

August 2023

**Land off Raunds Road
& Spencer Street,
Ringstead, Kettering,
Northamptonshire.**

Design and Access Statement

On behalf of

PAUL NEWMAN

&

PAUL NEWMAN

NEW HOMES

&

VALE FARM DEVELOPMENT LTD

Statement Prepared By

KRT associates



This design and access statement has been prepared by Kevin R. Twigger & Associates Limited on behalf of Paul Newman, Paul Newman New Homes Ltd & Vale Farm Developments Ltd to support a full planning application for the Development of Land off Raunds Road & Spencer Street, Ringstead, Kettering, Northamptonshire. The application proposes 35no. residential dwellings together with associated accesses, parking and landscaping.

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Application Site Location Circled in Red (source: Google Maps)

INTRODUCTION TO PAUL NEWMAN NEW HOMES

Paul Newman New Homes has a reputation of creating bespoke developments with high standards of design and finish. This is demonstrated by local development already completed at :



Upton Site A, Northampton



Grange Farm, Milton Keynes



Broughton, Milton Keynes



Ashlands, Milton Keynes

The scheme proposed will demonstrate Paul Newman New Homes continued commitment to deliver quality developments.

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1. INTRODUCTION...

1.1 Document Structure...

This document outlines the background to the design of the proposed development illustrated through diagrams, images, plans and sketches. The document follows the suggested structure as stated in the CABE Design and Access Guidance Publication and The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3 Article 9.

The Design and Access Statement describes the design approach taken to inform the Proposed Design of the Development of Land off Raunds Road and Spencer Street, Ringstead, Kettering, which is aimed at creating a distinctive and accessible development of high quality and sympathetic design.

It sets out how the development proposal has followed the sequence of steps set out in recent government guidance on Design and Access Statements including:

- Assessment – providing a review and analysis of the local area and site analysis.
- Involvement – review pre-application consultation.
- Evaluation – outlining how the analysis and local authority consultation on the previous application have influenced the design.
- Design – Illustrating the proposals for the development.

Development of the proposed scheme has been carried out in conjunction and in consultation with other specialised consultants.

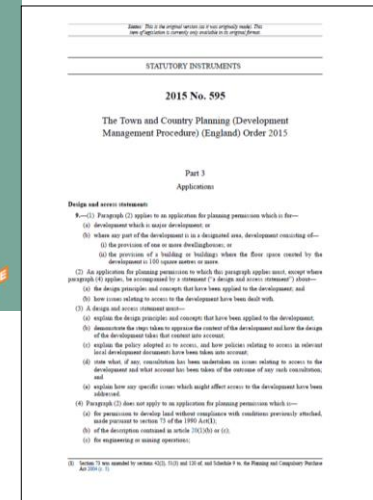


Figure 1 – Guidance Documentation

1.2 Context...

- 1.2.1 This design and access statement has been prepared by Kevin R. Twigger & Associates Ltd on behalf of Paul Newman, Paul Newman New Homes and Vale Farm Developments Ltd to support the submission of a Full Planning Application for the Development of Land off Raunds Road & Spencer Street, Ringstead, Kettering, Northamptonshire.
- 1.2.2 This statement describes the approach taken to inform the proposed design of the development, which is aimed at creating a distinctive and accessible development of high quality and bespoke design, this is sympathetic to the surrounding context.
- 1.2.3 The illustrations contained within this statement together with the application drawings and supporting documents, detail the applicant's aspiration of the intended style of architecture for the development.

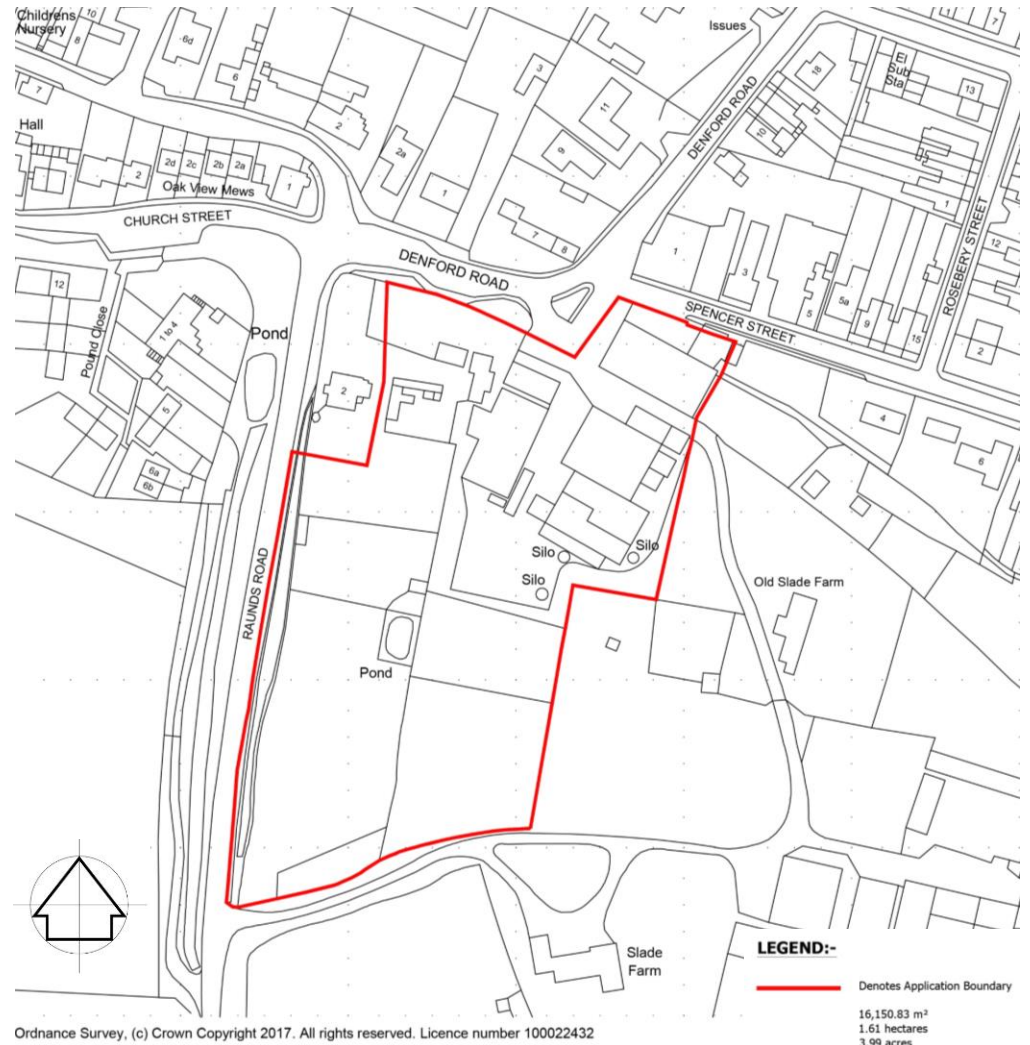


Figure 2 – Red Edged Application Boundary

1.3 Relevant Policy & Guidance...

In formulating the development proposals, the following policies have been assessed and incorporated where feasible within the design and layout of the scheme, in order to create an attractive residential development that responds well to its context.

North Northamptonshire Joint Core Strategy (JCS) 2016

Policy 6: Development on Brownfield Land and Land affected by contamination

Policy 11 - 2. b): The Network of Urban & Rural Areas – The Rural Areas

Policy 11 - 2. c): The Network of Urban & Rural Areas – The Rural Areas

Policy 13: Rural Exceptions

Policy 22(c): Delivering Economic Prosperity

Policy 30: Housing Mix and Tenure

Supplementary Planning Documents

Trees and Landscape spd (February 2013)

Sustainable Design spd (February 2009)

Planning Out Crime in Northamptonshire spd (February 2004)

Biodiversity spd (August 2015)

Special Protection Area (SPA) spd (November 2016)

Domestic Waste Storage & Collection spd (July 2012)

Northampton Parking Standards Supplementary Planning Document (2019)

Other Documents Considered

Ringstead Neighbourhood Plan 2011-2031 – 2nd Draft (Regulation 16) Submission

Please refer to Planning Statement for further information.

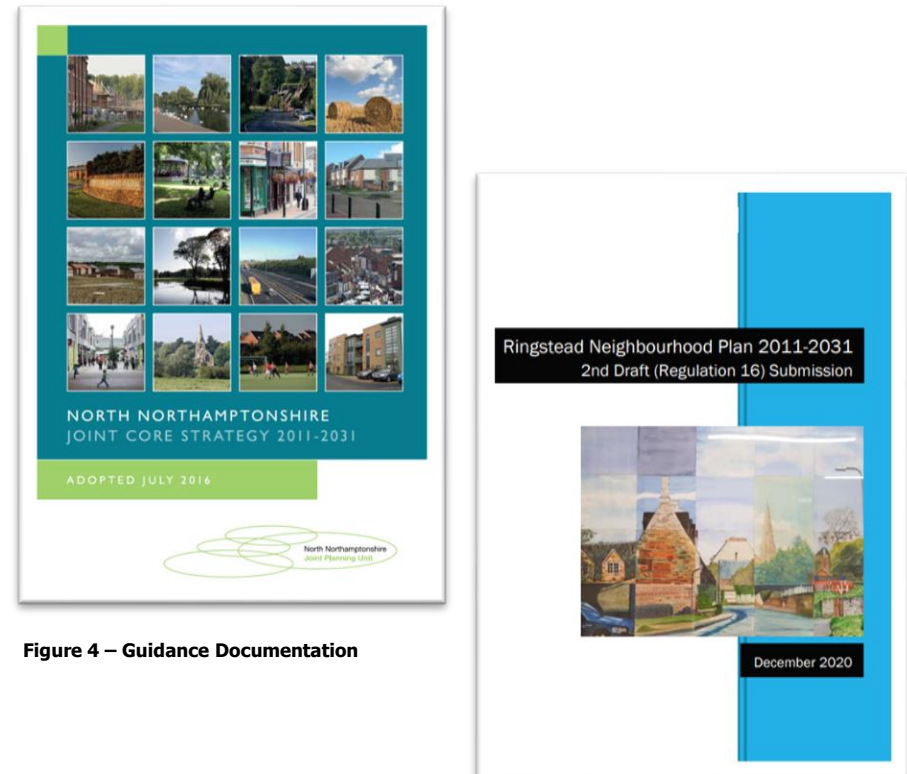


Figure 4 – Guidance Documentation

1.4 National Planning Policy Framework (NPPF)...

1.3 National Planning Policy Framework (NPPF) July 2021

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF sets out three overarching objectives to achieving sustainable development – economic, social and environmental objectives.

1.3.1 Economic objective

The construction activities associated with the development would potentially generate employment opportunities for the local community and have associated benefits for local services and suppliers in the short term (longer term in relation to maintenance of the buildings and landscape). In the longer term the development would also support the local economy in terms of the use of local shops, services and facilities, and potentially result in new investment in the area. Further ongoing economic benefits through Council Tax and New Homes Bonus would also be realised. The proposals would contribute to this objective.

1.3.2 Social objective

The proposed development would provide additional dwellings and affordable housing to help meet the housing needs of the present and future generations and provide a contribution to the Council's current housing land supply targets. The residential dwellings would be well situated to help support the various local services and facilities. Furthermore, the proposals would provide a high-quality built environment which weighs significantly in favour. The proposals would also contribute to this objective.

1.3.3 Environmental objective

The proposed development can be delivered without harm to the natural environment and will not result in the loss of versatile and/or agricultural land. Furthermore, the proposed development would help to minimise pollution and adapt to climate change including moving to a low carbon economy by providing dwellings within a sustainable location, where the future occupiers would have access to a range of services and facilities by means other than the private car. The proposals would see the introduction of numerous new trees and planting of native species, that would preserve and enhance the natural environment in the long term, providing a landmark development capable of delivering a 18.91% biodiversity net gain - which far exceeds targets set out in the Environment Act 2021. The proposals would thus clearly contribute to this objective.

1.3.4 Achieving well-designed places

Section 12 of the NPPF discusses the need to achieve well-designed places, with good design being a key aspect of sustainable development. Paragraph 130 of the NPPF sets out several criteria that developments should meet, which includes facilitating change such as increased densities; optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development; and creating places that are safe, inclusive and accessible. The proposed development would excel in providing all the above.

1.5 Vision & Objectives...

The Land off Raunds Road & Spencer Street, Ringstead will embrace the opportunity to create a sustainable residential neighbourhood of the highest design quality, providing a diverse range of affordable family homes that reflect the architectural setting and character of the local area. The core objectives of the proposed development are to;

- Contribute to the national housing growth agenda by providing a balanced mix of housing types, sizes, and tenures.
- Deliver a distinctive and well-designed development that creates an attractive, safe and sustainable community.
- Respect and enhance the local environment, making the best use of the existing landform and natural features in and around the site.
- Demonstrate that well-designed residential development can deliver high levels of biodiversity net gain.
- Provide a design, layout, scale and mass compatible with the locality of surrounding built form and spaces, safeguarding the amenities of adjoining properties.
- Minimise the opportunity for crime, creating a safe and secure environment.

2. ASSESSMENT

2.1 Site Location & Surroundings...

Ringstead is a small village situated approximately 11 miles east of Kettering. The application site is located in the centre of the Village, extending to an area of 1.55 hectares (3.82 acres). The site is accessed off both Raunds Road & Spencer Street within the jurisdiction of East Northamptonshire Council. The site is currently partly occupied by Dodson & Horrell Ltd pet food suppliers housed in a range of industrial and agricultural style buildings constructed of framed portals with profiled metal cladding and brickwork elevations.

Ringstead is served by a commuter bus service (services 16 & X47), operated by Stagecoach. The closest bus stop is located close to the site entrance along Spencer Street. Bus services 16 & X47 provide connections to; Kettering, Wellingborough & Raunds.

Amenities include; St Mary's Church, Ringstead C of E Primary School and Ringstead Village Hall, post office, social club, public house, fish & chip shop and Indian takeaway. Just to the south of Ringstead on the Raunds Roundabout on the A45 there are McDonalds and KFC restaurants along with an Asda supermarket and petrol station.

Railway stations are located at Kettering to the northwest and Wellingborough to the southwest, the commuter bus service 16 provides daily transportation links to these areas.

The M1 can be accessed via Junction 15 travelling north along the A508 / Northampton Road. The M1 provides connections north, including; Northampton, Leicester, Loughborough and Nottingham, and connections south, including; Milton Keynes, Luton and Watford.



Figure 3 – Surrounding Contextual Analysis (source: Google Maps)

2.2 Site Analysis...

2.2.1 Location and Use...

The application site is located on the southern edge of Ringstead on the junction of Denford Road, Spencer Street and Raunds Road. The site is currently partly occupied by Dodson & Horrell Ltd pet food suppliers housed in a range of industrial and agricultural style buildings constructed of framed portals with profiled metal cladding and brickwork elevations. The site is relatively flat with clearly defined road frontage boundaries close to the centre of Ringstead.

2.2.2 Topography...

Comprising of a gross area of 3.99 acres, the site slopes from the southern boundary down towards the northern boundary, there is an approximate level difference ranging from 54.0m to 41.0m above Ordnance Datum between boundary to boundary.

2.2.3 Boundaries...

is bound by an existing wall running parallel along Denford Road which connects to the junction of Spencer Street. The eastern boundary is bound by existing trees, hedgerow and vegetation. The southern boundary is bound by existing trees, hedgerow, vegetation which separates a private access leading to Slade Farm. The western boundary is bound by an existing tree and vegetation embankment that runs parallel to Raunds Road.

2.2.4. Ecology and Trees...

Ecological and arboricultural surveys have been carried out to support the application. It will be necessary to remove some vegetation in line with the report recommendations.

2.3 Development Considerations...

The proposed scheme will respond to the site's wider setting and existing on-site features. A cohesive built form will maximise and enhance the existing landscape features and access through the site and positively contribute to the character and setting of the development.



Figure 5 – Street View from junction of Denford Road / Spencer Street looking west (source: Google)



Figure 6 – Street View from junction of Raunds Road / Denford Road looking east (source: Google)

2.4 Local Vernacular Assessment...

Ringstead is a small rural village east of Kettering. The surrounding residential area to the site is typically medium to large semi-detached and detached dwellings with off road frontage parking with the occasional bungalows with curtilage parking.

Form and Layout...

- *urban grain** surrounds the existing highway infrastructure.
- there is a loose organic building line with dwellings generally set back for the highway.
- landscaping, hedges and boundary walls are frequently used.

Density...

- the surrounding area generally consists of a medium density.
- predominately semi-detached and detached dwellings with the occasional row of terrace.

Feature Elements...

- Frontages have simple symmetry to porches with canopies used in some instances.
- majority of houses have gabled features creating vertical emphasis.
- streetscape is broken by some chimneys and with variation in ridge heights.
- variety of stone/brick heads, cills and band courses.
- some cat side dormers can be seen along primary vehicular routes.

Parking. ..

- parking is predominantly within the plot boundaries, in front of the building line or alongside.

Materials...

- the materials used for walls are a mix of reconstituted stone and brick.
- a mix of multistock in light shades and buff brick are predominately used.
- the occasional use of stone, timber, light pebbledash render as a contrast material.
- roof materials are predominantly flat tiles, a mix of red and grey colours.



Figure 7 – Typical Materials (source: Google Streetview)

*Definition of Urban Grain –

The pattern of the arrangement of street blocks, plots and their buildings in a settlement.

2.5 Typical Vernacular Details...



Figure 8 – Typical Examples of Local Vernacular within Ringstead (source: Google Streetview)

2.6 Constraints & Opportunities...

The proposed scheme will respond to the site's existing features and rectangular shape, which will allow for a cohesive built form that will maximise views from Denford Road and Spencer Street and positively contribute to the character of its locality.

- Existing tree, hedgerow and vegetation perimeter boundaries should be retained and reinforced with new native hedgerow species, creating safe routes for wildlife and opportunities for nesting.
- Existing landscape feature embankments to be retained, enhanced and incorporated into the development design.
- The design will provide views and enhancement to the street frontage to the junction of Denford Road and Spencer Street.
- Vehicle access opportunities are possible via Spencer Street and or Raunds Road, all new road designs will be in accordance with adoptable standards.
- The site would benefit from a pedestrian link connecting the southern parcel of the site to Denford Road.
- This is potential to add key elevations buildings along the northern boundary fronting onto the junction of Denford Road and Spencer Street.



Figure 9 – Constraints & Opportunities Plan

3. Involvement & Evaluation...

3.1 Pre-Application Consultation

Prior to submitting the full planning application, Paul Neman New Homes have obtained advice from East Northamptonshire Council and had discussions with Ringstead Parish Council where site constraints, access and general design principles were outlined.

Pre-Application advice was received on 20.11.2017 Ref: 17/02283/QRY/POLEE. A summary of the comments received are as follows;

- *Housing Mix should include and accommodate small and medium size dwellings that meet the National Described Space Standards minimum internal floor areas and Category 2 of the Proposed National Accessibility Standards.*
- *Landscaping should clearly assess any impact on the southern parcel to ensure that enhancements are made to protect the environmental / landscape character and setting of the village.*
- *Access and Highway Impact are to be carefully considered ensure that all proposals are in accordance with the County Councils adoptable standards.*



Figure 10 – Pre-Application Submission Site Layout 2017

3.2 Parish Council Discussions...

A meeting was held with Parish Council Members early 2018, where the redesigned proposal in response to the pre-application advice comments was presented. The redesigned proposal was discussed at the length with the result of new approach being positively received by Parish Council Members.

This has led to the submission of the full application with all design elements being fully detailed as part of the application. Paul Newman New Homes have been actively following the Parish Councils production of the Neighbourhood Plan, it is envisaged that the development of the site can deliver much needed community and social infrastructure together with significant environmental enhancements to the street frontages to the junction of Denford Road and Spencer Street.

Highway comments received as part of the Pre-Application Submission have informed the infrastructure redesign, ensuring that adoptable standards have been achieved.



Figure 11 – Pre-Application Response / Redesign Site Layout 2018

3.3 Design Principles...

The introduction and assessment sections of this design and access statement (sections 1 & 2) have provided valuable information to inform the development of the site. The evaluation of this information has enabled us to set out the following design principles:-

- Provide a balanced and sustainable new development which respects and enhances the existing landscape and local environment.
- Makes to best use the existing landform and natural features in and around the site.
- Is of a design, layout, scale and mass compatible with the locality of surrounding build form and spaces, safeguarding the amenities of adjoining properties.
- Minimises the opportunity for crime, and creates a safe and secure environment.
- Materials will be locally sought where possible and be of a high quality promoting diversity and hierarchy.

In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

To ensure a high quality and responsive layout is achieved, development principles have been used to prepare the proposed masterplan. These principles are derived in response to the assessment, evaluation and involvement sections of this document and will enable the proposals to be sensitively assimilated into the surrounding landscape and urban fabric.

In the context of the criteria of the National Planning Policy Framework, the design principles of the proposed masterplan are as follows:-

Sustainability

"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development"

Paragraph 130, point (a), NPPF 2021.

Design Quality

"are visually attractive as a result of good architecture, layout and appropriate and effective landscaping"

Paragraph 130, point (b), NPPF 2021.

Response To Context

"are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change such as increased densities"

Paragraph 130, point (c), NPPF 2021.

The development proposals all adhere to the set-out design principles and are detailed, described and explained thoroughly within the final section of this statement (section 4).

4. DESIGN...

4.1 Design Rationale...

This section sets out the development proposals for the site, the conclusions drawn from previous sections have been utilised to inform the design process. The following areas will be illustrated;

- **Use** - what the land will be used for.
- **Amount** - the number of residential dwellings.
- **Tenure** - the type of accommodation and the tenure of residential dwellings.
- **Car Parking** - the type and amount of car parking provision.
- **Cycle Provision & Storage** - the amount and type of cycle parking provision.
- **Refuse Storage and Collection** - the provision of bin storage and collection.
- **National Described Space Standards** - details of compliance.
- **M4(2) Category 2: Accessible and Adaptable Dwellings** - details of compliance.
- **Layout** - why the layout was chosen and how it will work and fit in with its surroundings.
- **Appearance (scale)** - how character zones will deliver an attractive and varied public realm.
- **Landscaping** - principles behind the landscape details.
- **Sustainability** - the social, economic and environmental principles utilised.
- **Drainage** - details of proposed drainage strategy.
- **Safety and Security** - reducing the opportunities for crime and providing good natural surveillance.
- **Access and Movement** - assessment of the access principles.



Figure 12 – Illustrative Street Scenes

4.2 Use...

The development of Land off Raunds Road and Spencer Street proposes a residential development of 35 dwellings of various sizes, together with associated accesses, parking and landscaping.

4.3 Amount...

The development proposal consists of 35no. residential dwellings ranging from 1 to 5 bedrooms. The layout is based upon the mix of house types outlined within Figure 13.

4.4 Tenure...

The development proposes a total of 35no. residential dwellings comprising of; 21no. (60%) private market dwellings and 14no. (40%) affordable dwellings. The affordable tenure split is as follows;

- 4no. First Homes: Plots 2, 3, 14 & 15
- 4no. Shared Ownership: Plots 4, 5, 12 & 13
- 6no. Affordable Rented: Plots 6 to 11 inclusive

4.5 Car Parking...

Parking for the proposed residential development is provided in accordance with the Northampton County Council Parking Standards (2019). There are a total of 77 allocated car parking spaces, comprising of; 29no. single parking spaces, 40no. tandem parking spaces, and 8no. Garages. All parking spaces are 2.5m x 5.5m with an 800mm central strip increasing each parking space to 3.3m x 5.5m to meet the requirements of M4(2) Category 2: Accessible and Adaptable Dwellings. 9no. Visitor car parking spaces have been distributed throughout the development. Electric charging points will be provided for all plots and will be located on either the external wall of the dwelling / garage or on a free-standing bollard.

Garage sizes will be a minimum of:-

- Single Garage - 3.3m (W) x 6.0m (L)
- Double Garage – 5.8m (W) x 6.0m (L)

Residential Development at Denford Road, Spencer Street, Ringstead						
Schedule of Accommodation						
Private Dwellings						
House Type	Beds	Persons	Storeys	Description	Size (Sqft.)	No.
A	4	7	2	House	1,755	1
B	2	4	1.5	Bungalow	1,468	1
D	5	7	2	House	2,685	2
E	2	3	1	Bungalow	866	2
F	3	5	2	House	1,276	5
G	2	4	2	House	915	2
H	3	5	2	House	1,170	3
J	4	6	2	House	1,426	3
K	4	7	2	House	1,760	1
M	4	7	2	House	1,771	1
Private Sub Total						21
Affordable Dwellings						
House Type	Beds	Persons	Storeys	Description	Size (Sqft.)	No.
1B	1	2	2.5	Flat	552	3
2B	2	3	2.5	Flat	696	3
O	3	4	2	House	936	4
P	2	3	2	House	787	4
Affordable Sub Total						14
Grand Total						35

Figure 13 – Accommodation Schedule

4.6 Cycle Provision and Storage...

Cycle parking will also be provided in accordance with the Northampton County Council Parking Standards (2019). There are a total of 97 allocated cycle spaces, cycle parking for dwellings will be provided in either a secure lockable shed or unallocated garage. Cycle parking for the apartments will be in a covered shelter with sheffield stands.

4.7 Refuse Storage and Collection...

All houses are provided with a storage area for 1no. residual waste bin, 1no. garden waste bin, 1no. recyclable waste caddy and 1no. food waste caddy within their private rear garden areas (please note: caddy's have been stacked and have been shown as 1no. bin on the proposed plans). A communal bin collection point providing storage for 3no. 1100 litre euro bins has been provided for the apartments within 6m of the adoptable highway.

4.8 National Described Space Standards...

The proposed gross internal floor areas of all dwellings will meet the minimum areas as specified within Table 1, Page 5 of the Technical Housing Standards - National Described Space Standards (March 2015) as outlined with Figure 14.

4.9 M4(2) Category 2: Accessible and Adaptable Dwellings ...

All dwellings will meet the M4(2) Category 2: Accessible and Adaptable Dwellings Requirements outlined within The Building Regulations 2010 Approved Document M.

The key requirements of M4(2) Compliance are summarised as follows;

- Approach Routes
- Car parking and drop-off
- Communal entrances
- Communal Lifts and Stairs
- Private Entrances
- Circulation Areas and Internal Doorways
- Habitable Rooms
- Sanitary Facilities
- Services and Control

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 14 –National Described Space Standards Minimum Gross Internal Floor Areas – Table 1, Page 5 (source: Technical Housing Standards – National Described Space Standards) .

4.10 Layout...

The proposed scheme has been developed as a result of extensive site appraisals and context analysis, as outlined in sections 1 to 3 of this statement. The site layout successfully delivers a clear and coherent design for the overall scheme and complements the existing urban grain of the area.

The proposals respond to the site's distinctive topography by using varied building patterns to create an articulated built form that sits well within the existing landscape, with sensitive consideration given to protect and enhance the existing tree, hedgerow and vegetation boundaries. Significant improvements have been delivered to the street frontage of the junction of Denford Road and Spencer Street providing key buildings with a complimentary pocket of greenspace to enhance this prominent location.

There are two primary accesses into the development; the first from Spencer Street and the second from Raunds Road. A pedestrian footpath link has also been provided connecting the dwellings served from the second access from Raunds Road directly to Denford Road alongside the existing residential dwelling of 5 Denford Road.

The proposals positively provide a continuing extension of Ringstead village in a natural and logical progression where the architectural and landscape design has been developed as a collective whole. The result is an inspirational scheme, capable of delivering a biodiversity net gain of 18.91%. The scheme provides an efficient, well-connected layout that effectively integrates with its surroundings and employs architectural details and landscape features of an exemplar quality.



Figure 15 – Proposed Layout

4.11 Appearance...

The proposed design philosophy responds to the existing built form, local vernacular, character and architectural precedents to create a strong identity incorporating building detailing and facades that are appropriate to the local and wider context of Ringstead.

The proposals intend to create a distinctive development and a memorable sense of place for residents and the community to identify with that will promote inclusion and cohesion. Reflecting the local vernacular, facades will incorporate symmetry and a variety of patterns and proportions to windows, doors, materials and detailing.

Majority of the proposed dwellings are two storey in height except for single storey bungalows that flank the site entrance (road no.2) from Raunds Road. A single dormer bungalow is also proposed adjacent the bungalows. A three-storey apartment building is also proposed that will terminate the vista from the proposed Spencer Street access (road no.1). The effective height of the apartment building will be visually reduced by incorporating 'cat slide' dormer windows as utilised the Grade 2 listed building no.5, 7, 9 Denford Road.

The proposed palette of materials takes account of the local vernacular, architecture and materials utilised within Ringstead Village and the Ringstead Neighbourhood Plan 2011-2031 – 2nd Draft (Regulation 16) Submission. Building envelopes are proposed as red facing brickwork except for the bungalows which are buff/grey pebbledash render. Generally building envelopes will incorporate brickwork strings, stone cills, single course brick quoin details, vertical, radial and voussoir brick heads to doorways and windows. Windows throughout the development are white uPVC in either sash or casement styles incorporating various styles of glazing bars.

Roofs are to be clad with pantiles, plain tiles or slates. Projecting timber fascia's and barge boards painted white/black, with black upvc rainwater goods. Double pot chimneys are to be provided to all roofs with either end or centrally located stacks.



Figure 15 – Storey Heights

4.12 Landscaping...

The landscape design proposals have been developed as an integral component of the design in order to deliver high levels of biodiversity net gain. Existing green infrastructure is to be retained and enhanced to form internal corridors for wildlife, while generous swathes of green space serve to disperse the built form.

The proposed development will;

- Conserve and enhance existing tree, hedgerow and species rich vegetation that envelope the perimeter boundaries of the development.
- Make best use of the existing embankment features and topography, paying particular attention to the embankment off Raunds Road and the embankment positioning approximately mid-way along the eastern boundary.
- Introduce new native tree planting and landscaping areas into the site, comprised of locally relevant species.
- Create a quality landscaped design that positively enhances the ecological environment that contributes to the village of Ringstead.
- Assist in providing a secure development through defensive planting and defining defensible boundaries.
- Enhance existing wildlife corridors by providing additional hedgehog access and hedgerow planting throughout the site.
- Any works within root protect area for the installation of fencing are hand-dug to ensure minimal damage to existing tree roots.



Figure 16 – Landscaping Amenity Plan

4.13 Sustainability...

It is important to promote a sustainable development through its lifetime by minimising resource uses and maximising energy efficiency. For a development to be truly sustainable it must address social, economic and environmental issues. The following outlines the principles of development that help ensure the proposal will deliver a sustainable development for the future:

4.13.1. Social...

- The proposed development will increase the number, quality and diversity of the housing stock in the area.
- The development will reduce crime and anti-social behaviour by creating overlooked public spaces and by creating an inclusive hierarchy of spaces that encourage people to take a sense of ownership.
- Parking areas will be overlooked by active frontages, a large amount of the developments parking will be within the curtilage of each dwelling, in order to reduce the opportunity for crime and the fear of crime.
- All houses are provided with a storage area for 1no. residual waste bin, 1no. garden waste bin, 1no. recyclable waste caddy and 1no. food waste caddy within their private rear garden areas. A communal bin collection point providing storage for 3no. 1100 litre euro bins has been provided for the apartments within 6m of the adoptable highway.

4.13.2 Environmental...

- The proposals include the redevelopment of a parcel of brownfield land along the northern boundary which will enhancement the street frontages to the junction of Denford Road and Spencer Street.
- The development will protect, maintain and enhance areas of habitat in order to deliver a demonstrable 18.791% biodiversity net gain.
- The development seeks to increase species diversity by introducing new areas of soft landscaping and tree planting across the site.
- Cycle storage to all plots has been incorporated into the proposals to ensure that adequate space has been allowed for the provision and encouragement of use of sustainable transport methods.
- Locally sourced materials will be utilised whenever possible.

- All proposed dwellings meet the required Building Regulations Part L1A: *Conservation of fuel and power in new dwellings* , thus ensuring the proposals are compliant and provide sustainable design.
- All dwellings will be equipped with electric charging points located on either the external wall of the dwelling / garage or on a free-standing bollard.

4.14 Drainage...

The development proposes a connection to the existing drainage.

4.15 Safety and Security...

The proposal seeks to prevent crime by reducing the opportunity for crime and the fear of crime, resulting in safer and more secure quality places where people wish to live and work. In order to design out crime, we have taken the following secure by design principles to prevent crime:

- Well policed footpaths / communal areas by means of fenestration and additional windows.
- Defensible spaces would be defined by the use of boundary treatments and planting.
- Ground floor front elevation windows have deterrent planting underneath.
- Change of road surfaces denotes private areas.
- On plot parking and the supervision of car-parking is achieved by the use of additional windows .
- Where shared rear access is unavoidable lockable gated access will be provided.
- Low level planting (less than 1.0m) and high crown trees (above 2.0m) will be used to assist surveillance.
- The layout has been designed in a perimeter block format to enable all areas of public and private space to be naturally policed.

4.16 Access & Movement...

The proposed scheme has been formed with a simple highway hierarchy, which seeks to encourage a natural flow of movement through the development, that conforms with all site constraints and access requirements. The principles are;

- There are two primary accesses into the development;
 - the first being from Spencer Street comprising of a 5.5m wide carriageway with 2m footways either side up to the existing right of way, from this point a 7.5m wide shared surface access road serves plots 1 to 17.
 - the second being from Raunds Road comprising of a 5.5m wide carriageway with 2m footpaths either side, with a 2m pedestrian footpath link connecting directly to Denford Road alongside the existing residential dwelling of 5 Denford Road.
- Internal junctions achieve required visibility of 2.4m x 25m visibility spaces, with the bend to Road No. 2 achieved a forward visibility of 25m.
- Swept path analysis is achieved for both Refuse Collection (Olympus Elite 6 8x4MS) and Northamptonshire Fire Service.
- Private driveways will serve a maximum of 5 dwellings and have a minimum width of 4.5m for the first 10m from the back of the adoptable highway.
- Parking for the proposed residential development is provided in accordance with the Northampton County Council Parking Standards (2019). There are a total of 77 allocated car parking spaces, comprising of; 29no. single parking spaces, 40no. tandem parking spaces, and 8no. Garages. All parking spaces are 2.5m x 5.5m with an 800mm central strip increasing each parking space to 3.3m x 5.5m to meet the requirements of M4(2) Category 2: Accessible and Adaptable Dwellings. 9no. Visitor car parking spaces have been distributed throughout the development. Electric charging points will be provided for all plots and will be located on either the external wall of the dwelling / garage or on a free-standing bollard.
- Cycle parking will also be provided in accordance with the Northampton County Council Parking Standards (2019). There are a total of 97 allocated cycle spaces, cycle parking for dwellings will be provided in either a secure lockable shed or unallocated garage. Cycle parking for the apartments will be in a covered shelter with sheffield stands.
- All houses are provided with a storage area for 1no. residual waste bin, 1no. garden waste bin, 1no. recyclable waste caddy and 1no. food waste caddy within their private rear garden areas (please note: caddy's have been stacked and have been shown as 1no. bin on the proposed plans). A communal bin collection point providing storage for 3no. 1100 litre euro bins has been provided for the apartments within 6m of the adoptable highway.
- In accordance with Section B5, Section 11 and Table 8 of the Approved Building Regulations (2010), all access routes within the development will be a minimum of 3.7m wide to safeguard vehicle access for an emergency pump appliance
- In accordance with Section B5, Section 11 and Paragraph 11.2 there will be vehicle access for a pump appliance to within 45m of all points within dwellings.

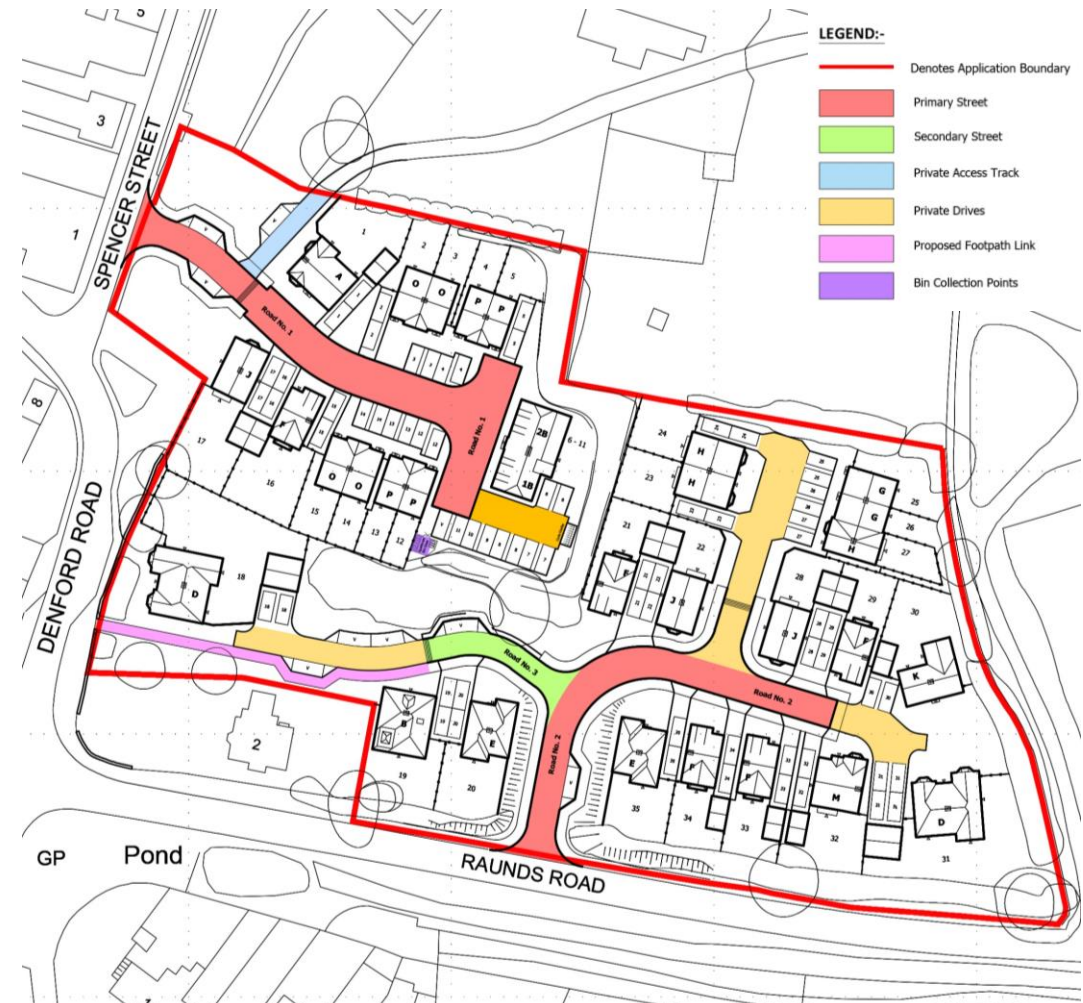


Figure 17 – Access and Movement Hierarchy Plan

5. SUMMARY...

5.1 Proposal Summary / Conclusion...

It is clearly demonstrated that the implementation of this development will result in a substantial contribution to the wider environment and to the character of Ringstead. The proposals provide the opportunity to in-fill disused brownfield land with high-quality, sustainable development, which successfully delivers NPPF and local policy objectives while achieving exceptional levels of biodiversity net gain. The proposed development will deliver;

Exceptional Quality of Design...

- High-quality architectural design details that is sympathetic to the local area.
- Exceptional landscape design that reinforces a sense of place and responds to the site's relationship with the open countryside.
- A progressive approach to development that successfully implements high levels of biodiversity net gain in accordance with The Environment Act 2021.

Integration with the community...

- A scheme that best reflects the existing density, form, height, materials of the local area.
- An efficient use of space, which mitigates disturbance to the amenity and privacy of surrounding development.
- Suitable access points and well-designed entrance features to the site

Safe Access and Free Movement...

- Safe routes for pedestrians and cyclists with low traffic speeds.
- Safe and secure public amenity space that can be surveyed by residents.
- Sufficient off-street parking for residents along with appropriate visitor parking.
- Road networks constructed to adoptable standards and as recommended in the pre-application response.

Mixed, Inclusive and Safe Community...

- A variety of bespoke house types, sizes and tenures which offer choice and create a balanced and integrated community that credits the local area.
- The logical infill of a brownfield site, being the obvious concluding phase of construction to the already constructed developments that bound the site.

Flexible Layout and Well-designed Homes...

- High-quality design in a highly sustainable location.
- Safe-guarding of existing landscaped features and enhancement of habitat assets to provide high levels of biodiversity net gain across the whole of the site.
- Bespoke architectural design that responds to the local vernacular.
- A varied range of architectural styles and locally sourced materials.
- A natural continuation of exemplar development.
- A positive transition between developments that reinforces sense of place.
- Quality landscaped spaces in the public realm, through a range of landscaping typologies.

By virtue of the details set out within this design and access statement, it clearly demonstrates that the proposed development will positively contribute to the village of Ringstead and to the wider region as a whole. The proposed development successfully delivers policy objectives through a combination of extensive research and a progressive design approach.