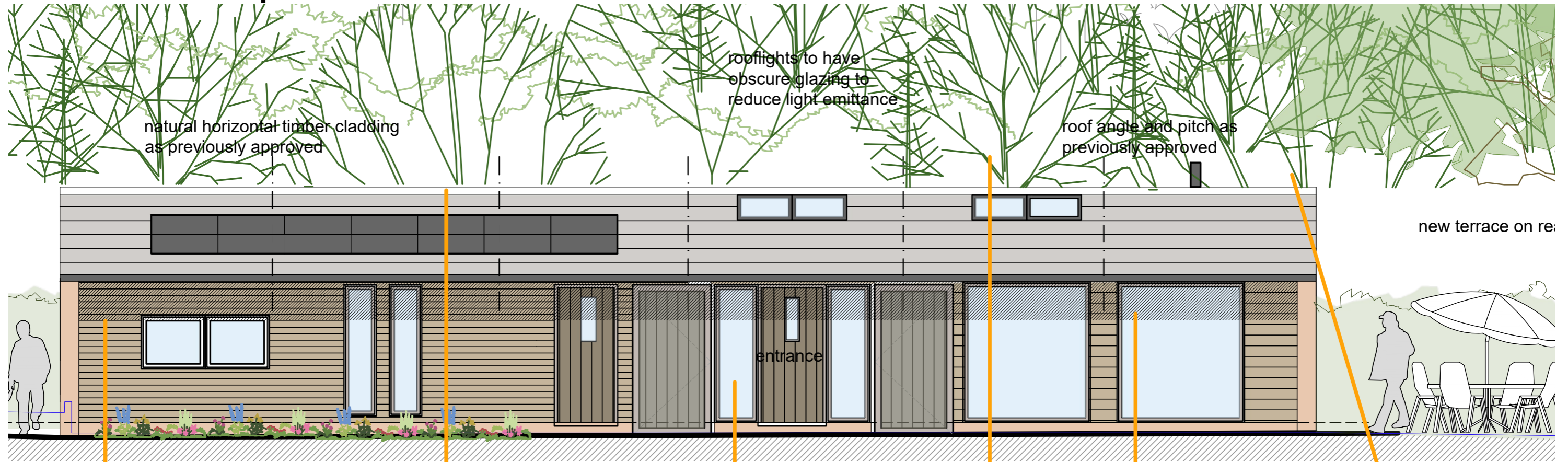
5.0 Precedents

5.1 Examples



6.0 Materials

6.1 Proposed



Natural timber cladding



Solar Photo voltaics in roof



Brick plinth



Rooflights



Grey aluminium windows



Slate roof

7.0 Access Strategy

7.1 Overview & Accessibility




VEHICULAR ACCESS

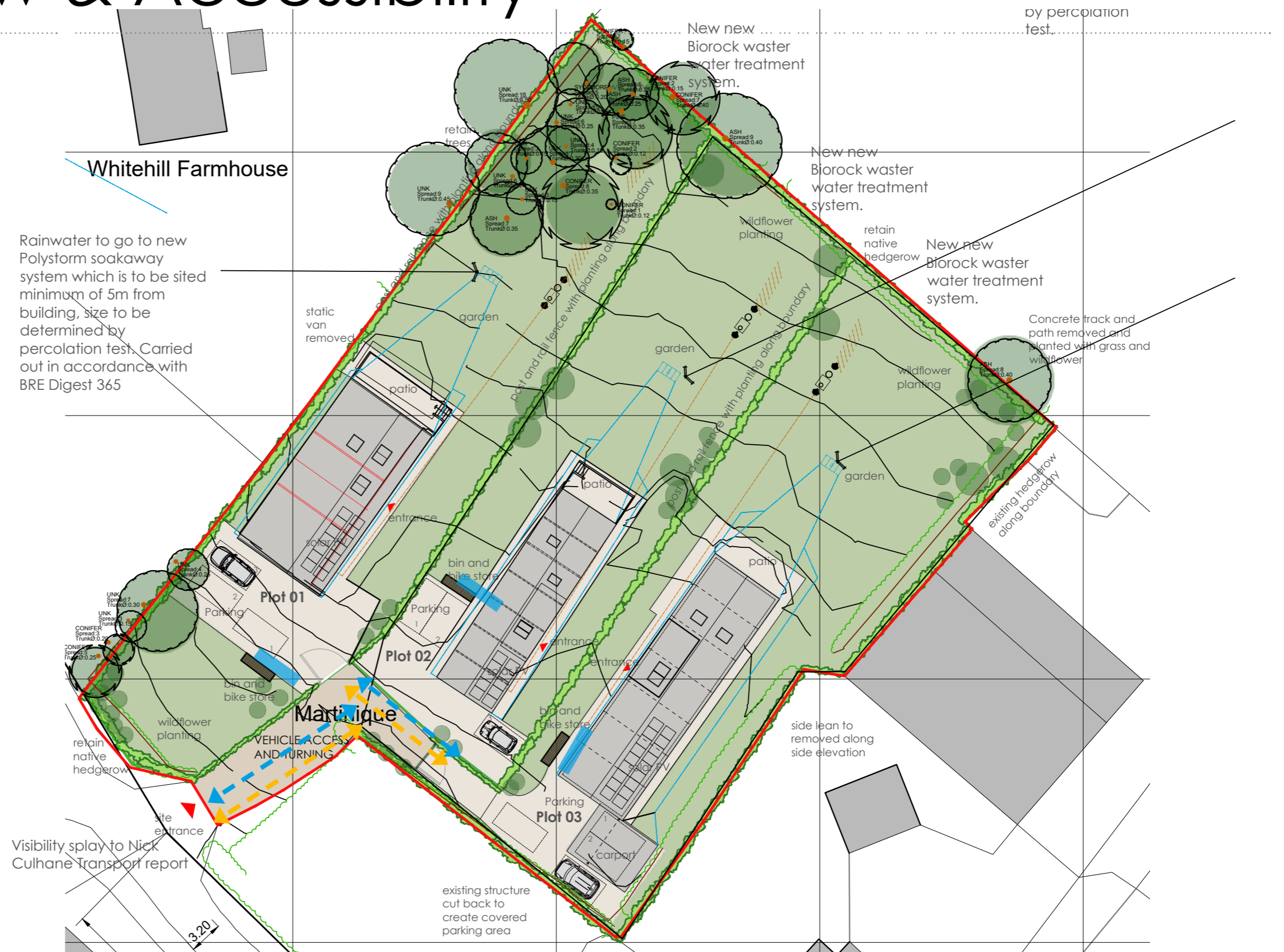
Vehicular access for the site is accessed from the existing track. There is an existing metal 5 bar gate providing access onto the track and new 5 bar gates will define the new entrance.

There are 3 parking spaces per plot.

BICYCLE ACCESS

Access for bicycles is provided along the vehicular access routes with individual storage areas provided on site in the enclosed secure garage areas.

-  Vehicular
-  Pedestrian & Bicycle
-  Bicycle storage Area






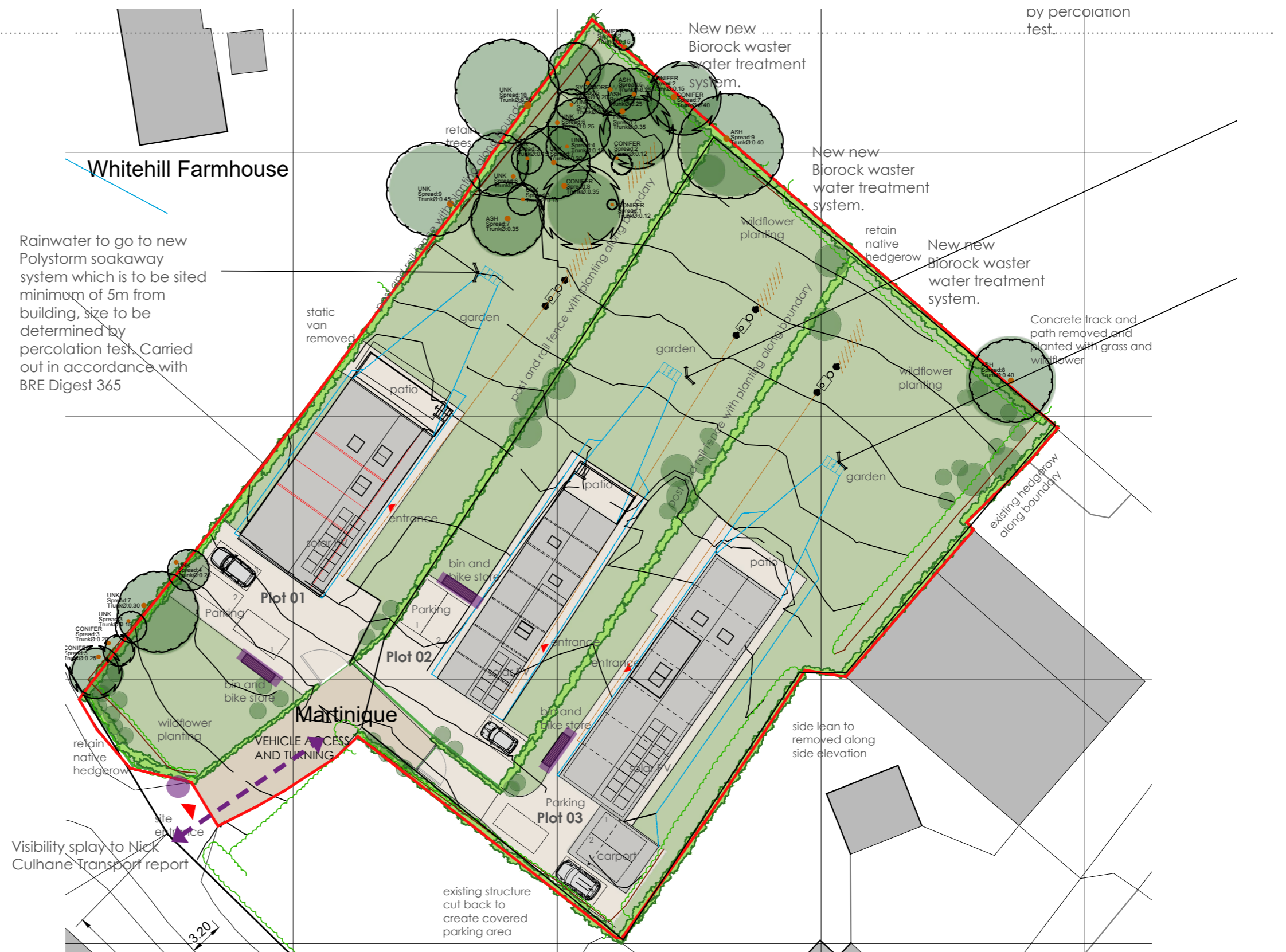
7.0 Access Strategy

7.2 Refuse

REFUSE

Refuse collection for all dwellings is from the roadside, with provisions for refuse storage provided on site in a dedicated storage area.

-  Refuse Collection Access
-  Refuse Collection Point
-  Refuse Storage



7.0 Access Strategy

7.3 Fire

FIRE

In the event of fire the new dwellings are easily accessible from the existing track.

← - - - - → Emergency Access

● Turning area

PART B: Fire tender access.

Track to be minimum 3.7m wide and capable of supporting min 12.5ton vehicle. Min clearance height 3.7m

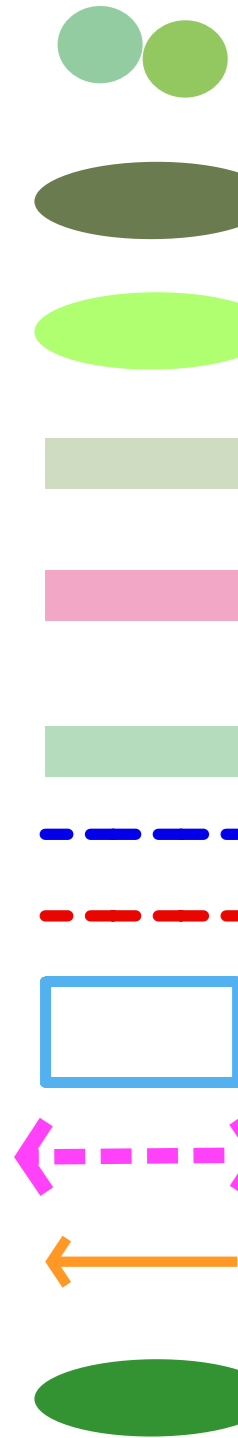
Gateway access to be min 3.1m clear. Turning circle 20m dia. All internal rooms with 45m of fire tender.



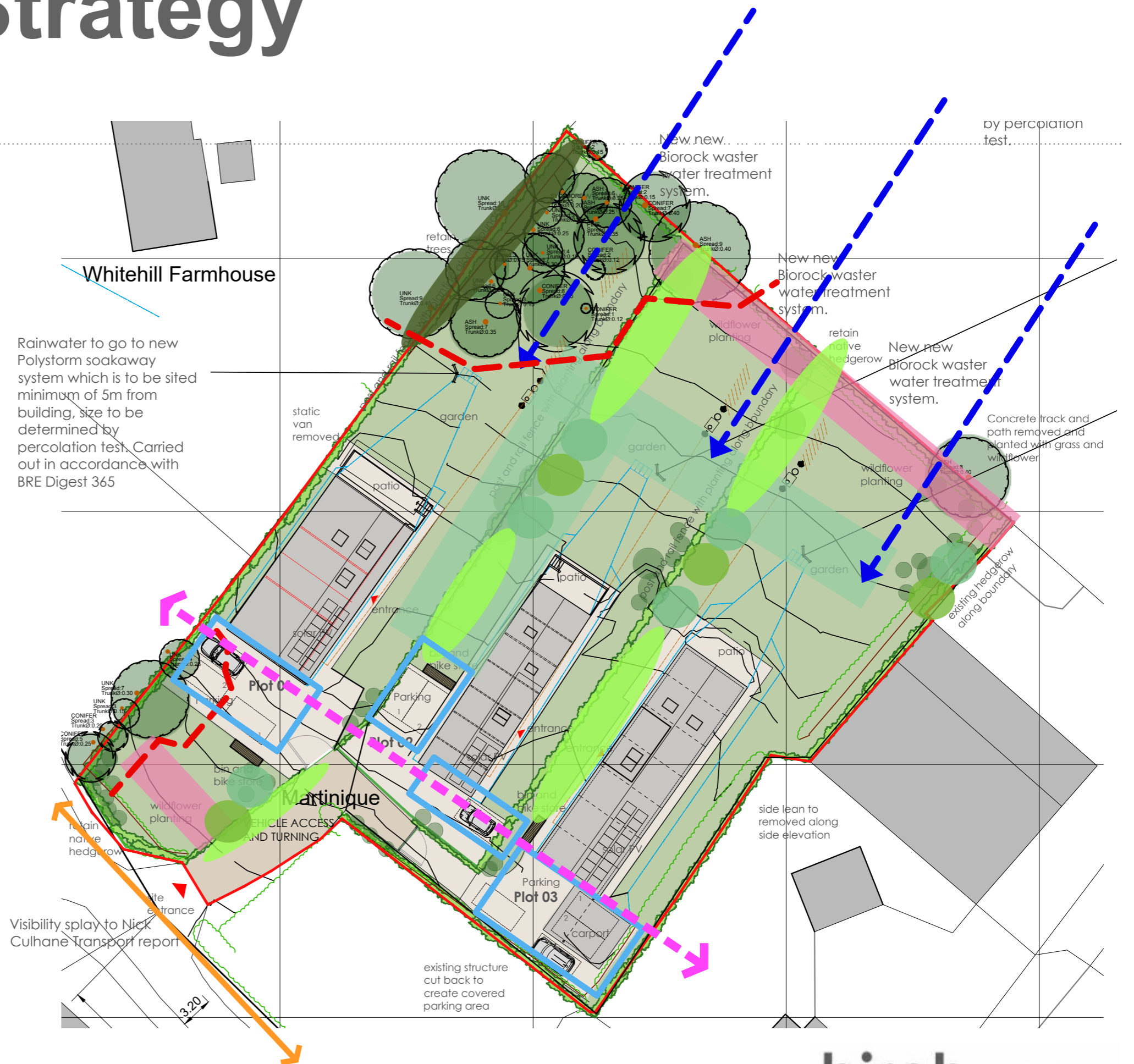
7.0 Access Strategy

7.4 Landscape

Biodiversity Net Gain Enhancement



- Use native/wildlife-friendly shrubs and trees in the planting proposed around the dwellings
- Extend the hedge planting on boundary.
- Native hedge/shrub planting along the boundary of each plot to create privacy screen. To be maintained at a height of 1.8m.
- Existing grass to retain
- Seed at least a 1 metre wide area around the boundary of the garden space with Emorsgate EL1 - Flowering Lawn Mixture, to improve plant diversity and allow this grassland to grow long.
- New grass to rear garden to replace tarmac area.
- Existing views into the site from the fields improved by design of new dwellings.
- Mature trees retained to screen the development from long distance views.
- Parking for the dwellings. Gravel finish with gravel board edging.
- New dwellings all replace existing building footprints. No new building line.
- Views along road unaffected by the proposals.
- Native mixed hedge row and trees spaced every 10m to southern boundary (oak and yew).



Contact

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