

Land South East Of 47 Wykin Lane Stoke Golding Leicestershire

Design Compliance Statement

In support of a Section 73 submission for the variation of house types (55 dwellings)
from the approved Reserved Matters of Outline Planning application (Application number: 19/01324/OUT)

December 2024



Contents

1.0 Introduction

1.1 Background

1.2 The applicant – Owl Homes

1.3 About the proposal

1.4 Purpose of the document

1.5 Section 73 submission content

2.0 Factors Shaping House Types

2.1 Design Rationale

3.0 The House Type Proposal

3.1 The Proposal

3.2 Scheme Design

3.3 Scheme features and qualities

3.4 Arrival Street and building line

3.5 Focal Space

3.6 Perimeter Blocks

3.7 Street and wider movement framework (circulation)

3.8 Car Parking

3.9 Landscape Design

3.10 Layout

3.11 Scale and Massing

3.12 Identity and Character

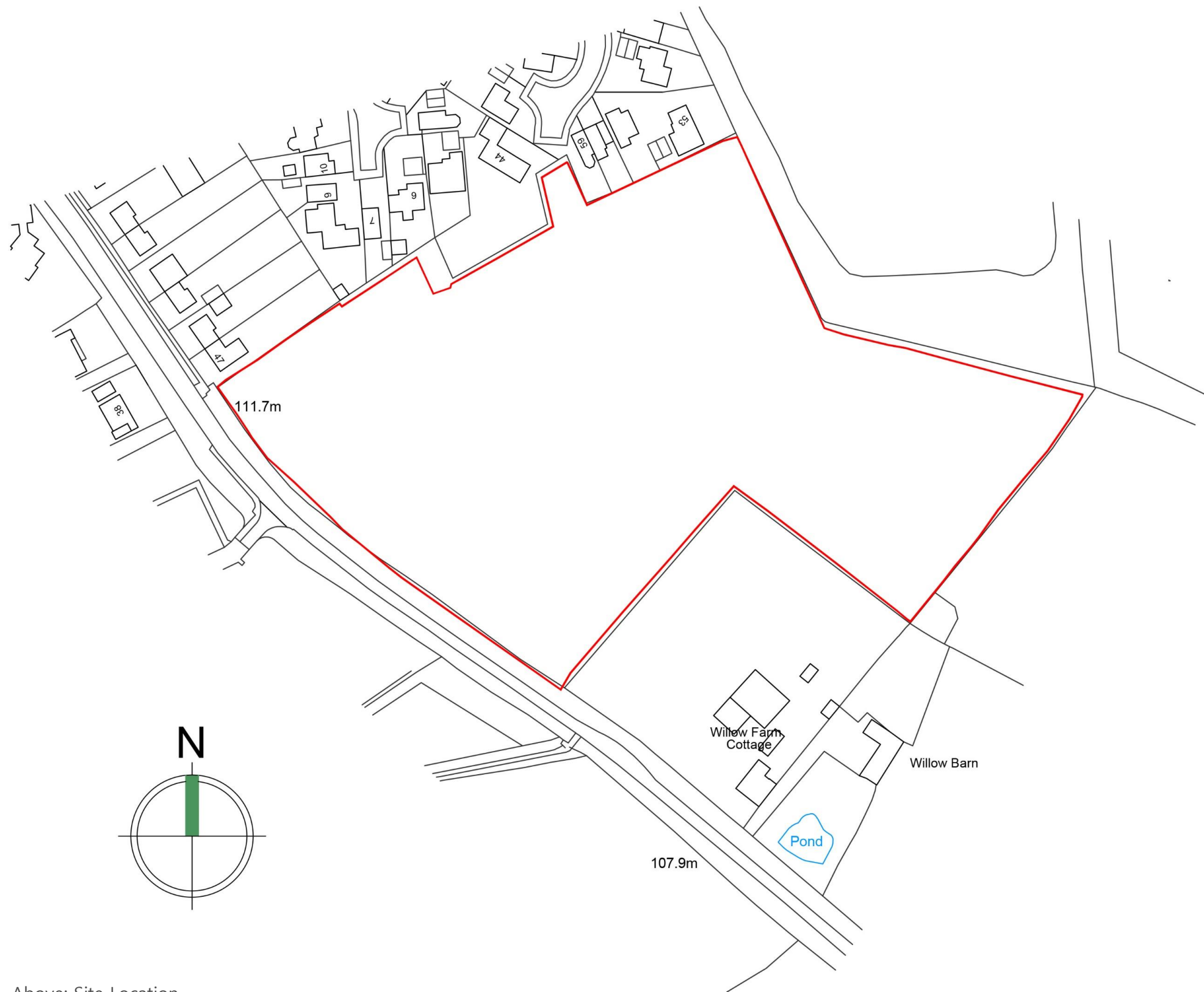
3.13 Boundary Treatments

3.14 Amount and Use

3.15 Appearance

3.16 Building Design

4.0 Conclusion



Above: Site Location

1.0 Introduction

1.1 Background

1.1.1 This design compliance statement has been prepared in support of a Section 73 submission for the development of 55 dwellings on land South East Of 47 Wykin Lane, Stoke Golding, Leicestershire.

1.1.2 The statement has been prepared by NOARC on behalf of Owl Homes.

1.1.3 A previous Reserved Matters application at the site for 55 dwellings (ref 19/01324/OUT) was approved in 2022.

1.1.4 This proposal solely seeks a variation to the house types – proposing 2 storey units throughout the scheme.

1.1.5 This report along with the planning statement, provides details on the following aspects of the proposed development:

- The design and external appearance of the proposed dwellings;
- Layout and scale;
- The proposed materials palette;

1.1.6 The design led scheme comprises 1, 2, 3, 4 and 5 bedroom dwellings including 40% tenure neutral affordable homes. Whilst the layout, landscape and highway design proposals remain as approved, the architectural approach to house types have been re-developed for this scheme with each aspect working towards creating a high quality, distinct development with a strong sense of place borne out of the local area and traditional exemplar developments.

1.2 The applicant - Owl Homes

1.2.1 Owl Homes is an award-winning, privately-owned housebuilder creating thoughtfully designed new homes in aspirational locations across the Midlands. They intend to bring forward a high-quality development that creates a distinct sense of place.

1.3 About the proposal

1.3.1 The proposal comprises a total of 55 homes:
40% affordable homes (22 no.) with 16 affordable rent homes and 6 units which can be bought at 80% of full market value:

6 x 1 bedroom affordable rent maisonettes
7 x 2 bedroom affordable rent houses
3 x 3 bedroom affordable rent houses
2 x 2 bedroom 80% value market maisonettes
3 x 3 bedroom 80% value market houses
1 x 4 bedroom 80% value market houses

Along with 33 open market homes:

4 x 2 bedroom houses
10 x 3 bedroom houses
12 x 4 bedroom houses
7 x 5 bedroom houses

1.4 Purpose of the document

1.4.1 This design and access compliance statement illustrates the building design of the house type proposals.

1.5 Section 73 submission content

1.5.1 As part of the Section 73 submission this design compliance statement solely focuses on the variation of house types and should be read in conjunction with the planning statement.

2.0

Factors shaping House Types

2.0 Factors Shaping House Types

2.1 Design Rationale

2.1.1 Our Design Rationale has been to

- Develop an architectural language that reflects modern technologies but refers to locally distinct traditional features from the historic core of the area.
- Consider the use of materials such as brick, mock tudor boarding and render.
- Consider utilising chimneys.
- Make use of suitable boundary treatments including hedges and brick walls.

2.1.2 The Section 73 submission scheme will deliver a scheme that:

- Is borne out of the local area and that can be assimilated into the context.
- Has a clear identity - with all components working together to create a cohesive place.
- Is accessible, permeable, navigable, memorable and well laid out.
- Provides a mix of tenure neutral house types and forms;
- Has homes that are comfortable functional, accessible, efficient, light and airy.

3.0

The House Types Proposal

3.0 The House Types Proposal

3.1 The proposal

3.1.1 This Section 73 submission solely proposes the variation of 55no. 1, 2, 3, 4 and 5 bedroom new homes including 40% (22 no.) tenure neutral affordable homes. The layout arrangement including car-parking and boundary treatments remains the same as the approved drawings.

3.1.2 The proposal comprises of:

55 dwellings including 22 affordable homes (40%).

6 x 1 bedroom affordable rent maisonettes
7 x 2 bedroom affordable rent houses
3 x 3 bedroom affordable rent houses
2 x 2 bedroom 80% value market maisonettes
3 x 3 bedroom 80% value market houses
1 x 4 bedroom 80% value market houses

Local character

3.1.3 Architectural features identified have been incorporated into the scheme proposals to capture some of the essence of the locality.

- A mix of red and red multi brick referencing the variation of colour tones in the mix of local materials.
- Building proportions and forms at key locations.
- Window and door proportions and alignments.
- A mix of entrance canopies
- Simple elevations with subtle brick detailing.
- Render and mock tudor boarding adding visual interest to the streetscene
- Brick boundary walls.
- Dual aspect facades to emphasise important corner turning plots.

- Chimneys provided within street scenes adds variation to the plot roof also creating key locations in providing distinctiveness in the street scene.

3.2 Scheme design

3.2.1 As this application is solely looking to vary the house types, the layout is as per the approved scheme.

3.2.2 A number of key opportunities in this application follow those enabled in the approved scheme which were to:

- To retain a high percentage of existing trees and the dense vegetation along the site frontage, protecting the character of the lane.
- Retain perimeter landscaping along the southern and eastern boundaries.
- Provide a pedestrian connection to Stoke Golding Park.
- Achieve a good standard of design in layout and building design through the arrangement of streets, building blocks and the way in which building blocks are ‘filled’ with individual houses.
- To strengthen a section of the south-eastern boundary with a new hedgerow.

3.3 Scheme features and qualities

3.3.1 This application follows the approved scheme in that a positive gateway to the village remains by the house type selected and positioned on plot 1. This dual aspect house type (Carlton) performs the role of a marker building. This home is orientated to face in a southerly direction, ensuring that glimpse views into the development as a person arrives into the village are welcoming. The Carlton design is a double fronted home with good proportions and rich traditional detailing.

As you walk into the development and look to your right, you will be greeter by another Carlton home. This dual aspect home offers two strong elevations to the public realm with the side elevation towards the lane ensuring that there are no blank walls intruding into the street scene.

3.4 Arrival Street and building line

3.4.1 The layout follows the design of the approved scheme ensuring the aspiration of creating quality spaces is kept. Leading on from plot one a series of homes line the arrival street, with careful attention afforded to stitching the building line ensuring a strong street composition is created. These first homes gently follow the line of the street before arriving at a focal space from where two streets lead off further into the development.

3.4.2 Good design plays a vital role in securing places that are socially, economically and environmentally sustainable and one of the principles that allowed us to achieve this was to ensure the consistency of the building line extended throughout the development. As shown in the approved scheme this avoids the haphazard stepping forward and back of buildings that is often seen on new build developments.

3.5 Focal Space

3.5.1 At this focal space another marker building has been placed (plot 30). This acts as an end stop finishing a key view within the development. This home also acts as a memorable building.

3.5.2 The focal space includes a small green space for a tree and is well framed by buildings, which emphasises the urban structure in this area.

3.6 Perimeter Blocks

3.6.1 A series of well-formed perimeter blocks have been created whereby there are clear public fronts and private backs. Private gardens interlock with existing back gardens or the landscape corridors; or interlock with other new back gardens. Lower density and scaled development with longer back gardens have been used along site edges with higher densities in the centre of the site.

3.6.2 As previously mentioned, corners and changes in street alignment are well resolved through the use of dual aspect house types. These house types also assist in creating a strong and cohesive building line. These house type designs help to utilise land to best effect whilst also guarding against inactive (or 'dead') side elevations of buildings presenting themselves to the public realm.

3.7 Street and wider movement framework (circulation)

3.7.1 The principal street forms a key structuring element of the site with its proposed pedestrian link to the park. A potential to provide a pedestrian connection to the park has been incorporated into the development proposals.

3.8 Car parking

3.8.1 This scheme proposal follows the mix of car parking solutions (side of home and front of home) used in the approved application ensuring sufficient car parking whilst also carefully integrating car parking into the street environment. This mix of solutions helps to reduce the visual impact of car parking whilst also providing a good balance of homes with non-tandem (i.e. side by side car parking arrangements). Front of home parking is balanced with soft landscaping, avoiding the creation of street scenes where the edge of the street is

dominated by a line of car bonnets. All homes benefit from e-charging points.

3.9 Landscape Design

3.9.1 This application seeks to follow the approved landscape strategy which showed the relationship between existing and proposed landscape features and the extent of new tree planting. Public and private spaces are to be clearly demarcated with amenity protected and enhanced through boundary and other landscape treatments. Landscaping contributes towards the integration of the required pumping station. The high-quality landscaping scheme is complemented by high quality hard landscaping with areas of block paving in the key focal space within the development. Existing landscape at the site edges has been retained. A new section of native species hedgerow has been shown. This along with other boundary and vegetation planting and grassland ensures a good landscape setting.

3.10 Layout

3.10.1 Our scheme follows the structure of the approved scheme ensuring the way in which buildings have been arranged integrates well with existing buildings whilst also defining and positively addressing new streets and public open spaces that will be created. The integration of frontage landscaping along Wykin Lane creates a soft and sensitive relationship and ensures the development integrates well with adjoining land and development.

3.11 Scale and Massing

3.11.1 The height and form of development has been designed to relate sensitively to the village and adjacent homes with the use of detached homes along the northern boundary. In addition, we chose to use detached homes with side of home parking and garages (as opposed to integral/front of home car parking house designs). This creates space between buildings, breaking up the built form along this edge, reflecting the space between homes on Stoneley Road and Arnold Road; stitching into the urban grain of the area.

3.11.2 The building heights strategy is supplemented with tree planting in streets, spaces and plots as well as landscaping and retained trees to help bed the scheme into the landscape.

3.11.3 A consistent roof pitch of 40° has been applied to the roofs of all units across the development.



Above: Materials Plan Strategy

3.12 Identity and character

3.12.1 A common palette of materials, fenestration and other details will bring the scheme together as a single place, with the form and arrangement of buildings, landscape and highways proposals creating events within the scheme.

3.13 Boundary treatments

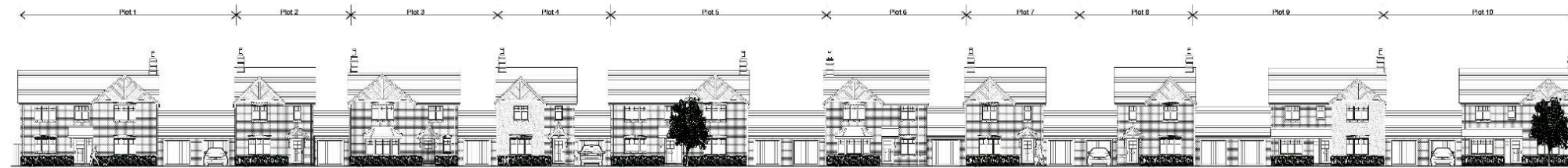
3.13.1 Brick faced walls are proposed to public boundaries, while close board fencing is generally used to separate gardens. Other boundary treatments including ball top railings and timber posts in appropriate locations. Hedges are proposed to most front boundaries. The boundary treatments are as shown on the approved boundary treatment drawing.

3.14 Amount and use

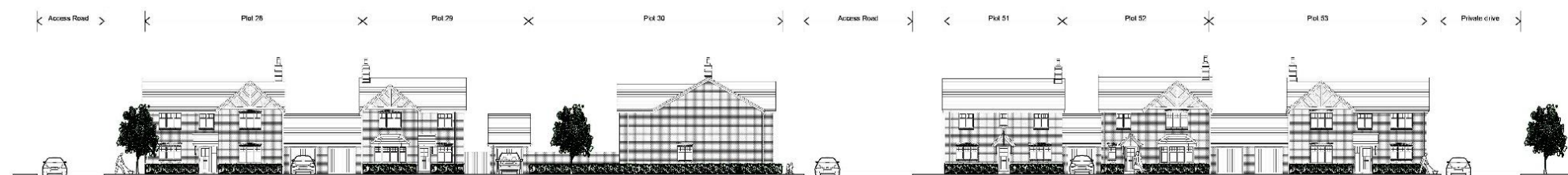
3.14.1 The layout has been designed to accommodate 55 dwellings, using a variety of types and sizes, providing a broad range of units from 1 bed maisonettes through to 5 bed detached houses including 40% tenure neutral affordable homes (22 no.).

3.14.2 14 different house types with variations, have been designed for their location and function within the plan. Important plots such as corners and gateways feature variations to the prevailing house type or subtle additional features such as flank or feature windows.

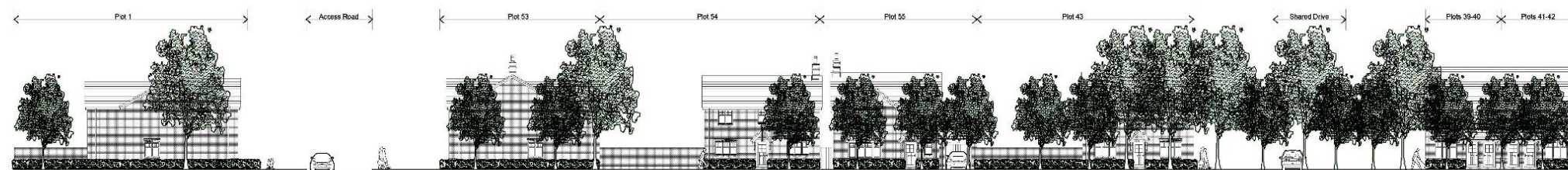
3.14.3 The proposed affordable provision accords with the requirements confirmed by the Local Authority for a 55 unit scheme. Affordable units are tenure neutral and have many features of the open market units including the same brick as the primary facing material as well as the same windows, doors, roofing materials, entrance canopies and roof detailing.



STREETSCENE A-A



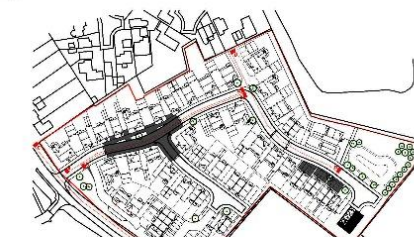
STREETSCENE B-B



STREETSCENE C-C



STREETSCENE D-D



Above: Proposed Streetscenes



Above: Proposed site layout

3.15 Appearance

3.15.1 The house type portfolio illustrates the range and quality of new homes with traditional proportions, detailing, colours, textures and materials that draw on the positive and distinctive characteristics in the village. Particular attention is afforded to high quality facing (brick and/or render and/or mock tudor boarding) and roofing materials in addition to the provision of GRP chimneys reflecting the distinctive roofscapes of the village. Homes are designed tenure blind. In addition, all homes are provided with e-charging points.

3.15.2 The proposed buildings are designed to have traditional housing forms and details afforded by modern material choices. The result is a suite of house types that are homely, comfortable, refined and of their time.

3.15.3 Across these areas, a number of common features and qualities run throughout the house types giving the development a single character. This common language has been established through six simple design decisions:

1. A single primary facing material with variation in colour

A brick in two different colours is to be used as the primary facing material throughout, reflecting the varied materials and colours found elsewhere in the local area.

2. Carefully aligned and balanced composition

Primary elevations of all units feature balanced arrangements, with windows and doors carefully aligned with one another to create a refined composition.

3. Brick banding detail

All units feature a brick banding detail to the ground floor on public fronting facade, accentuating the entrance of the building, adding texture and interest and anchoring the ground

floor door and window openings into the facade. The brick will match the primary facing material providing subtle variation to the elevation.

4. Windows and cills

Windows will have brick cills. The introduction of dual fronted houses allows the turning of corners to be celebrated through active frontages - where dual aspect units have additional windows in the gable offering further visual interest and surveillance.

5. A composite front door (with flat roof canopy to the majority of units) announces the entrance and provides shelter without cluttering the primary elevation.

6. Material tones

A refined palette of materials, the majority in similar tones, with contrasting elements to help aid wayfinding and adding interest have been utilised throughout the scheme.

Simple, balanced and aligned fenestration

3.15.4 All houses feature carefully aligned and balanced arrangements of fenestration to create a distinct language across the scheme.

3.15.5 Primary elevations can be split into two groups – wide fronted and narrow fronted. Wide fronted units tend to have a double fronted arrangement, with the entry door positioned centrally and windows to either side creating symmetrical and asymmetrical arrangements. Narrow fronted elevations tend to consist of two vertically stacked and in line windows to principal rooms with the front door positioned to balance with the main windows. A secondary first floor window is often positioned above the door – vertically aligned to the door with the size of the window reflecting the use of the room.

3.15.6 Flank and secondary elevations feature fewer openings, but sufficient to provide surveillance of the public areas and allow light into the building.

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3.15.7 Where properties turn corners or 'front' in multiple directions careful attention has been paid to the composition of these elevations so as to extend the same look and feel of the primary elevation around the building.

3.15.8 Rear elevations tend to comprise good sized windows to match those on the primary elevation.

Garages

3.15.9 Garages have been designed to be subservient to the houses. All garages will have pitched roofs and will be constructed from the same brick used in the houses.

Materials

3.15.10 A refined palette of materials has been developed to help to create a clear identity for the scheme. Material choices have been inspired by those found in the local area and precedents. Material colours have been chosen to have tonal similarities to create a calm composition. Materials include;

- Brick as the primary facing material in a mixture of two tones red and red multi;
- Brick banding detail panels to entrances and corner

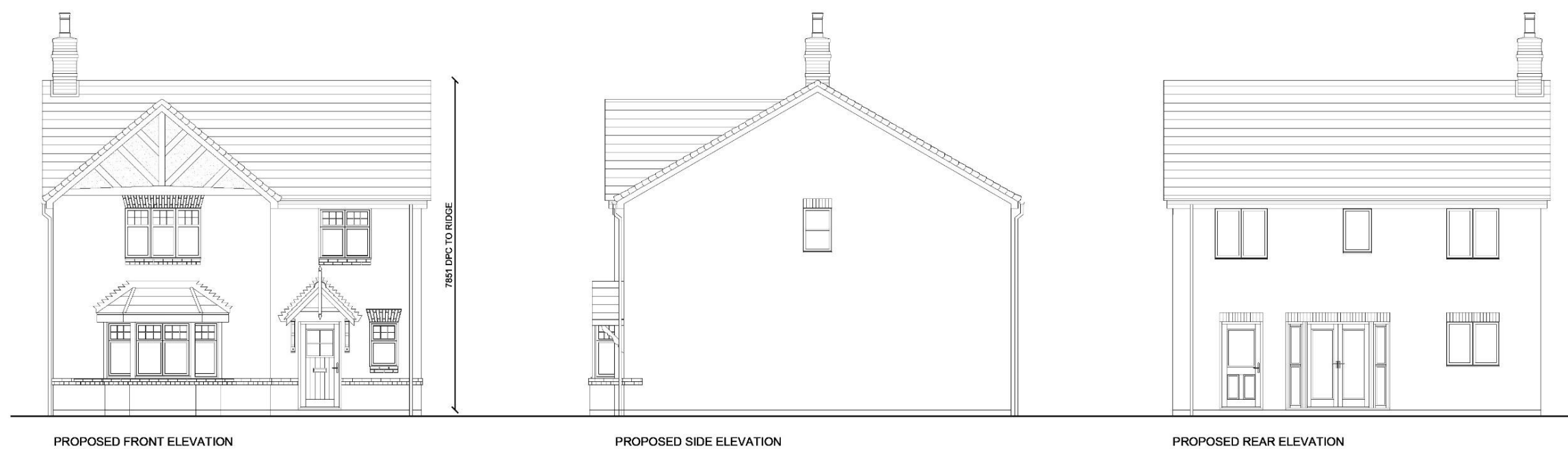
Returns

- Render and mock tudor boarding
- Slate grey, mixed russet and red roof tiles

3.16 Building design

3.16.1 Affordable and market homes have been designed as a single suite of house types with a number of common features and qualities giving the development a single character. The

same overall language will apply to each house ensuring affordable homes are tenure neutral and that each plot performs its designated function within the development. Each of the proposed dwellings will be of a traditional elevational design, whilst having a pleasing proportion which is realised by the size of the windows. Building projections will add diversity to house types located in close proximity to one another and puncture the building line. All proposed street scenes will look to compliment this existing character with proposed materials using colour, texture and detailing coupled with quality workmanship to ensure the elevations are enlivened but with a tactile finish. In line with the materials traditional detailing will create a high quality build that is both durable and robust and will be achievable with modern methods of construction.



Above: Top - 2 bed dwelling (Elford)
Below – 4 bed dwelling (Leamington)

4.0

Conclusion

4.0 Conclusion

4.1.1 This design compliance statement and planning statement describes the nature and extent of the Section 73 proposals, which a sole focus on varying the house types. The layout arrangement, including car-parking and boundary treatments remain the same as the approved drawings.

They demonstrate how, as the layout design and features remain as approved, that 55 high quality homes can be accommodated on the site, within a well-structured layout.

4.1.2 The Section 73 submission described in this design compliance statement and the other supporting information, will continue to deliver a scheme, that with the new house types, achieves the objectives of the National Design Guide - a high quality and enduring place to live.

Uses, homes and buildings

4.1.3 The scheme incorporates a new mix of tenure neutral house types which are comfortable, functional, accessible, efficient, light and airy and that positively address the streets and spaces.

Resources

4.1.4 Building design, form layout, orientation and construction – are as shown on the approved layout – and will help to reduce resource requirements and create long-lasting high-quality homes that are efficient and resilient. The layout, homes and landscape have been designed with adaptation and changing requirements in mind to give greater longevity.

Lifespan

4.1.5 The new house types are designed to be lived in and to grow with its residents, to give a focus for the new community through a shared ownership of open spaces provided. Buildings are to be constructed from high-quality, long-lasting materials, with features such as a fabric first approach and systems that minimise water wastage included, while interior layouts can be adapted and change over time.

4.1.6 Overall, the proposed development continues to represent a sensible proposition, accords with the approved scheme and is in an established and sustainable location. It will provide much needed new housing as well as many identifiable, tangible and long-lasting benefits for the local area.

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