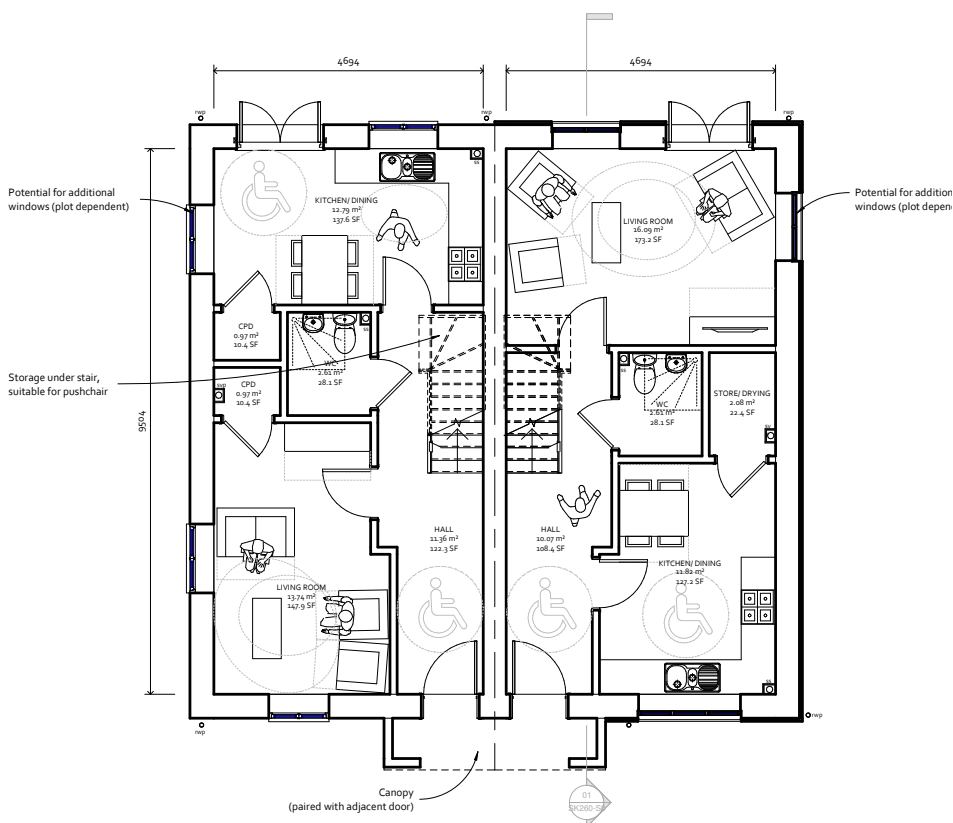


Plan Variation 01

Plan Variation 02



Plan Variation 01

Plan Variation 02



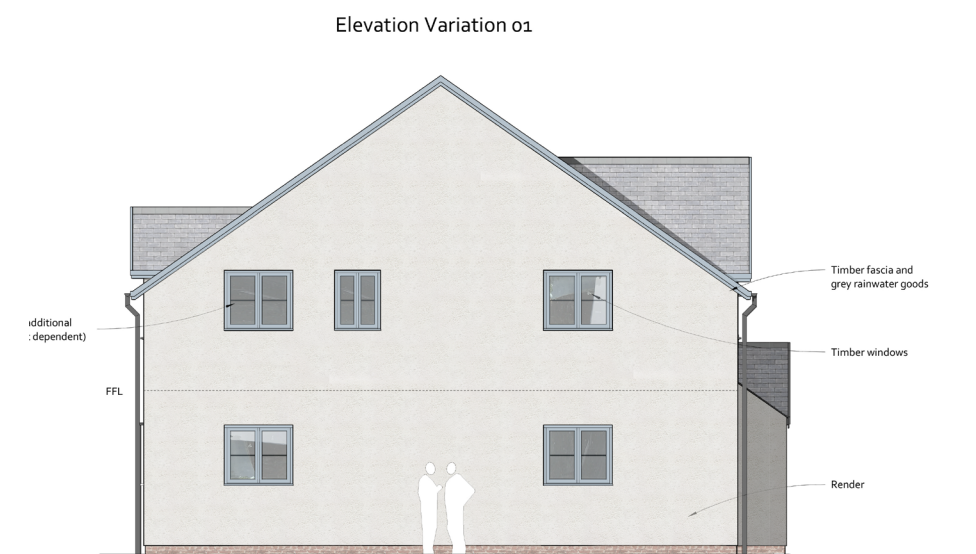
Front Elevation



Side Elevation A

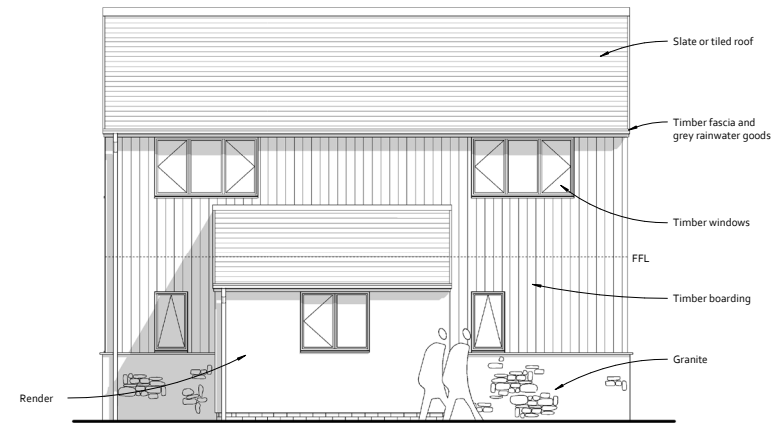
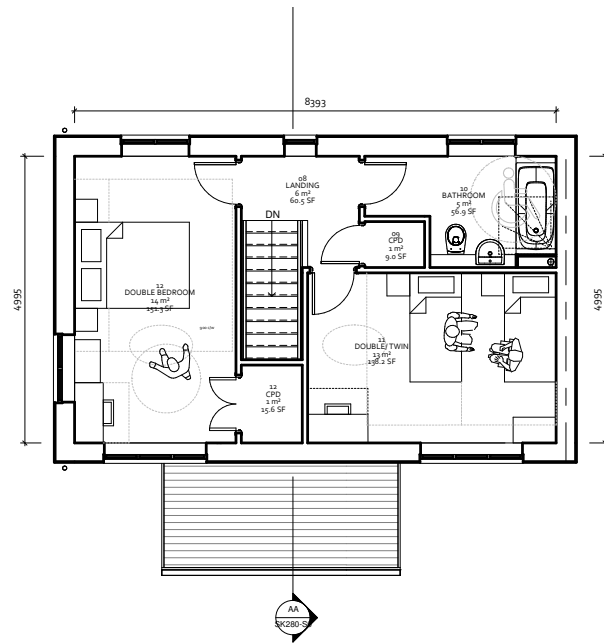


Rear Elevation

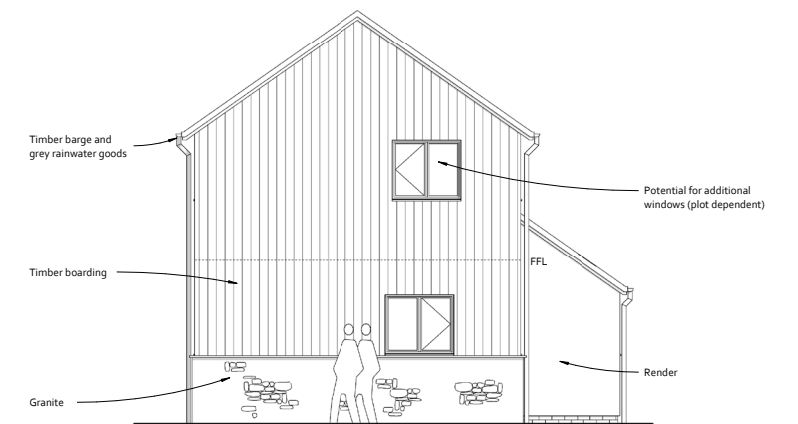


Side Elevation B

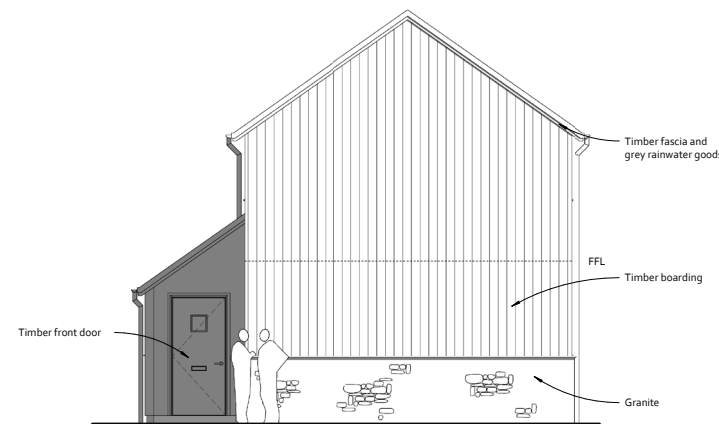
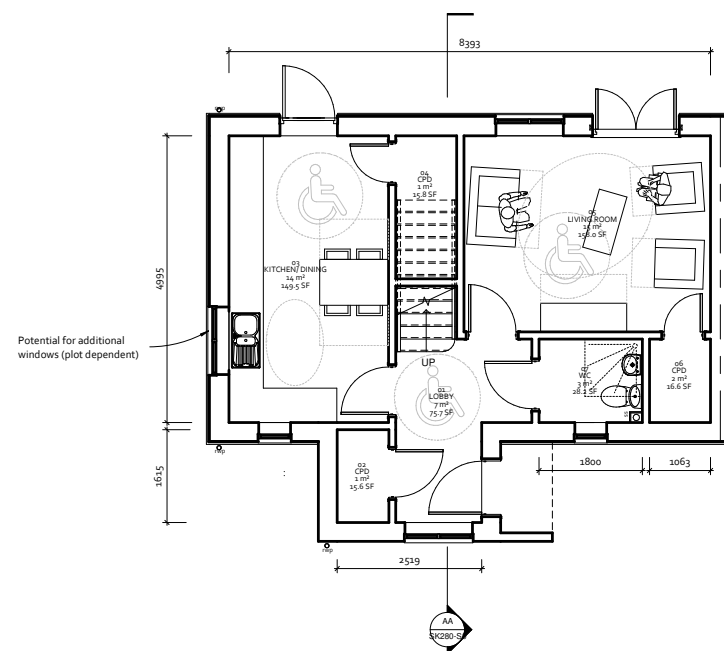
HOUSETYPE D: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling



Front Elevation



Side Elevation A



Side Elevation B



Rear Elevation

HOUSETYPE E: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling

## 4.7 PUBLIC CONSULTATION

A virtual pre planning public consultation was held between 30th November and 14th December. This consultation period gave the public the opportunity to comment on the current layout and illustrative housetypes.

Comments were recorded and used to inform the subsequent design development.



The layout used as part of the pre planning public consultation

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## 5.0 THE DESIGN PROPOSAL

### 5.1 INTRODUCTION

The design proposal is for the provision of 13 detached and semi detached self build plots. This section provides detail on the proposed use, mix, scale, layout and illustrative housetypes.

### 5.2 THE DESIGN CODE & PLOT PASSPORTS

The land at Ennor Farm has been allocated for the delivery of a high-quality locally distinctive development, built to sustainable standards using a palette of local materials.

Based on a strategy for self-build, the site plan and building plots have been determined through a consultation process to create a small sustainable development, which will be guided by design principles in the form of a Design Code and subsequently, plot passports.

The Design Code describes the rules and quality standards expected, which will guide each plot homebuilder on the intended character of the scheme including, but not limited to:

- The form & siting of the development – boundaries and set-backs
- Building heights, scale, massing & building relationships
- Building materials & options for different configurations
- Colour palette options
- Roofs, doors & windows.
- Bin storage / recycling
- Car parking

Plot Passports will provide a summary of the design parameters for individual plot, capturing all relevant information, including any planning & design constraints.

To inform the Design Code, a series of sketch studies have been produced, exploring options for materials and colour compositions. These are based upon the current site layout and unit types. The aim at this stage is to explore the relationship between the dwellings and consider ways of creating local distinctiveness whilst providing opportunities for individual choice utilising slate roofs, granite / stone walling, cladding systems, painted render finishes & boundary enclosures.

Please refer to separate Design Code which will follow this application.

### 5.3 USE

The proposal is for 13 self build plots, a communal orchard, communal allotments and associated landscaping.

### 5.4 AMOUNT & MIX

The proposal is for 13 self build plots, including 09 detached plots and 04 semi detached plots. The plots will accommodate 2-4 bed housetypes.

### 5.5 SITE LAYOUT

The site layout has been carefully considered by the design team and informed by four key factors, namely, the brief, site constraints, site opportunities, and consultation with the local community.

The Council's brief was to provide a layout for 13 serviced, detached and semi-detached self-build plots, alongside an informal communal car park, a community orchard, community allotments and a wildlife pond.

Although the site can be characterised as greenfield it is not without constraints that have directly informed the layout. One such constraint is created by high ground water levels at the site's lowest point in the north west corner. Although this essentially creates a large no build zone, it also provides an opportunity to develop this part of the site to provide key ancillary spaces such as the informal car park, community orchard, community allotments and wildlife pond described in the Council's vision for the site.

On the 5th February 2020 a public consultation was held on St. Mary's in the form of a 'Self Build Session'. During this session an initial proving layout (by others) was tabled and members of the public were encouraged to put forward their views on the layout and what they would like to see on the site.

The general consensus was that a more outward looking scheme was preferred, adopting a perimeter block approach with secondary parking and amenity spaces. This perimeter block approach ensures that all communal and open spaces are naturally surveyed by the houses, whilst maintaining an efficient use of space in order to maximise the amount of communal space.

### 5.6 SCALE

Each plot is to be no more than two storeys in height and will be designed in accordance with the parameters set out within its unique 'Plot Passport'.







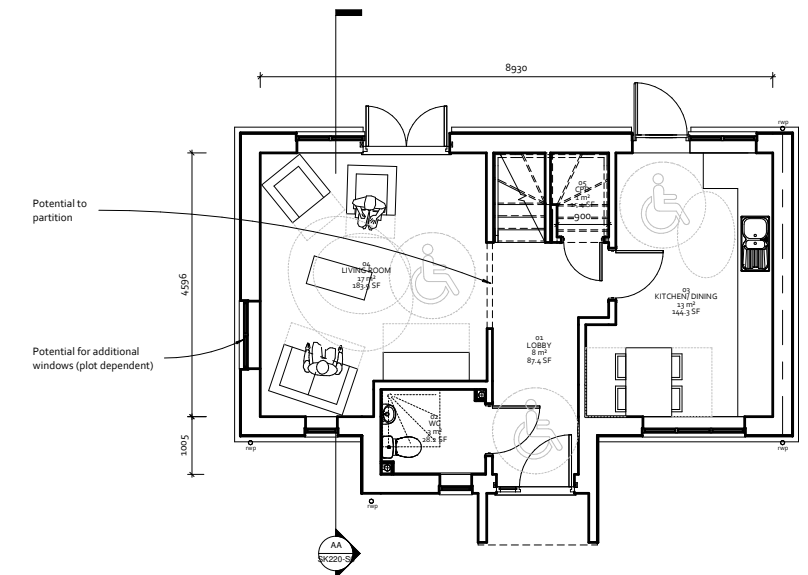
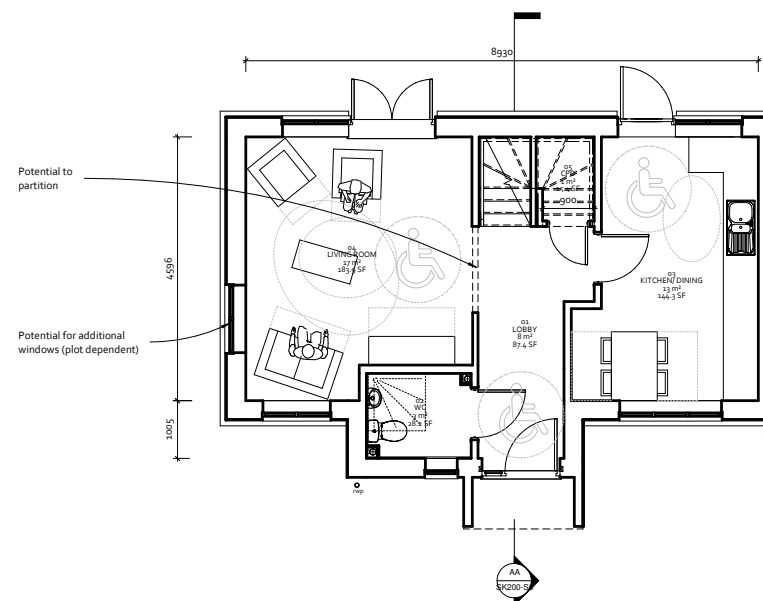
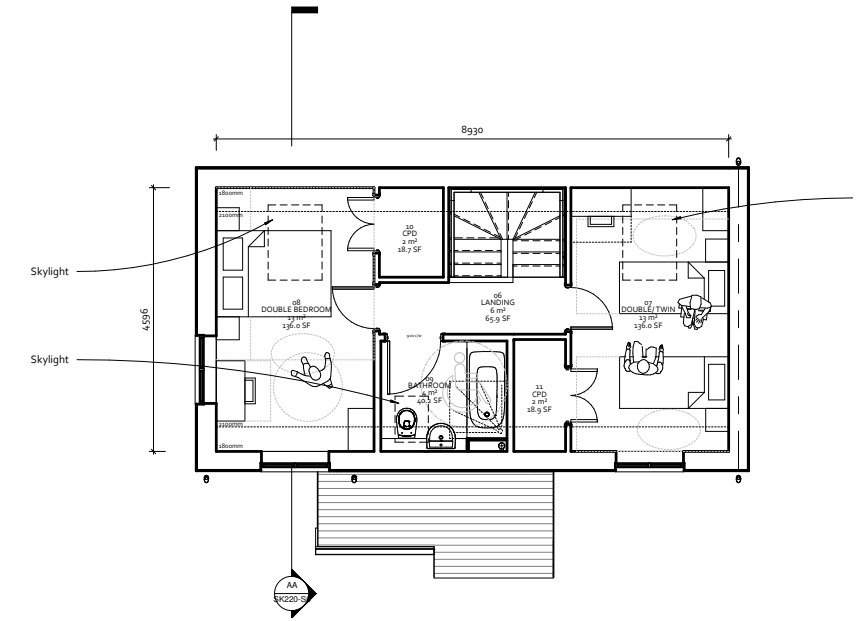
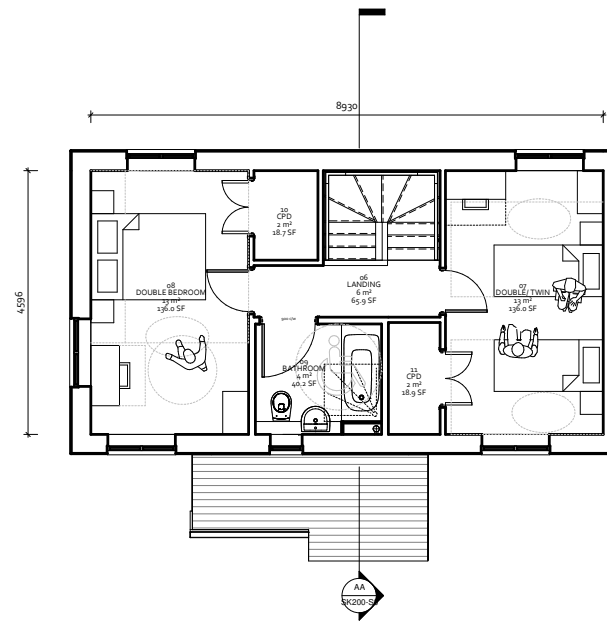
## 5.7 ILLUSTRATIVE HOUSE TYPES

In order to assist with the creation of the design code, and show prospective self-builders what could be achieved, several illustrative house types have been developed.

The house types seek to explore how different layouts can be achieved. Flexibility within the plan is ultimately dictated by key design decisions such as the location of the staircase, the desired number of bedrooms, whether the kitchen is located at the front or back of the property and how 'open plan' the self-builder wishes their home to be.

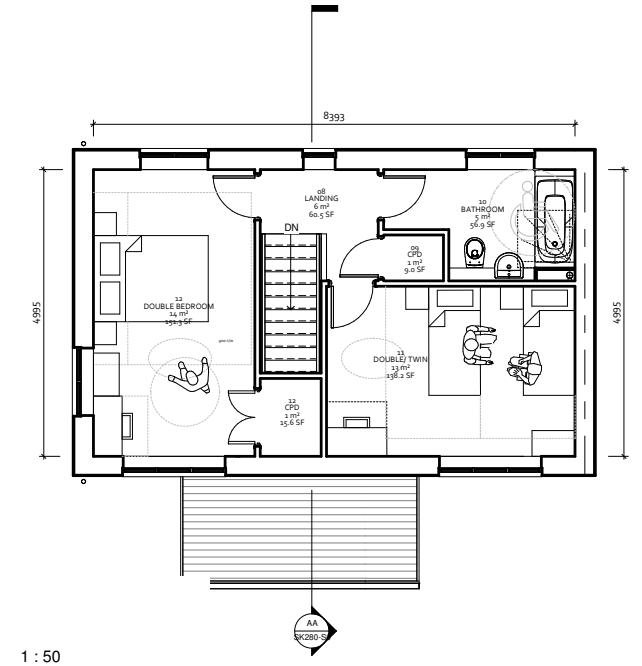
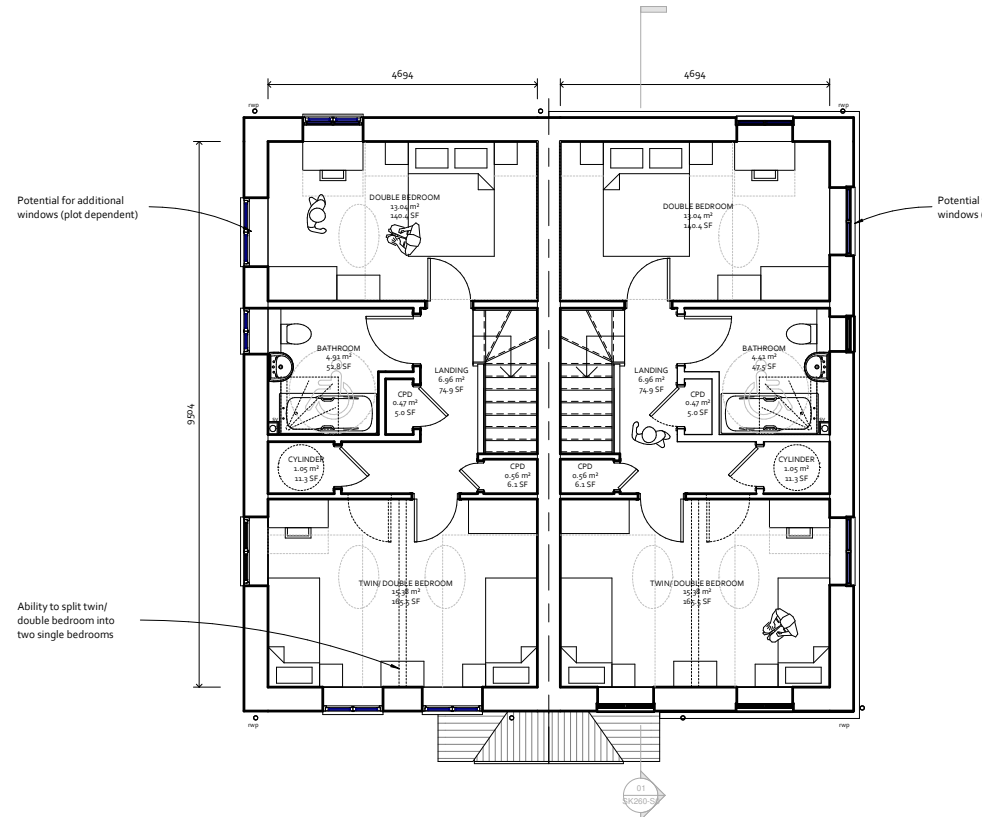
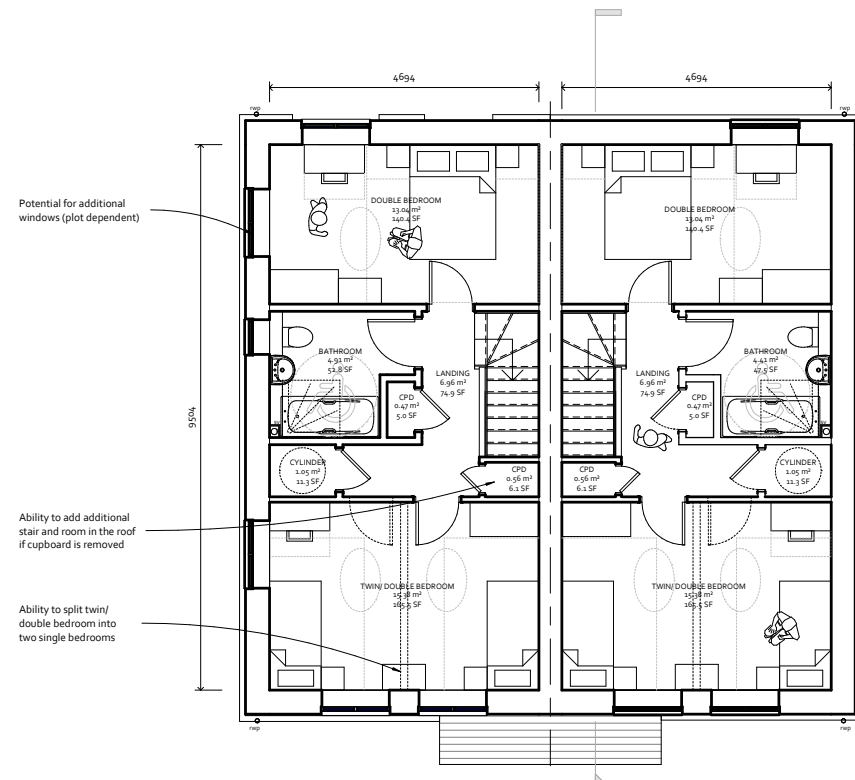
Adaptability can be designed into a home by ensuring that there is flexibility for a home to change over the course of a homeowner's lifetime. For example, illustrative house types C & D demonstrate that a twin or double bedroom can be easily sub-divided in order to create two single bedrooms, changing the house from a two-bedroom to a three-bedroom property.

Each of the illustrative house types have been designed to the Nationally Described Space Standards (see below table) and Approved Document M4 Category 2. This means that they have been designed to be 'accessible and adaptable' in order to 'meet the needs of occupants with differing needs' and 'to allow adaptation of the dwelling to meet changing needs of occupants over time.' This is achieved by providing elements such as larger ground floor WCs that can be easily adapted into an accessible shower, and improved space standards across the whole house.



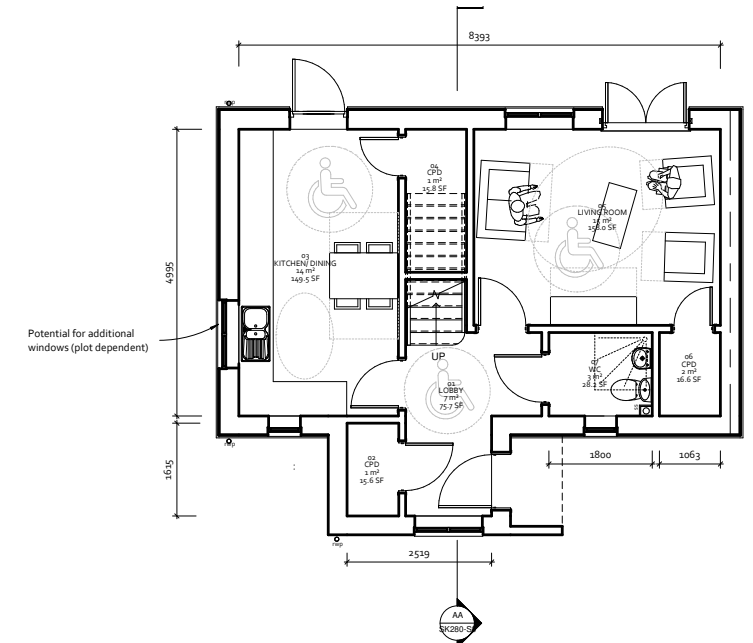
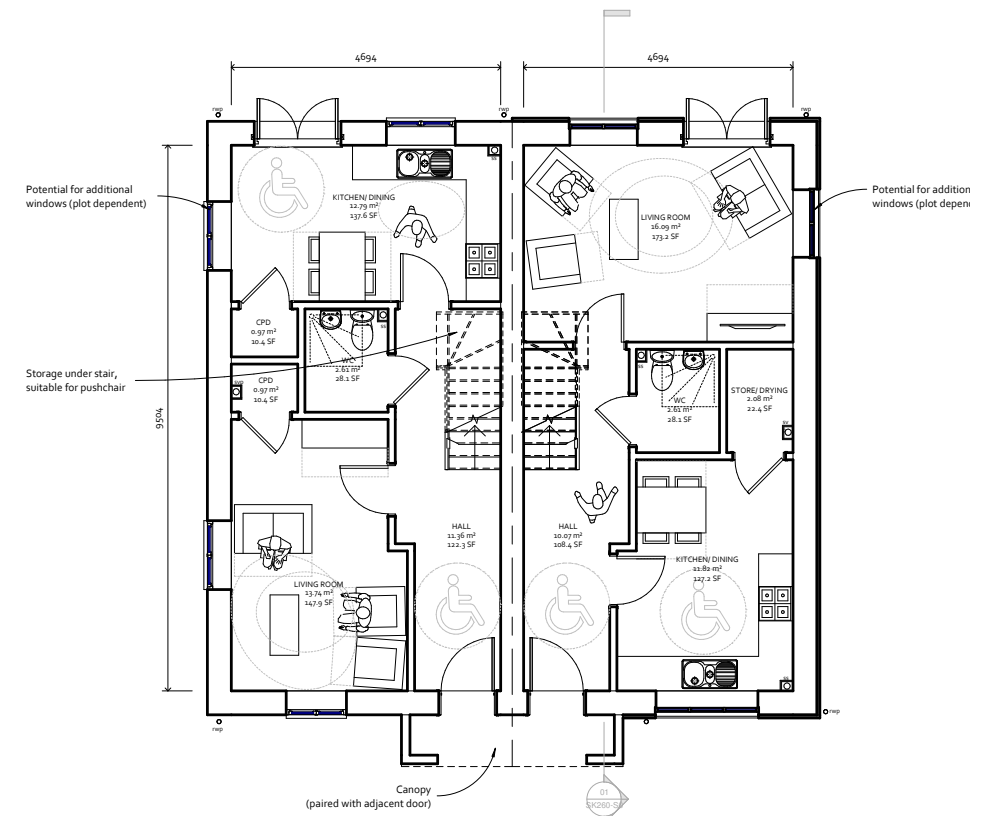
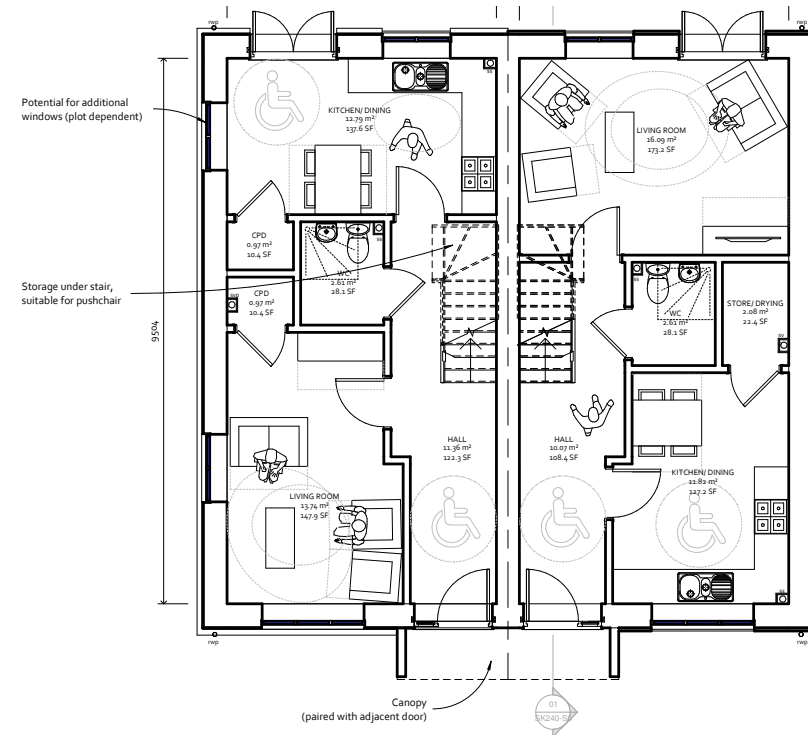
HOUSETYPE A: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling

HOUSETYPE B: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling



Plan Variation 01

Plan Variation 02



HOUSETYPE C: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling

HOUSETYPE D: 2 Bed 4 Person Part M4(2) Semi Detached Dwelling

HOUSETYPE E: 2 Bed 4 Person Part M4(2) Detached or Semi Detached Dwelling





EAST ELEVATION 1



WEST ELEVATION 2

Illustrative elevations - Image credit ALA Architects



### EAST ELEVATION 3

boundary walls omitted for clarity



### WEST ELEVATION 4

showing stone wall boundary features with gates & planting

Illustrative elevations - Image credit ALA Architects