

SELF BUILD DESIGN CODE

WOODLANDS- TYTHERINGTON



Design Code- Context

This Design Code should be read in conjunction with the Design and Access Statement and Masterplan Drawing.

The aforementioned documents set out context, analysis, policy and design for the proposed sustainable self-build development.

The Design Code will set out the parameters and rules for home designs. Where designs meet this Design Code, South Gloucestershire Council should deal with the Reserved Matters Application in a positive and proactive manner with a view to recommending delegated approvals. This Design Code is therefore intended to simplify the Reserved Matters decision process, reduce planning officer's workload and shorten decision timescales.

Design Standard

- Common theme to all houses informed by these standards and Design Code
- Consideration to the principles of an environmental approach i.e. Passive House Design
- Emphasis on local natural materials and innovation of materials
- Designs to be inspirational, but not alien to local environment
- Dedicated recycling
- Every building to demonstrate an environmental approach via their choice of energy strategy (with i.e. solar panel, heat pumps, biomass...) and water consumption measures
- Front and back gardens to be planted with an environmental ethos (priority to local species and perennials, no chemicals uses, wild flowers to be encourage for bees and butterflies)

Design- Proposal

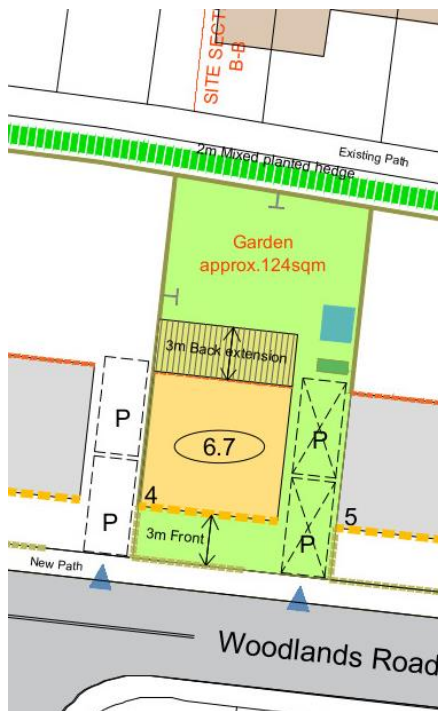
The proposed development consists of 6 self-build serviced plots on the open grass land of Woodland Road.



- The proposed development inserts into the existing sub-urban fabric of Tytherington, with appropriate plot size as existing.
- A row of houses (Plot 3, 4, 5 and 6) is proposed along Woodland road, facing and addressing to the existing bungalows.
- The existing hedge is kept.
- A new vehicular access is proposed to serve the last two plots (1 and 2). It mirrors the existing one that serves the bungalows and houses at the south of the site.
- Those houses (plots 1 and 2) sit in the continuity of the existing row of the terraced houses, currently in a cul-de-sac. This allows to create a connection to the existing houses at the top of the open grass land.
- The enlargement, provided by the new vehicular access, and the interruption of the new hedge, offer a visual break, maintaining partly the existing feel of openness.
- The pedestrian path connects to the existing one (see fig.2) between the terraced houses
- A mixed planted hedge, 2m wide, is proposed to offer a soft landscape boundary between the existing housings and the new development.
- Finally the self-build entities will engage with existing context, propose interesting unique designs and participate to the essence of the place.

Design Code Rules

- Prior to development commencing, the plot owner must apply to Local Planning Authority for a determination as to whether design comply with the site Masterplan and Design Code.
- The home must be built within the 'build zone' and not exceed the max. Permissible GIA stated above for construction above ground.
- There is no allowance for basement.
- The footprint of the home doesn't need to fill the entire 'build zone' and can be positioned anywhere within it.



Main features

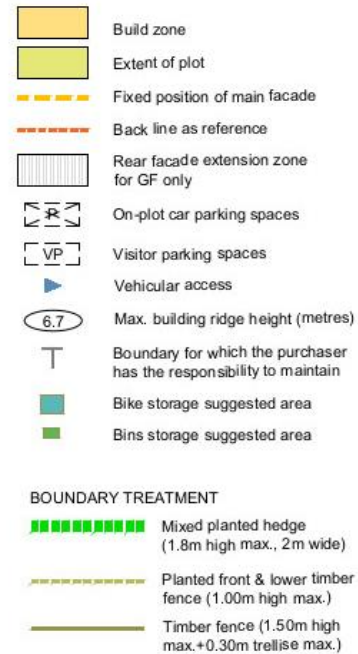
Plot Number: 04

Unit Type: 3 Bed Detached

Local Character:

Plot Area: approx. 248.8 m²

Max. GIA: 107 m² (+20 m²)



- No temporary buildings or caravans are allowed on the plot. Prior to Completion, no occupancy of the home allowed for residential purposes.
- No works or storage of materials may be undertaken outside the curtilage of the plot without permission from the relevant approving authority GHVDC, Highways authority or District Council as applicable.
- All rear walls of the building must be within the hatched area of the build zone and it can extend from up to 3 meters from the 'back line', as shown on the plot passport. See Site sections AA, BB, CC or DD with proposed maximum ridge height.
- The plot is for one detached unit with a max. of 3 bedrooms (except plot 2 which has a max. of 2 bedrooms). The merging & subdivision of the plot is not permitted.
- Prior to development the Plot Purchaser must appoint a Principal designer as required under the 2015 Construction Design and Management Regulations.

Frontage & Fenestration



- The Principal Elevation of the home must face the highway.
- Any upper-floor window located on the 'side elevation away from the side boundary' and less than 1.7m above the floor and faces the neighbouring house must be: i) obscure-glazed ii) non-opening
- No window permitted on the 'side elevation that constitute the side boundary'.
- The home must be no more than 6.7 meters as the maximum ridge height. This equates to approximately 1.5 storey. The maximum building height means the height of your home when measured from ground level of the plot to the top of the highest part of the roof excluding any external chimneys, flues, soil or vent pipes, or other structures for renewable energy generation.

Parking/Cycles & Bins storage



- Provision for the secure storage of min. 2 bicycles must be provided in the design at the suggested location.
- Provision for a storage for 2 no. 240 litre wheelie bins (59w x 107h x 74d (cm)) for recycling and residual waste must be provided in the design and must not be visible from the road (see suggested location).
- 2 car parking spaces must be provided on the plot and be a minimum of 2.5m x 5.5m in size.
- The position of the parking spaces is to Plot Purchaser discretion. However the position of the vehicular access is fixed and to be located as shown on the Plot Plan overleaf.
- Possibility of a single car garage (minimum internal dimensions 3.0m x 6.0 m), at the rear, behind the 2nd parking space.

Boundary treatment



- Front boundary to be maximum 1 m high and to be: a wall, a hedge, some planting or a timber fence. Front boundary means any boundary which is forward of the Principal Elevation of the Home.
- Side/rear boundaries to public areas to be maximum 1.5m high with 0.3m trellis over or a hedge
Side/rear boundaries to private areas to be maximum 1.8m high. Any material/colour permitted.
- The majority of the main façade(s) must be constructed on the 'front line' shown. Bay windows must not protrude more than 1.5m beyond this line.
- Terraces, balconies and raised platforms above ground level are not permitted where they would extend beyond a wall forming a side elevation or any wall forming a rear elevation.
- The T bars shown on the Plot Plan indicate the boundaries to your plot for which you have the responsibility to maintain.

Gardens

Front Garden



- Front garden to be planted and wild flowers to be encouraged.

Rear Garden



- Generally plots have rear gardens providing private amenity space with good solar orientation.
- Rear gardens should incorporate areas laid to lawn. Wildflowers should be encouraged, especially species that will encourage butterflies and bees.
- Vegetable and Herb gardens are encouraged on every plot, as are fruit trees.

Renewables

- Performance and sustainability are a requirement.
- Renewable energy systems are likely to be used on the majority of plots. Roof mounted photovoltaics (PV), solar thermal collectors, ASHP's and Biomass systems are permitted, as are other less known forms of renewable heating systems such as CHP.
- Renewables are expected on all buildings. Roof systems are permitted to be roof mounted, semi-recessed and recessed.
- MVHR vents through roof are permitted. Vents through walls can be made into features or detailed discretely.
- Air Source Heat Pumps (ASHP) to be located away from Feature Elevations and Active Frontages.
- Rain water collector to be encouraged.
- Wind turbines are not permitted.



New Proposed Hedge- Information

- Mixed native planted hedge, 2m wide, outside North boundary of plots 1,3,4,5 &6. Hedge height will be kept at 1.80m to allow privacy and to not restrict sun on row of existing houses.
- A restrictive covenant is placed on sale of each plot to protect the hedge. The hedge is fenced outside of plot boundaries and a commuted sum is paid to Open Spaces to cover the future maintenance of it.

