

The Proposal 4.0

PROPOSED SITE LAYOUT

The proposed primary access to the development is located towards the southern boundary of the site, providing a direct connection from Kennel Lane. Plots 34 - 37 will be served directly off Kennel Lane in the north eastern corner, facilitated by a modification of the existing site access.

Residential properties are arranged along the site frontage, positioned behind existing and proposed landscaping, and are accessed by private driveways. Mature vegetation around the perimeter of the site has been retained, with root protection zones carefully respected to maintain the established landscape character.

The internal road extends northwards, incorporating a speed reducing bend around which the dwellings are arranged. Plot 42 is strategically positioned as a focal point at the head of the road, enhancing legibility a providing visual interest.

To the east, views open out across the balancing pond and public open space towards the open fields. Proposed footpaths create pedestrian connections through the development, linking to the public right of way beyond the eastern boundary.

Along the eastern edge, dwellings are orientated to face the public open space, taking advantage of long distant views of the countryside.

The proposed residential properties on the southern boundary have been orientated to respect the existing adjacent dwellings whose frontages face towards the site.

The proposed layout has been designed using characteristics seen within the locality as well as the wider context.

The proposals have been fully informed by the site assessment whilst understanding the constraints and opportunities detailed earlier in the document.

This has resulted in the site plan as presented which seeks to minimise adverse impact on the existing adjacent context whilst maximising social, economic and sustainable benefits.

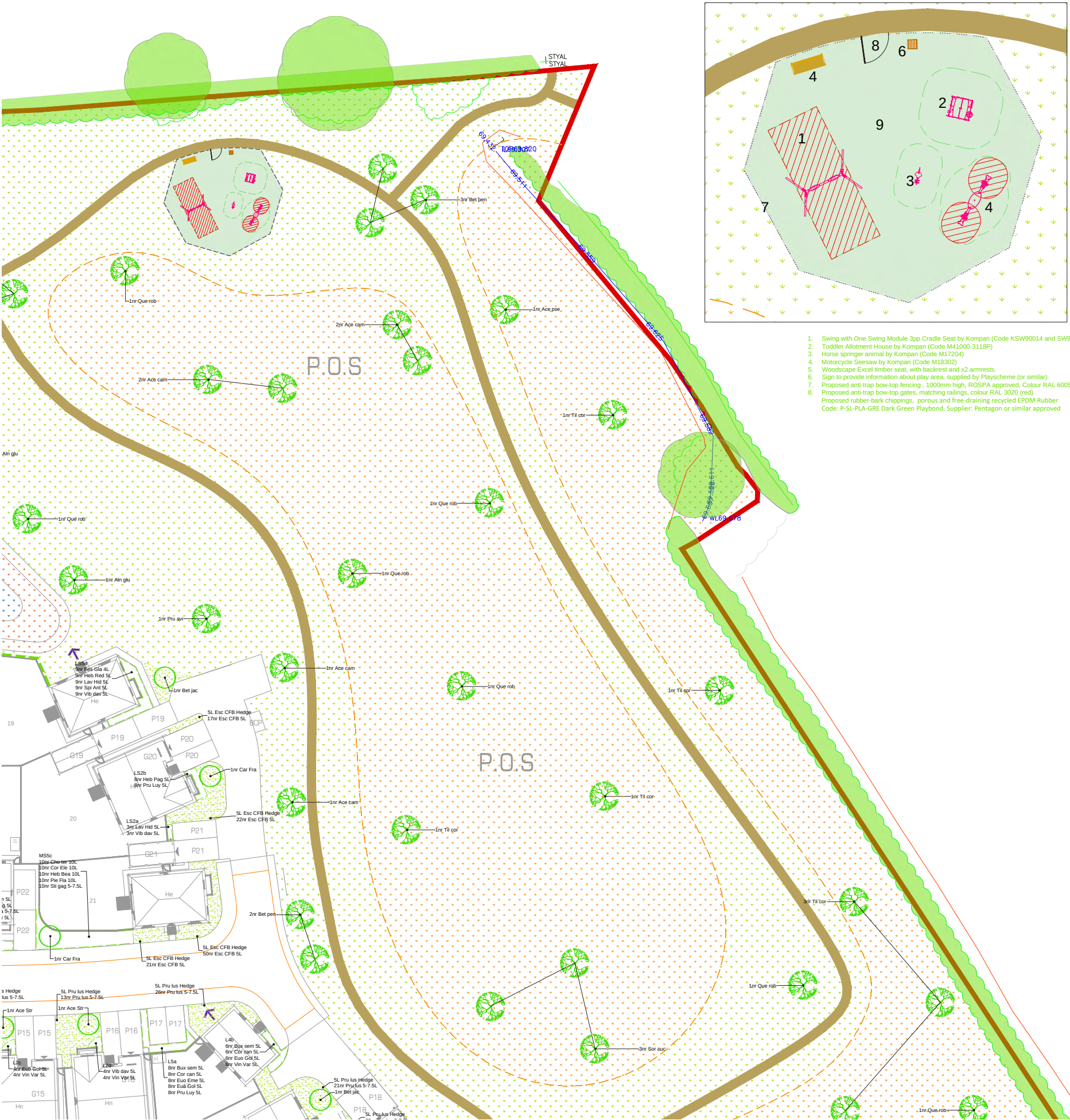


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LANDSCAPE

A detailed landscaping scheme has been prepared. Refer to Drawing C-2382-01 and 02 for full details.

-  Semi-mature tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
-  Extra heavy standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include single 1.6m timber stake, 600mm above ground, spacer and biodegradable tie.
-  Ornamental shrub planting, including 50mm depth no-fines bark mulch. Individual species to be planted in groups of no more than 7 plants.
-  Ornamental hedge planting, including 50mm depth no-fine bark mulch.
-  Native hedge planting. Plants to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Shelters to all plants. Species to be planted in random, single species groups of no more than 5 plants.
-  Areas to be turfed.
-  Areas of amenity grass seed mix or existing grassland, made good.
-  Areas of species-rich wetland grass seeding, such as Emorsgate Mix EG8, or similar and approved.
-  Areas of species-rich meadow grass seeding, such as Emorsgate Mix EM2, or similar and approved.



Extract from Drawing C-2382 - 02 showing the proposed Play Area.

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USE AND AMOUNT

The proposed development is for 50 No. new dwellings.

30 dwellings are open market and 20 are affordable, split between rented, shared ownership and first homes.

A mix of house types has been proposed to meet local demands.

All have their own private amenity space, allocated car parking spaces, and some of the larger homes have garages

Gross internal floor areas range from 622- 2024sqft.

Site Name: Kennel Lane, Atherstone				
SCHEDULE				
Open Market				
NAME	NO. OF BEDS	SQ FT	NO. OF PLOTS	TOTAL SQ FT
BROMPTON	2	757	1	757
BIRCH	3	880	1	880
CARDW	3	962	7	6734
COMBER	3	1009	6	6054
CHAPMAN	3	1009	2	2018
GARDNER	4	1327	1	1327
HEYWOOD	4	1425	3	4275
HARRISON	4	1689	3	5067
KIPLING	4	1732	4	6928
HEWBURY	5	2024	2	4048
OPEN MARK TOTAL			30	38088
Affordable				
Rented				
622	1	622	4	2488
761	2	761	4	3044
920	3	920	5	2760
Shared Ownership				
Brompton	2	761	1	761
761	2	761	1	761
920	3	920	1	920
1158	4	1158	1	1158
First Homes				
Brompton	2	761	1	761
920	3	920	4	3680
AFFORDABLE TOTAL			20	16333
TOTAL			50	54421
Net Area (Acres)	3.64	Net Developable (sqft/acre)		14950.8

LEGEND

1 Bed Dwelling

2 Bed Dwelling

3 Bed Dwelling

4 Bed Dwelling

5 Bed Dwelling



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ACCESS AND MOVEMENT

LEGEND

- Main Street
- Private Drive /Parking Court
- Vehicular Access
- Pedestrian Access



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ACCESS AND MOVEMENT

The layout has been designed to be well connected with streets are legible and structured, allowing for effective orientation and navigation.

The Main Street is 5.5m and 5.0m wide with 2m footpaths either side providing access to frontages linking into existing footpath routes.

Beyond that properties are served by a series of shared surfaced informal private drives, where vehicles, pedestrians and cyclists share the same space.

Carriageways have been designed to encourage low speeds.

Road width and turning heads are suitable for refuse vehicles and fire engines to enter and exit in forward gear.

Refuse bins are located in their respective rear gardens, with a bin collection point located to ease collection.

Dwelling frontages to the public domain will create a sense of enclosure, whilst offering surveillance and increased quality to the public realm.

Access to the principal entrance of each home will be a level approach and will be provided with a level threshold.

INCLUSIVE ACCESS

The detailed design of the proposed layout should enable residents to move around comfortably without encountering obstructions.

This is vital for pedestrians and cyclists and those less able to move around, such as the elderly and those with disabilities.

The majority of inclusive access principles will be applied and reinforced through building regulation compliance.

Inclusive access is:

- Inclusive - residents and general public are able to use safely and easily
- Responsive - factoring in peoples requirements
- Flexible - so that different people can use in different ways
- Convenient - everyone is able to use with ease and not too much separation
- Accommodating - for everyone, regardless of age, mobility, ethnicity or circumstances
- Welcoming - no disabling barriers that may include people
- Realistic - more than one solution to help balance everyones needs.

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STOREY HEIGHTS

LEGEND

SINGLE STOREY

TWO STOREY



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PARKING STRATEGY

LEGEND

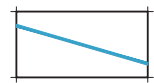
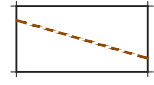
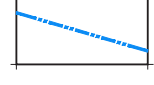
-  Allocated Parking
-  Garage Parking
-  Cycle Store
-  Cycle Store within garage



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ENCLOSURES/BOUNDARY TREATMENTS

LEGEND

-  INDICATES 1.8m HIGH SCREEN WALL
-  INDICATES 1.8m HIGH CLOSE BOARDED FENCE
-  INDICATES 450mm HIGH KNEE RAIL FENCE
-  EXISTING TREES AND HEDGES



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REFUSE STRATEGY

LEGEND

 BIN COLLECTION POINT



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