



©2022 ZED PODS Ltd. All rights reserved.



Mid Devon
 DISTRICT COUNCIL

School Close

1-12 School Close, Bampton

Design & Access Statement
 11.12.2023



www.zedpods.com
 @ZED_PODS
 ZED_PODS Limited



Revision
 P01 — Planning Submission MM/2022



Contents

Section 1.0 Summary	Introduction	4
Section 2.0 Site & Context Analysis	Site Location & Local Amenities	6
	Local Policies	7
	Bampton Housing Need	8
	Key Considerations	9
	Site Microclimate	10
	Existing Site Condition	11
	Existing Site Photos	12
	Local Architectural Precedents	13
Section 3.0 Design Development	Initial Massing Options	15
	SCI: Pre-planning Application	16
	SCI: Public Consultation	17
Section 4.0 Proposal	Proposed Site Ground Floor Plan	19
	Proposed Site First Floor Plan	20
	Proposed Site Roof Plan	21
	Proposed Units Layout	22
	Proposed Elevations 1.0	23
	Proposed Elevations 2.0	24
	Proposed Aerial View from South	25
	Proposed Aerial View from North	26
	Proposed Street Views	27

Section 5.0 Sustainability & Strategies	Landscape Strategy	29
	Arboricultural Strategy	30
	Materiality	31
	Access & Waste Management	32
	Secured By Design	33
	Fire Strategy Ground Floor	34
	Fire Strategy First Floor	35
	Daylight Analysis	36
	Building Performance & Energy Report	37
Section 6.0 Sustainable Construction	Interiors	39
	Zero Carbon Strategy	40
	Why choose modular construction	41
	MMC – Modular Constuction	42
	MMC – Quality Assurance & Warranty Scheme	43

Overview

This document covers the design and access components for a full planning application for residential development on 1-12 School Close, Bampton, EX16 9NN

ZED PODS modular homes

ZED PODs are factory built volumetric homes. The high-quality ZED POD homes are built to higher standards than conventional houses, are super insulated, triple-glazed, with heat recovery ventilation and lots of daylight. The solar panels on the roof and the fabric efficiency is designed to create ultra-low to net-zero carbon homes with the lowest running costs possible. Impact on air quality of the development both during construction and operation is neutral.

The document covers the Site Assessment, Site Development, Layout, Appearance and Landscaping, Access, Sustainable Construction details, Summary & Scheme Benefits.

Revision history

Please consider all previously issued revision to be superseded by the latest issue.

Revision	Issue Date	Revision Notes
PO1	27/10/2023	Issue For Planning
PO2	11/12/2023	Minor adjustment



Section

2.0

Site & Context Analysis

Site Location & Local Amenities



2.2 | Local Policies

Local Plan statement regarding the site:

Policy BA4 (page 107) School Close, Brampton












A site of 0.7 hectares at School Close, Brampton is allocated for residential development subject to the following:

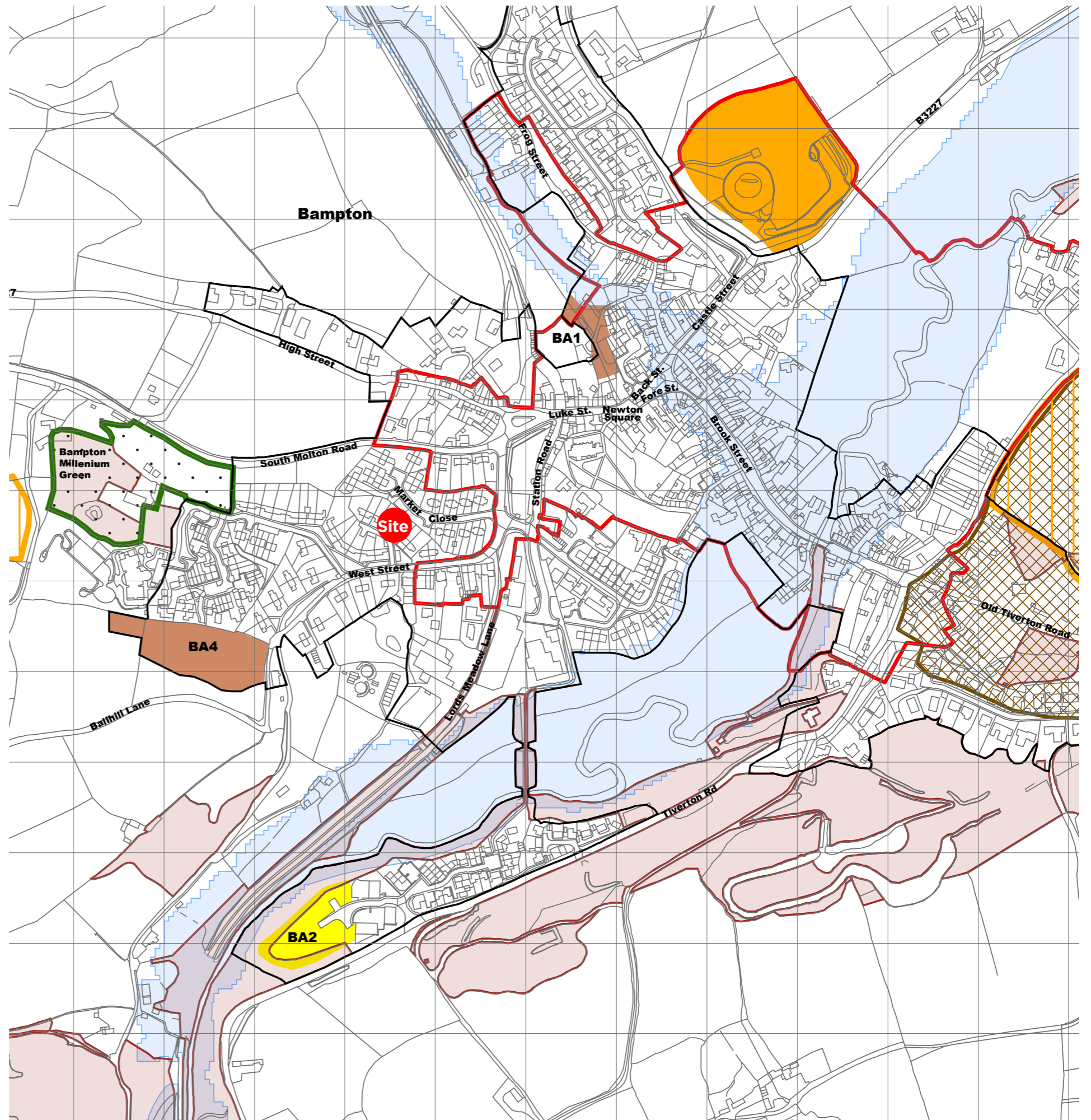
- a) 26 dwellings with 30% affordable housing;
- b) Access to be achieved off West Street; (is northern car parking acceptable?)
- c) Traffic calming measures along West Street;
- d) Provision of a pedestrian footpath along West Street to link with the entrance to the site on West Street; and
- e) Provision of a Drainage Strategy and a Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance.

3.194a This greenfield site is located towards the south of the former primary school and forms the remaining part of a previous allocation. It slopes upwards from north to south with the higher ground of the former school site on approximately the same level as that of the lower portions of the site.

3.194b An application for 26 dwellings and associated vehicular and pedestrian accesses was granted outline permission by the Council in April 2013 subject to conditions. The permission includes 7 affordable units and consequently, the policy provides the criteria to be applied as a starting point, should any revised scheme be submitted.

3.194c Parts of West Street are narrow and it is a Devon County Council Highways requirement that improvements, in the form of traffic calming measures, shall be made to the section immediately to the east of the access point and include the provision of a pedestrian path to link with an existing path further along West Street.

 Settlement Limit	 Mixed Use allocation	 Ancient Monument
 Conservation Area	 Site of Special Scientific Interest	 Priority Habitats
 Residential Allocation	 Ancient Woodlands	 Floodplain
 Local Green Space	 Minerals Consultation Area	



Bampton Housing Need

Bampton

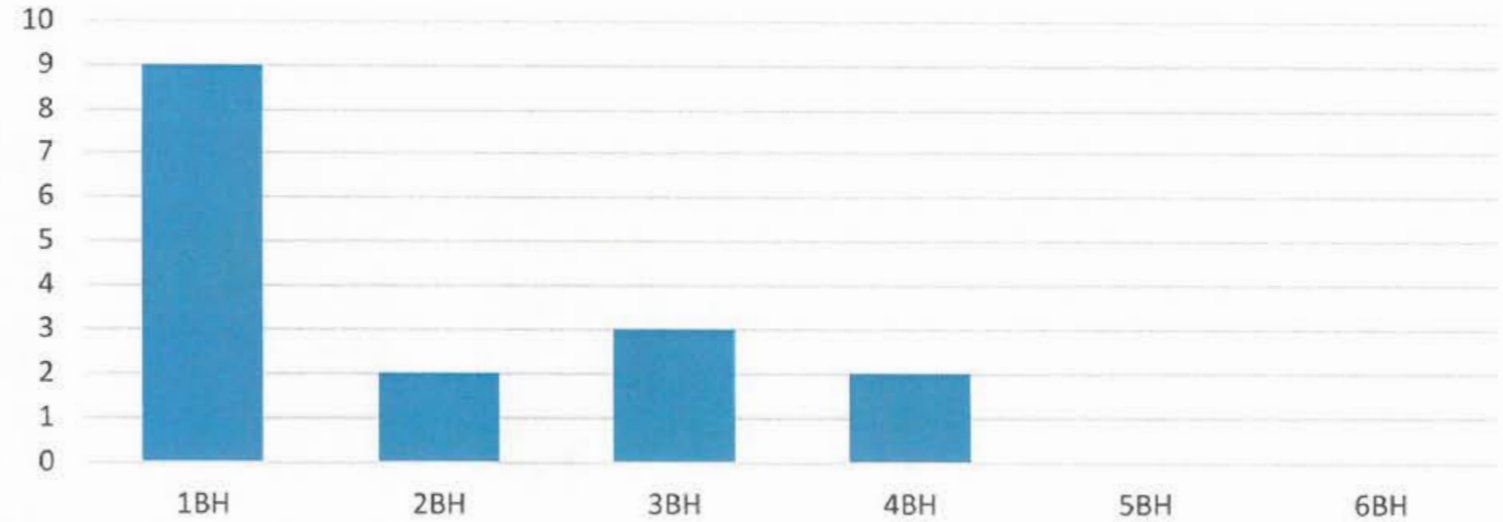
Band	Housing Type	Housing Needs Requirement Size					
		1BH	2BH	3BH	4BH	5BH	6BH
Total	General Needs	9	2	3	2	0	0
	Step Free	3	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	1	0	1	0	0	0
	Grand Total	13	2	4	2	0	0

A	General Needs	0	0	0	0	0	0
	Step Free	0	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	0	0	0	0	0	0
B	General Needs	1	0	0	0	0	0
	Step Free	2	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	0	0	0	0	0	0
C	General Needs	1	1	3	2	0	0
	Step Free	1	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	1	0	1	0	0	0
D	General Needs	7	1	0	0	0	0
	Step Free	0	0	0	0	0	0
	Max 3 Steps	0	0	0	0	0	0
	Wheelchair	0	0	0	0	0	0

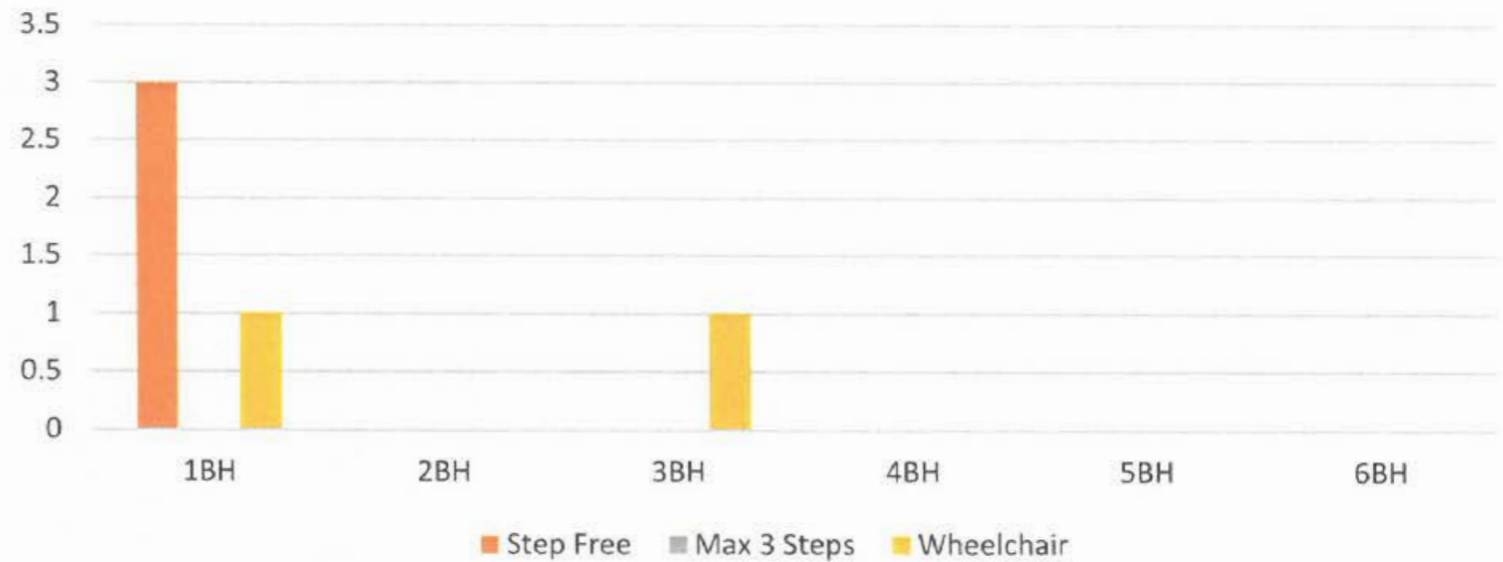
Breakdowns of One Bedroom Need

Age	16-35	36-54	55+
1 Bedroom Need	5	2	6

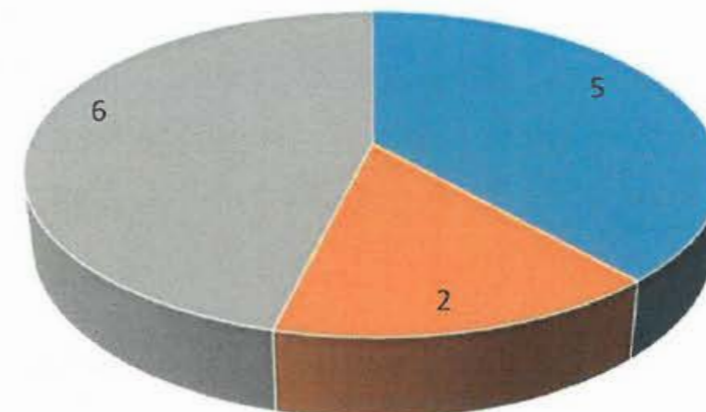
Accommodation Type Required: General Needs



Specialist Accommodation



- 16-35
- 36-54
- 55+



Local Plan Polices:

- **Car Parking Requirement:** Policy DM5 (page 124): 1.7 per dwelling, 1 charging point per 10 units
- **Cycle Parking requirement:** 1 or 2 beds – 2 per dwelling 3+ beds – 4 per dwelling
- **Accessibility requirement:** Major Applications (Ten or more dwellings) - A plan to a recognised metric scale identifying 20% of the houses will meet the requirements of Part M4(2) of the Building Regulations 2010 (as amended). As per validation requirements
- **Refuse Storage and Access:** Refuse storage for new residential properties SPD: terraced houses: two 240 litre wheeled bins and two 55 litre recycling boxes.
- **Fire tender Access:** There should be vehicle access for a pumping appliance to within 45m of all points within the dwelling house (Cornwall council)
- **Self-build:** Sites of 20 dwellings or more developers will supply at least 5% of serviced dwelling plots for sale to self-builders
- **Open Space requirements:** Allotments - 6sqm per dwelling - 300 metres or 6-7 minutes' walk time. Amenity green space 23.5 sqm per dwelling 300 metres or 6-7 minutes' walk time. Parks, sport and recreation grounds 35 sqm per dwelling include both public and private grounds (excluding education sites) 600 metres or 12-13 minutes' walk time. Play space (children) 1.5 sqm per dwelling 300 metres or 6-7 minutes' walk time. Youth space (teenagers) 0.5 sqm per dwelling 600 metres or 12-13 minutes' walk time.

2.5 | Site Microclimate

Approx. Site Area

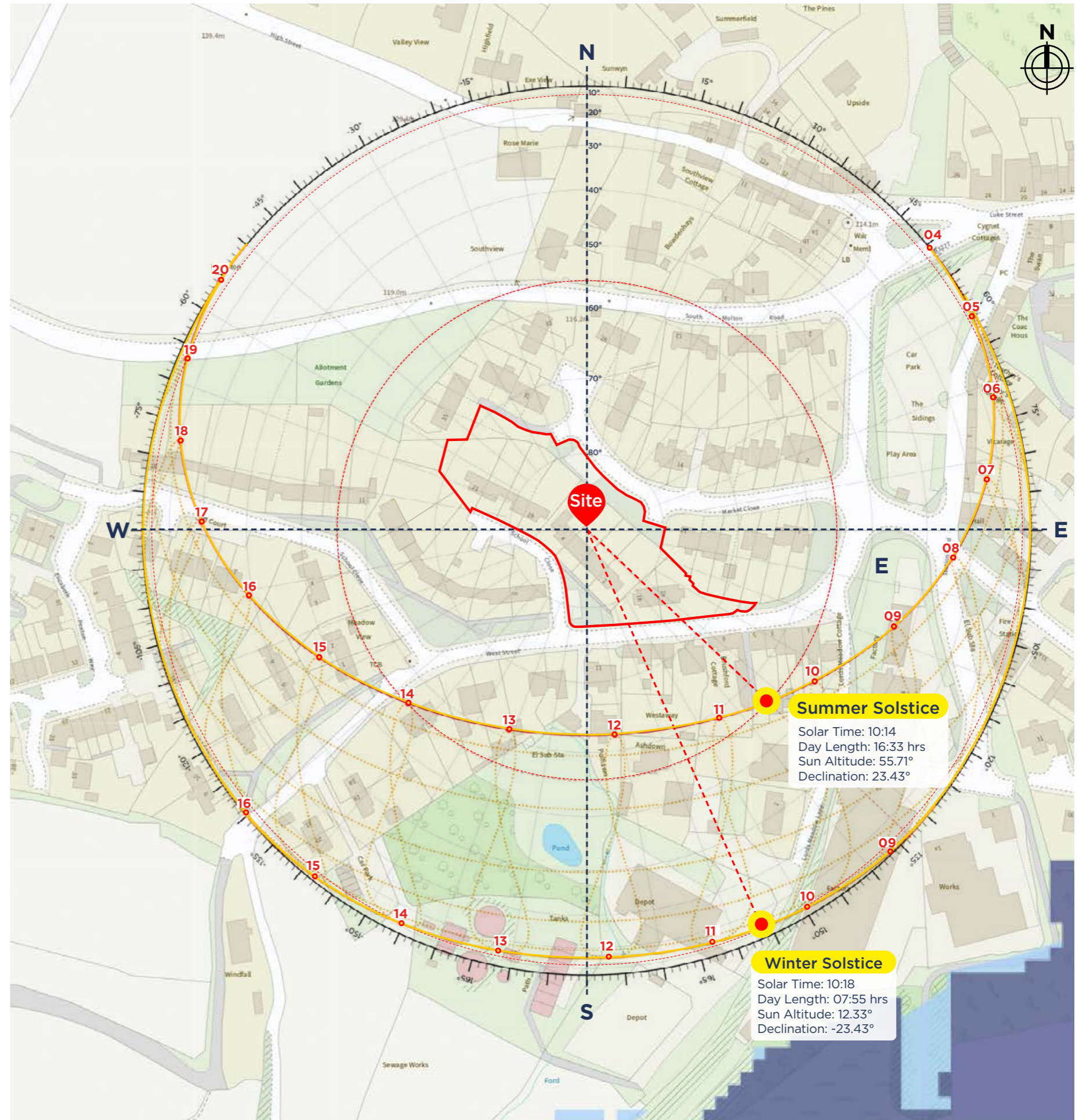
4682 m²

The site has been characterised as not resident within any flood risk zones and to be of low risk from surface water flooding, flooding from rivers or the ocean or local reservoir overflow.

-  Site Location
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.



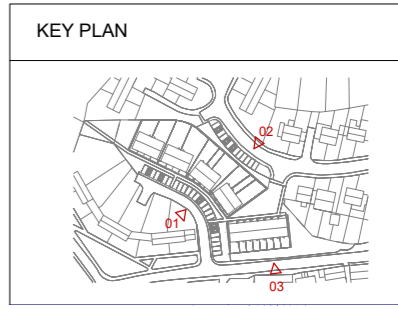
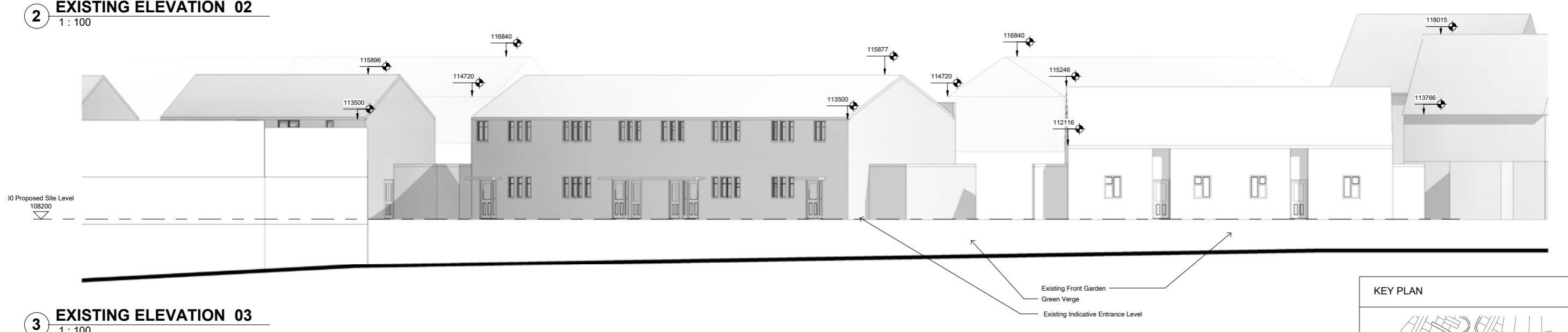
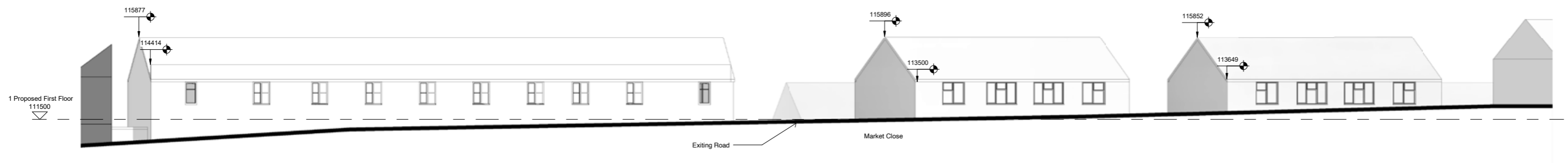
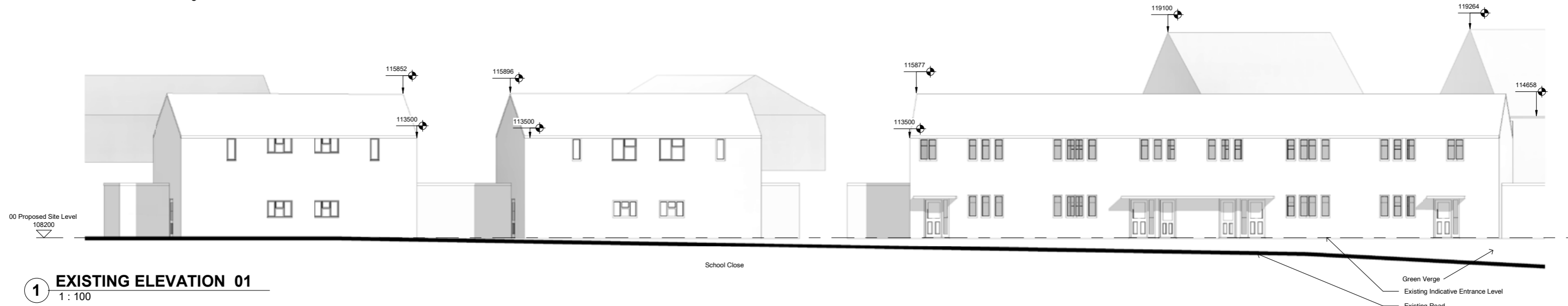
Existing Site Condition

— Site boundary ← Pedestrian Access



2.6 | Existing Site Elevation

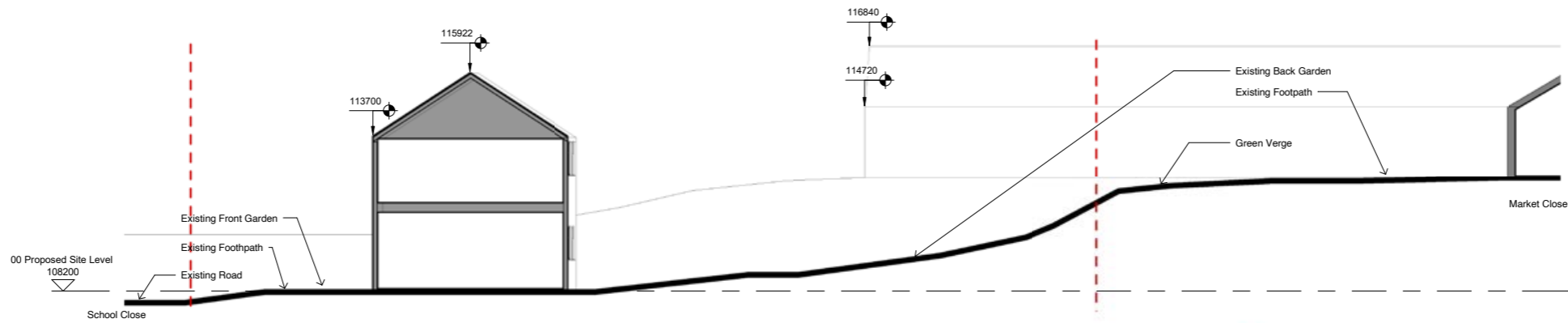
--- Site boundary



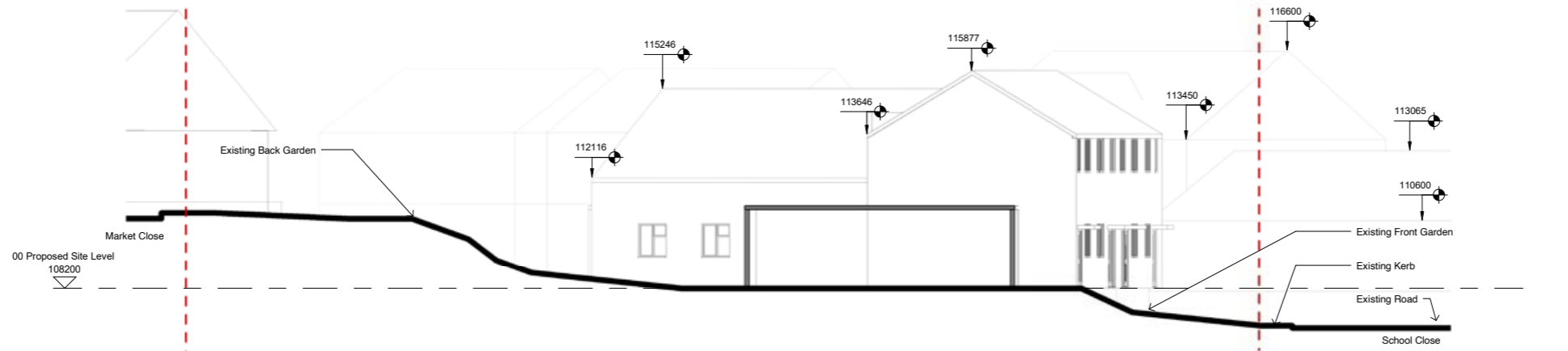
2.6 | Existing Site Section

--- Site boundary

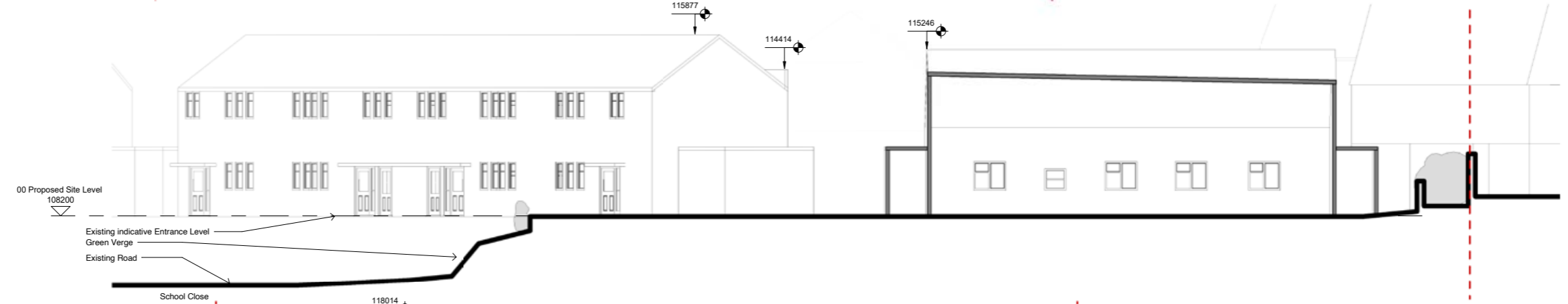
1 Existing Section AA
1 : 100



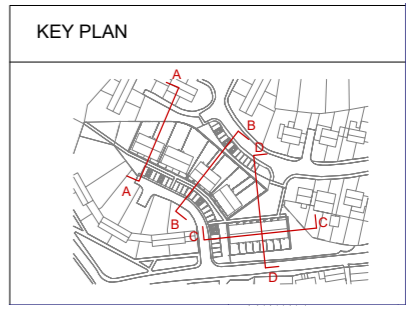
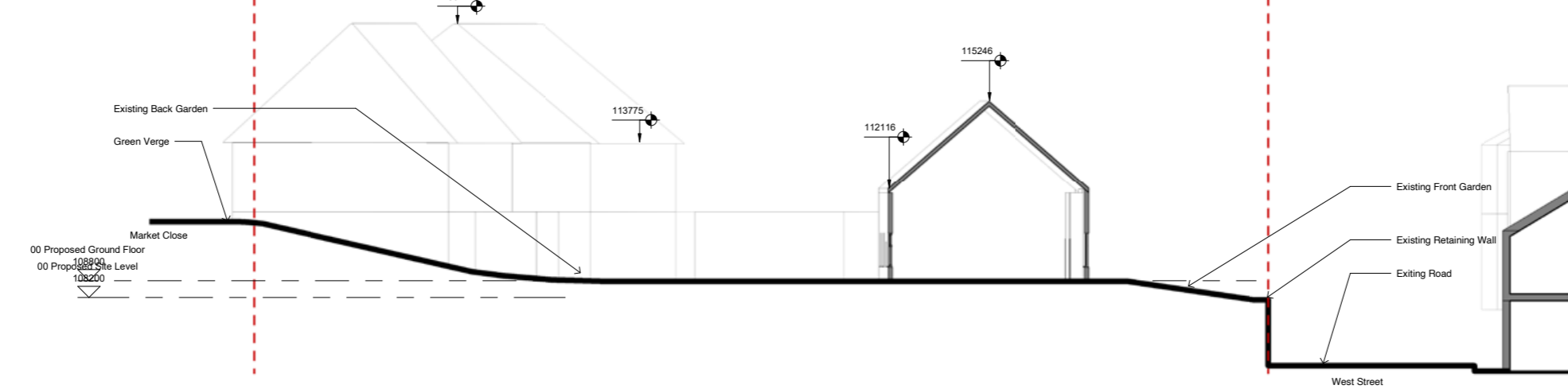
2 Existing Section BB
1 : 100



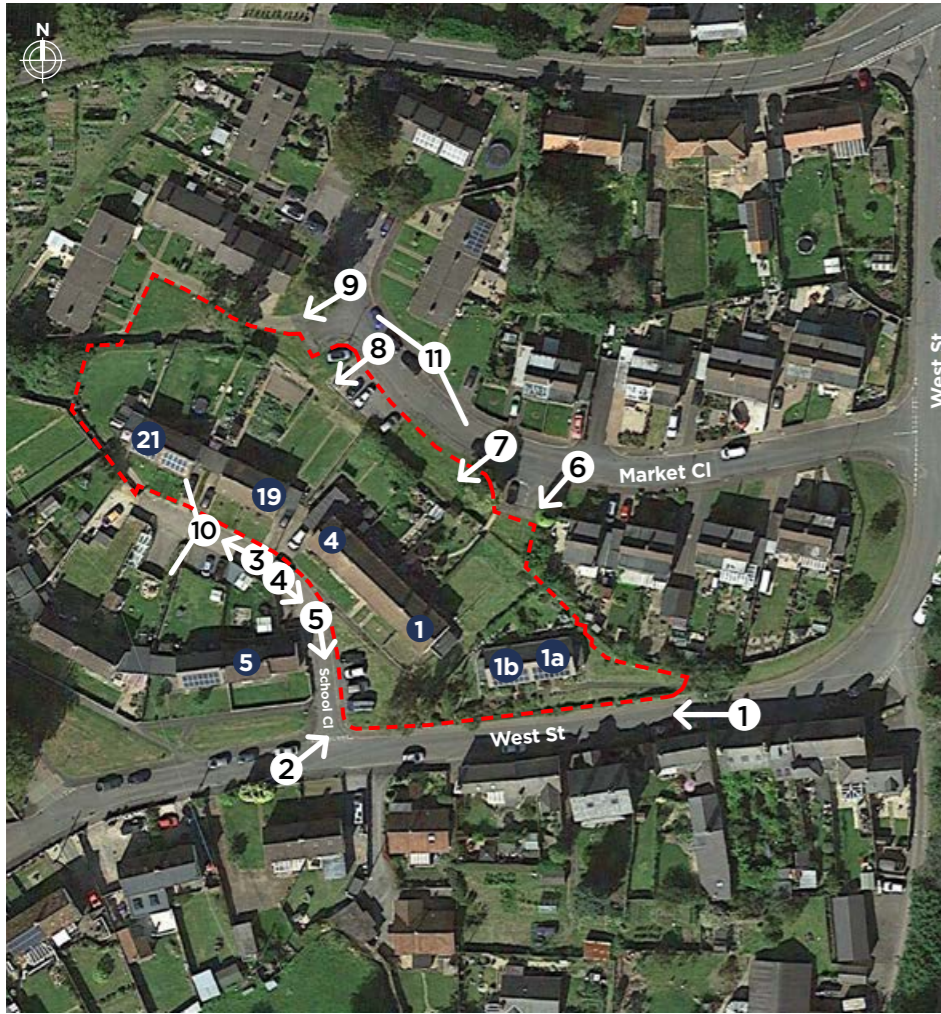
3 Existing Section CC
1 : 100



4 Existing Section DD
1 : 100



Existing Site Photos



Local Architectural Precedents



View of St Michael & All Angels Church and local play facilities



2-6 West Street



7 West Street



5-6 School Close



4 School Close



1 Market Close

Section

3.0

Design Development

3.1 | Initial Massing Options

Massing Option 1			
Housetype (2-storey)	GIFA/Unit (m ²)	No. of units	Percentage
1 Bed 2 Person	58	13	70%
2 Bed 3 Person	70	2	10%
3 Bed 6 Person	102	4	20%
Total number of units		19	
Total GIFA (m ²)		1,198	
Proposed car parking spaces		37	



Summary: This option provides thirteen 1B1P, two 2B3P and four 3B6P in the form of terraced houses, each provided with generous private rear gardens. The terraces are orientated in a way to follow the local context and communal landscaping.

- Pro:**
- terraced typology allows for mix of dwellings
 - Provides numerous landscaped community gardens and paths
 - Provides more parking spaces

- Con:**
- no provision of 4beds as identified in housing need
 - 3 storey Typology does not follow local street character
 - southern most terrace is close to telegraph poles, conservation area, and retaining wall

Massing Option 2			
Housetype (2-storey)	GIFA/Unit (m ²)	No. of units	Percentage
1 Bed 2 Person	58	13	70%
2 Bed 3 Person	70	2	10%
3 Bed 6 Person	102	4	20%
Total number of units		19	
Total GIFA (m ²)		1,198	
Proposed car parking spaces		37	



Summary: This option provides thirteen 1B1P, two 2B3P and four 3B6P in the form of terraced houses, each provided with generous private rear gardens. The south most terraces has been orientated in a way to step back from the telegraph poles, conservation area, and retaining wall, and provide south facing gardens. The communal landscaping area has been re-designed to be more usable.

- Pro:**
- terraced typology allows for mix of dwellings
 - Provides numerous landscaped community gardens and paths
 - Provides more parking spaces
 - Southern terrace no longer interudes on conservation area
 - Communal landscaping is more usable

- Con:**
- no provision of 4beds as identified in housing need
 - 3 storey Typology does not follow local street character

Pre-planning Application Summary

This Statement relates to a proposed development on School Close in Bampton, Mid-Devon for: “Construction of buildings up to two storeys in height comprising 18 social homes together with associated, access, car parking, landscaping, cycle storage, bin storage and other associated works” It sets out the main stages of consultation that were undertaken in to the lead-up to the submission of the planning application in Dec 2022.

The team met with Officers in October where they ran through the history of the site and presented initial thoughts. As part of the design evolution process the team looked at a variety of design / layout options; and had consulted the local social Housing Demand to identify the optimum dwelling mix; and that the potential effect of development in respect of daylight and sunlight should be examined.

A significant amount of detailed information was provided to the LPA to explain the evolution of the scheme and how the proposed option had been arrived at. The proposed scheme was accompanied by information on landscaping, transport, sunlight and daylight, and residential quality considerations. The pre-application meeting served as a general introduction to MMC construction and the site.

Pre-planning Application Feedback

Summary of Feedback:

It has been outlined that the current Housing Need in Bampton is for 13 one bed units, 2 two bed units, 4 three bed units and 2 four bed units so this development will help in meeting the current un-met housing need in the area. Therefore the principle of residential development to provide affordable dwellings on this site is acceptable.

Impact on Conservation Area:

In terms of the layout shown, generally the pattern of development is considered acceptable. The main concerns arise from the proximity of the row of terrace properties proposed adjacent to West Street which are sited in the Conservation Area and lower down as this proposed terrace row replaces two bungalows and pinch points with boundaries of existing neighbouring residential properties.

A heritage statement should be submitted with any application submitted given that the development has the potential to impact on existing heritage assets. A setting assessment of the heritage assets is required by the PPG, NPPF and policy DM25. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage assets.

Zed Pods response: Zed Pods notes that despite the proposed development of new two storey units in this location to replace the existing bungalows, the impact is mitigated in two areas:

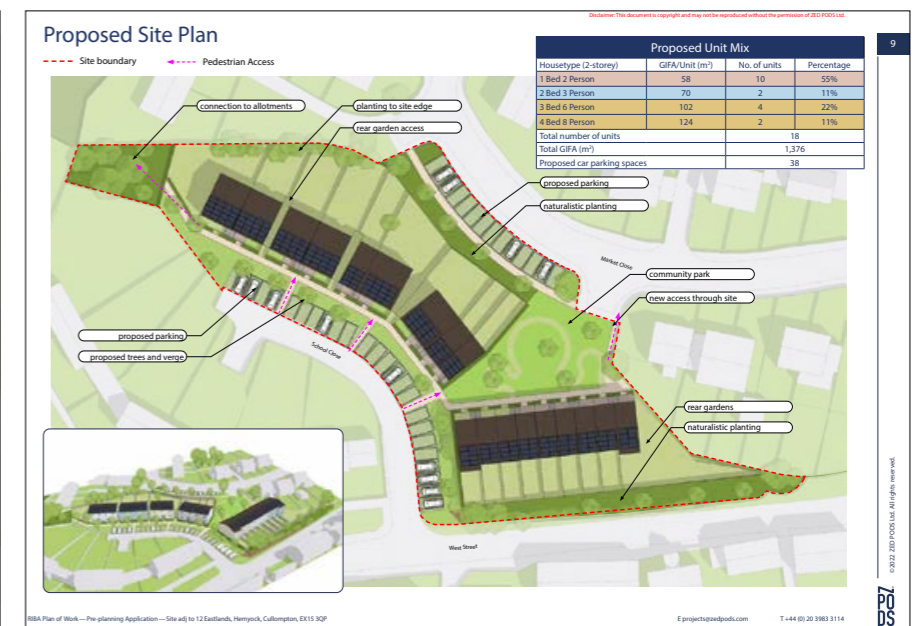
- 1. The proposed development is set back from the existing bungalows and thus does will recede in visual impact*
- 2. The proposed development despite being two storeys, does not significantly exceed the existing ridge height of the bungalows, this is due to the high pitch of the existing bungalows.*
- 3. By re-orienting the units to have gardens to the south, significant planting has been provided along the edge bordering the conservation area. This will serve to mitigate the overlooking, and will become more established over time.*

In line with officers recommendations to provide a report that is proportionate, line with the potential impact we have provided a heritage note with this application, which covers in more detail the above points.

Parking Feedback:

At least one electric vehicle charging point is required per 10 dwellings such points would need to be accessible for the users of all of the units unless 1 charging point is provided per unit. The proposed submission indicates that parking is in excess of the policy requirements and cycle storage would be possible in the plots.

Zed Pods response: Any additional parking to on site requirements will be free to use by the local community



Public Consultation Summary

The public consultation took place in on 9th December 2022 at the point where the team had certainty that technical issues were resolvable and therefore there was some confidence that what was presented to the community would be a fair representation of the scheme for which planning permission might be sought in the future.

In November 2022 a mailing was sent out which explained the overall aims of the scheme and included the general massing. ZED PODs in collaboration with Mid Devon District Council have reached out to all residents within a 100 meter radius, to request feedback on the outline massing and landscape design of the proposal. We aimed to make the consultation as effective as possible by distributing a newsletter

Public Consultation Feedback

The online consultation event was attended by Zed Pods and representatives of Mid Devon District Council housing team, the variety of attendees enabled the team to answer both architectural and planning policy questions. The public consultation was attended by three members of the public, their comments are listed and paraphrased below, we have removed names for privacy:

1. Concerns over Mid-Devon housing replacement and moving policies
2. Concerns for retaining access to rear gardens
3. Support for the principle of redeveloping the area
4. Concerns over overpopulation of the local area and doctors capacity

Concern 1 was addressed by representatives of Mid Devon District Council. The current building is currently being de-occupied, residents have a choice of moving to a new social rent council house in the local area, or waiting to be rehoused in the proposed development. It is important to note that whilst there were questions about the process, there was support for replacing the existing houses which were determined to be in very poor condition, and developing new housing.

Concern 2 was addressed by Zed Pods, who assured the residents that any existing access would be retained

JOIN US!

Public Consultation

To hear more about the proposed housing development on 1-21 School Close, Bampton, EX16 9NN


ZED PODs and Mid Devon District Council would like to invite you to give your views on the proposed development at 1-21 School Close, Bampton, EX16 9NN. The event will take place online, on the **9th December 2022 at 5-7pm**. A link has been provided at the end of this newsletter which will take you to the online meeting, we are very much looking forward to hearing from you. If you cannot make the event, but still wish to give your views, please email us your feedback at projects@zedpods.com with your name and full postcode.

This development is part of the Mid Devon District Council's ambitious target to build new affordable homes and aims to deliver innovative housing by unlocking potential within underutilised sites. It aims to create added value for existing residents with improvements to public areas and external landscaping. The Council also aspire to create sustainable developments through energy efficient design.


Proposal

The proposed development maximising the Council's provision for housing and parking by providing 18 high-quality energy-efficient homes in configuration of 10x1B2P, 2x2B3P, 4x3B6P and 2x4B8P, each home with generous private amenity spaces. This scheme further develops site surrounding landscape by providing communal gardens and an extended footpath improving access to existing surrounding green. Taking into consideration the impact to local context, the southern terraces are orientating to avoid the telegraph poles, conservation area, and retaining wall located on West St. whilst creating south facing gardens. Local community of Bampton will benefit from the scheme with additional parking spaces, communal green and improved connection to existing landscape.


Project Team



Mid Devon District Council
The Council



ZED PODS Ltd
Architect



Proposed Site Plan

©2022 ZED PODS Limited. All rights reserved.



Above: Site aerial view from the South



Above: Site aerial view from the North



Section

4.0

Proposal

Proposed Site Ground Floor Plan

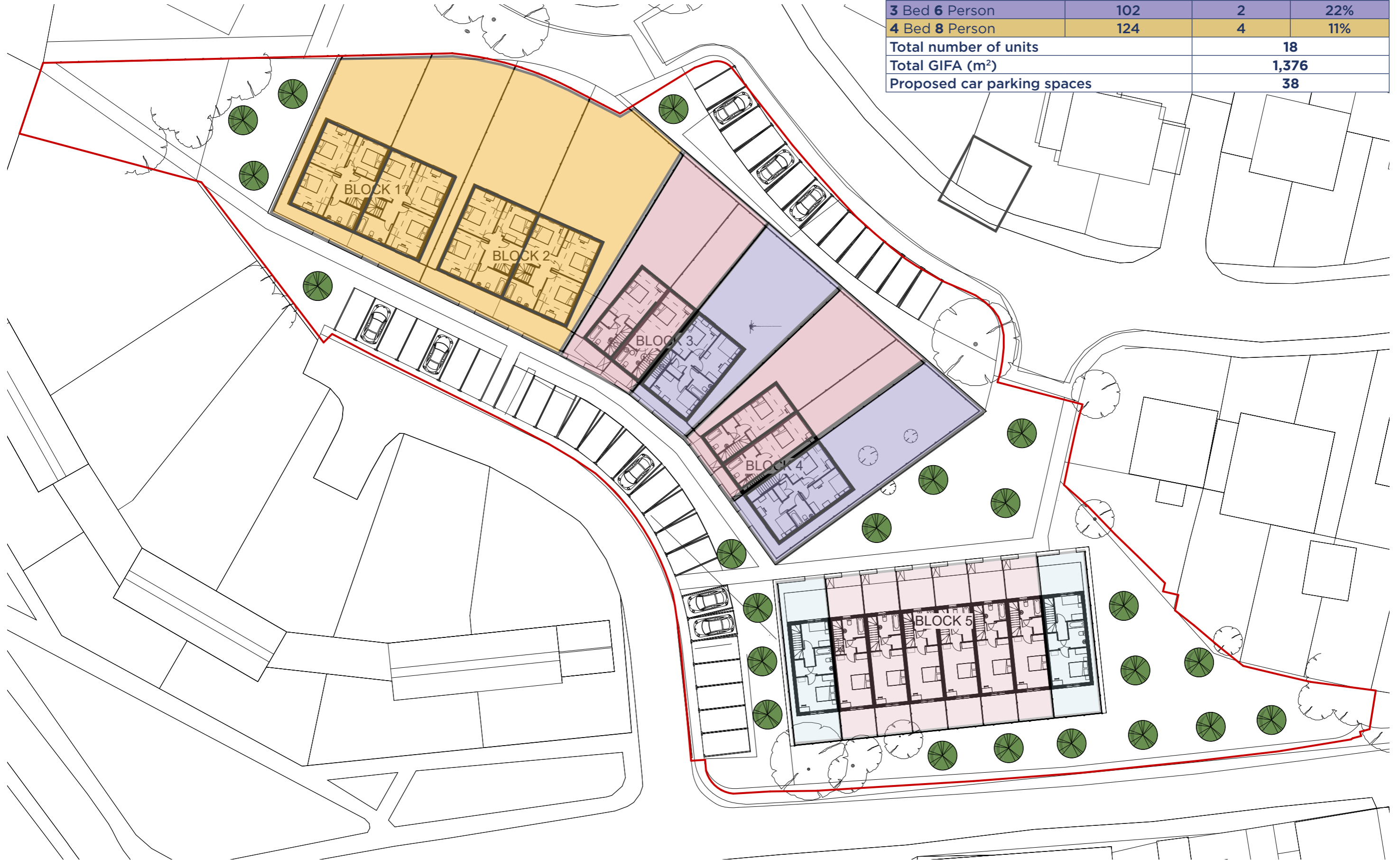
Site boundary



Proposed Unit Mix			
Housetype (2-storey)	GIFA/Unit (m ²)	No. of units	Percentage
1 Bed 2 Person	58	10	55%
2 Bed 3 Person	70	2	11%
3 Bed 6 Person	102	2	22%
4 Bed 8 Person	124	4	11%
Total number of units		18	
Total GIFA (m ²)		1,376	
Proposed car parking spaces		38	

4.2 | Proposed Site First Floor Plan

--- Site boundary



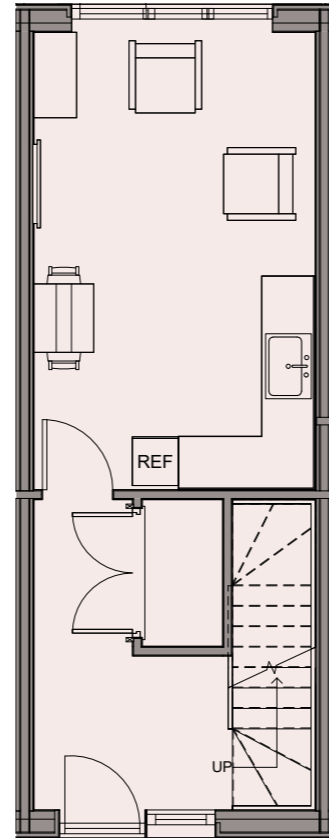
Proposed Unit Mix			
Housetype (2-storey)	GIFA/Unit (m ²)	No. of units	Percentage
1 Bed 2 Person	58	10	55%
2 Bed 3 Person	70	2	11%
3 Bed 6 Person	102	2	22%
4 Bed 8 Person	124	4	11%
Total number of units		18	
Total GIFA (m ²)		1,376	
Proposed car parking spaces		38	

4.3 | Proposed Site Roof Plan

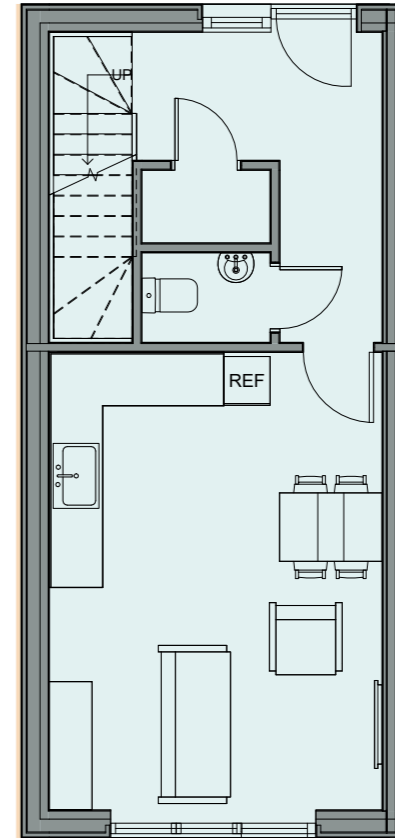
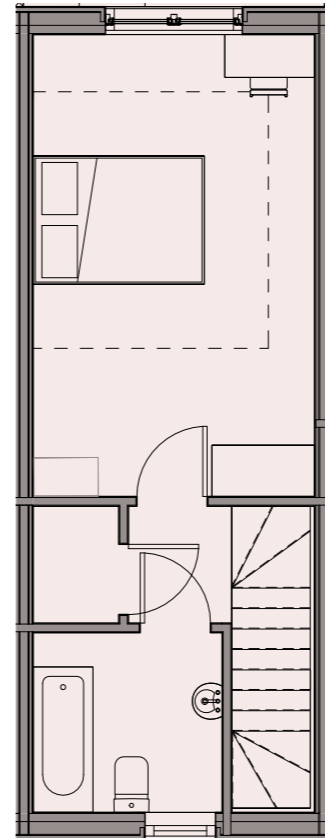


4.4 | Proposed Units Layout

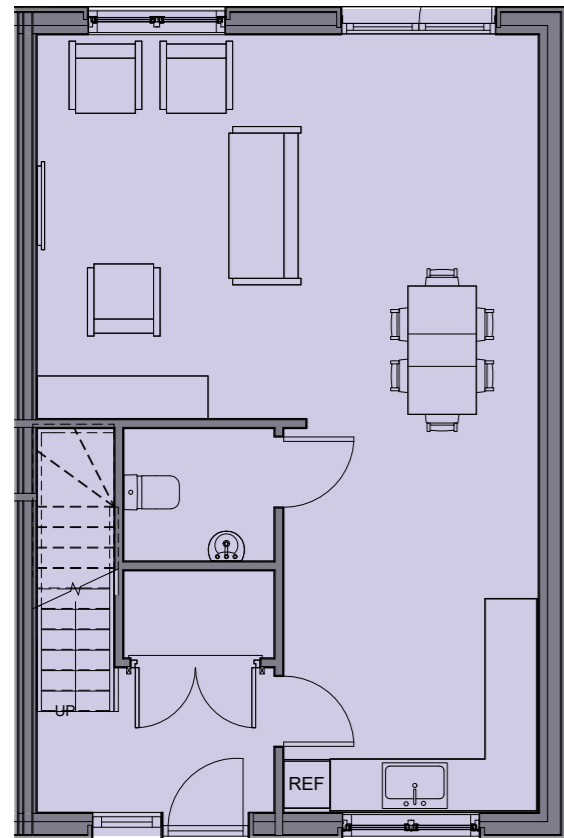
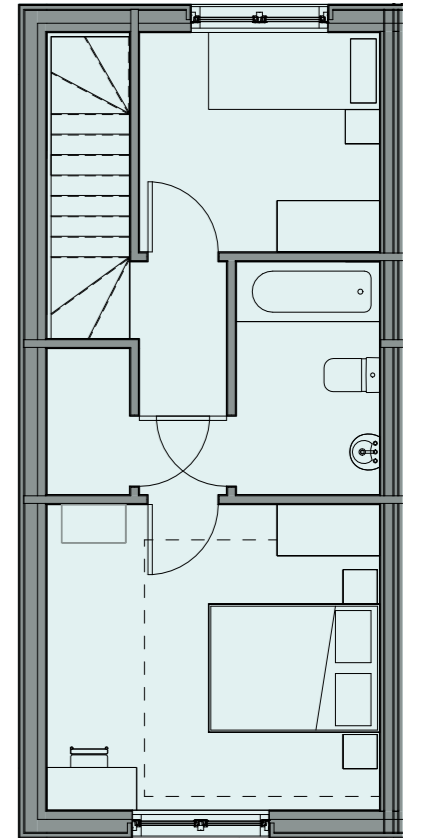
Proposed Unit Mix			
Housetype (2-storey)	GIFA/Unit (m ²)	No. of units	Percentage
1 Bed 2 Person	58	10	55%
2 Bed 3 Person	70	2	11%
3 Bed 6 Person	102	4	22%
4 Bed 8 Person	124	2	11%
Total number of units		18	
Total GIFA (m²)		1,376	
Proposed car parking spaces		38	



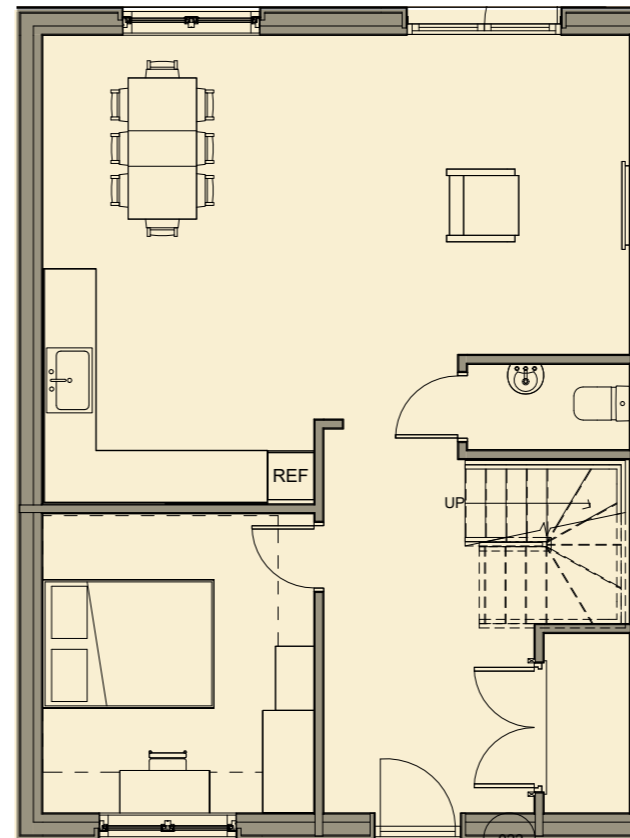
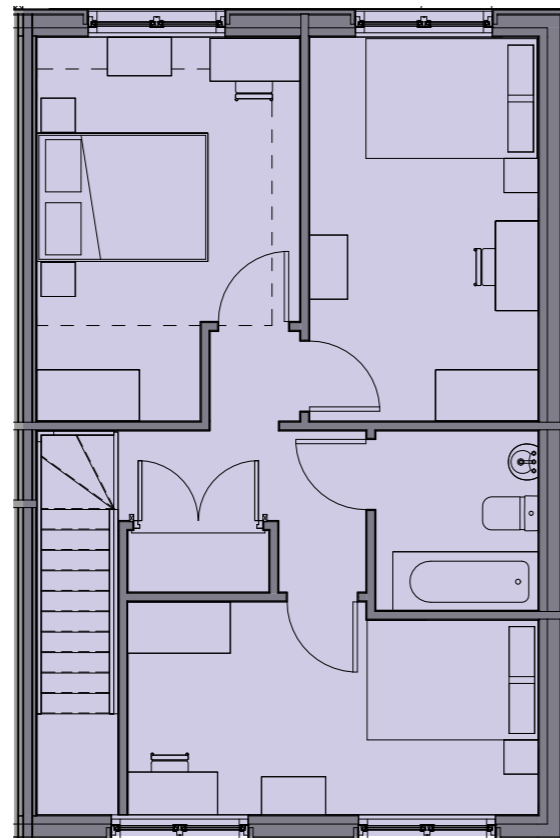
Housetype (2-storey)	GIFA/Unit (m ²)	No. of units
1 bed 2 person	58	10



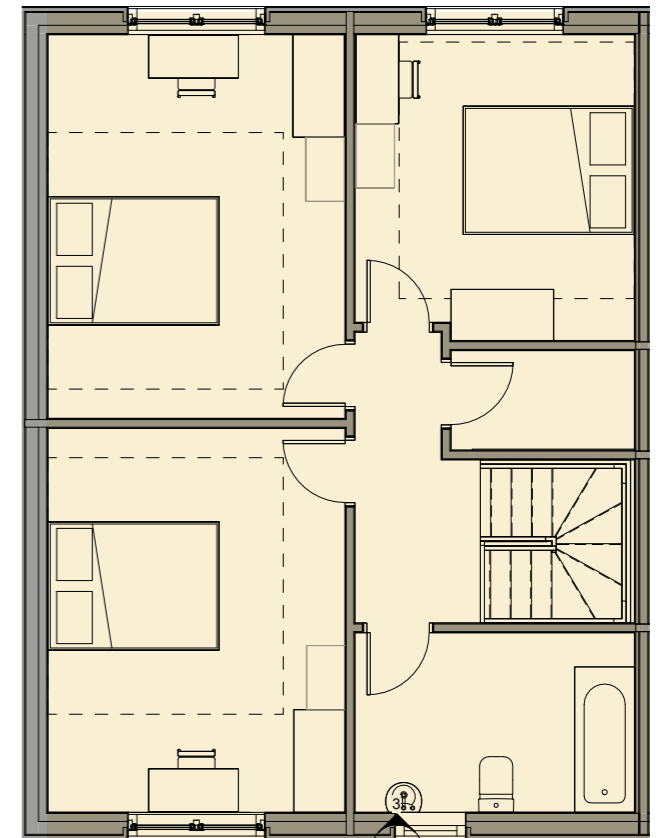
Housetype (2-storey)	GIFA/Unit (m ²)	No. of units
2 bed 3 person	70	2



Housetype (2-storey)	GIFA/Unit (m ²)	No. of units
3 bed 6 person	102	4



Housetype (2-storey)	GIFA/Unit (m ²)	No. of units
4 bed 8 person	124	2



Proposed Elevations



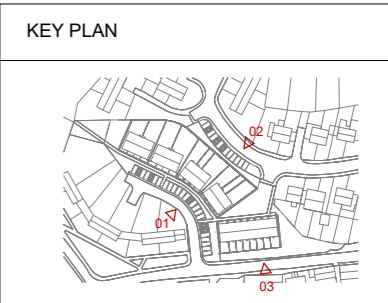
1 PROPOSED ELEVATION 01
1 : 100



2 PROPOSED ELEVATION 02
1 : 100

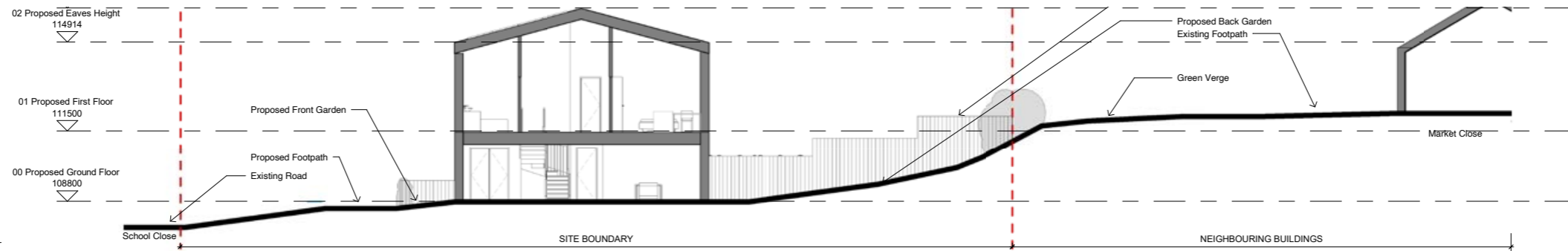


3 PROPOSED ELEVATION 03
1 : 100

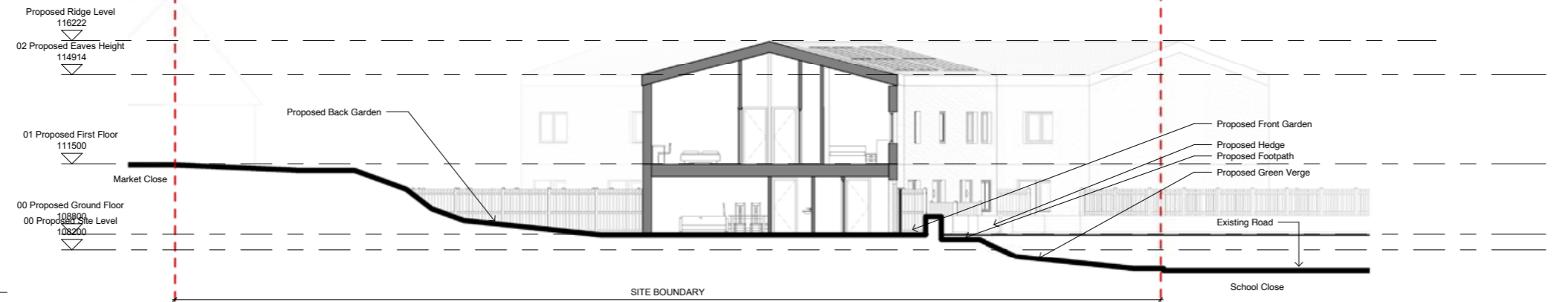


Proposed Sections

1 Proposed Section AA
1 : 100



2 Proposed Section BB
1 : 100



3 Proposed Section CC
1 : 100



4 Proposed Section DD
1 : 100

