# LM



# **2203** Variation of Condition 2 at Cleave Wood, Mines Road, Bideford Vanmark Developments

Supporting Statement

# Revisions

**Revision History** 

Revised By

# LM

Checked By

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# 1.0 Introduction

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Figure 1.01 - Site Location (Macro)



## 1.01 Purpose of Report

Wood, East the Water, Bideford.

Its purpose is to provide context on the plethora of applications made prior, the works to-date and the reasoning for our wish alter the drawings once again. Given the complexity of the planning history, time has been spent assessing what drawings, reports and other documents form the approval, and a conversation with Laura Davis (Case Officer at TDC and someone who has been involved with this application almost from the start) has corroborated our understanding of the site and its planning situation.

The report will initially provide some further context on the current site i.e. what has been undertaken to date and how the site currently looks, and then go on to explore the planning history, what we understand form the 'approved drawings', what condition we wish to vary and why.

Furthermore, it will address details commonly addressed with the Design & Access Statement, such as: • Orientation & Positioning • Use & Amount • Scale, Height & Massing • External Appearance, Overlooking & Privacy

- Materiality
- Amenity
- Sustainability
- Site Access & Parking
- Drainage
- Landscaping

It is hoped that the in-depth commentary on why decisions have been made will ensure the reader understands the rationale behind such decisions and can acknowledge the benefit when comparing the existing vs proposed scheme.

Figure 1.02 - Site Location (Micro)

This report has been prepared by LM Architecture Studio to accompany the Variation of Condition application at Cleave



Figure 1.03 - Aerial Photograph of un-built extent of site in context

#### Project Background, Brief & Need

The site is situated on a former paint mine, having formerly also been a scrap yard at a later date. An application was approved for 11 dwellings on the site in 1989 under application ref: 1/0707/1989 which was renewed in 1992. In 2003, another application was submitted given the extant permission present, but was refused. In 2004, an outline application was permitted, but it was not until 2008 where a full application came forward and was approved for the erection of 12 new dwelling with parking (ref: 1/0327/2008/FUL) which is the starting point and forms the basis of this current application and subsequent development.

In 2012, the above application was successfully extended under 1/0233/2012/EXTM enabling a further 3 years to make a meaningful start, which saw the erection of 3 of the 12 dwellings.

The site has had a chequered past, with a number of different agents involved and has ultimately led to a site which was in need of a fresh approach. The site, therefore, was acquired from the previous owner by Vanmark Developments who have no association with the prior developers. Vanmark have since spent a significant amount of time addressing the outstanding issues associated with the site and understanding the complex web of information to end up at this point.

LM Architecture Studio have been involved from the outset (as part of the new site ownership) to aid in assessing the current site and it's history, as well as undertaking revised designs for the remaining dwellings which feel more appropriate within the rural context and have enhanced sustainability credentials.

The current scheme originally played on the rugged/dramatic nature of the site, and it's former mining history. It was stated in the Design & Access Statement that "the houses are designed to be exciting as opposed to mundane, to reflect the unusual nature of the site. The appearance and form of each of the house types reflect typical coal mining archetypes and structures. Pitched roofs, exposed frames and raking buttresses all contribute to an aesthetic born from its use, locality and topographical location."

We agree that the houses should be exciting and the argument

for contemporary homes has been established. With that said, the site does not really portray the brutalist appearance of the former mine, and the landscaping (that associated with the 3 dwellings already built) is more akin to it's rural surroundings (rolling hills, clusters of trees and slow moving streams meandering through the valley.

As a result, we seek to retain the contemporary aesthetic, while softening the properties in order to sit more comfortably in their setting. Currently, the approved dwellings are industrial and harsh. Our aim and intension is to realise homes with a greater emphasis on varying volumes in order to reduce the mass and scale of each unit, the use of natural materials with neutral tones to soften the buildings as they sit against the hillside and properties which are more sustainable, through the use of both renewables but also through their building technique.

desires.

The levels are also suggested to alter to align with the current topography. An updated topographical survey confirmed that the levels are not quite suited to the FFL's proposed as part of the original application. This is of benefit as the overall height of each building is considerably lower, leading to less visual impact from wider distance views.

The use of large portal steel frames as part of the approved scheme is unsustainable (and expensive) in this current climate, and while we intend on using ICF (the concrete has a high embodied energy), the benefits out weight those associated with the steel. The structure retains heat through thermal mass during the summer, and insulates it well during the winter, with a high air tightness rating in order to prevent heat loss. This will be built upon in Section 5.02, however by now it should be clear of our intensions and why we seek to make these changes.

Additionally, tastes have changed over the past 14 years since the original designs were approved, and what is proposed instead are homes aligned with the current market and their

## 1.03 Site Description & Photographs

The application site is situated at the head of a wooded valley running southwards from Old Barnstaple Road. It occupies an approximate area of 2.66ha with a small amount of additional land in ownership but not forming the application site.

The site is horizontal in shape and has a number of levels stepping down the land from south to north. A watercourse travelling from the east has been culverted beneath the lower part of the site and is discharged further west where it continues to run via a number of tributaries to the River Torridge.

The 2008 approved site plan sees a layout whereby the site is split into lower and higher plateaus, therefore there is a significant change in level enabling the houses to be somewhat built into the land.

The site is very different from it's pre-2008 characteristics, now more akin with the approved site plan (02-E). Upon entering the site, Plot 01 is located to the north of the road, with it's foundations and footings in place, with Plot 2 on the opposite side of the road further east. At this point, the road forks providing vehicular access to the upper site where unbuilt 3 dwellings are proposed (plots 10, 11 & 12). Continuing down the lower road, 2 further houses have been built (plots 3 &4), where the site is then split by a fence denoting the change from residential development to remaining building site.

The land has recently been cleared of all overgrown scrub caused as a result of neglect, which has realised quite a stark landscape, however from our proposals, it is clear that the remaining extent of the site will be transformed into a pleasant, well landscaped development.



Figure 1.04 - Location Plan

The starting point of this application has been Western Design's drawing 02-E which has dictated much of the sites' characteristics, and we only seek to alter the house types (and their height/positioning), the access to Plot 9, and enhance the site through improved landscaping to create a more attractive and vibrant space for the residents and wildlife alike.



Figure 1.08 - Entrance gates to development off Mines Road from turning head

Figure 1.09 - Photo of Plot 02 (right) facing east towards Plot 03 & 04





Figure 1.10 - Plot 03 & 04 from the neighbouring field



Figure 1.14 - Facing north east over culverted land

Figure 1.15 - Facing west on from the upper plateau towards Plot 10

Figure 1.16 - Facing east on from the upper plateau towards Plots 11 & 12



# 2.0 Planning

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### Planning History & Context

As touched upon within the introduction, the site has an extensive planning history which isn't the easiest to navigate. The 2008 approval (1/0327/2008/FUL) is that which has the S106 associated with it, and while a later application in 2016 (1/0534/2016/FULM) sought the variation of condition 2, the S106 was never signed, therefore the approved drawings are those associated with 1/0327/2008/FUL and 1/0608/2015/ FUL (Variation to Condition 12 & 13 of Planning Permission 1/0233/2012/EXTM). Below are the drawings/reports that we believe to form the current approved application, including those associated with the original application and later information submitted in order to discharge the conditions associated with 1/0233/2012/EXTM.

#### General

- Drawing 02 (REV E) SIte Block Plan Western Design Architects (1/0327/2008/FUL)
- Design\_Access Statement Western Design Architects
- Drawing 04 (REV A) House Type A Western Design Architects (1/0224/2018/DIS)
- Drawing 05 (REV A) House Type B Western Design Architects (1/0224/2018/DIS)
- Drawing 06 (REV A) House Type C Western Design Architects (1/0224/2018/DIS)
- Drawing 72 (REV B) Proposed Site Plan & Outbuilding Plans - Western Design Architects (1/0533/2016/FUL)
- Drawing 14 (REV A) Revised Site Location Plan Western Design Architects (1/0327/2008/FUL)
- Section 106 Agreement (1/0327/2008/FUL)
- Drawing 210 Site Compound Location Western Design Architects (1/0224/2018/DIS)
- Drawing 203 Site Sections Western Design Architects • (1/0608/2015/FUL)
- Drawing 07 (REV A) Proposed Plot Sections Western Design Architects (1/0608/2015/FUL)
- Drawing 08 (REV B) Proposed Plot Sections Western Design Architects (1/0608/2015/FUL)

#### Highways

- Drawing no. 300 S38/S278 adopted turning head. Proposed Layout & Sections - Cadworks South West
- Drawing no. 310 Highways Construction Details -Cadworks South West (1/0533/2016/FUL)

### Landscaping

### Ecology

- FUL)
- FUL)

### Drainage

- (1/0224/2018/DIS)

### Site Investigation

- (1/0224/2018/DIS)

• Drawing 207 - Carriageway Section - Western Design Architects (1/0224/2018/DIS) • Drawing 204 - Highways Layout 1 - Western Design Architects (1/0224/2018/DIS) Drawing 205 - Highways Layout 2 - Western Design Architects (1/0224/2018/DIS) • Drawing 206 - Highways Layout 3 - Western Design Architects (1/0224/2018/DIS) Drawing 211 - Service Strip Location - Western Design Architects (1/0224/2018/DIS) Drawing 001 - Limit of Highway Remedition Works -Cadworks Southwest (1/0103/2020/DIS) Drawing 10359-P-EW-100 - Proposed Road Levels - Barron & Partners (1/0224/2018/DIS) • Proposed Planing Plan drawing 190516BB01 - St John's Garden Centre (1/0647/2019/DIS) • Extended Phase 1 Habitat Survey - SLR - (1/0327/2008/ • Badger Survey & Mitigation - SLR (1/0224/2018/DIS) Greater Horseshoe Bat Survey and Mitigation - SLR -Extended Phase 1 Habitat Survey - SLR - (1/0327/2008/ • Drawing 31839-03 Detention Pond - Such Salinger Peters • Drawing 31839-01 (REV C) Drainage System General Arrangement - Such Salinger Peters (1/0224/2018/DIS) • SLR ref: 402-1854-00001 - Preliminary & Generic Land Quality Assessment - SLR - (1/0327/2008/FUL)

• Report no. 2493/2 - Insitu Investigations in Relation to Old Mine Workings (1/0327/2008/FUL) • SLR ref: 416.01854.00004 - Phase 1 & 2 Contamination Assessment/Coal Mining Risk Assessment - SLR -



Figure 2.01 - Approved Site Plan as part of (1/0327/2008/FUL) - 02 E

### 2.02 **Current Planning Approval**

Following directly on from the previous section, here we explore the current approval in more depth to illustrate the 'existing' ahead of the 'proposed'.

The current site plan has been organised to avoid the paint seams as highlighted by Fredderick Sherrell Ltd as part of the site investigation report which determined the location of the seams, and provided an assessment of the site based on High, Medium and Low risk areas which has heavily influenced the site layout.

The plan depicts a linear layout of houses accessed off a lower and higher road. The dwellings have been orientated to the north to maximise the far reaching rural views, with openings to the south in order to take advantage of solar gain.

The north (lower section) of the site has been left undeveloped given the presence of the culvert, combined with the fact that the dwellings need to be positioned on the upper slopes to avoid the risks associated with potential catastrophic failure of Gammaton Reservoir upstream from the site. Hence also the presence of the floor defence wall which is located to the east of the site.

There was an application in 2016 (1/0534/2016/FULM) submitted by RGP Architects proposing a Variation of Condition 2 to alter some of the house types, including Plot 01 which was suggested to no longer be embedded into the hillside as per the original site sections. Additionally, the access to Plot 09 was relocated to the lower road (aligned with our proposal). It was noted that "due to the weathered topography of the site, the plot locations have been slightly revised since the original approval was granted, and house types have been altered in some locations". This includes finished floor levels.

This application was deemed acceptable given a Section 106 agreement was drafted, but never signed. As a result, we feel many of the changes that were considered acceptable in 2016 share similarities with the application in guestion and are therefore still acceptable.

### National Planning Policy Framework

Section 7 of the NPPF states that:

"[developments should] respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation".

The policy goes on to state:

"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."

The framework not only applies to design, but also places emphasis on sustainability.

Section 2 of the NPPF, Achieving Sustainable Development

"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."

"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development"

#### "Plans and decisions should apply a presumption in favour of sustainable development."

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. **Conversely, where the** design of a development accords with clear expectations in plan policies, design should not be used by the decision-

#### maker as a valid reason to object to development."

"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

developments:

development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

"Planning policies and decisions should ensure that

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the

### Local Planning Policy

The adopted North Devon and Torridge Local Plan (2018) recognises the need to develop good design, high guality and sustainable attributes in the development of new dwellings. This is covered in Policies ST01, ST02, ST04 & DM04 set out below.

#### Policy ST01: Principles of Sustainable Development

"When considering development proposals the Councils will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Councils will always work pro actively with applicants and local communities to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."

"The purpose of the planning system is to contribute to the achievement of sustainable development."

ST02: Mitigating Climate Change also displays key points within the NDTLP which support the proposal, notably:

"(a) reducing greenhouse gas emissions by locating development appropriately and achieving high standards of design.

(b) conserving and enhancing the natural, built and historic environment through the prudent use of key resources including land, buildings and energy, whilst protecting and enhancing the area's biodiversity, geodiversity, landscape, coastline, air, water, archaeology and culture.

(d) promoting opportunities for renewable and low-carbon energy generation whilst conserving and enhancing the natural and built environment.

(e) redeveloping previously developed land and reducing, reusing and recycling resources, including construction materials, providing for more efficient use of facilities and enhanced opportunities for recycling."

### Policy ST04: Improving the Quality of Development

This policy requires that *"development will achieved high quality"* inclusive and sustainable design to support the creation of successful, vibrant places. Design will be based on a clear process that analyses and responds to the characteristics of the site, its wider context and the surrounding area"

### Policy DM04: Design Principles

(a) are appropriate and sympathetic to setting in terms of scale, density, massing, height, layout appearance, fenestration, materials and relationship to buildings and landscape features in the local neighbourhood;

(b) reinforce the key characteristics and special qualities of the area in which the development is proposed."

As a studio, this underpins our ethos, in that "each and every design is result of, and a response to its context and setting, and attempts are made to study local and wider vernacular in order to design in such a way that it hints at nearby characteristic without stifling design ambition, progression and

Good design seeks to guide overall scale, density, massing, height, landscape, layout, materials, access and appearance of new development. It seeks not just to manage land use but support the creation of successful places and respond to the challenges of climate change. Development proposals need to have regard to the following design principles:

- 3.01 Orientation & 3.02 Use & Amount
- 3.03 Building Layor
- 3.04 Height, Scale
- 3.05 External Appe
- 3.06 Materiality 3.07 Overlooking &
- 3.08 Amenity

# LM

# **Design Statement**

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Figure 3.01 - Proposed 3D Visualisation



## 3.01 Orientation & Positioning

As illustrated, the remaining properties yet to be built out have been orientated in the same way as those currently approved, with glazing facing predominantly north to capture the view.

reduced glazed areas.



Figure 3.02 - Proposed Site Plan



With that said, a less emphasis has been placed on benefit from solar gain to the south and instead more emphasis has been placed on privacy to the south. This removes the need for solar shading, and will prevent overheating as a result of the

The positions of each unit have been suggested to change marginally, though the general location and plot boundaries remain much the same. This is the result of the 'weathered site' as per application 1/0534/2016/FULM, and also the revised footprint shapes. It can be seen that attempts to adhere to existing positioning would clash with the lower road and is therefore not practicable. These minor variations are felt, therefore, to have no impact on the application and/or





Figure 3.03 - Proposed vs Approved Footprint



### 3.02 Use & Amount

The uses are still to remain as residential properties, however as a result of the revised designs, the footprints and floor areas have altered. 3 dwellings have been erected, with 9 outstanding. These are the units in which the application relates to.

The dwellings on the lower part of the site (Plot 04, 05, 06 & 07 - 09 has not been included as this is in separate ownership with no changes as part of this application) have a median footprint of 151m2. House Type A also has a footprint of 151m2, representing an equal overall size (in 2D terms). It should be noted that the cantilevered terraces above have not been included, and these add more floor area and mass when compared to the revised plans.

Currently the plots noted above have footprints of approx 154m2, whereas the revised house type proposed has an increased floor area of 164m2. Again, if the two balconies above were included, this would add a further 17m2 onto the 154m2, equating to a greater area, mass and scale. Assessing the existing vs proposed on footprint is therefore felt not to be the most accurate or representative method of comparing the schemes, however it is heltful to understand there is not a significant disparity between the two.

5m2.

Instead of focusing on footprint/floor area, efforts have been made to reduce the sizes of the buildings through pushing and pulling volumes over different floors, as well as reducing the ridge heights in order to demonstrate an improvement not only in appearance, but also visual impact and scale. This will be built upon in the following section.

Plots 10, 11 & 12 have a different house type suggested, both on the original approved drawings, and as part of this variation.

Plot 01 has a marginal reduction in overall floor area of approx.

### 3.03 **Building Layouts**

Given Plot 01 already has its footings in place, there has been less flexibility in how much we could alter this unit, however we still wanted to ensure it's appearance was aligned with the remaining extent of the development to hint at what's beyond and tie the scheme together somewhat holistically.

Plot 01 (House Type A) therefore has a similar footprint albeit with a revised floor plan which took the general principles of the original layout, but refined it to suit the market needs.

space.



Figure 3.04 - Plot 01 (House Type A) Roof Plan



Figure 3.05 - Plots 05, 06, 07 & 08 (House Type B) Roof Plan



Figure 3.06 - Plots 10, 11 & 12 (House Type C) Roof Plan

As House Type's B & C are based on entirely new typologies, there is no reference to the currently approved house types. House Type B proposes a double garage off the road, with ancillary uses and additional amenity spaces on the ground floor, all the sleeping accommodation on the first floor, with the kitchen-living-dining area on the final floor. One area we felt needed further consideration was the terraces. With the approved scheme, the full width terraces to the north often with an overhanging roof created dark spaces absent of sunlight and were rarely used. Instead, a large western terrace off the living area has been suggested in order to provide more usable amenity space which has access to the afternoon/ evening sun. This will create a far more pleasant (and used)

House Type C, located on the upper plateau has been designed to have a number of bedrooms on the ground floor, with the broken plan kitchen, living, dining space on the first floor. Access to a smaller western terrace has also been provided for the same reason as above. On the final floor, 3 bedrooms, including the master are proposed which have been inset from the primary facade. Here, there is a northern terrace as a by-product of the inset nature of the volume, however the western terraces are those which are accessed off the living spaces and likely to beused more commonly.

# 3.04 Scale, Height & Massing

The current scale of the approved dwellings is quite substantial, boasting properties with large footprints arranged over 3 floors. The revised designs almost adhere to the footprints as explored prior, but make an effort to break down the massing into smaller volumes which descend in size as the building rises vertically. In pushing and pulling the planes, a more dynamic form is created instead of a consistent, simple mass, and overall the scale and massing is felt to be reduced.

Previously, the footprint presented was the same as the line of all facades over all 3 floors, however what we have aimed to do is offset certain volumes to creates steps in the facade line in order to achieve less surface area over each elevation. This is especially relevant with House Type B, whereby the second floor volume is half the width of those below which reduces the surface area of the north and southern elevation, enabling enhanced views through/between buildings and achieves a subservient living volume which is secondary to the primary volumes below. Offsetting planes and reducing massing over each floor aims for subservience as well as successful proportions.

process visually.

width.

Regarding height, each unit is suggested to have a significant reduction in height, not only as a result of the re-design; omitting large mono-pitch and pitched roofs with oversized internal ceilings, but also as a result of revised finished floor levels to suit the current typography. While some of the FFL's don't look to alter drastically, combined with the above, some units are a couple of metres lower. This is felt to be a great improvement over what is already approved as the buildings will sit lower in the landscape and become less intrusive as a result.













Figure 3.09 - House Type B - Existing (approved) height vs proposed



Figure 3.10 - House Type C - Existing (approved) height vs proposed



The 3D massing diagrams (left) show the crude thought

It can be seen from the final elevations that while some house types may be slightly wider, this isn't the width over the entire 3 floors, and the varying volumes ensure that overall scale is not any greater than what has been approved. House Type B for example is 2.4m wider, however this is only over the ground and first floor, with the second floor being 4.2m shorter which we feel balances out the increase below. Visually, we feel the slight increase in width is far offset by the reduced second floor



Figure 3.11 - CGI of House Type B in Context (Plot 08)

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### 3.05 External Appearance

fittingly to this dramatic site."

This established contemporary appearance as a result of the lack of context has been continued, though as we have previouusly touched upon, the revised design langauge removes the industrial compenents and materiality in favour of a more sublte and domestic style of property, albiet still very contemporary.

deffering appearances.

The revised designs deliniate each floor through the use of a different material treatment as a method of further breaking down the mass/volume. A consistent material over 3 floors makes the building appear far larger, so this has been avoided.

The flat roofs with overhangs not only provide solar shading and cover from the rain, but also have a contemporary design language, and the modern linear/horizontal brick is contrasted by the vertical timber cladding, preventing a strictly vertical or horizontal emphasis.

# IM

As per the original design and access stateemnt, "[it is felt] it is appropriate to provide a contemporary architecture as this gives the opportunity for more exciting buildings which respond

All house types have common themese linking tying them together i.e. materiality, massing/subservient and varying volumes reducing in size in-line with increase in height, simialr glazing design etc. These are obviously different to what has already been constructed, however the decision was made to accept the fact that the appearances will differe between the two part of the site, in order to improve and enhance the rest of the development. If the applicant were to build out the remainder of the scheme as approved, something wheih they had no input into or helped shape, it is feltto not do the site justice. The current designs not only so not align with the appearance we feel best suited to the rest of the site, but cannot be adapted easily to intergrate the construction method of choice. Given all the dwellings will stil be contemporary in nature, we do not feel there to be an issue in terms of the



Figure 3.12 - CGI of House Type B in Context (Plot 08)





Figure 3.13 - CGI of House Type C in Context (Plot 11)



## 3.06 Materiality

The design of the currently approved properties is aligned with the material palette; slightly industrial. This includes steel buttresses, composite cladding, zinc and bricks of differing hues between each unit. It is not felt that this is harmonious with the natural setting, instead we seek to use a more natural and subtle palette of materials which are limited in number as to not clutter the facades. These will be applied consistently throughout each unit and will sit more comfortably in the hillside. The current dark materials are at odds with the rolling hills, whereas neutral colours such as white and grey, alongside the natural timber (which will weather and silver) are felt to be more fitting with the natural environment.

used with standard bricks.

with a single ply membrane.



Figure 3.14 - Material Swatches

# IM



# **RAL 7035**

There is also a sustainability benefit of the revised material palette. Timber is a natural, renewable material and can be sourced locally, and white brick is used elsewhere, we are intended to use brick slips which are 25% the thickness of a standard brick, using 4x less material than would otherwise be

All doors and windows are suggested to be aluminium/ composite in a light grey as to not overpower the light tones of the elevations and sit subtly against the primary materials.

All rainwater good (hoppers and down pipes) are suggested to be PPC aluminium for longevity, and the roof is to be finished



Figure 3.16 - View north from House Type C over House Type B below

Figure 3.17 - Illustrating lack of overlooking between units

### 3.07 **Overlooking & Privacy**

With the current approval, each dwelling on the upper terrace looks directly into the living area of the neighbouring dwelling in front (to the north) on the lower level. As per figure 3.15, much of the rear (southern) facades are glazed to provide natural sunlight, however this will create a certain level of overlooking which has been considered acceptable by the LPA.

Our revised scheme strips almost all of the glazing from the southern elevation (House Type B), leaving only a small kitchen window in order to prevent direct overlooking, and sunlight is instead accessed from the west. The solar gain argument is somewhat offset by the solar shading present in figure 3.15, portraying how the 'solar gain' it isn't as effective in theory, therefore removing the southern glazing isn't felt to be detrimental.

As per figure 3.16, the upper units will overlook the lower units' terrace, however this is less intrusive than overlooking their living area. The terrace is amenity space, much the same as a garden. Gardens are overlooked in almost every housing development, therefore we feel this is acceptable.

Furthermore, the western terraces do not overlook the neighbouring dwelling (see figure 3.17) as 1) to the east is the living volume, therefore no views are available in this direction, and 2) to the west, there are a limited number of openings to the east elevation of the next property, with those present only in circulation areas.

There is also a significant change in level between the units, therefore the upper units will generally look over the roofs of the lower units, preventing any overlooking on the same plane (see figure 3.18 on the following page).

Overall, it is felt that overlooking and privacy are no worse than at present. It should be clear that consideration has been given to mitigate any potential impact of overlooking to actually provide an enhancement over what has currently been approved.

# IM



Figure 3.18 - Upper units overlooking the roofs of the lower units

# 3.08 Amenity

additional outdoor space.

House Type C, given the thinner terrace, allows for a smaller western terrace off the living area, and outdoor space off the 3 second floor bedrooms. There is a modest amount of space to the west of these units if desired, but more importantly is the shared amenity space to the north of the site.

each unit.

development.



Figure 3.19 - Communal Amenity Area

# IM

Currently, the only amenity space is the sloping land around each unit, as well as the private terraces, which for the reasons aforementioned, don't often get used.

Therefore, House Type B offers a large west facing terrace which is far more usable than the multiple north facing alternatives present currently, as well as a south facing courtyard to the rear allowing 2no. bedrooms access to

The lowest area of the site is the land above the culvert. This space was not previously addressed and is felt to be under utilised. As such, a landscaping scheme has been formulated in order to provide communal space (a mix of grass, wildflowers, trees, seating and footpaths) enabling residents to use the land as additional amenity space. This is especially important for children who can mix here, encouraging social cohesion. It provides enough space for ball games etc which is missing from the amenity space of each plot (given the strict site constraints). All dwellings face predominantly north overlooking this area which ensures it is safe and children can be seen from

This zone not only provides additional amenity space, but will help create more of a community dynamic within the

# 4.0 Access

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# Statement

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# 4.01 Site Entry & Parking

Site entry has been established as part of the original application, and as part of the variation of condition, this is not altered. The only thing that has changed affecting the application is parking. Currently, Plot 02 is the only plot that offers 2 formal car parking spaces (excluding the garage). Plots 03 & 04 have an informal paved area where cars are sometimes parked, however it's not formal parking provision.

As a result, car parking has been shown allow at least 2 (minimum) formal car parking spaces externally, with a further 2 within the large garages. This is an improvement over what has been previously approved and screens vehicles from view when travelling down the road from the entrance.

## 4.02 Travel & Transport

pedestrian links to Bideford.

4.03 users

wider improvements to levels.

Once again, this has been addressed, however to reiterate, the site is accessed via Mines Road, an adopted highway off Manteo Way. Just a short walk along Mines Road provides access to multiple bus stops, a supermarket and wider

### Approach, Access & Entry for non-able bodied

All dwellings will be designed to ensure level thresholds and are to be Part M & K compliant enabling inclusive access to the house for all persons, including wheelchair users.

The site is indeed subject to extreme level changes which could hinder pedestrian access, however this is no change from the existing approved arrangement and it is not practicable to make

5.01 Drainage 5.02 Sustainability

# LM

# Additional Information

## 5.01 Drainage

The foul and surface water drainage strategy as per Such Salinger Peters drawings has already been implemented. All inspection chambers have been positioned ahead of a connection, therefore the positioning of each unit has respected their presence as to not clash with the below ground infrastructure.

# 5.02

### Sustainability

The currently approved (and built) properties use a combination of steel and timber as a primary means of construction. A steel frame forms the load bearing elements, with a timber frame infill for the walls, floors and roof.

which demands little from the grid.

# | N/1

The steel frame is complex, requiring a significant amount of steelwork which we feel is unnecessary. Instead, we are opting for an ICF method of construction which uses insulated 'blocks' which are then filled with concrete to form a load bearing reinforced core. This method of construction is quick, has limited waste, and while it uses concrete, it forms a thermal mass and retains heat whereas a timber alternative would not. Combined with the strong airtightness credentials, this method of building is the reason for the choice of ICF.

Combined with Air Source Heat Pumps, each dwelling now suggests solar PV's mounted to the roof facing south to harness renewable electricity to power the home. This, combined with smart lighting and energy efficient LED's will lead to a home