

5.8 KEY PLOT PARAMETERS

In order to ensure that an appropriate, coherent and contextual response to each self built home is achieved, each plot will come with its own unique 'Plot Passport' that will set out the development parameters available to each self builder on their chosen plot.

The Plot Passport will include parameters relating to detailed design, the buildings footprint, scale and massing.

5.9 SUSTAINABILITY

Self builders are encouraged to adopt a sustainable approach to all design proposals. Sustainable self build design principles that are to be encouraged should include but not be limited to the following:

Fabric First Approach

Self builders are encouraged to make the performance of the building's fabric (walls, roof, floors, windows and doors) is maximised, ensuring as little energy as possible is required to heat and cool the house, and avoiding the need for mechanical or electrical systems.

Rainwater and Greywater Harvesting

Self builders are encouraged to utilise rainwater and greywater harvesting.

Greywater can be recycled from washing machines, sinks, baths and showers and reused in other household scenarios such as flushing toilets and watering plants.

Rainwater harvesting relates to the collection and storage of rain. In its simplest form these can be achieved by storing runoff from rooftops in rainwater butts, but larger storage tanks and systems can also be installed. Rainwater has a number of uses including the flushing of toilets and watering plants.

Solar Panels

Appropriately considered integrated solar panels will encouraged.

Orchards/ Allotments

The proposed development is to include a community orchard and allotment beds. All self builders will be encouraged to make use of these facilities, growing and harvesting their own food.

Upon submission of their own plot specific reserved matters planning applications, prospective self builders are expected provide the full details as to how they intend to make the dwelling sustainable in terms of water and energy consumption.

5.10 DESIGNING OUT CRIME

The design proposal has been considered in accordance with Secured by Design guidance, adopting a perimeter block approach to the layout that ensures all public spaces are naturally surveyed by the plots.

Natural surveillance will be further reinforced by controlling principle elevations and window placement within each plots 'Plot Passport.'



6.0 ACCESS

6.1 GENERAL SITE ACCESSIBILITY

Two points of access into the site are proposed, both of which will adopt a 'home zone' approach that will connect to Old Town Road to the east.

6.2 PEDESTRIANS

Pedestrian access into the site will be made via two home zones that will connect to Old Town Road. Additional landscaped paths to the east and west.

6.3 BICYCLES

All plots are to be provided with secure back gardens that can be accessed externally, providing the potential to securely store bicycles within back gardens. Access to the site can be made from the two home zones into the site and landscaped paths to the east and west.

6.4 VEHICLES & PARKING

The site includes the provision of 15 proposed parking spaces. It is proposed that 10 of these spaces will be provided within an informal communal car park that can be accessed via a home zone into the site and a landscaped pedestrian path that runs along the site's western edge.

The communal car park will be naturally surveyed by plots 01, 12 & 13, and partially screened to the west by the community orchard, landscaped space and allotments.

6.5 REFUSE & RECYCLING

All plots are to be provided with front gardens and secure back gardens, thus providing space to securely store refuse and recycling containers off street.

Each plot will be subject to reserved matters planning approval and will be provided with its own unique 'Plot Passport' which will provide further detail on refuse storage.

Refuse vehicle access can be made via the two home zones into the site.



The proposed site layout.

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