



**Taylor**  
**Wimpey**

# Compliance Statement Berwick Green Design Code

Parcels 5, 6 & 7  
Residential Development

Ref. 22016.900 version 2

Dated - December 2023

# Contents

---

## 1.0 Introduction

- Purpose of the Document
- Pre-App Consultation Comments/ Responses
- Illustrative Masterplan Context
- Illustrative Masterplan Comparison

## 2.0 Design Code Framework

- Land Use
- Density
- Building Heights
- Green Infrastructure
- Strategic Character Generators
- Key Character Generators
- Character Areas
- Legibility Framework
- Street Hierarchy

## 3.0 Site Wide Design Codes

- Site-Wide Street Codes
- Site Wide Parking Codes
- Street Trees
- Street Furniture
- Site Wide Waste Storage and Collection Codes
- Energy Efficiency and Sustainable Construction
- Site Wide Utilities Codes
- Managing Levels

## 4.0 Design Codes For Character Areas

- Detailed Design Codes For Character Areas
- Roofscape Strategy

## 5.0 Design Codes For Woodland Ridge Character Area

- Woodland Ridge
- Woodland Ridge: Architecture - Key Frontages
- Woodland Ridge: Landscape
- Woodland Ridge Street Frontages W1 - Key Frontages
- Indicative Street Scene - W1 - Key Frontages

## 6.0 Design Codes For Central Slopes Character Area

- Central Slopes
- Central Slopes: Architecture - Key Frontages
- Central Slopes: Architecture - Non-Key Frontages
- Central Slopes: Landscape
- Central Slopes: Street Frontages C1 - Key Frontages
- Indicative Street Scene - C1 - Key Frontages
- Central Slopes: Street Frontages C2 - Non-Key Frontages
- Central Slopes: Street Frontages C5 - Non-Key Frontages
- Indicative Street Scenes - C2 & C5 Non-Key Frontages

## 7.0 Affordable Housing

## 8.0 Conclusion

# 1.0 Introduction

---

## Introduction

This Statement is to accompany the Reserved Matters application for residential housing on Parcels 5, 6 & 7, situated in the western area of the major mixed use development at Berwick Green, on land to the north of Cribbs Causeway, Bristol. It has been prepared by Clancy Design Services Ltd on behalf of Taylor Wimpey (Bristol).

The application is for 126 no. dwellings, together with associated landscaping and infrastructure on approximately 8.7 acres (3.52 hectares) within Phase B on Parcels 5, 6 & 7.

Outline planning approval (ref. PT14/0565/O) was granted in January 2021 for a:-

Mixed use development of 44 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); an 86-bed Extra Care Home (Use Class C2); a mixed use local centre including a food store up to 1,422sqm net internal sales area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application including access, with all other matters reserved.

## Purpose of the Document

As required by Condition 8 of the Outline approval, this Statement of Compliance has been prepared and submitted with the Reserved Matters application to demonstrate the proposals compliance based on the design principles and the parameters of development as outlined in the Berwick Green Design Code, dated February 2022. The Design Code was prepared by Barton Willmore on behalf of the consortium of house builders and approved in accordance with Condition 6 of the Outline consent (ref. PT14/0565/O) under DOC21/00147.

The statement also confirms that proposals are in accordance with the approved Parameter Plans; the principles and parameters set out in the Design and Access Statement; as well as the Phasing Plan and Affordable Housing Schedule approved under Condition 5 of the Outline via a Discharge of Condition application ref. DOC21/00183.

The document should be considered in conjunction with the submitted planning application drawings in order to gain a complete understanding of the application proposals. A diligent approach has been adopted by the applicant and consultant team to deliver a well considered proposal and high quality living environment based on the relevant development principles and sustainable design considerations as outlined in the Design Code.

# 1.0 Introduction

---

## Pre-App Consultation Comments/ Responses

Prior to completion of this Reserved Matters, initial views on the proposals were sought via a Pre-Application Advice submission ref. PRE23/0312. In response to the consultation comments received at the pre-application stage, please note the following:-

### Urban Design

- A review of the use of block paviers within the proposals has been undertaken which has resulted in a reduction of their use on adoptable highways due to future maintenance & adoption issues. To highlight the transition between different road types the use of block paviers has been retained/incorporated at relevant junctions as per the Design Code requirements. The use of blocks to rumble strips along shared surface streets will act as traffic calming features as well as help to visually break up larger expanses of tarmac. Block paviers have been added to shared private drives with coloured tarmac added to private drives along shared surface streets to provide clear definition between private & public areas & again help to minimise large expanses of grey tarmac;
- The visitors car parking space adjacent to plot 281 has been removed from the private drive & relocated within the highway to create a larger soft landscaped area. A specimen tree has been added to the area in front of plot 289;
- Please note that it has been necessary to incorporate an electricity sub-station to the rear of plot 307 & it has not been possible to create sufficient space for a signature tree within this area;
- Bull nose kerbs with planting have been added between areas of perpendicular car parking as shown on the submitted External Works & Soft Landscaping details;
- As requested a cross section is provided northwest-southeast through the whole development scheme;
- To clarify the proposed hard surfacing & boundary treatments to the rear of the semi retained split level homes along the southern edge, a typical ground floor & first floor detail is provided for each house type. To prevent falls into the ground floor areas safety fencing is proposed in the form of 1.1m high metal vertical style railings;
- As per the Design Code requirements, railings & hedging have been added to key frontages within the Central Slopes character area where possible. Six bar estate style railings are proposed designed to match those approved under the adjacent Bellway scheme. Please refer to the External Works & Soft Landscaping plans for details;
- Streets within the Central Slopes character area are distinguished by the use of different colour front doors to each street;
- Plot 265 has been handed so that the front projection to the house type acts as an end stop to the footpath route from the north;
- Plots 344 & 345 have been amended to have gable fronted roofs. Please also note that a number of additional gable fronted roofs have been incorporated within the area of plots 311-326 to add interest & variety to the street scene;
- Additional detailing & subtle changes of material have been added to plots 245 & 289 to allow these end of street dwellings to act as focal buildings.

# 1.0 Introduction

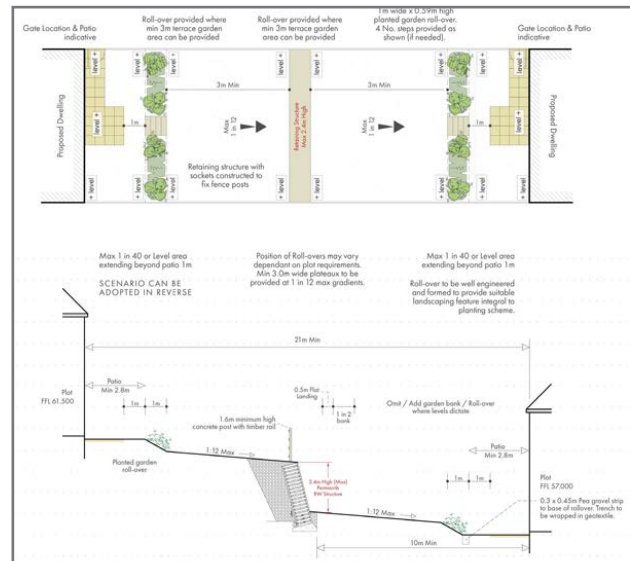
## Pre-App Consultation Comments/ Responses

### Landscaping

- Various site sections are submitted to demonstrate how the topography of the site is being dealt with;
- A Garden Amenity Areas Plan is submitted demonstrating compliance with PSP43; Private Amenity Space Standards;
- Visitor car parking space to side of plot 281 relocated to highway to provide additional soft landscaping area;
- Specimen tree added to frontage of plot 289 - please refer to Soft Landscaping plans. Please refer to Urban Design comments with regards to request for tree to the side of plot 307;
- Bullnose kerbs with planting added between parking bays as per Design Code requirements;
- Various options were considered during the design process to deal with the steep topography along the southern edge, including full split level units. However, this was discounted due to historic issues with possible water ingress/damp etc. The semi retained approach proposed overcomes these potential issues & provides usable ground floor space for storage & opportunities

for openings to provide light, all be it limited, to the rooms on the ground floor rear elevation. A mix of timber fencing (where privacy required) & 1.1m high vertical bar railings are proposed to the top of the retaining wall to prevent falls;

- We note the comment regarding the 1:2 slope shown within the rear gardens but consider these areas can be landscaped as detailed within the Design Code;



*Design Code: Managing Levels Plan  
(Extract Plans from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

- Cross sections were provided with the pre-app for the semi retained house types demonstrating rear garden levels/ treatments & their relationship with houses backing on & these have been re-submitted with the RM;
- The detailed soft landscaping details submitted with the RM indicate numerous trees within rear garden areas;
- Larger tree species have been incorporated where possible;
- Provision for hedgehog holes have been incorporated & timber fencing with trellis added where visible from the public realm - please refer to the submitted External works drawings for details;
- Root barriers have been incorporated where necessary - please refer to the submitted landscaping drawings;
- Where a knee rail is proposed it has been specified with timber posts & a metal rail as requested;
- Combined Drainage/ Landscaping/ Street Lighting drawings are submitted to demonstrate their relationship with each other.

# 1.0 Introduction

---

## Pre-App Consultation Comments/ Responses

### Housing Enabling

- We understand that Rev.F (dated 4th July 2023) is the latest Base Affordable Housing Schedule. This has been updated to accord with the various schemes already approved & details the AH mix & tenure for parcels 5-7 required to be delivered to meet the tenure percentages set out in the Site Specific Agreement (SSA). To achieve this a total of 3no. ART units, as proposed in the pre-app submission & this RM application, are required;
- All house types are in accordance with the approved Section 106 sizes. Please note that the first floor maisonette is oversized as it needs to accommodate a 2 bed maisonette & a separate access underneath on the ground floor;
- An Affordable Housing Schedule is submitted as part of the RM submission detailing on a plot by plot basis, the plot number; house type; tenure; size & number of bedrooms & bed spaces;
- As per the adjacent Bellway schemes, the clients, Taylor Wimpey, wish to apply the same approach & propose to build the affordable housing to meet Building Regulations M4(2) standard as opposed to Lifetime Homes Standard. They are aware & accept that a planning condition will have to be imposed as part of this RMA to ensure M4(2) standard can be enforced. Please note that the B791 (FOG) & A934 (first floor maisonette) units will not achieve full compliance with M4(2) & these will be constructed to achieve Building Regulations M4(1) standard;
- We note the request to consider breaking up the house type mix proposed to plots 313-324. This has been looked at but it is not possible due to adverse impact on open market units & overall site viability. The proposals comply with SGs standards & should be considered acceptable;
- We are not aware of any policies that prohibit the arrangement of social rent & affordable rent house types next to each other & consider that they should be deemed acceptable;
- The apartment block to plots 346-351 provides 6 no. flats & will be served via a shared communal access area. Plot 352 is a FOG unit served by a separate private access;
- The wheelchair user units have been designed to meet the requirements of South Gloucestershire's Wheelchair unit design specification;

### Drainage

- Details of the proposed drainage strategy are submitted as part of the RM submission.

### Sustainability

- Dwellings within the RM are designed to allow compliance with Building Regulations & SG's planning policy on renewable energy measures anticipated at the commencement of construction. Please refer to the submitted Energy Statement, prepared by JSP Sustainability Ltd.

# 1.0 Introduction

---

## Pre-App Consultation Comments/ Responses

### Public Open Space

- A plan is submitted identifying areas of public & ancillary open space;
- Various cross sections are provided including a northwest-southeast section through the whole development scheme which demonstrates the application areas interface with the northern & central pos areas
- A Levels Plan is submitted as part of the RM;
- Timber knee rails have been added where necessary to de-marc the boundary between private & public space - please refer to submitted External Works plans for details of boundary treatments.

### Highways

- No comments were received at the Pre-Application stage.

### Ecology

- No comments were received at the Pre-Application stage.

# 1.0 Introduction

---

## Illustrative Masterplan Context



*Illustrative Masterplan with Parcel Boundaries*

*(Extract from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*



# 1.0 Introduction

## Illustrative Masterplan Comparison



Extract of Illustrative Masterplan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)

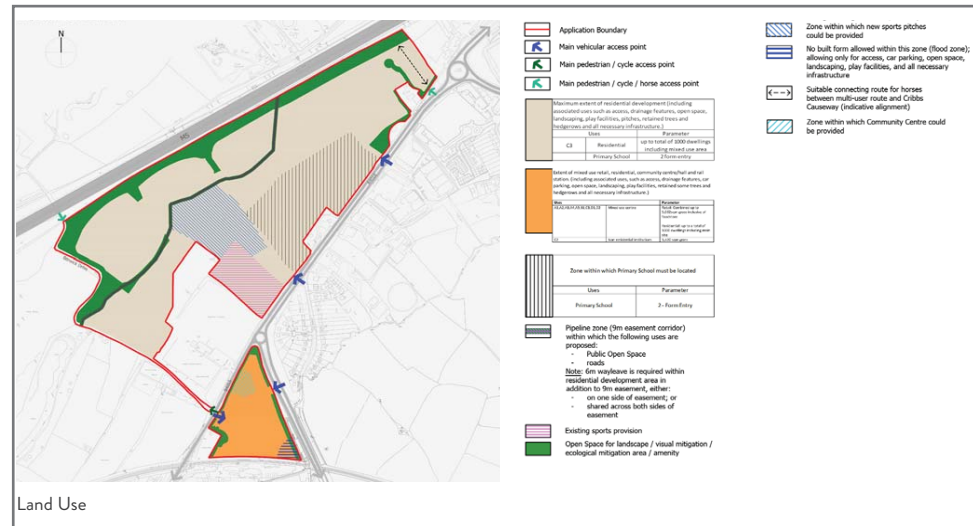


Proposed Site Layout

# 2.0 Design Code Framework

## Land Use

The Land Use Parameter Plan allocates Parcels 5, 6 & 7 for Class C3 residential use.

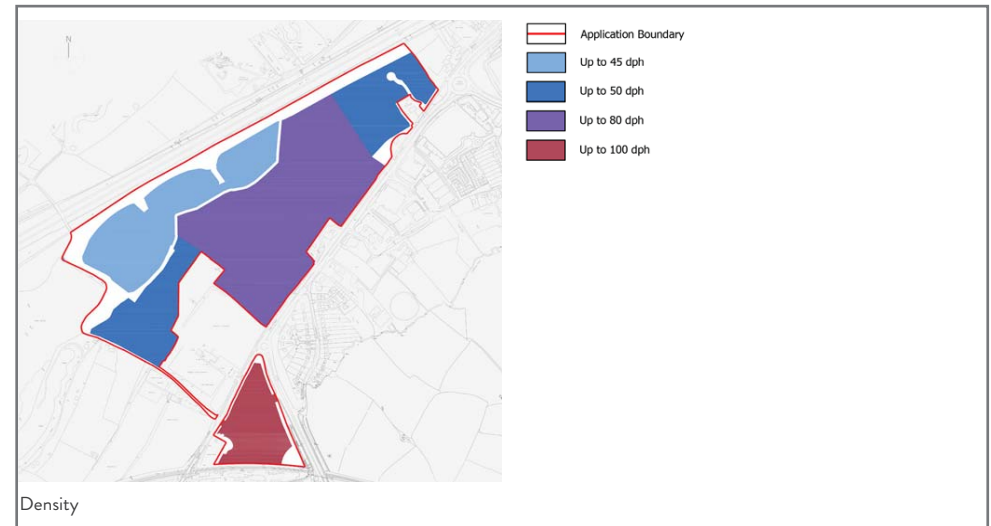


Design Code: Land Use Parameter Plan

(Extract Plans from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)

## Density

The Density Parameter Plan indicates a density for Parcels 5, 6 & 7 of up to 45 dph. The proposed 126no. dwellings on a gross site area of 3.52 hectares provides a density of 38 dph.

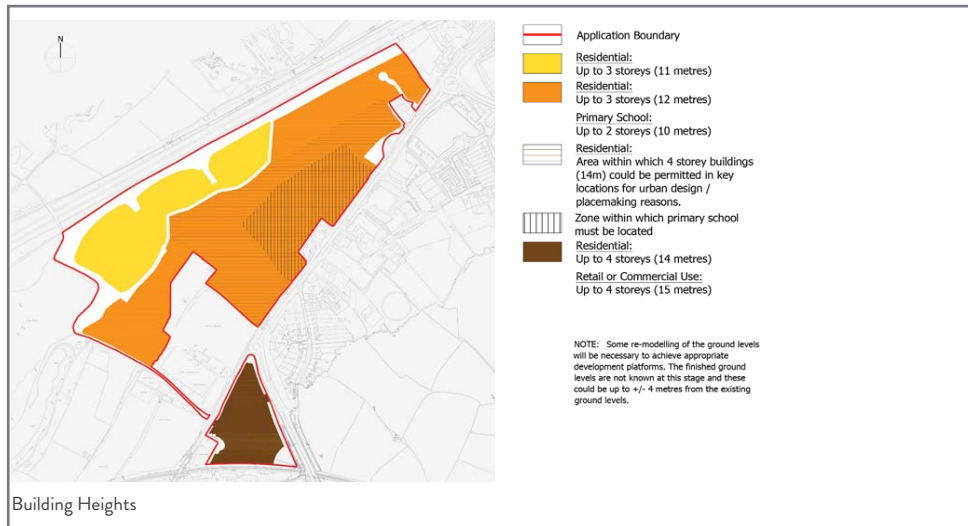


Design Code: Density Parameter Plan

# 2.0 Design Code Framework

## Building Heights

The Building Heights Parameter Plan allows for residential development up to 3 storeys with a maximum height of 11m within Parcels 5,6 & 7. Proposals are predominantly 2 storey with occasional 2 and half storey to add variety and interest to the street scene. A 3 storey apartment building has been added to act as a key focal building within the Key frontage to the Central Slopes character area. The apartment block has a storey height of approximately 12m which is slightly in excess of the height restriction in this area due to the architectural code requirement for 45 degree roof pitches, but feel that this would be an acceptable change to increase the buildings emphasise as a focal building. Due to the steep topography of the site in the southern area 3 storey semi retained house types, in a mix of detached & semi detached forms, have been added along the southern edge. A retaining structure is proposed to the rear, which is set back from the rear elevation of the properties to provide bin storage space with easy level access to the frontages. The main living space areas have been added to the first floors with access to the elevated rear garden amenity spaces provided by a bridge over the void, which has been made large enough to provide a usable patio area and will be enclosed with a mix of timber fencing for privacy & metal railings to ensure safety.



*Design Code: Building Heights Parameter Plan*

*Proposed Storey Heights Plan*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

# 2.0 Design Code Framework

## Green Infrastructure

All areas of identified open space are outside of the application site and have been covered under a separate site wide landscaping planning application ref. P21/07073/RM, approved on the 7th June, 2023. Please note that in order to accommodate foul & surface water drainage to the site, connections are required which cross the pos area to the south. Drainage corridors are limited in this central pos area due to the existing oil pipeline & it will be necessary to reposition one of the proposed pos trees as indicated on the submitted RM drawings.



*Design Code: Green Infrastructure Parameter Plan*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

## Strategic Character Generators

The strategic character generators identified include:-

- Topography;
- Haw Wood Extension;
- Primary Movement Route;
- Central Green.

The above have informed the character of the development with the identified areas of open space and primary movement route being outside of this application area and subject to separate site wide planning applications.

## Key Character Generators

The Key Generators Plan conveys how the above strategic character generators are formed within an illustrative design and identify the proposed transition in character from urban to rural. Combining with the distinctive sloping topography of the site, 3 defined character areas have been established:-

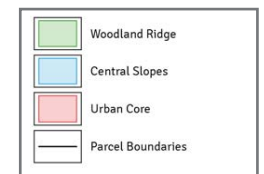
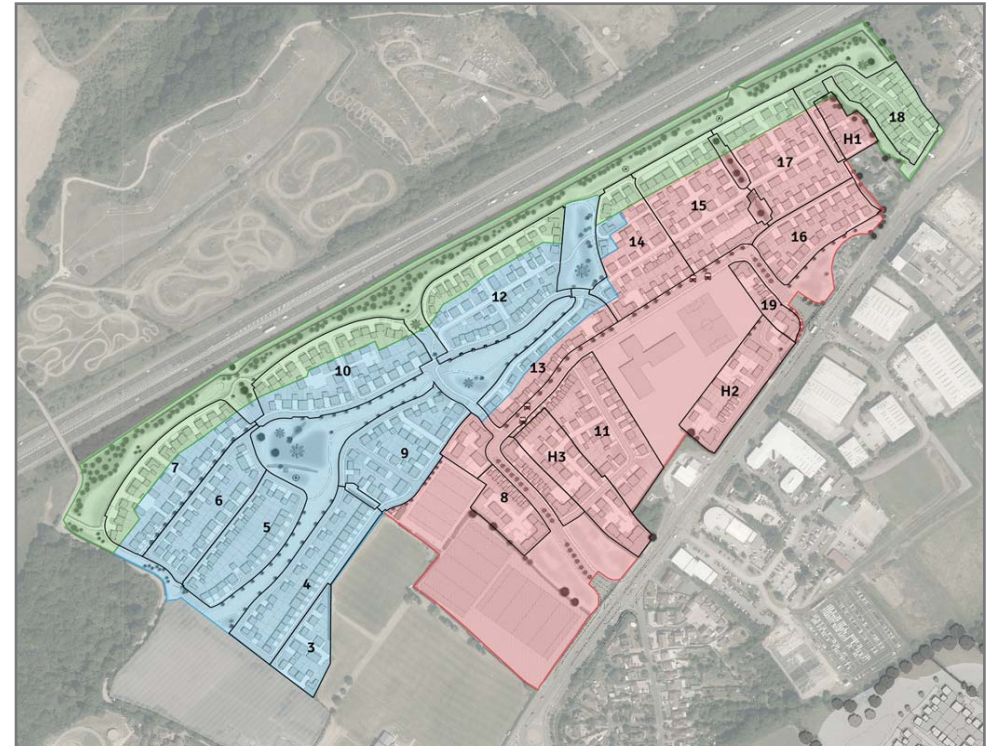
- Loop Road (Urban);
- Green Spine (Transition);
- Haw Wood Extension (Rural)

# 2.0 Design Code Framework

## Character Areas

The Character Areas Plan identifies the following character areas applicable to Parcels 5, 6 & 7:-

- Woodland Ridge - situated along the northern area adjacent to the woodland edge with more relaxed build form and traditional dwelling styles to reflect it's rural edge of development nature;
- Central Slopes - the central and southern areas of the application site fall within the Central Slopes character area which act as a transition from the urban feel of the frontage off Cribbs Causeway to the rural edge of the woodland to the north. Centred around the central park area and helping to address the steeper parts of the site, dwelling styles have a more contemporary feel with a light materials palette to offset the landscape setting and aid transition between character areas.



*Design Code: Character Areas Plan with Parcel Boundaries*

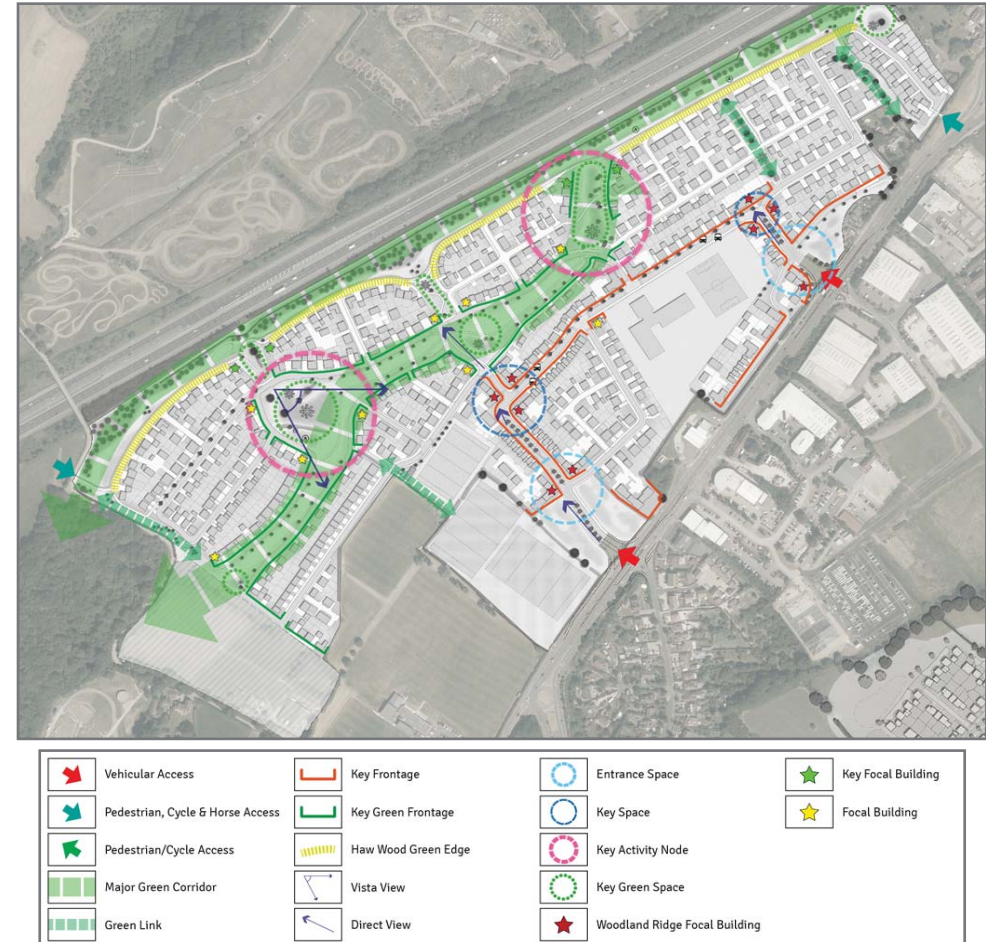
*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

# 2.0 Design Code Framework

## Legibility Framework

In accordance with the Legibility Framework plan, the following legibility features have been incorporated into the design proposals:-

- Plot 263 has been designed to act as a focal building within the Woodland Ridge character area and is distinguished through an increase in storey height (2 and half storey dwelling); the use of contrasting materials and detailing and a distinctive chimney feature;
- Plots 307, 370 and the apartment block to plots 349-352 act as focal buildings within the Central Slopes character area and incorporate a mix of design features, material changes and changes in height to distinguish them from the surrounding plots to aid legibility at key points. As requested at the pre-app stage, plots 245 & 289 have also been subject to subtle material change & enhanced detailing to aid legibility along the secondary street;
- Dwellings along the eastern and southern edges of the site have been configured to address and overlook the adjacent Key Activity Node & Key Green Space to the east and the Major Green Corridor to the south. To enhance these areas of prominent open space, dwellings are predominantly 3 storey (due to topography 3 storey semi retained units have been used along the southern edge and designed with distinct elevational treatments in accordance with their key frontage location.
- Dwellings along the northern edge have been orientated to overlook the Woodland extension to provide an animated frontage with good natural surveillance to the green space and multi user route. High quality architectural treatments in a traditional style have been applied to dwellings to reinforce its importance and rural edge location.



*Design Code: Legibility Framework Plan*




*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

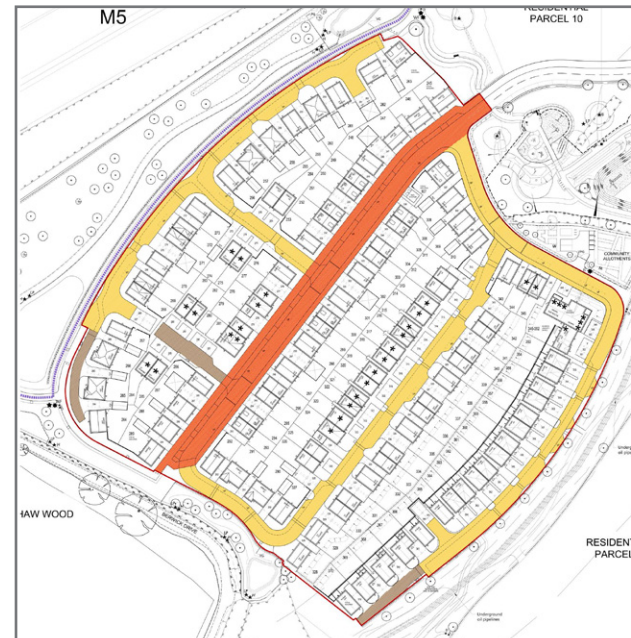
# 2.0 Design Code Framework

## Street Hierarchy

Proposed street hierarchy is in accordance with the access points and network of street types as defined within the Design Code. The only minor deviation is the omission of the private drive & extension of the shared surface street in the north eastern corner. This is to allow for the pedestrian access link from the adjacent public open space area to be provided via an adoptable public route & not through privately owned space.



-  Vehicular Access
-  Pedestrian, Cycle & Horse Access
-  Pedestrian, Cycle Access
-  Primary Route
-  Secondary Streets
-  Tertiary Streets / Shared Surface
-  Private Drive
-  Bridleway / Multi-User Route
-  Suitable Connecting Route for Horses Between Multi-User Route and Cribbs Causeway



- KEY**
-  SECONDARY STREETS
  -  TERTIARY STREETS / SHARED SURFACE
  -  PRIVATE DRIVES
  -  BRIDLEWAY / MULTI USER ROUTE

*Design Code: Street Hierarchy Plan*

*Proposed Street Hierarchy Plan*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

# 3.0 Site Wide Design Codes

---

## Site Wide Street Codes

In accordance with the Design Code all streets proposed have been designed to the following criteria:-

- To achieve maximum speed limit of 20mph;
- To achieve adoptable standards;
- All lighting is designed to adoptable standards;
- Dwellings have been orientated to front out on to the street where possible;
- Pedestrian and cycle routes are overlooked;
- Verges where applicable are grass or meadow mixes and provide opportunities for additional street tree planting;
- Build outs are provided at regular intervals along streets to act as traffic calming features and allow additional street tree planting;
- Private shared drives have a design speed of 10mph. Widths vary with a minimum width of 3.5m provided and are proposed in tarmac with block paved entrance feature from adoptable highways to aid transition.

## Site Wide Parking Codes

Full details of the car parking provision are as shown on the attached Parking Matrix and demonstrate full compliance.

Parking space sizes are a minimum of 2.4 x 4.8m, with spaces in front of garages 2.4 x 5.5m. No more than 6 perpendicular spaces have been designed in a row and have the minimum landscaping gap provided. No more than 2 parallel spaces in a row are provided on street as visitors parking spaces.

Garages, where applicable, are designed to achieve minimum internal size requirements of 3m x 6m.

Carports to the Wheelchair user units on plots 278 & 324 are provided at 3.6m x 5.4m.

Cycle storage is either to be within garages or secure external rear garden stores to plots without garages. Dedicated secure cycle storage is provided to the apartment block within the ground floor area of the attached FOG unit.

Ratio of cycle storage provision is as follows:-

- 1 bed dwellings- provision for 1 cycle per dwelling;
- 2 beds and above- provision for 2 cycles per dwelling.

The following parking typologies as set out in the Design Code have been followed on parcels 5-7:-

- On-plot to the side of detached dwelling;
- On-plot to the side of semi-detached dwelling;
- On-plot to the front of apartments or semi-detached dwellings. Gaps between spaces have been provided to allow for tree and/or shrub planting to soften the visual impact.



# 3.0 Site Wide Design Codes

---

## Site Wide Parking Codes

Parcels 5,6 & 7 Berwick Green  
Parking Provision

Housetype	Design Code Requirement			Provided			
	Spaces/ unit	No. of units	No. Of spaces	Bays	Car Port	Garages	Total
1 Bed Dwelling	1 space	6	6	6.5			6.5
2 Bed Dwelling	1.5 spaces	18	27	34.5	1		35.5
3 Bed Dwelling	2 spaces	62	124	121	1	11	133
4/5 Bed Dwelling	2 - 4 spaces	40	80 - 160	78		34	112
Visitors Parking (unallocated)	0.2 spaces	126	25.2	25			25
<b>Total</b>			<b>262.2 - 342.2</b>	<b>265</b>	<b>2</b>	<b>45</b>	<b>312</b>

*Proposed Parking Matrix*

# 3.0 Site Wide Codes

---

## Street Trees

No street trees are proposed within adoptable highway land, however, areas have been provided within private frontages to allow for tree and shrub planting to soften the build form. A grassed verge has been provided along the northern side of the secondary street to allow for tree planting which will be maintained under a management company.

## Street Furniture

Street furniture will be kept to a minimum and provided to ensure consistency of design and quality as per the details specified by the relevant Character area Architectural Code.

## Street Lighting

All lighting will reflect the general palette of street furniture and designed to keep light pollution to a minimum. Street lighting proposals are submitted as part of the application and demonstrate the following compliance:-

- Use of standard South Gloucestershire Council equipment and designed to adoptable requirements.
- Location of lighting considered with regards to position of trees and drainage to avoid conflict. Composite plan provided to demonstrate.

## Site Wide Waste Storage & Collection Codes

The following principles have been applied to the proposals:-

- A bin storage area of sufficient size has been provided to each dwelling;
- Bin storage areas are within 10m of the external front or rear door of houses;
- Storage areas are predominantly within 25m of the collection point and inconspicuously located;
- Collection points are within 20m of a stopping point for a Refuse Collection vehicle.
- A minimum area to accommodate storage for two wheelie bins has been provided.

All detached, semi-detached and end terraced houses have enclosed private rear gardens and paved areas have been included in each to allow for refuse storage and recycling facilities. Easy access to the kerbside for collection has also been provided either through rear garden gates or garages.

Communal covered bin storage areas has been provided to the apartment block within the ground floor areas of the attached FOG unit and designed to provide 1 metre in front and 150mm between and around bins to allow convenient access for filling and removal.

Please refer to submitted Refuse Strategy Plan for proposed locations.

# 3.0 Site Wide Design Codes

---

## Energy Efficiency and Sustainable Construction

In accordance with Condition 12 of the Outline approval, an Energy Statement, prepared by JSP Sustainability Ltd, is submitted as part of this RM application. It demonstrates that the development will achieve the Building Regulation standards and local planning policy compliant renewable energy measures that will be current at the time of commencement of construction on site.

A 7.2 kW electric vehicle charging point will be made available to each dwelling in locations as shown on the submitted EVCP Plan.

## Site Wide Utilities Code

The Reserved Matters application accords with the Design Code and includes the following:-

- Utility mains will be located where possible within a service corridor in the adopted highway.;
- Generally, service corridors will be a minimum of 2m wide and follow the back of kerbs to parking bays and roads where possible. All tree pits adjacent to the trench will be lined with anti-rot film barrier on the services side if trees are planted in a trench;
- Where possible, recessed and in-filled manhole covers to be used. All covers to be aligned to paving patterns where applicable;
- Semi-concealed gas meter boxes to frontages;
- Electricity meter boxes to be located to the side of properties, where practical;
- No private services will be located on, over or under public open space, unless pre-existing.

## Managing Levels

In accordance with the Design Code the following technical considerations have been applied:-

- Maximum 1:12 driveway gradient;
- Rear gardens where necessary have a 1:12 gradient with an additional 1:2 bank;
- Maximum 2.4m under build to dwellings;
- Maximum 2.4m high permacrib retaining with 1.6m fence to top.

Due to the very steep topography in the southern area of the site, dwellings along the southern edge are 3 storey in height with rear gardens retained behind a 2.7m high retaining wall. Main habitable rooms are located on the first and second floors with bridges provided at the first floor level within the rear elevation to allow direct access to the elevated private rear garden amenity space. These bridges have been designed to allow for the space to be utilised as a patio area and will incorporate metal railings/ timber fencing to prevent falls.

# 4.0 Design Codes for Character Areas

---

## Detailed Design Code for Character Areas

The character areas detailed within the Design Code provide the key design and character objectives informed by the Design and Access Statement. Each character area within the Code is broken down into Key & Non-Key frontages and provides information on the relevant architectural design, materials, boundary treatments, landscaping, block principles, building types for each area to ensure a distinctive development is provided that responds to its setting and aids legibility.

Those applicable to this application are the :-

Woodland Ridge Key Frontage - This area is located along the northern site boundary where adjacent to the Haw Wood extension with development generally of a lower density, a looser built form and designed to reflect a more relaxed, rural style of development in keeping with the requirements of the code.

Central Slopes Key & Non Key Frontages - The remainder of the application site falls within the Central Slopes character areas. Development along the eastern and southern boundaries are identified as Key Frontages due to their proximity to the strategically important central open space corridor with the remainder of the site falling within the Non Key frontages.

The Central Slopes area acts as a transitional area between the formal Urban Core and the rural traditional feel of the Woodland Ridge areas. Development has consistent building frontages in a contemporary architectural style but with a lighter materials palette to both offset the landscape setting & aid transition.

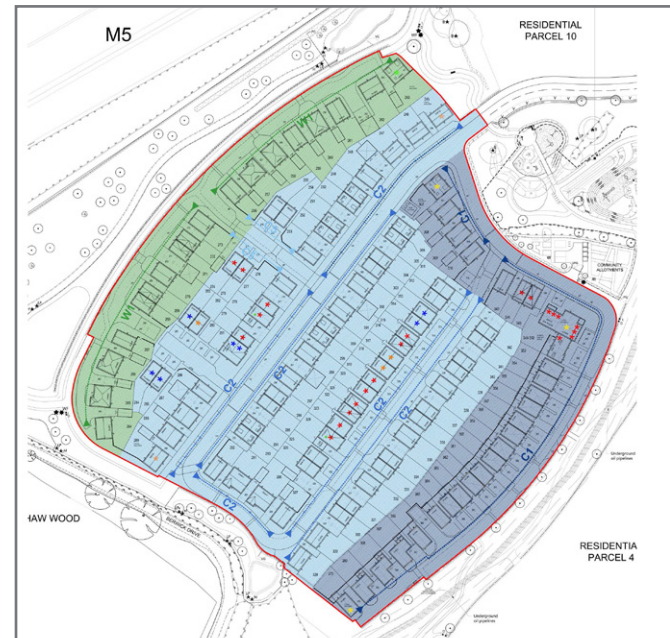
To ensure continuity along the street scene, proposed materials & detailing along the Key Frontage areas of the application site reflect those provided in the adjacent Bellway parcel.







# 4.0 Design Codes For Character Areas

## Detailed Design Code for Character Areas



-  Woodland Ridge Key Frontage
-  Central Slopes Key Frontage
-  Central Slopes Frontage
-  Urban Core Key Frontage
-  Urban Core Frontage
-  Key Focal Building
-  Woodland Ridge Focal Building
-  Focal Building
-  Parcel Boundaries



- KEY CHARACTER AREAS**
-  WOODLAND RIDGE CHARACTER AREA (KEY FRONTAGE - W1)
  -  WOODLAND RIDGE FOCAL BUILDING
  -  CENTRAL SLOPES CHARACTER AREA (NON KEY FRONTAGES - C2 & C3)
  -  CENTRAL SLOPES FOCAL BUILDINGS (NON KEY FRONTAGES)
  -  CENTRAL SLOPES CHARACTER AREA (KEY FRONTAGE - C1)
  -  CENTRAL SLOPES FOCAL BUILDINGS (KEY FRONTAGE)

*Design Code: Key Frontages Plan*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

*Proposed Character Areas Plan*

# 4.0 Design Codes for Character Areas

---

## Roofscape Strategy

Parcels 5-7 have been designed following the same design principles for each character area as approved & proposed under previous RM planning applications to ensure a consistent and legible approach. The correct architectural style, materials and detailing will provide the distinctive character required by the Design Code for the Woodland Edge & Central Slopes Character Areas in which the proposals are situated and development incorporates the following:-

### Woodland Ridge Roofscape

- Traditionally styled, rural feel;
- Profiled warm red or slate grey tiles;
- Steep roof pitches (minimum 45 degrees) in a mix of eaves, hipped & gable fronted;
- Occasional projecting gable;
- Variety of traditionally styled brick chimneys;
- Variation in unit types & elevational treatments.

### Central Slopes Roofscape

- Contemporary feel;
- Key frontages animated by a strong gabled frontage with 45 degree roof pitches;
- Key frontage roofs distinguished by change in roof tile & contemporary prefabricated chimneys;
- Non Key frontages are predominantly eaves fronted with occasional gable fronted unit to provide interest & aid legibility. Roofs are to be in grey concrete tiles with occasional chimney to add 'delight' to the street scene.

# 4.0 Design Codes For Character Areas

## Roofscape Strategy



*Design Code: Key Frontages Plan identifying Visually Prominent Locations*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

# 5.0 Design Codes For Woodland Ridge Character Area

## Woodland Ridge

The northern area of the application site falls within the Woodland Ridge Character area with a mix of individually designed detached & semi detached house types proposed in a traditional style to create the distinctive rural character required.



*Design Code: Woodland Ridge Character Area*

*Proposed Woodland Ridge Character Area*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*



# 5.0 Design Codes For Woodland Ridge Character Area

## Woodland Ridge: Architecture - Key Frontages (all frontages)

Code Requirements	Compliant	Parcels 5, 6 & 7
<b>Building Design</b> <ul style="list-style-type: none"> <li>» Rural character</li> <li>» Repetition in unit types and elevational treatment to be avoided (variation in street scene)</li> <li>» Hipped roofs or duo-plain roofs (eaves facing road)</li> <li>» Steep roof pitches (minimum 45 degrees)</li> <li>» Occasional projecting gables</li> <li>» Variety of traditionally styled brick chimneys will be used on buildings to add 'delight' to the street scene</li> </ul>	✓	Rural character - traditional style dwellings Variation in street scene Predominantly hipped or eaved fronted with occasional gable fronted Minimum 45 degree roof pitches Occasional projecting gable Variety of traditionally styled brick chimneys added
<b>Materials</b> <ul style="list-style-type: none"> <li>» Walls – Predominantly (70%) red brick in two rustic styles. Occasional reconstituted stone (Rebastone Keinton with 10% Brecon mix) and roughcast through-colour render (stone/earth)</li> <li>» Roofs – warm or slate colour, profiled</li> </ul>	✓	Walls - Predominantly red brick with occasional recon. stone & natural white render Roofs - Mix of Slate Grey & profiled Cottage Red concrete tiles
<b>Windows and Doors</b> <ul style="list-style-type: none"> <li>» Casement fenestration with 100mm window reveal with varied use of mullions and muntins</li> <li>» All window frames to be white</li> <li>» Front doors to have rustic style windows and patterns with muted heritage colours</li> </ul>	✓	Horizontal or cottage style casement windows with 100mm window reveal; White window frames; Traditional style front doors in muted heritage colours.
<b>Details</b> <ul style="list-style-type: none"> <li>» Use of splayed brick headers, oriel windows, and quoining to add 'delight' to the street scene</li> <li>» Cills to be brick or precast stone</li> <li>» Window and door heads to be soldier course or precast stone</li> <li>» Variety of traditionally styled projecting door canopies (pitched canopies are to have small format tiles to match the main roof)</li> </ul>	✓	Walls - Predominantly red brick with occasional recon. stone & render; Use of splayed/ arched brick headers and brick or recon. stone quoining; Cills a mix of precast stone or brick; A mix of traditionally styled flat, gable or eaves fronted door canopies with small format tiles to match the main roof tile on pitched canopies.
<b>Boundary Treatments</b> <ul style="list-style-type: none"> <li>» Front gardens to be planted up in variety of wildlife friendly shrubs and grasses.</li> </ul>	✓	A mix of shrubs & grasses to front gardens -refer to submitted Soft Landscaping Drawings
<b>Street Furniture</b> <ul style="list-style-type: none"> <li>» Stainless steel litter bins, timber bollards, cycle racks</li> </ul>		N/A
<b>Biodiversity</b> <ul style="list-style-type: none"> <li>» Boxes/Cups for Swifts, Swallows, House Martins and House Sparrows to be installed on at least 20% of new builds. Boxes to be erected taking account of species requirements including habitat context. Bird/bat boxes, reptile hibernacular and bug 'hotels' to be provided within Haw Wood Extension POS.</li> </ul>	✓	Bird boxes added to a minimum 20% of plots proposed - please refer to submitted Landscaping Drawings for details of type & location.

# 5.0 Design Codes For Woodland Ridge Character Area

---

## Woodland Ridge: Architecture - Key Frontages (all frontages) - Proposed Materials Palette

Roof Tiles



*Russell Galloway - Slate Grey*

Walling



*Bekstone - Grey  
(Split Faced Finish)*

Walling



*Parex Render - Natural White G.00  
(Spray Textured)*

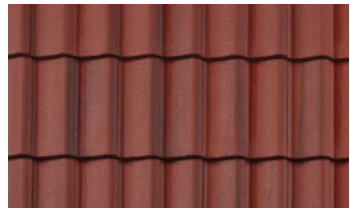
Front Door Styles



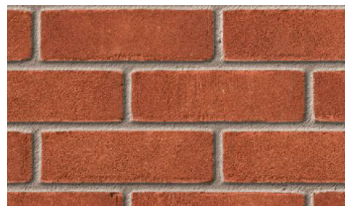
*Vista Cottage One*



*Vista Farmhouse Square with  
Georgian Bar Decorative Glass*



*Russell Pennine- Cottage Red*



*Ibstock Dorset Red Brick*



*Parex Render - Natural White G.00  
(Smooth Finish - Ashlar Effect)*

Door Colours



*Agate RAL 7038*



*Pebble Grey RAL 7032*



*Ibstock Balmoral Brick*



*Chartwell Green Renolit 49246*

# 5.0 Design Codes For Woodland Ridge Character Area

## Woodland Ridge: Landscape

Code Requirements	Compliant	Parcels 5, 6 & 7
<b>Topography</b>	» High ground, slopes, banks, depressions (ponds).	✓
<b>Primary Aspect</b>	» South-east	✓
<b>Landscape Function - Primary</b>	» Landscape Integration - Establishing a natural extension of Haw Wood. Biodiversity - Establishing habitats for invertebrates, reptiles, amphibians and birds	N/A Submitted under Site Wide Landscaping Infrastructure Application
<b>Landscape Function - Secondary</b>	» Recreation - Providing a linear multi-user route with access to other area of open space. The route shall follow the Haw Wood Extension and will comprise a bound surface path of minimum 3m width accommodating pedestrians and cyclists. An adjacent wide grassed gravel path offers a hard, green surface which is often ideal for equestrian use. Horse mounting blocks are also to be provided where the multi-user route joins with a Highway.	N/A Submitted under Site Wide Landscaping Infrastructure Application
<b>Colour Tones</b>	» Warm	N/A Submitted under Site Wide Landscaping Infrastructure Application
<b>Furniture / Materials</b>	» Timber knee rails or timber posts with metal rail. Square timber bollards (spaced at 1.5m ctrs). Grassed gravel equestrian paths gravel mixed with topsoil in top 100mm, seeded with a wear resistant grass species, in accordance with the British Horse Society guidance (Equestrian Access Factsheet, 2010). Asphalt concrete multi-user paths in tandem with Green Lanes. Timber effect bollards. Horse mounting blocks. Post and rail fencing. Timber acoustic fence. Totem' wayfinding sculptures.	N/A Submitted under Site Wide Landscaping Infrastructure Application
<b>Key Seasonal Interest</b>	» Spring and summer	N/A Submitted under Site Wide Landscaping Infrastructure Application
<b>Core Plants/ Species Compositions</b>	» Native mixed woodland. Native shrubs. Long meadow (tussock) grassland. Mown grass glades and wildflower drifts.	N/A Submitted under Site Wide Landscaping Infrastructure Application
<b>Accent Features/ Details</b>	» Incidental play 'totems'	N/A Submitted under Site Wide Landscaping Infrastructure Application
<b>Conformity with DAS (June 2016)</b>		
"4m high fence/bund as screen and noise attenuation, with woodland planting". "Informal mown paths". "Opportunities for natural play". "Newt ponds at intervals along perimeter of site to extent terrestrial habitats and link to Haw Wood". "Native... shrub mix to edge of woodland belt".		N/A Submitted under Site Wide Landscaping Infrastructure Application

# 5.0 Design Codes For Woodland Ridge Character Area

## Woodland Ridge: Street Frontages W1 - Key Frontages

### Code Requirements

### Compliant

### Parcels 5, 6 & 7

Mandatory Design Codes			
<b>Block Principles</b>			
<b>Building Frontage</b> Degree of continuous street frontage / proportion of gaps between buildings	Irregular – variation in plot widths and gaps between dwellings	✓	Irregular - refer to site layout
<b>Building Line</b> Degree of consistency of building line	Predominantly gentle sinuous variation	✓	Gentle sinuous variation - refer to site layout
Treatment of corners	Corners to be defined by detached dwellings (blank gables to be avoided – minimum of two windows) or ‘L’ shaped corner turner dwellings.	✓	Corners defined by a mix of dual aspect dwellings or additional windows added to exposed side elevations.
Design treatment of focal buildings	Higher quality design in a traditional style with recon slate tile, decorative chimneys, and robust detailing.	✓	Higher quality traditional style house type design to focal building on plot 263 - decorative chimney & robust detailing added.
Permitted parking types	Predominantly on-plot to side. Very limited frontage parking (where parking to the front a maximum 6 spaces in a row)	✓	Parking to sides or rear of dwellings.
<b>Street Design</b>			
Alignment	Sinuous / lane like. Variable width.	✓	Shared surface street with variable width & sinuous alignment.
Street trees	Occasional trees in front gardens. Occasional tree in 6.8m shared surface carriageway.	✓	Occasional trees to street & front gardens.
Crossings	N/A		N/A
Carriageway material	Black bitmac (with block paving transition zones and pinch points)	✓	Black bitmac with block paviors to transition zones & tables.
Pavement materials	Black bitmac		N/A
Kerb materials	Flush kerb	✓	Flush kerbs
<b>Boundary Treatment</b>			
Set back / privacy strip / front garden	Shared Surface: 2.5-3m where side parking. Private Drives: 2-3m where side parking.	✓	2-3m set backs.
Boundary treatment	Front gardens to be planted up in variety of wildlife friendly shrubs and grasses.	✓	Front gardens planted with a variety of wildlife friendly shrubs & grasses - refer to submitted soft landscaping drawings.
<b>Building Types and Use</b>			
Building types	Predominantly detached and occasional semi-detached. Terraces permitted in runs of no more than 4 (very limited).	✓	Predominantly detached dwellings with occasional semi detached.
Building heights (min and max)	Min 2 storeys / Max 3 storeys (focal buildings only)	✓	All plots proposed to be 2 storey with the exceptional of the focal building on plot 263 which is designed to be 2.5 storey.

# 5.0 Design Codes For Woodland Ridge Character Area

---

## Woodland Ridge: Street Frontages W1 - Key Frontages



*Indicative Street Scene*

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes

The central & southern areas of the application site fall within the Central Slopes Character area with a mix of individually designed detached & semi detached house types proposed in a contemporary style. Dwellings have a consistent frontage along linear streets & are proposed with a light material palette to offset the landscape setting of the distinctive central park.



*Design Code: Central Slopes Character Area*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*



*Proposed Central Slopes Character Area*

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Architecture - Key Frontages

The southern & eastern edges of the development fall within the C1 Key Frontage character area & the following design & architectural codes have been applied:-

Code Requirements	Compliant	Parcels 5, 6 & 7
<b>Building Design</b> <ul style="list-style-type: none"> <li>» Contemporary</li> <li>» Strong gabled frontage (45 degree pitch gables) to face down slope along the north of the central green space to animate visually prominent roofscape (Frontages C1, C3 &amp; C7)</li> </ul>	✓	Contemporary Key Frontage C1 - predominantly gabled frontage with minimum 45 degree roof pitch
<b>Materials</b> <ul style="list-style-type: none"> <li>» Walls – buff brick two variations (primary); light coloured cladding (secondary)</li> <li>» Roofs – reconstituted slate (grey)</li> </ul>	✓	Walls - Buff/ grey bricks with muted cladding colours; Roofs - Recon. slate effect;
<b>Windows and Doors</b> <ul style="list-style-type: none"> <li>» Casement or top hung fenestration with 100mm window reveal. Occasional deep aperture (first floor only).</li> <li>» Deepened window reveal with transoms on frontages along the north of the central green space (Frontages C1, C3 &amp; C7)</li> <li>» All window frames to be light grey</li> <li>» Front doors to have muted contemporary colour range</li> <li>» Garage doors to be standard warm neutral colour</li> </ul>	✓	Plain casement or top hung windows with 100mm window reveal;  Minimum 100mm window reveal; Light grey window frames; Contemporary style front doors in anthracite grey; Garage doors, where applicable, to be in anthracite grey to match front doors;
<b>Details</b> <ul style="list-style-type: none"> <li>» Panels of alternating projecting brick heads</li> <li>» Contemporary prefabricated chimneys</li> <li>» Contemporary / simple flat projecting door canopies</li> <li>» Window cills to be contemporary / simple</li> </ul>	✓	Panels of alternating projecting brick heads in blue engineering brick; Contemporary style prefabricated chimneys; Simple contemporary style flat door canopies; Simple brick header window cills to front elevations;
<b>Boundary Treatment</b> <ul style="list-style-type: none"> <li>» Black railings with low level hedging</li> <li>» All fencing to allow for hedgehog access (including back gardens)</li> </ul>	✓	Black estate style railings with low level hedging -refer to submitted Soft Landscaping Drawings
<b>Street Furniture</b> <ul style="list-style-type: none"> <li>» Stainless steel litter bins, timber bollards, cycle racks</li> </ul>		N/A
<b>Biodiversity</b> <ul style="list-style-type: none"> <li>» Boxes/Cups for Swifts, Swallows, House Martins and House Sparrows to be installed on at least 20% of new builds. Boxes to be erected taking account of species requirements including habitat context.</li> </ul>	✓	Bird boxes added to a minimum 20% of plots proposed - please refer to submitted Landscaping Drawings for details of type & location.

# 6.0 Design Codes For Central Slopes Character Area

---

## Central Slopes: Architecture - Key Frontages - Proposed Materials Palette

Roof Tiles



*Forticrete SL8- Slate Grey*

Walling



*Marshalls Mayfair Vintage Brick*

Walling



*Hardieplank Weatherboarding -  
Monterey Taupe (Cedar Finish)*



*Marshalls Blue Engineering Brick  
(Projecting Brick Header Detail)*



*Hardieplank Weatherboarding -  
Boothbay Blue (Cedar Finish)*



*Marshalls Blue Engineering Brick  
(Brick cills & Projecting Brick Soldier  
Window Surrounds only)*



*Hardieplank Weatherboarding -  
Grey Slate (Cedar Finish)*

Front Door Styles



*Vista Verona*

Door Colours



*Anthracite Grey RAL 7016*



# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Architecture - Non Key Frontages

The central areas of the development fall within the C2 & C5 Non-Key Frontage character areas & the following design & architectural codes have been applied:-

Code Requirements	Compliant	Parcels 5, 6 & 7
<b>Building Design</b>	✓	Predominantly eaves fronted with occasional gable fronted for interest & legibility;
<b>Materials</b>	✓	Walls - Red brick in two variations with occasional render in natural white or silky grey colours; Roofs - Concrete tile in slate grey;
<b>Windows and Doors</b>	✓	Plain casement or top hung windows with 100mm window reveal; White window frames; Contemporary style front doors in muted contemporary colours; Garage doors, where applicable, to match front doors;
<b>Details</b>	✓	Alternating projecting brick string course panels; Simple contemporary style flat topped door canopies; Occasional contemporary style prefabricated chimney; Simple brick header window cills to front elevations;
<b>Boundary Treatment</b>	✓	Low hedging & shrubs -refer to submitted Soft Landscaping Drawings Hedgehog access points provided in fencing - see submitted External Works drawings
<b>Street Furniture</b>		N/A
<b>Biodiversity</b>	✓	Bird boxes added to a minimum 20% of plots proposed - please refer to submitted Landscaping Drawings for details of type & location.
<p>The respective streets within the character area will each be distinguished by clearly setting out a coherent and different strategy for each in respect of the predominant brick, door style &amp; colour, chimney &amp; door canopy style and use of brick detailing selected from the palette of materials and details in the code below. The individual 'street strategies' will be set out at reserved matters stage. They will state for example; 'All dwellings (with the exception of focal and corner buildings) along street x will be in [brick product name], have x style door canopies, door style x in x colour(s) and a contemporary style chimney to every other dwelling. Product details are provided below.</p>		<p>The different streets within the Non Key Central Slopes character areas are to be distinguished by the use of the same colour front &amp; garage (where applicable) doors.</p>

# 6.0 Design Codes For Central Slopes Character Area

---

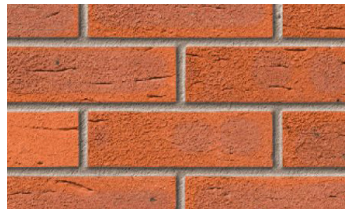
## Central Slopes: Architecture - Non-Key Frontages - Proposed Materials Palette

Roof Tiles



*Russell Galloway - Slate Grey*

Walling



*Ibstock Surrey Red Multi Brick*

Walling



*Parex Render - Silky Grey T.10  
(Spray Textured)*



*Ibstock Dorset Red Brick*



*Parex Render - Natural White G.00  
(Spray Textured)*



*Ibstock Reigate Purple Multi Brick*



*Marshalls Titanium Grey  
(Brick cills only)*

Front Door Styles



*Vista Verona*

Door Colours



*Moondust RAL 7001*



*Pebble Grey RAL 7032*



*Anthracite Grey RAL 7016*

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Landscape

### Code Requirements

### Compliant

### Parcels 5, 6 & 7

<b>Topography</b>	» Broad, open green corridor comprising steep slopes (maximum 1:4)	✓	
<b>Primary Aspect</b>	» South and Southeast	✓	
<b>Landscape Function - Primary</b>	» Recreation - A linear corridor offering multi-user access routes and key play area destinations. Landscape Integration - A central open spine through the development enabling housing to bed into the hillside setting. Visual Amenity - An attractive open space as an outlook to adjacent housing and an inviting area to explore.	N/A	Submitted under Site Wide Landscaping Infrastructure Application
<b>Landscape Function - Secondary</b>	» 'Unity - Providing continuity between the different character areas through recreational links and cohesive planting of street trees and open grassland. Biodiversity - Providing a network of linked grassland habitats interspersed with native hedgerows, trees and shrubs.	N/A	Submitted under Site Wide Landscaping Infrastructure Application
<b>Colour Tones</b>	» Light tones	N/A	Submitted under Site Wide Landscaping Infrastructure Application
<b>Furniture/ Materials</b>	» 2-3m wide tarmac paths and fair-weather mown grass paths through meadows. Timber knee rails or timber posts with metal rail. Natural timber / timber effect bollards. Square timber bollards. Timber and wrought iron benches. Litter and dog waste bins. Timber-themed and nature-inspired play equipment. 'Totem' wayfinding sculptures.	N/A	Submitted under Site Wide Landscaping Infrastructure Application
<b>Key Seasonal Interest</b>	» Summer and Autumn	N/A	Submitted under Site Wide Landscaping Infrastructure Application
<b>Core Plants/ Species Compositions</b>	» Mature and veteran trees. Meadow (long) grassland and wildflower drifts. Amenity (mown) grass glades and paths. Avenue street trees along edges. Ornamental shrubs/ perennials and grasses at key nodes.	N/A	Submitted under Site Wide Landscaping Infrastructure Application
<b>Accent Features/ Details</b>	» Avenue street trees - emphasising the linearity of the central POS. Destination play areas. Incidental play 'totems'.	N/A	Submitted under Site Wide Landscaping Infrastructure Application
<b>Conformity with DAS (June 2016)</b>			
"Meadow grass". "Cut into existing slope to create a level area for a 'fun' zone. "LEAP - more adventurous play equipment, using the remodelled bank". "LAP - play area for younger children". "footpaths crossing [pipeline] easement".		N/A	Submitted under Site Wide Landscaping Infrastructure Application

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Street Frontages C1 - Key Frontages

### Code Requirements

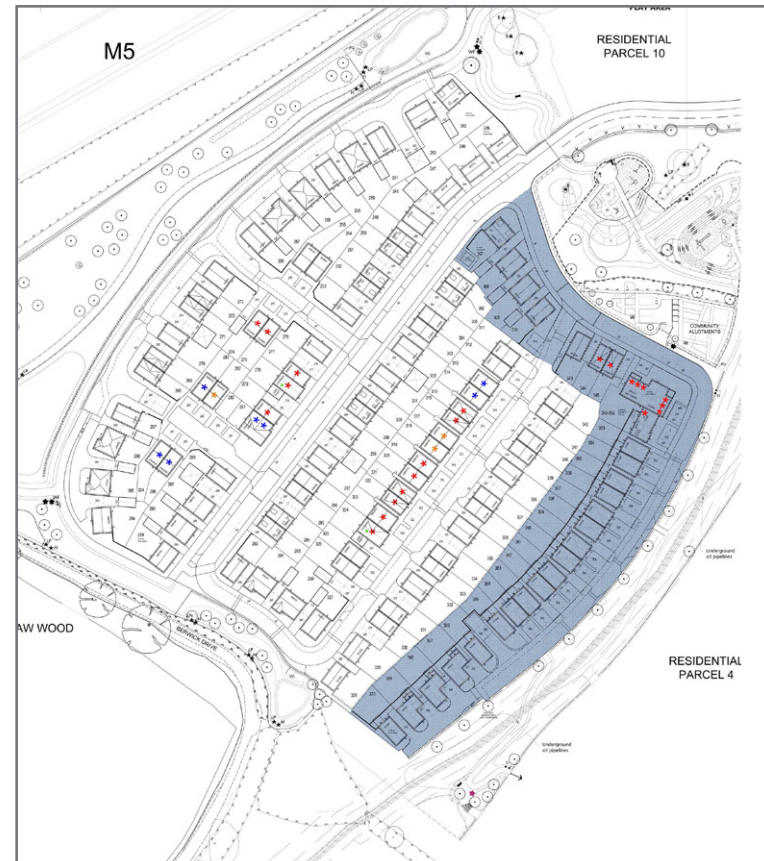
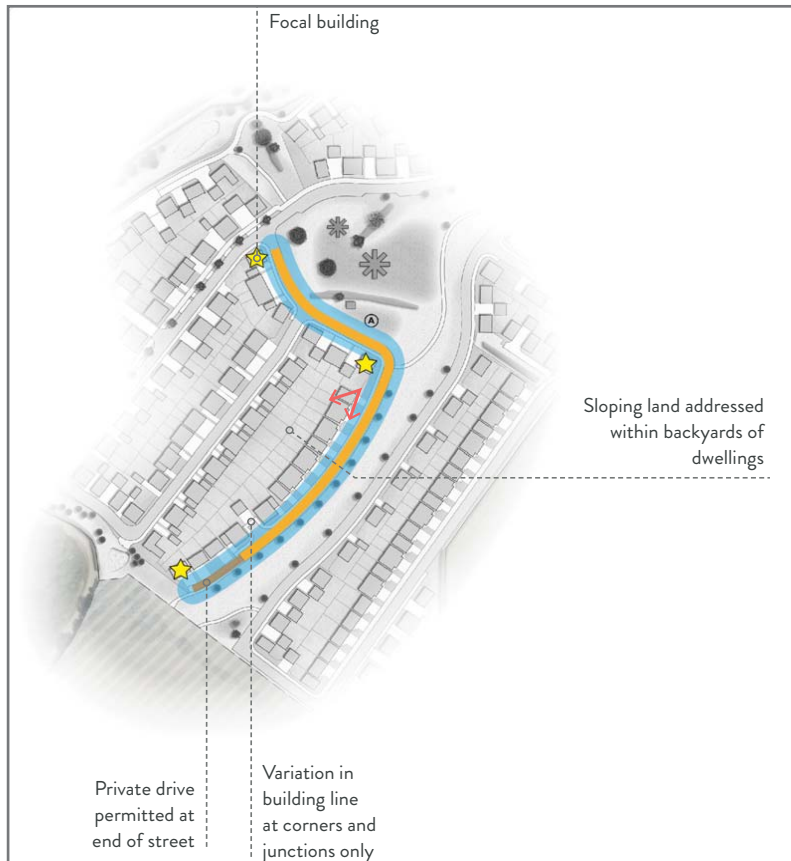
### Compliant

### Parcels 5, 6 & 7

Mandatory Design Codes			
<b>Block Principles</b>			
<b>Building Frontage</b> Degree of continuous street frontage / proportion of gaps between buildings	Regular and consistent rhythm, with no large gaps	✓	Regular & consistent building frontages - refer to site layout;
<b>Building Line</b> Degree of consistency of building line	Consistent but projections permitted at corners and junctions	✓	Predominantly consistent building lines - refer to site layout
Treatment of corners	Blank gables to be avoided (minimum two windows), or defined by 'L' shaped corner turner dwellings, or with frontages facing both edges (linked dwellings). Subtle contrast of wall/roof materials to adjacent buildings.	✓	Corners defined by a mix of dual aspect dwellings or additional windows added to exposed side elevations;
Design treatment of focal buildings	Higher quality characterful brick and different chimney and projecting brick panel design contrasting to adjacent buildings. Contemporary floating bay window to add delight.	✓	Higher quality contemporary style house type design to focal buildings on plots 307, 346-352 & 370. Use of projecting brick header detail panels, contemporary style chimneys & occasional projecting soldier course blue brick window surrounds;
Permitted parking types	On-plot to side and front of property only	✓	Parking to the side or front of dwellings.
<b>Street Design</b>			
Alignment	Uniform highway width.	✓	Minor variation in shared surface street to allow for street tree planting.
Street trees	Trees provided in POS to front of dwellings. Grouped areas of parking to be broken up by planting of trees and/or hedgerows. Small trees to be provided in planting strip between the integ units driveways.	✓	Occasional trees to street & front gardens.
Crossings	Tactile paving	✓	A mix of block paviors & tactile paving to pedestrian crossing areas;
Carriageway material	Black bitmac (with block paving transition zones)	✓	Black bitmac with block paviors to transition zones & tables.
Pavement materials	Black bitmac		Black bitmac;
Kerb materials	Conservation kerb	✓	Conservation kerbs;
<b>Boundary Treatment</b>			
Set back / privacy strip / front garden	7m for split level with integral garages. 2-2.5m for housing rising up slope where side parking or 6m where parking to front (maximum 6 spaces in a row).	✓	7m setback for integral house types with a minimum 2m for remaining house types.
Boundary treatment	Black railings with low level hedging	✓	Black estate style railings with low level hedging to frontages - refer to submitted soft landscaping drawings for planting details.
<b>Building Types and Use</b>			
Building types	Predominantly detached and semi-detached. Occasional terraces permitted in runs of no more than 3.	✓	A mix of detached & semi detached houses, together with a small apartment block on corner as part of the required affordable housing provision;
Building heights (min and max)	Min 2 storeys (Min 2.5 storeys to southern frontage) / Max 3 storeys	✓	A mix of 2, 2.5 & 3 storey house types.

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Street Frontages C1 - Key Frontages



*Design Code: Central Slopes: Street Frontages C1 - Key Frontages*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

*Proposed Central Slopes: Street Frontages C1 - Key Frontages*

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Street Frontages C1 - Key Frontages



*Indicative Street Scenes*

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Street Frontages C2 - Non-Key Frontages

### Code Requirements

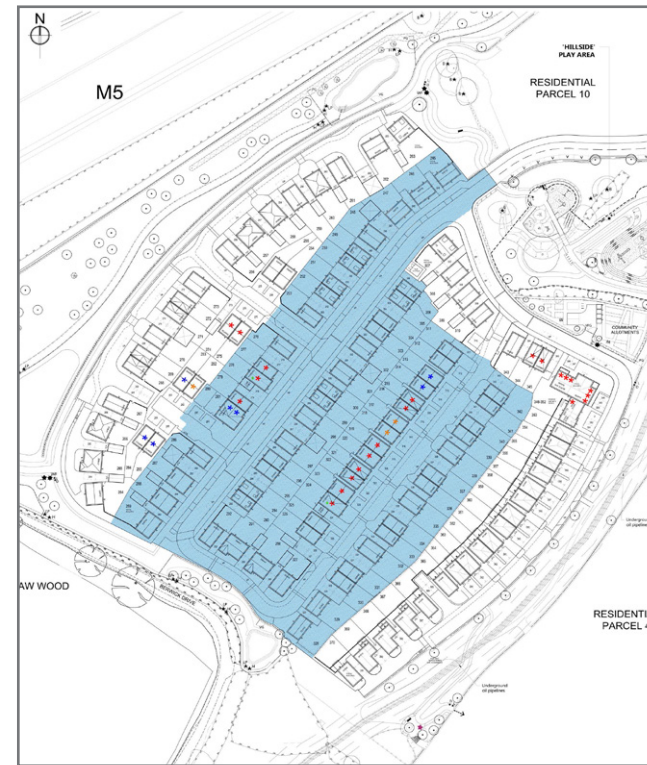
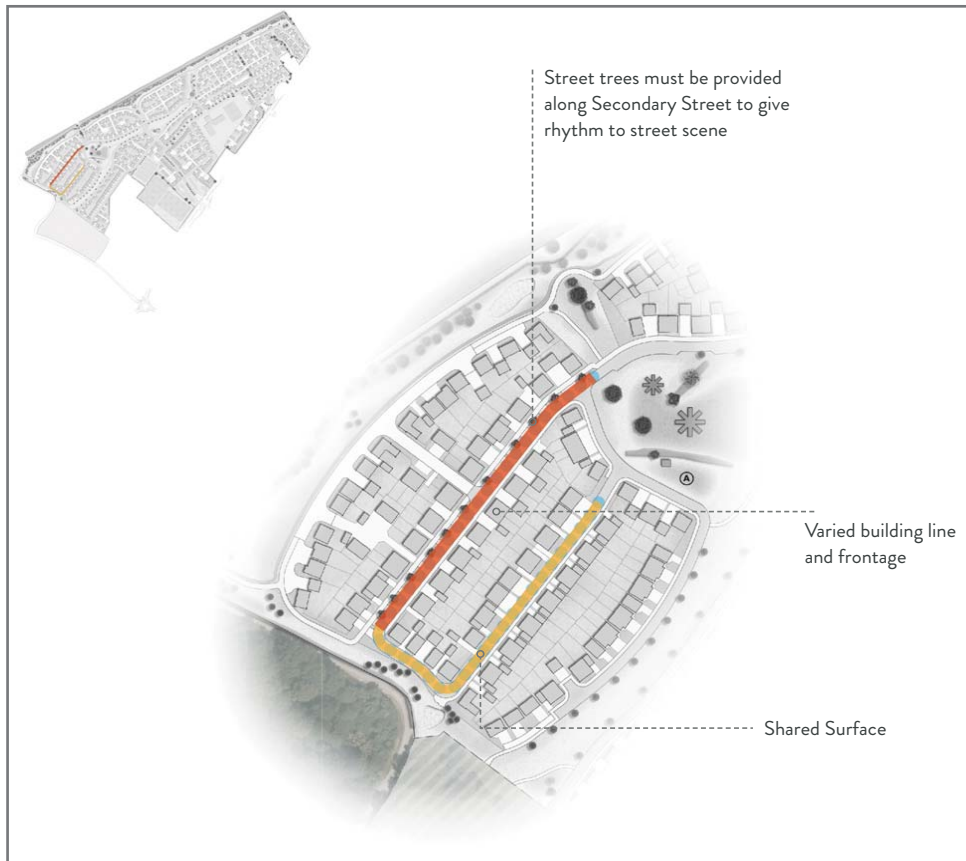
### Compliant

### Parcels 5, 6 & 7

Mandatory Design Codes			
<b>Block Principles</b>			
<b>Building Frontage</b> Degree of continuous street frontage / proportion of gaps between buildings	Varied building frontage to accommodate a variety of housetypes / parking arrangements.	✓	Mixed building frontages depending on parking arrangement- refer to site layout;
<b>Building Line</b> Degree of consistency of building line	Varied building line to accommodate a variety of housetypes / parking arrangements.	✓	Building lines vary depending on parking arrangement - refer to site layout
Treatment of corners	Blank gables to be avoided (minimum of one window). Use of alternating projecting string course panels to wrap around corner to add delight to the street scene.	✓	Corners defined by a mix of dual aspect dwellings or additional windows added to exposed side elevations;
Design treatment of focal buildings	N/A		N/A
Permitted parking types	On-plot to side and front of property only	✓	Parking to the side or front of dwellings;
<b>Street Design</b>			
Alignment	Straight streets	✓	Straight streets with minor variations in width of shared surface street to allow for street trees;
Street trees	Trees must be provided to secondary street – regular spacing to reinforce regular rhythm. Grouped areas of parking to be broken up by planting of trees and/or hedgerows. Occasional tree in 6.8m shared surface carriageway.	✓	Footpath set back behind 2m verge to secondary street with regularly spaced trees added. Occasional trees added to build outs in shared surface street. Frontage parking areas broken up with tree or shrub planting;
Crossings	Tactile paving	✓	A mix of block paviors & tactile paving to pedestrian crossing areas;
Carriageway material	Black bitmac (with block paving transition zones)	✓	Black bitmac with block paviors to transition zones & tables.
Pavement materials	Black bitmac	✓	Black bitmac;
Kerb materials	Standard kerb	✓	Standard kerbs;
<b>Boundary Treatment</b>			
Set back / privacy strip / front garden	2-3m where side parking or 6m where parking to front (limited) (maximum 6 spaces in a row)	✓	Minimum 2m setback & 6m where frontage parking. Maximum 6 spaces in a row proposed;
Boundary treatment	Low hedges and shrubs	✓	Low hedges & shrubs- refer to submitted soft landscaping drawings for planting details.
<b>Building Types and Use</b>			
Building types	Predominantly detached and semi-detached. Occasional terraces permitted in runs of no more than 3.	✓	A mix of detached & semi detached house types;
Building heights (min and max)	Min 2 storeys / Max 3 storeys	✓	A mix of 2 & 2.5 storey house types.
<b>Building Materials and Details:</b> See Section 6.3 Central Slopes: Architecture - Non-Key Frontage			

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Street Frontages C2 - Non-Key Frontages



*Design Code: Central Slopes: Street Frontages C2- Non-Key Frontages*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

*Proposed Central Slopes: Street Frontages C2- Non-Key Frontages*



# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Street Frontages C5 (internal streets to northern blocks) - Non-Key Frontages

### Code Requirements

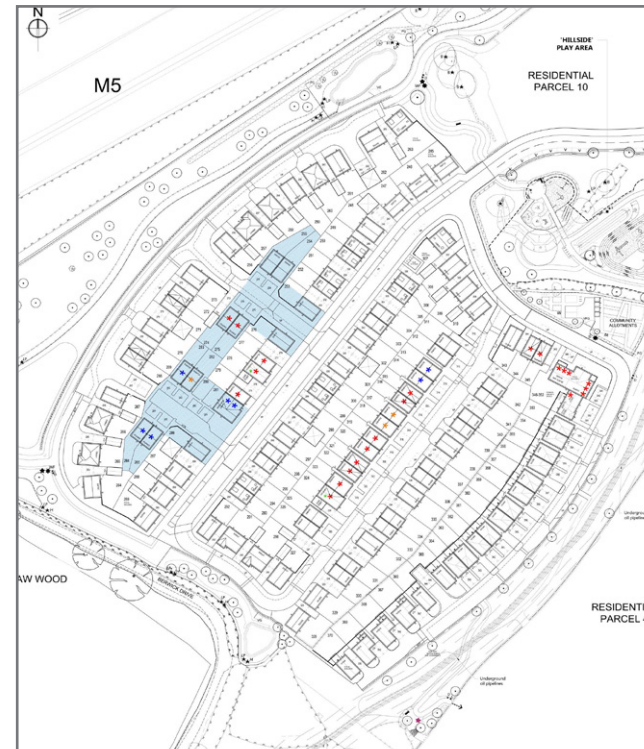
### Compliant

### Parcels 5, 6 & 7

Mandatory Design Codes			
<b>Block Principles</b>			
<b>Building Frontage</b> Degree of continuous street frontage / proportion of gaps between buildings	Varied / informal	✓	Varied building frontages - refer to site layout;
<b>Building Line</b> Degree of consistency of building line	Varied / informal	✓	Informal- refer to site layout
Treatment of corners	Blank gables to be avoided (minimum of one window). Building style consistent with street (no differentiation)	✓	Corners defined by dual aspect dwellings;
Design treatment of focal buildings	N/A		N/A
Permitted parking types	On-plot to side or front of property or internal below flats	✓	Parking to the side or front of dwellings;
<b>Street Design</b>			
Alignment	Straight	✓	Straight streets with minor variations in width of shared surface street to allow for street trees;
Street trees	Occasional tree in 6.8m shared surface carriageway.	✓	Occasional trees added to build outs in shared surface street. Frontage parking areas broken up with tree or shrub planting;
Crossings	Tactile paving	✓	A mix of block paviers & tactile paving to pedestrian crossing areas;
Carriageway material	Black bitmac (with block paving transition zones)	✓	Black bitmac with block paviers to transition zones & tables.
Pavement materials	Black bitmac	✓	Black bitmac;
Kerb materials	Standard kerb	✓	Standard kerbs;
<b>Boundary Treatment</b>			
Set back / privacy strip / front garden	2-3m where side parking or 6m where parking to front (limited) (maximum 6 spaces in a row)	✓	Minimum 2m setback & 6m where frontage parking. Maximum 6 spaces in a row proposed;
Boundary treatment	Low hedges and shrubs	✓	Low hedges & shrubs- refer to submitted soft landscaping drawings for planting details.
<b>Building Types and Use</b>			
Building types	Predominantly semi-detached and detached, with some flats above garages in small courtyards (to serve a maximum of 6 dwellings)	✓	A mix of detached & semi detached house types;
Building heights (min and max)	Min 2 storeys / Max 2.5 storeys	✓	2 storey house types.

# 6.0 Design Codes For Central Slopes Character Area

## Central Slopes: Street Frontages C5 (internal streets to northern blocks) - Non-Key Frontages



*Design Code: Central Slopes: Street Frontages C5 - Non-Key Frontages*

*(Extract Plan from 'Land North of Cribbs Causeway (Berwick Green)', Design Code - February 2022 - Produced by Barton Willmore)*

*Proposed Central Slopes: Street Frontages C5 - Non-Key Frontages*

# 6.0 Design Codes For Central Slopes Character Area

---

Central Slopes: Street Frontages C2 & C5 - Non-Key Frontages



*Indicative Street Scenes*

# 7.0 Affordable Housing

---

## Affordable Housing

A total of 32 no. affordable dwellings are proposed as detailed in the attached schedule and plan, equating to 25.4%

The affordable units have been provided in accordance with the Base AH Schedule for Distribution of Affordable Housing - Revision F dated 04.07.23. All affordable dwellings have been designed in accordance with the approved Design Codes for the relevant character area they are situated in to ensure they are visually indistinguishable from the open market units and will be distributed evenly throughout the application site to ensure the creation of an inclusive mixed community.

The affordable units have been provided in accordance with Schedule 3 of the S106 Agreement with dwellings located in small cluster groups with no more than 12 no. dwellings in each and no more than 6 flats share an entrance.

All affordable units have been designed to meet South Gloucestershire Council's development standards and fully comply with the following :-

- "Technical housing standards-nationally described space standard" published by the Department for Communities and Local Government in March 2015;

- In place of the Joseph Rowntree Foundation Lifetime Homes standard, it is proposed that all affordable housing will be constructed to meet Building Regulations M4(2). The clients are aware & accept that a planning condition will have to be imposed as part of this RMA to ensure M4(2) standard can be enforced. Please note that the B791 (FOG) & A934 ( first floor maisonette) units will not achieve full compliance with M4(2) & will be constructed to Building Regulations M4(1) standard;
- Secured by Design Part 2 standards;
- Equivalent to the outgoing Level 3 Code for Sustainable Homes.

The required 2no. wheelchair accessible dwellings have been provided as 1no. 2 bed & 1no. 3 bed houses on plots 278 & 324 respectively. All wheelchair units have been designed to meet the size & specification standards set out in the South Gloucestershire Council Wheelchair Specification.

An Affordable Housing Accommodation Schedule is provided within the submitted RM application pack which details all the affordable housing plots & includes the proposed house type, tenure, bedroom number & number of persons on a plot by plot basis.

# 7.0 Affordable Housing

## PROPOSED AFFORDABLE HOMES

### PARCELS 5, 6 & 7 BERWICK GREEN

		No. of Bedrooms /Bed Spaces	SQFT	M2	NO.
<b>SOCIAL RENTED</b>					
A576	1 Bed Apartment	1B2P	576	53.5	3
A590	1 Bed Apartment	1B2P	590	54.8	3
B791	2 Bed FOG Apartment	2B4P	791	73.5	1
H1063WC	2 Bed Wheelchair House	2B4P	1063	98.8	1
EMAP22	2 Bed House	2B4P	878	81.6	10
H1225WC	3 Bed Wheelchair House	3B5P	1225	113.8	1
EMAP32	3 Bed House	3B5P	1030	95.7	2
EMAP41	4 Bed House	4B6P	1225	113.8	1
					22
<b>AFFORDABLE RENT</b>					
EMAP22	2 Bed House	2B4P	878	81.6	1
EMAP32	3 Bed House	3B5P	1030	95.7	2
					3
<b>SHARED OWNERSHIP</b>					
A769	2 Bed Apartment	2B4P	769	71.4	1
A978	2 Bed Apartment	2B4P	978	90.9	1
EMAP22	2 Bed House	2B4P	878	81.6	3
EMAP32	3 Bed House	3B5P	1030	95.7	2
					7
					32
<b>Total in Parcels 5, 6 &amp; 7</b>					<b>32</b>

*Proposed Base Affordable Housing Schedule*

# 7.0 Affordable Housing



**KEY**

**Dwelling Types**

- 1 Bedroom Apartment - 2 Person
- 2 Bedroom Apartment/ Maisonette - 4 Person
- 2 Bedroom House- 4 Person
- 2 Bedroom Wheelchair User House
- 3 Bedroom - 5 Person
- 3 Bedroom - Wheelchair User House
- 4 Bedroom - 6 Person

**Tenure**

- \* Social Rented
- \* Affordable Rented
- \* Shared Ownership

- \* Affordable Wheelchair User Dwelling To SG Wheelchair Specification
  - \* Affordable Dwelling To Building Regulations M4(2) Standard
  - \* Affordable Dwelling To Building Regulations M4(2) Standard
- Note - Plot 351 - B791 FOG & Plot 280 - A934 (FF Maisonette) units will not achieve full Building Regulations M4(2) Compliance & will be constructed to M4(1) standard.

# Conclusion

---

## Conclusion

This statement has been prepared in support of the detailed Reserved Matters application for the construction of 126 no. dwellings on zoned residential Parcels 5, 6 & 7 on Phase B at Berwick Green development site.

It demonstrates the careful and detailed design process and considerations made in order to achieve a suitable design response for this steeply sloping area of the development. Levels have been addressed by the use of a variety of retaining structures to ensure easy access and usable rear garden amenity space without compromise to the overall attractiveness and legibility of the proposals.

The issues raised during the pre-application consultation process have been addressed where possible and the proposals, together with recent amendments, provide an acceptable interface with the surrounding land uses, as well as important visual and recreational links to the wider landscape. The development will provide a high quality design with a mix of finishes and architectural styles to create a distinctive development with a strong identity. The scheme has been designed to ensure that an attractive and legible place is provided that also achieves the appropriate layout, form and scale in line with its setting and requirements of the approved Design Code.

The statement is to be read in conjunction with the information submitted as part of the application.

**Taylor**  
**Wimpey**

**Clancy Design Services Ltd**

Address: Unit 13 Capitol Park  
Pearce Way  
Gloucester  
GL2 5YD

Telephone: 01452 502003