



Design & Access Statement

Dew Street Haverfordwest



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01 Introduction



1.1 Purpose

This Design and Access Statement has been prepared in support of the planning application to deliver a new residential development on the former library site off Dew Street in Haverfordwest.

The statement describes the proposed site, assesses the context and immediate setting and subsequently explains the design in response to these contextual issues. The design layout, massing and material approach has also been set out in this document.

All drawings in this report are for illustrative purposes only. The drawings which constitute the application have been submitted separately and should be referred to in all matters of record.



1.2 Project Brief

Better living starts with a place that we can call home. A home is more than just a house; it's a safe, stable, secure environment from which people can live their lives.

Not everyone can achieve this without help, we will create a variety of solutions to help and support people and communities to make more homes.

This means that **ateb** seek creative ways of:

1. *Responding to housing need*
2. *Helping people to maintain their tenancy*
3. *Support communities to build capacity and be self-sufficient*
4. *Regenerate communities through social, economic, environmental and physical programmes.*
5. *Help older and vulnerable people to stay in their homes and communities when their lifestyles change.*

This proposal seeks to contribute 41 affordable apartments on the site of the former Education Centre off Dew Street in Haverfordwest. These will meet with Lifetime Homes and Welsh Development Quality Requirements 2021, providing high quality homes within an efficient and sustainable building envelope.





1.3 Site Location

The proposed site is located to the South West – and uphill from – Haverfordwest town centre.

Haverfordwest is an ancient market town, which in addition to being the most populous urban area in Pembrokeshire, is also the county town.

There are a wide range of amenities, including schools, shops and employment areas, as well as parks and natural areas within a short walk of the site.

Additionally, Haverfordwest train station is less than a 15 minute walk away, connecting to nearby towns, as well as Cardiff and beyond.



1.4 Design Vision

The vision for the site is to create a high quality, sustainable development which compliments the surrounding area whilst establishing its own identity.

The proposal will provide efficient, high quality and much-needed housing for residents of this area and offers a fulfilling living environment with well thought out landscaping.

Landscape and ecology form a key part of this scheme, providing open space for residents, as well as diverse ecological habitats and smart drainage solutions.

Located centrally within the town the site is ideal for housing, making it easier for residents to opt for a low/no-car lifestyle.

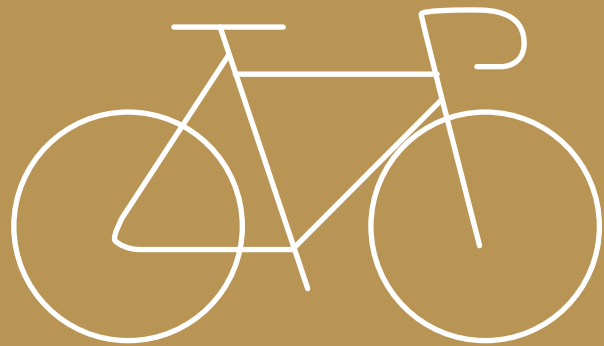
The development will have excellent connections to the wider area through local and national road and rail links, easy access to public transport and pedestrian/cycle links to key local destinations.



Integrate the development into the local context by meeting the needs of the community and responding to the architectural vernacular of the area



Retain existing landscape features and improve biodiversity through enhanced green spaces



Pedestrian, cycle and road connections that link to the local public transport and active travel routes



Maximise energy efficiency and minimise carbon footprint to create a sustainable, robust and responsible development



A development which helps the local area prosper through job creation during construction and homes provided near key employment areas

02 Site Analysis



2.1 Local Area



View to Riverside Quay

Haverfordwest is the county town for Pembrokeshire, located in the centre of the county with good road links to the rest of the county and strong road and rail links to the rest of south and west Wales and beyond.

It is identified in the Local Development Plan (LDP) as a hub town, forming part of the Haven Hub, providing various resources for the area including housing, retail, employment, healthcare and education. In particular Haverfordwest is a key resource for further/higher education and healthcare provision.

The LDP highlights key characteristics and requirements for the area. There are several that are of importance for this site, which are as follows:

- The average household size was 2.23 in 2007 as identified in the Pembrokeshire Local Housing Market Assessment (LHMA)
- The need for one person households is rising – 30% of all households will be one person households by 2021 (LHMA 2007)
- There is an acute need for affordable housing in Pembrokeshire – the LDP sets an affordable housing target of 980 new dwellings.
- New homes on sites of 0.10 hectares and above will be built at a density of at least 25 dwellings per hectare, rising to at least 30 dph on sites in towns

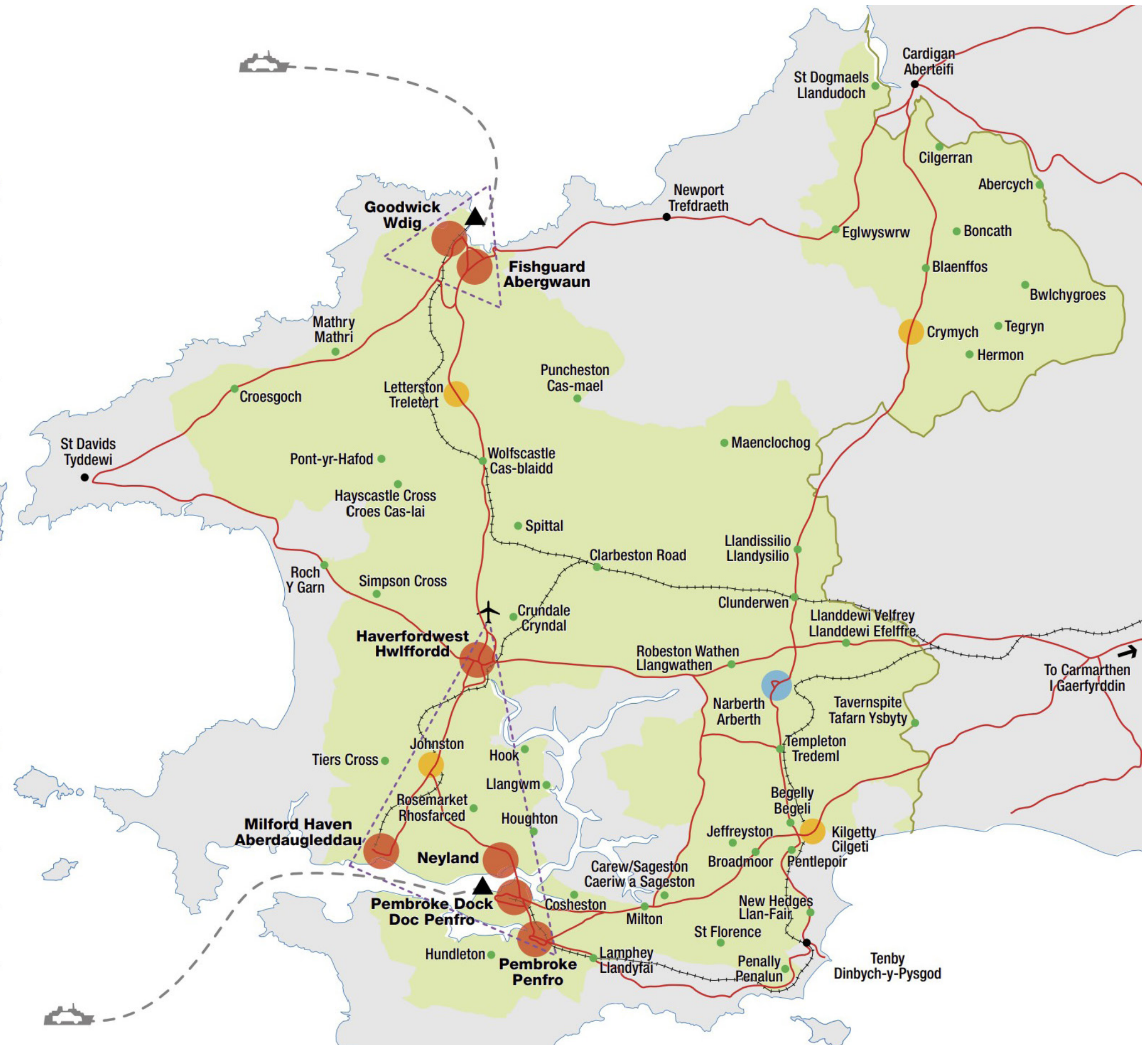
Therefore a higher density development of predominantly one-bedroom affordable housing will help meet local needs.

Key Diagram

Diagram Allweddol

LEGEND - ALLWEDD

	Hub Ffocws
	Hub Town Trefi Ffocws
	Rural Town Tref Wledig
	Service Centre Canolfan Wasanaethol
	Service Village Pentref Wasanaethol
	Settlement Outside Plan Area Aneddiad tu allan i Ardal y Cynllun
	Strategic Road Network Rhwydwaith Ffyrdd Strategol
	Passenger Railway Rheilffordd i Deithwyr
	PCC LDP Area Ardal Gynllunio Cyngor Sir Penfro
	Adjoining Local Planning Authority LDP Areas Ardal Awdurdod Cynllunio Lleol CDLI Cyffiniol
	Ferry Terminal Terfynfa Fferi
	Pembrokeshire Boundary Ffin Sir Benfro
	Haverfordwest Airport Maes Awywr Hwlfordd
	Ferry Route Llwybr Teithio Llongau Fferi



2.2 Site Context

The site is located to the South West and uphill from Haverfordwest town centre . It is bounded by Barn Street to the West and Dew Street to the East. To the north Mariners Square and Tower Hill, link Barn St to High / Dew Street. The primary road to the South is Portfield, but this is separated by a significant buffer created by Fountains Row and Barn Court, two recent infill residential developments.

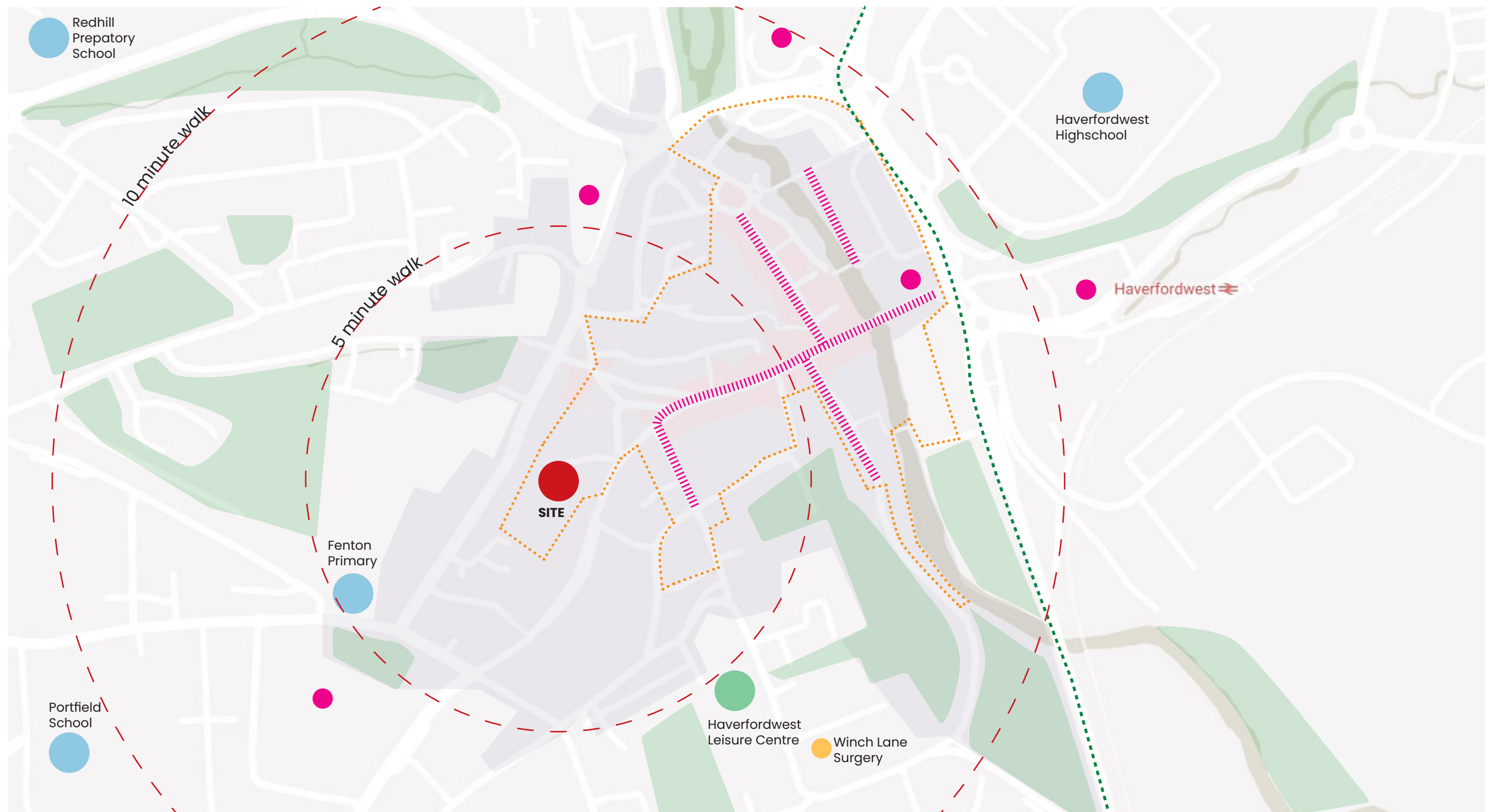
Haverfordwest train station is to the East of the town centre and is a 13 minute walk from the site. The site is well served by public transportation options with 5 bus options run past the site on High Street / Dew Street with various timetables and destinations.

Additionally the site lies within the town centre boundary and is only an 8 minute walk from the Riverside Shopping Centre.

The Local Plan shows that the site sits within a conservation area. The proposed residential development is virtually invisible from the surrounding streets, as it sits within a small valley behind housing on the bounding streets.

Site Context Plan

-  Town Centre Boundary
-  Cycle Lane
-  Retail Frontage
-  Conservation Area
-  Open Space
-  School
-  Leisure Centre
-  GP Surgery
-  Supermarket



2.3 Built Environment

The site is in a conservation area and there are several Grade II listed buildings in the local vicinity, including a row of terraces on Barn Street and numerous buildings on Dew Street, High Street, and Mariners Square. Notably the medieval St Mary's Church to the North East of the site is Grade I listed. There are fewer listed buildings on Dew Street, where the site is accessed from.

Dew Street, south of St Mary's church, is dominated by rendered terraces; mostly 2 storeys with some 2.5 and 3 storeys interspersed. The rising road forces stepped ridges, creating volumetric play. The East side pavement and terraces are set significantly higher, but a setback mitigates against domination of the street scene. The stone retaining wall to the raised pavement lends an intimacy to the commercial/retail units at ground floor on the West side.

There is a row of traditional 2 storey pastel rendered terraces along Barn Street adjacent the northern stretch of the site that gives way to a retaining wall bounding an established copse. Beyond this - moving south - is a lone cottage then another row of brightly coloured rendered terraces.

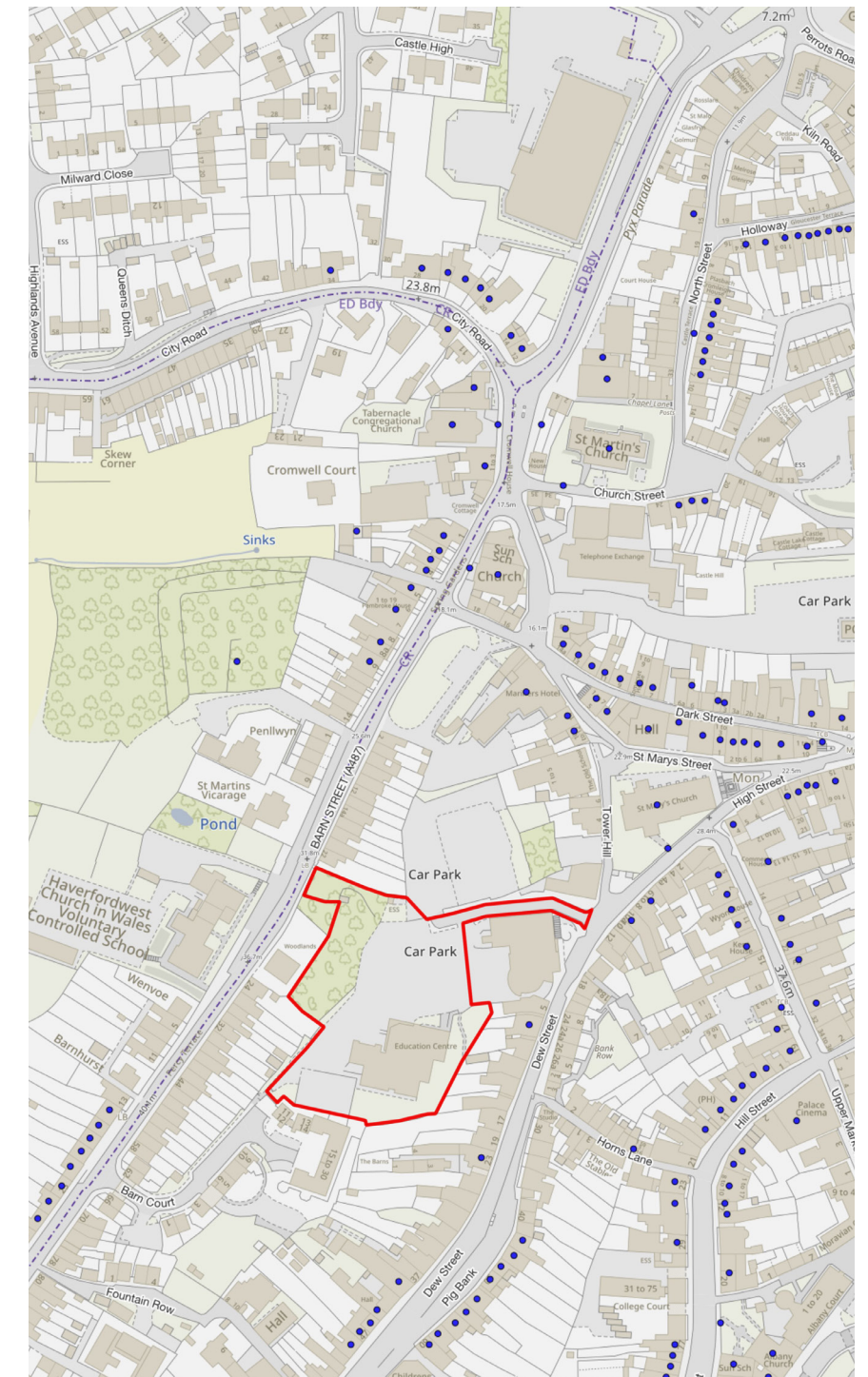
The infill developments to the South mix detached, semi-detached, and small blocks of flats with live-over vehicle gates that are all treated similarly with vernacular inspired details and coloured render.

The boundary to the North consists of larger pavillion buildings, where the town centre fabric yields to the residential that surrounds the site on the other three sides. This area offers a juxtaposition of styles, sizes and materials, evidence of the historical development of the town.

The streets are generally narrow, with on street parking and buildings fronting directly onto footpaths, or shared roads, such as Horn's Lane. The terrain is steep in areas, sometimes leading to a split in the road, with one side of houses being higher than the other. This has led to the integration of retaining walls, often traditional stone, into the streetscape.



Medieval stone Mary's church - Grade I Listed



Listed Buildings - blue dots



Retaining stone wall and rendered terraces along Dew Street



Stone terraces (listed) along Barn Street



New build render along Barn Court



Different styles and finishes juxtaposed along High Street



St Mary's Church left, and render facades along High Street



Split level road and varied roofscapes visible on Dew Street

2.4 Site Character

N.B. The following descriptions refer only to the part of the site allocated for the proposed residential development.

The site is 'back land', sitting behind the buildings facing Dew and Barn Streets, with no frontage other than a wooded section that juts out from the West boundary onto Barn Street. With the exception of the wooded area the site is currently an eyesore as it consists mostly of tarmac car park, and is not well maintained.

Buildings on Site

There is an Education Centre building in the South East corner which is predominantly brick and glass with some stone. This building is slated to be demolished.

Ground Conditions

The ground is almost entirely tarmac, and slopes down from the South toward the North. It also rises to both East and West, creating a valley down the South North axis.

Drainage

There is little natural drainage, but surveys indicate surface, foul, and combined drains running across the site generally along the South North axis.

Trees

On the West side there is an existing wooded area that slopes steeply away (westward) toward Barn Street. There is also vegetation, including established trees, behind (South and East) the Education Centre.

Ecology

Both an ecological appraisal and a bat survey have been carried out. The recommendation of the ecological appraisal is that the *"The woodland should be retained, protected from development by suitable exclusion fencing and root protection zones, and enhanced through an appropriate management regime."* The bat survey found *"No evidence of bats, nesting birds, or signs of owl activity were discovered."* For more details see full reports.

Rights of Way

There are two maintained rights of way. On the Northern edge there is maintained access for Western Power to an existing substation. There is also an access from the rear of 11 Dew Street to the back of the former library building.



Looking South – Existing car park and Education Building



Looking West – more car park and wooded area sloping steeply up



Aerial View of Site

2.5 Site Photographs



Site entry off Dew Street, past the former library



South West corner - rendered terraces backing on to site



Relationship of younger woods to former Education building



South-West boundary - retaining wall to Barn Court



Rear of former library - slope of land is clearly evident



North car park - back of terraces along Barn Street



Looking NNE at former education centre and library



Education building (left), Barn Court (right) and rear of Dew Street beyond



Road rises steeply up Barn Court away from site



Former education building, path to rear of Dew street properties to left



Library (left), education building (right) and rear of Dew Street beyond



Wooded area on the Western site boundary

2.6 Site Access

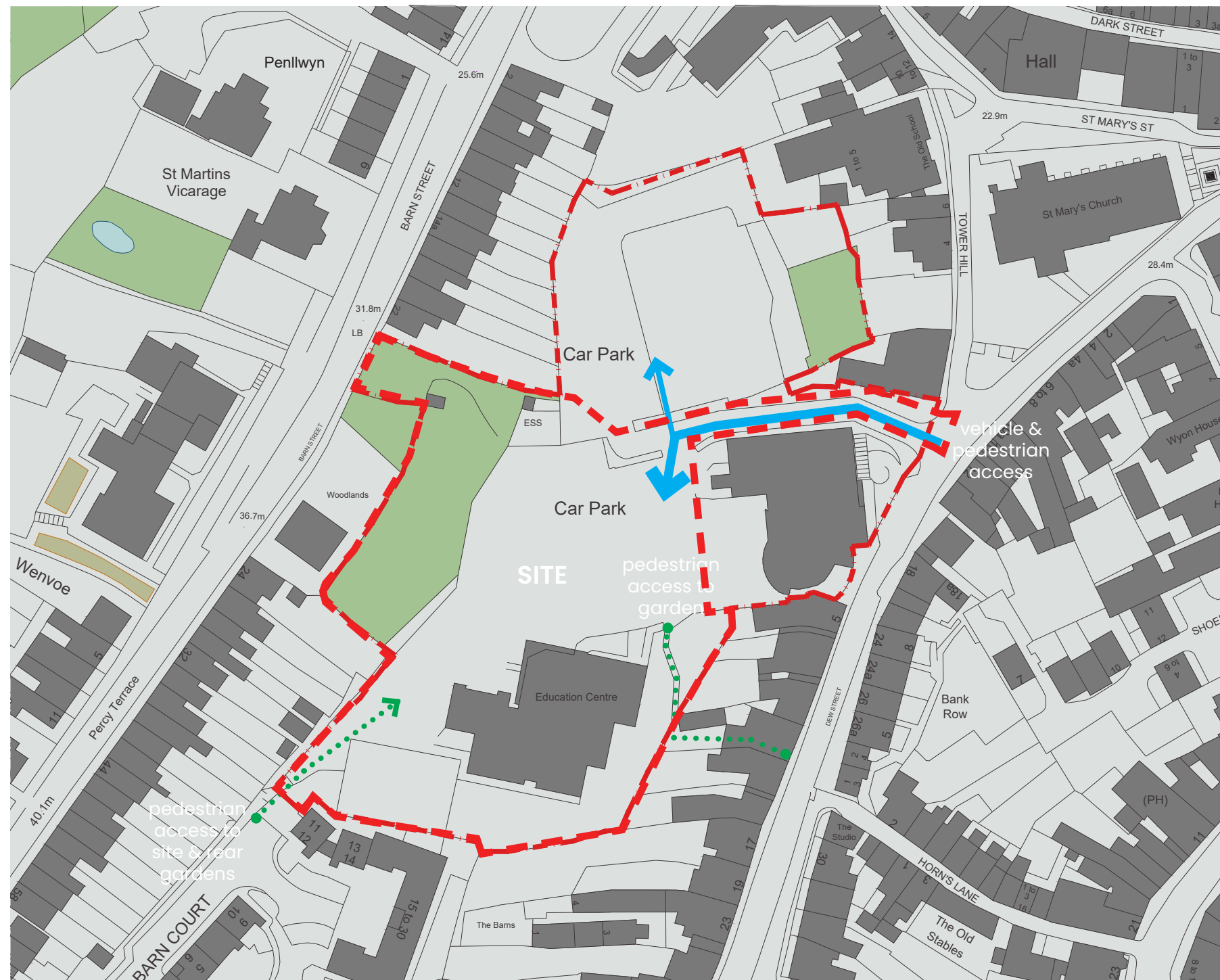
The site is located to the South West and uphill from Haverfordwest town centre . It is bounded by Barn Street to the West and Dew Street to the East. To the north Mariners Square and Tower Hill, link Barn St to High / Dew Street. The primary road to the South is Portfield, but this is separated by a significant buffer created by Fountains Row and Barn Court, two recent infill residential developments.

The simplest approach by foot, bicycle, or car is to proceed up High Street (from the town centre), past St Mary's Church on the right (NW) after which 'High Street' is intersected by 'Tower Hill' and becomes 'Dew Street'. Almost immediately after this junction is the site entrance, running past the library.

There is an additional pedestrian access into the site at the South-West corner, from Barn Court road. This pathway also provides access to the rear gardens of several properties on Barn Street.

Within the site there is an access gate to 'Adam's Eden' an external garden area serving a charity cafe on Dew Street. The other access for this is through the premises of 11 Dew Street.





2.7 Flood Risk

The adjacent flood map illustrates that there is a low risk of flooding from surface water and small watercourses within the site.

This is likely to be a risk from surface water due to the topography of the site and the area highlighted being at the lowest point of the site.

The proposal will need to include mitigation to reduce the risk of flooding to the proposed building and the surrounding area.

Legend

Flood Risk from Rivers

- High
- Medium
- Low

Flood Risk from the Sea

- High
- Medium
- Low

Flood Risk from Surface Water & Small Watercourses

- High
- Medium
- Low



2.9 Site Analysis

The adjacent diagrams highlight some of the defining characteristics of the site:

1. Vegetation:

Dense woodland along the North-West edge of the site obscures views of the site from Barn Street.

Tree planting along the South-East edge and adjacent gardens creates a privacy screen between the site and the rear of properties on Dew Street

2. Access:

The main access is from Dew Street into the North-East corner of the site, passing the existing library building. There is an additional pedestrian access in the South-West corner from Barn Court

3. Topography:

The land slopes down into the site from both Barn Street and Dew Street, creating a shallow valley through the site.

The site slopes gently down from South to North across the site, with the lowest point at the end of the entrance road into the site.

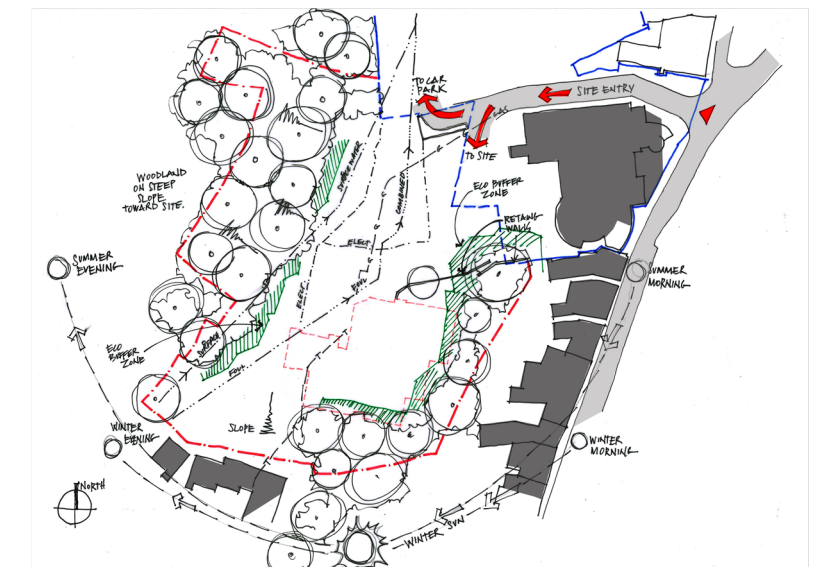
4. Sun:

The topography and vegetation help prevent excessive solar gain

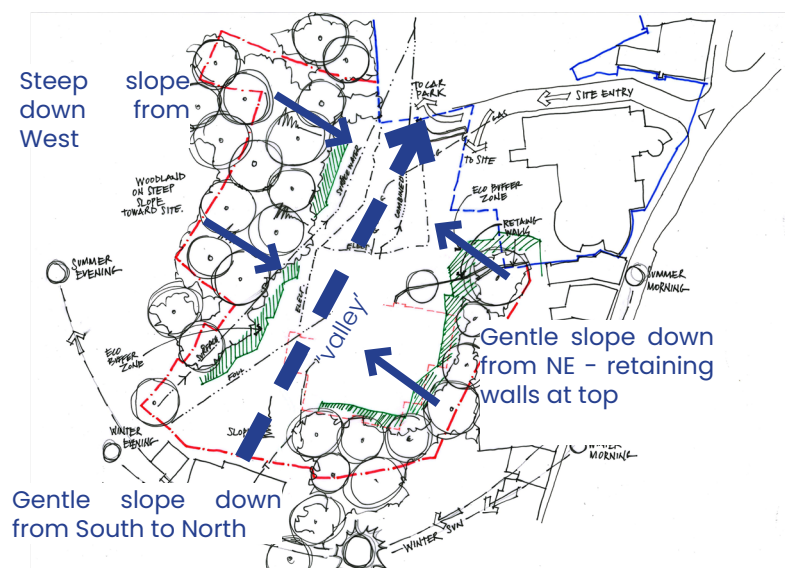
The developable area of the site runs North-South, benefitting from good amounts of direct sunlight at different times throughout the day.



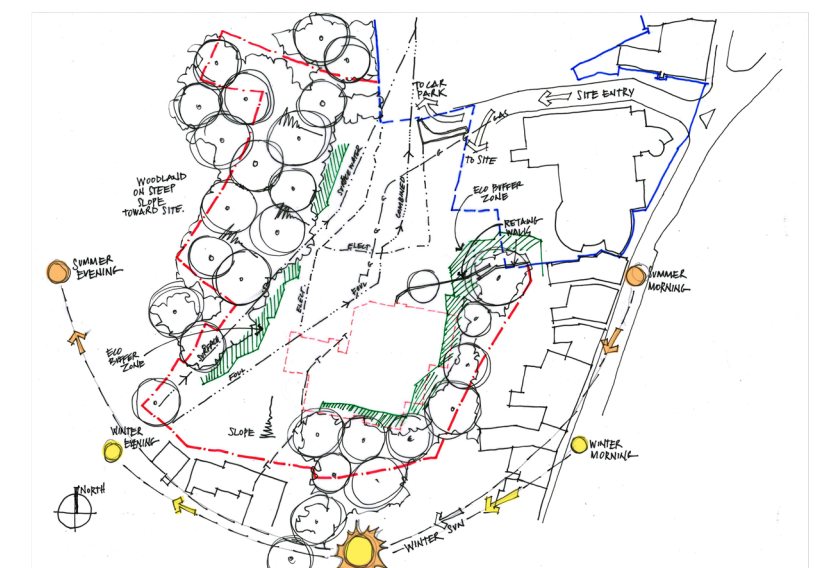
1. Vegetation



2. Access - Entry off Dew, approach from North East



3. Topography



4. Sun

2.10 SWOT analysis

Strengths:

- Views of site from conservation area obscured by topography and vegetation
- Good accessibility to key amenities and transport links
- Clear pedestrian access across site
- Vegetation creates pleasant buffer to site and provides solar shading in summer

Weaknesses:

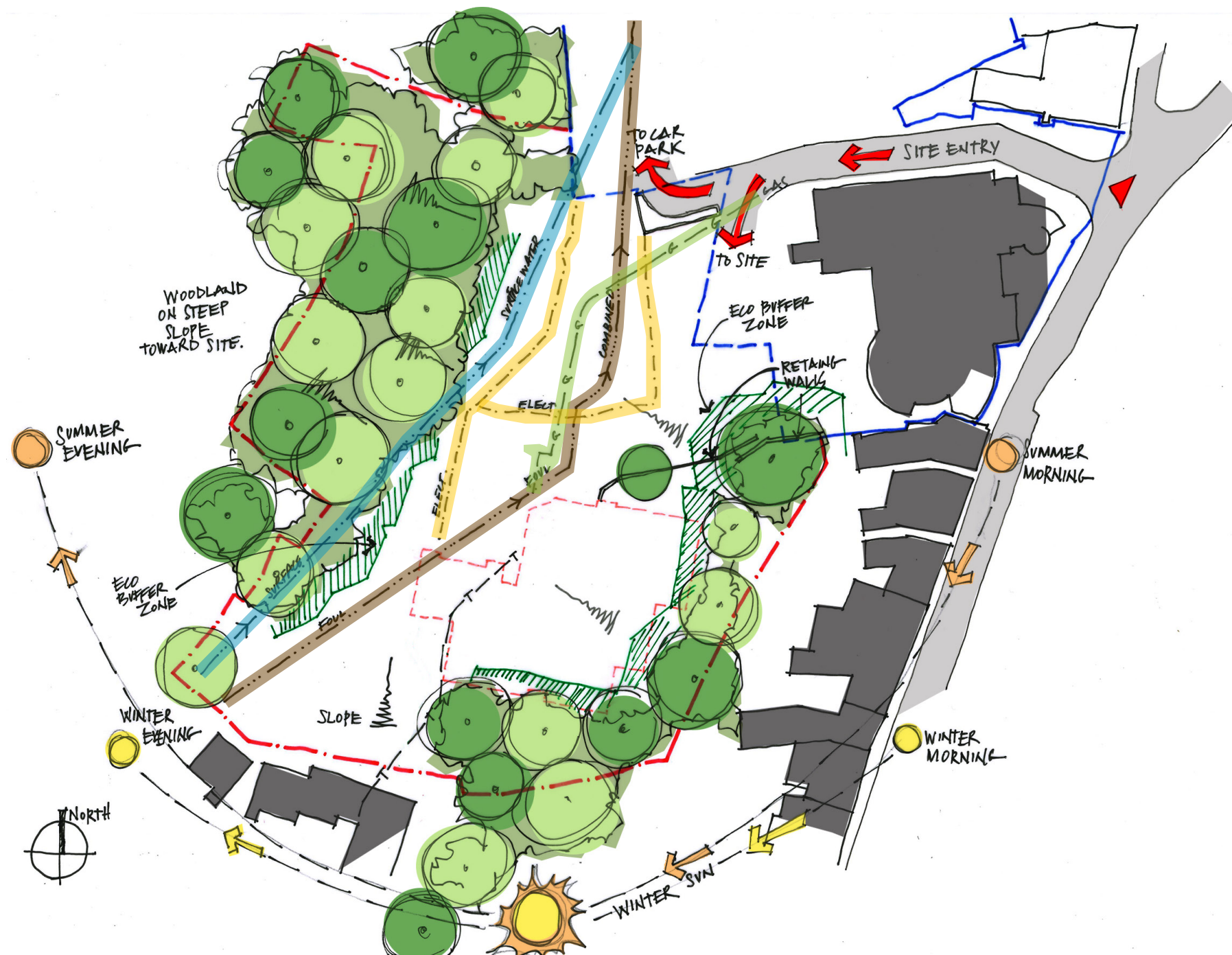
- Single vehicular access point dictates internal road layout
- Limited outlook from site, views over rear of properties and planting

Opportunities:

- Provide much needed smaller housing units
- Enhance landscape and biodiversity of site
- Integrate with surrounding context and uses
- Respond to local vernacular
- Reduce surface water and improve drainage
- Encourage active travel with pedestrian/cycle links and facilities

Threats:

- Limitations on developable area due to utilities and associated easements
- Topography of site reduces buildable area or increases costs for earthworks



03 Design Process



3.1 Site Strategy

The various site and contextual analysis revealed several key parameters of the site that informed the site strategy and the development of the design throughout this process. These are as follows:

1. Single vehicular access point from Dew Street to the North-East
2. Existing library to be redeveloped (separate scheme), retaining visually prominent position on Dew Street, with associated parking area (3)
4. Possibility to provide pedestrian access from Barn Court to the South-West
5. Steeply sloped topography and heavy planting restricts development to the South-East and North-West of site
6. Minimise disruption or alteration of existing utilities
7. Building(s) to follow 'valley' through site to minimise alterations to topography
8. Shared open space to be incorporated into development, supplementing existing planting and utilising orientation of the site
9. Drainage features to be incorporated into lowest parts of site



Plan Description

3.2 Feasibility Studies

The design process began with an exploration of potential massing on the site. In addition to the natural features such as orientation, topography and existing wooded areas to be maintained, the potential massing and layout considers the impact on the existing services. Three options were explored: to stagger three individual blocks in both plan and elevation, to stretch one block across the middle of the site, and to nestle an L shaped block in the south east corner within the site of the former education building as possible.

Option 1: 3 separate and staggered blocks

- breaks up mass to create more intimate feel
- adaptable, more responsive to the site
- levels step with natural topography
- avoids trees on both sides
- orientation allows all flats a share of direct daylight
– either am or pm
- makes woods to west a focal point



Sketch 1

Option 2: 1 block across middle of site

- shared services = fewer materials (embedded energy) for circulation and plant
- though closer, avoids trees on both sides
- orientation allows all flats a share of direct daylight
– either am or pm
- makes woods to west a focal point



Sketch 2

Option 3: "L" block over former education building

- lease impact on existing site services
- shared services = fewer materials (embedded energy) for circulation and plant

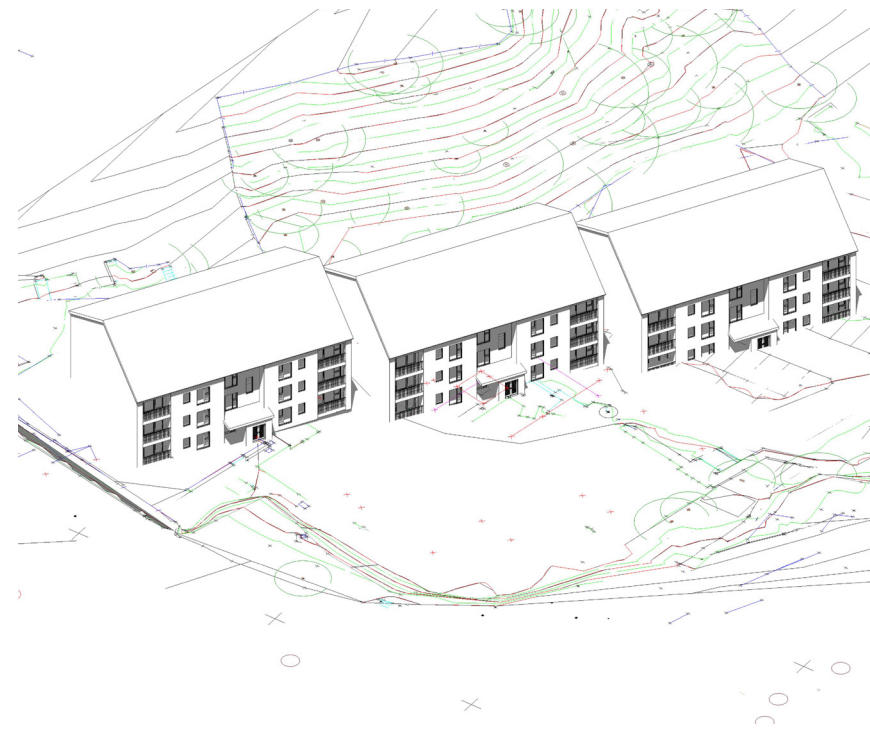


Sketch 3

3.3 Feasibility Option 1



Option 01 Site Plan



3D Aerial from South East

Key points

- 3no. 3 storey units with 5 flats per floor – 2x2B, 3x1B. Total flats 45 (18x2B, 27x1B)
- 3 blocks step down with terrain
- orientation allows all flats direct sunlight (either AM or PM)
- layout + orientation to emphasise and appreciate woodlands recommended for retention by ecological report
- 18 car parking spaces, cycle store
- surrounded by shared green space



Elevation showing step down, separation and possible simple material palette of varied brick

3.4 Feasibility Option 2



Option 2 Site Plan



3D Aerial from South East

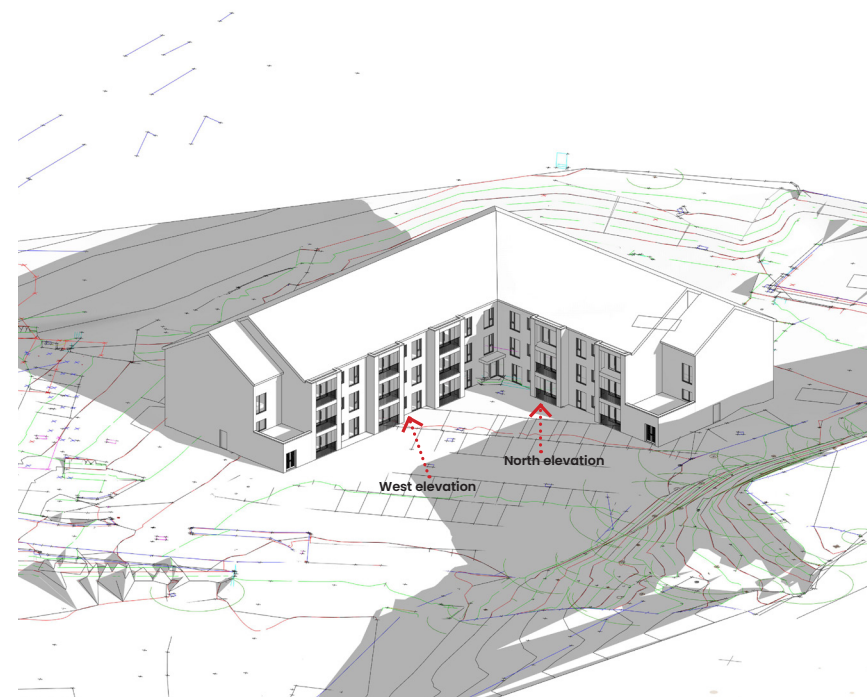
Key Points

- 1no. 3 storey unit with 15 flats per floor – 6x2B, 9x1B. Total flats 45 (18x2B, 27x1B)
- single floor level makes service distribution smooth
- shared plant space
- orientation allows all flats direct sunlight (either AM or PM)
- layout + orientation to emphasise and appreciate retained woodland
- 18 car parking spaces, cycle store
- surrounded by shared green space



Elevation showing single block with perpendicular gables of varying heights and use of render above brick plinth

3.5 Feasibility Option 3



Key Points

- 1no. 3 storey unit with 15 flats per floor - 6x2B, 9x1B. Total flats 45 (18x2B, 27x1B)
- single floor level = efficient service distribution
- shared plant space
- 14 car parking spaces, cycle store
- shared green space adjacent to retained woods



3.6 Design Development

After reviewing the designs, feasibility option 2 is considered the most suitable for the demands of the site and the client brief.

A single building allows for sharing of plant facilities and is an efficient use of land. The orientation of the building and large roof area maximises the area available for photovoltaics, as well as minimising disruption to the existing services crossing the site.

Once the principle of a single building was established the design was refined to improve the architectural quality and better suit the parameters of the site and client brief, as set out over the following pages. The key elements that came out of this process are:

1. Pedestrian link added, connecting site to Barn Court, providing rear garden access for houses on Barn Street
2. Building split, both laterally and vertically, with Northern side lower and pushed away from access road. This allows building to fit the existing topography better and reduces the overall volume of the building, as well as defining a rear communal garden area
3. Gable front extensions introduced - echoing the local vernacular and creating diversity in the appearance of the building. Single storey entrance lobbies provide access and space for ancillary uses

Additional changes include:

- Reduction in the overall provision of dwellings from 45 to 41 (35no 1B2P & 6no 2B3P) - providing more space between the proposal and the existing library and Barn Court apartments
- Greater provision of car parking, with one space per unit and secure cycle parking integrated into the building
- Alterations to the elevations to better respond to the local vernacular



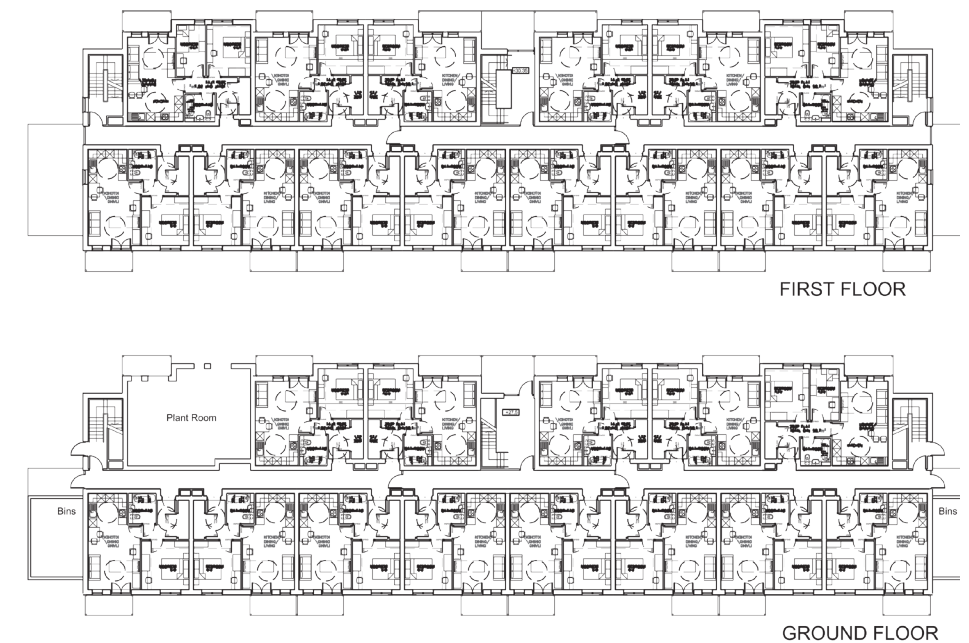
3.7 Design Refinement Option A



3D Visual of Option 4

Key Points

- 1no. 3 storey unit. Total flats 41 (5x2B, 361B)
- single floor level = efficient service distribution
- Broken block up by altering eaves height to create a more interesting frontage
- shared plant space
- 41 car parking spaces, cycle store
- shared green space adjacent to retained woods
- orientation allows all flats direct sunlight (either AM or PM)
- layout + orientation to emphasise and respect retained woodland



Proposed Floor Plans: Option 4

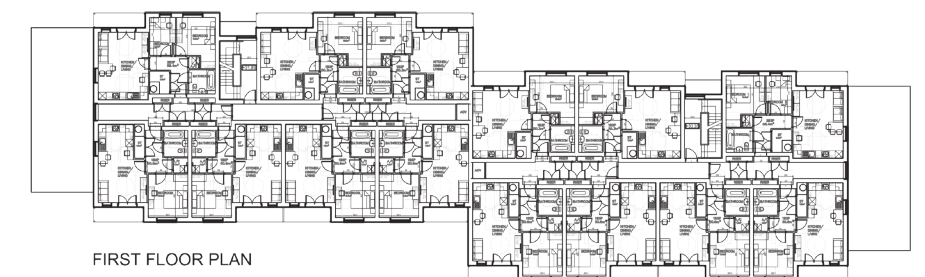
3.9 Design Refinement Option C



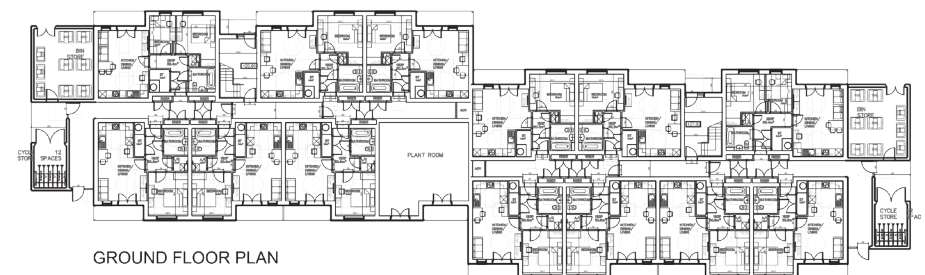
3D Visual of Option 6

Key Points

- 1no. 3 storey unit. Total flats 41 (6x2B, 351B)
- Significant step in floor level between two halves to tie into level change across site
- Broken block up by altering eaves height to create a more interesting frontage
- shared plant space
- 41 car parking spaces, cycle store
- shared green space adjacent to retained woods
- orientation allows all flats direct sunlight (either AM or PM)
- layout + orientation to emphasise and respect retained woodland



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Proposed Floor Plans: Option 6

3.10 Pre-App Response

Statutory pre-application planning advice was sought for the scheme. The overall the response to the development was favourable stating that ‘the site is of low biodiversity value and has no discernable heritage or amenity value. The principle of development as proposed, subject to detail, is likely to prove acceptable.’ Some considerations were raised, that we have sought to address in the development of the design:

A need to maintain and enhance biodiversity:

The existing, mature woodland to the North-West of the site is being retained, ensuring existing habitats are not removed.

The site is currently predominantly hardstanding, the creation of several areas of different types of planting, as well as a planted drainage basin will enhance biodiversity through the provision of new and varied habitats.

The building will incorporate biodiversity features, such as bird and bat boxes as recommended following the results of surveys currently being undertaken.

Preserve the character and appearance of the area:

Due to the topography and design of the scheme, the proposed building will not be visible from Dew Street or Barn Street and therefore will not impinge on the quality of the conservation area.

A Heritage Impact Assessment has been completed for the adjacent library site, concluding that the proposed redevelopment ‘would serve to preserve the character

and appearance of the Haverfordwest Conservation Area’. As this residential development is not visible from Dew Street it is considered that it would have no impact on the character and appearance of the area.

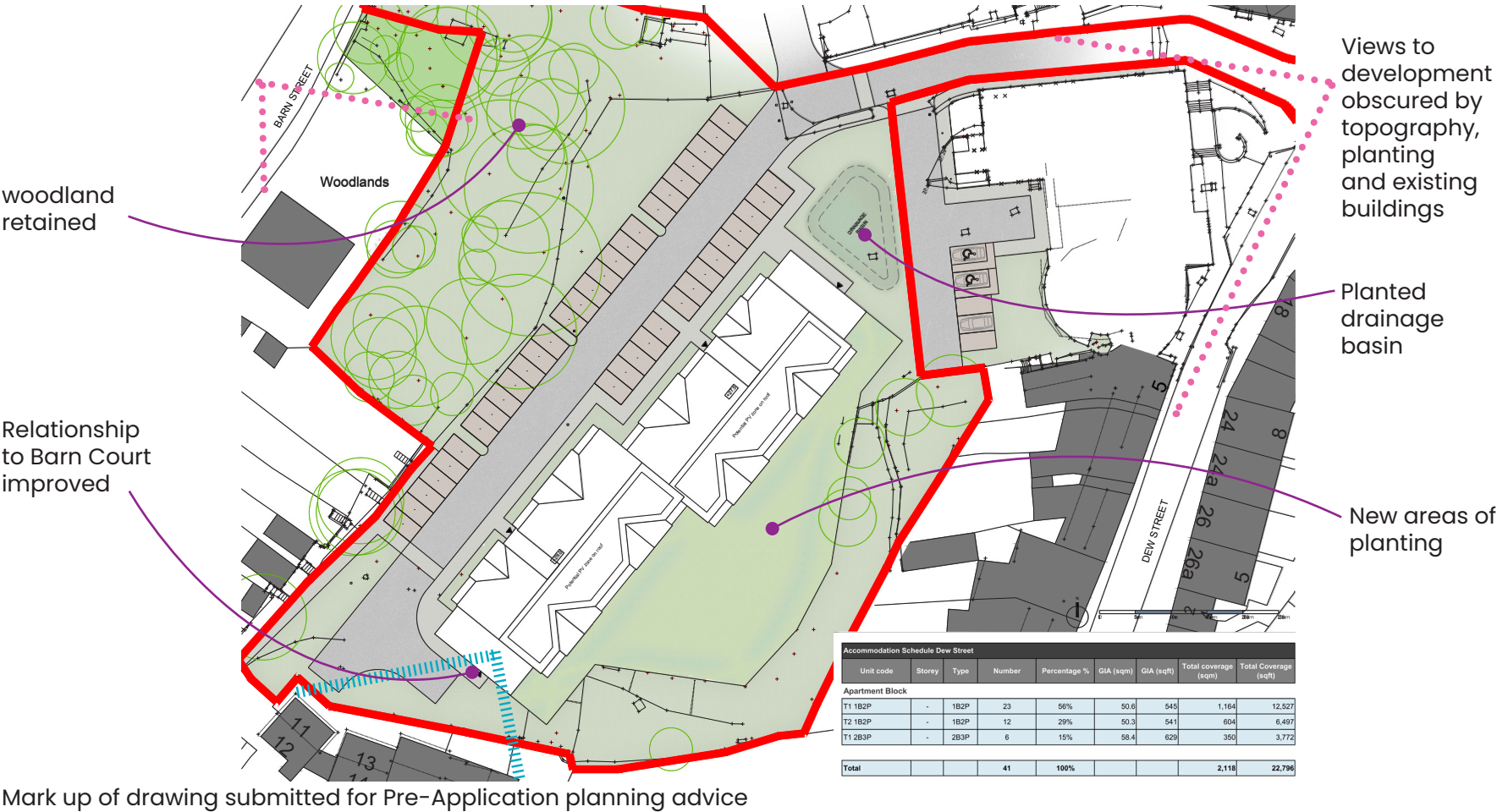
Relationship to Barn Court:

To ensure privacy and light for the residents of Barn Court the building has been moved North-East, away from the existing houses.

Furthermore, the height of the building has been reduced by 500mm so it will be of a similar height to the existing houses.

The topography of the site, and the proposal’s setting at a low point means that whilst the proposal is three storeys, the overall height is similar to the houses at Barn Court.

There are only a small number of secondary windows facing towards Barn Court, ensuring residents’ privacy is retained.



Mark up of drawing submitted for Pre-Application planning advice

04 Final Design



4.1 Overview of Proposal

The proposal provides an apartment building of 41 units, predominantly one bedroom, with associated car parking, cycle store, bin store and plant.

The building is split in two with a change in height and projection. This allows the building to fit within the topography of the site, with the South-West side being higher as the surrounding land rises, and avoiding cutting into the rear gardens of the houses along Dew Street.

The building is set within a shallow valley, shielded from view from Barn Street and Dew Street by the change in terrain, as well as the extensive planting, particularly to the North-West of the site.

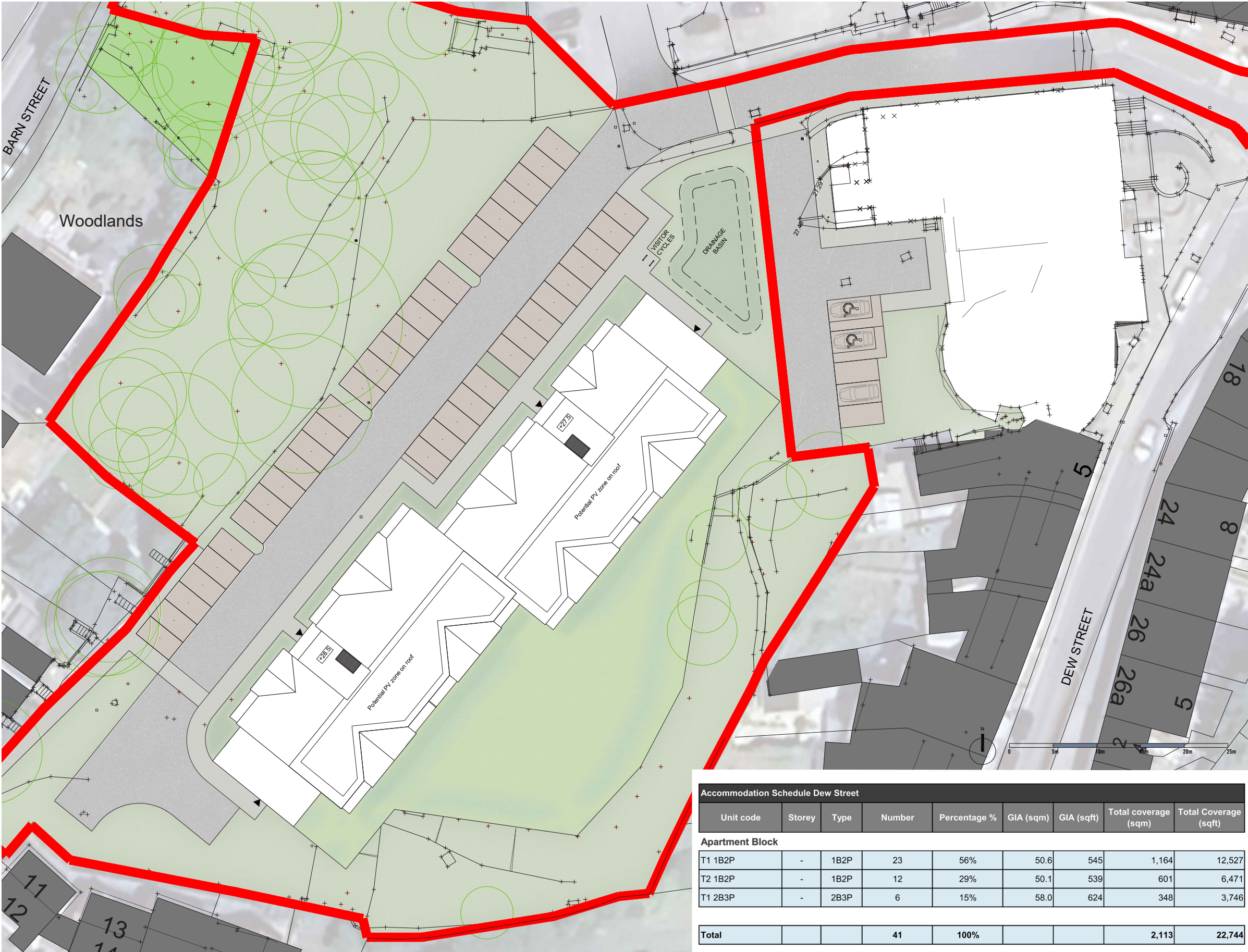
Due to the change in terrain and distance from existing buildings that is retained, residents will have privacy and will not impinge on the privacy of surrounding buildings.

Residents will benefit from a pleasant outlook, with the wooded area to the front of the building, and a communal garden to the rear, that will have passive surveillance from the apartments.

In addition to the communal garden, apartments are provided with private balconies, giving personal outdoor space for all residents.

Each apartment is provided with a parking space, as well as access to shared, secure cycle stores. The parking spaces are overlooked by the apartments at the front of the building.

A generous footpath connects Dew Street, through to Barn Court, allowing access from either direction to the site. This path is well overlooked by the apartments, and a buffer of defensible planting is provided to the building to create a safe and pleasant pedestrian route.



4.2 Appearance and Materials

Influence for the form and materials has been taken from the local vernacular, which is defined by terraced housing of different colours, often with gable fronted extensions to the rear.

The design establishes a material palette of render and horizontal timber cladding. These materials are used to communicate the architectural language of the building – a white render block, with coloured render extensions, whilst the contrast of the horizontal cladding clearly denotes the building entrances.

This language is reinforced with the roof design, with the extensions being gable fronted and a change in roof height signalling the entrances.

Many of the surrounding buildings are two storey terraced houses. Whilst the proposal is three storeys, it's location, at a lower elevation ensures that it will not be overbearing on neighbouring properties, whilst providing a higher density of accommodation and maintaining outdoor space.

The nearest properties to the development are those at Barn Court, which are set 2m higher than the proposal, with a retaining wall to their Eastern boundary.

The images opposite highlight some of the aspects of the local vernacular that have inspired this scheme.





FRONT ELEVATION



REAR ELEVATION

4.3 Dwelling Design

The scheme provides 41 apartments, with a mix of one bedroom (35no.) and two bedroom (6no.). This provision of smaller units is in line with the need identified in the strategic housing market assessment.

The apartments have been designed to comply with the Welsh Development Quality Requirements, as well as Lifetime Homes and relevant Building Regulations.

They provide high quality living accommodation designed to accommodate the changing needs of residents.

Communal spaces are designed to be easily accessible, legible and pleasant for residents to use. This is ensured through clear entrances, generous corridors and stairways, with apartment entrances set back to give privacy and large windows making the spaces light.

The side entrances provide a lobby space, with covered access to the bin and bike stores, and secure access for residents only to the communal garden.

Landscape

As the building is three storeys high, it provides a higher density of accommodation, whilst still retaining large areas of landscaping.

Existing trees are retained, providing a pleasant tree-lined access route into the site, as well as adding ecological value to the site.

A communal garden is created to the rear of the property, overlooked by residents, but hidden from neighbouring properties.

The drainage basin to the North of the building not only accommodates surface water runoff from the development, but also helps define the extent of the residential development, providing a pleasant green edge to the site, as well as enhancing the biodiversity of the site and providing a variety of natural habitats.

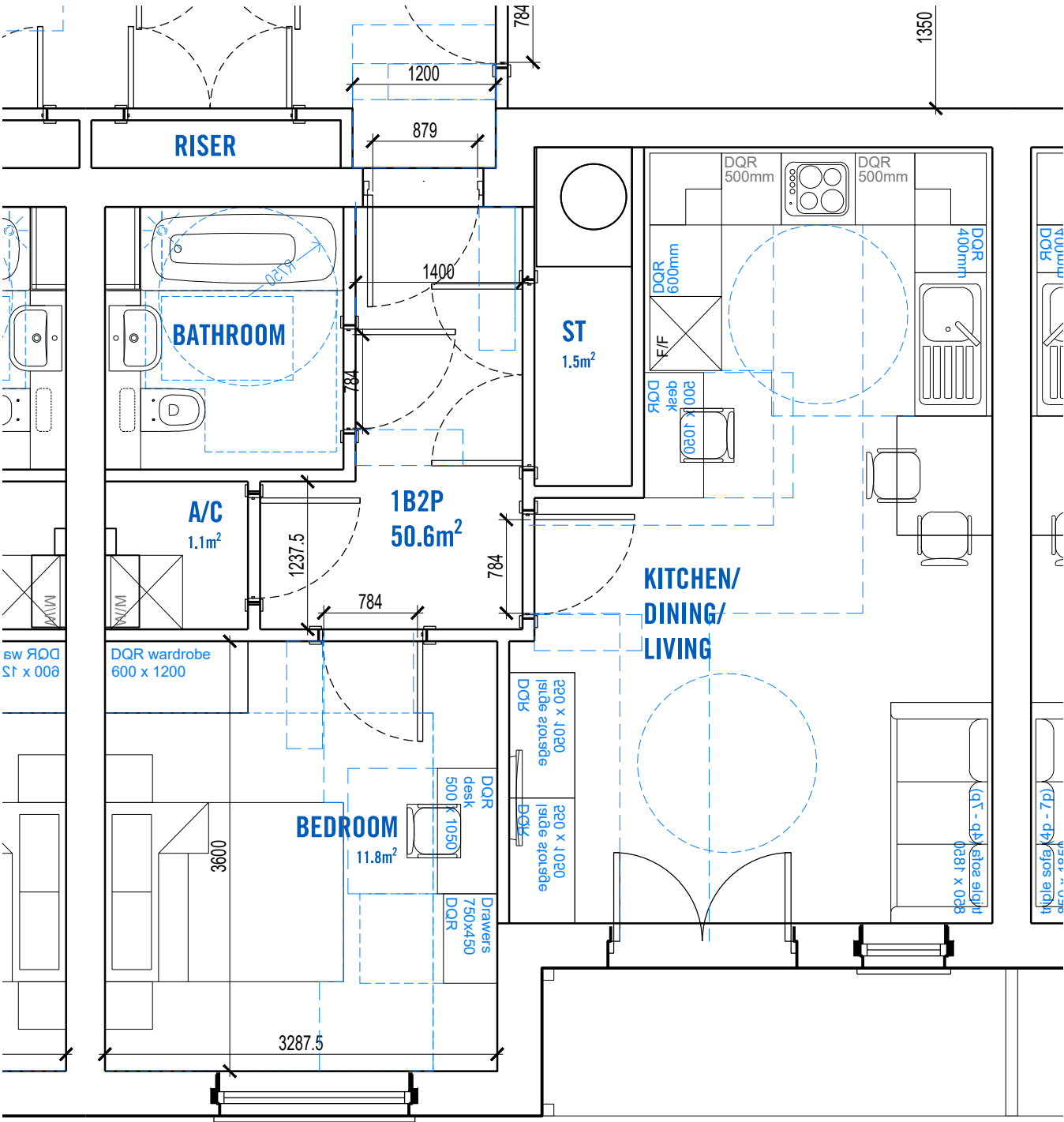
Overall the scheme represents a considerable improvement to the landscape and biodiversity to the site from it's current state of hard surfaced car parking.

Sustainability

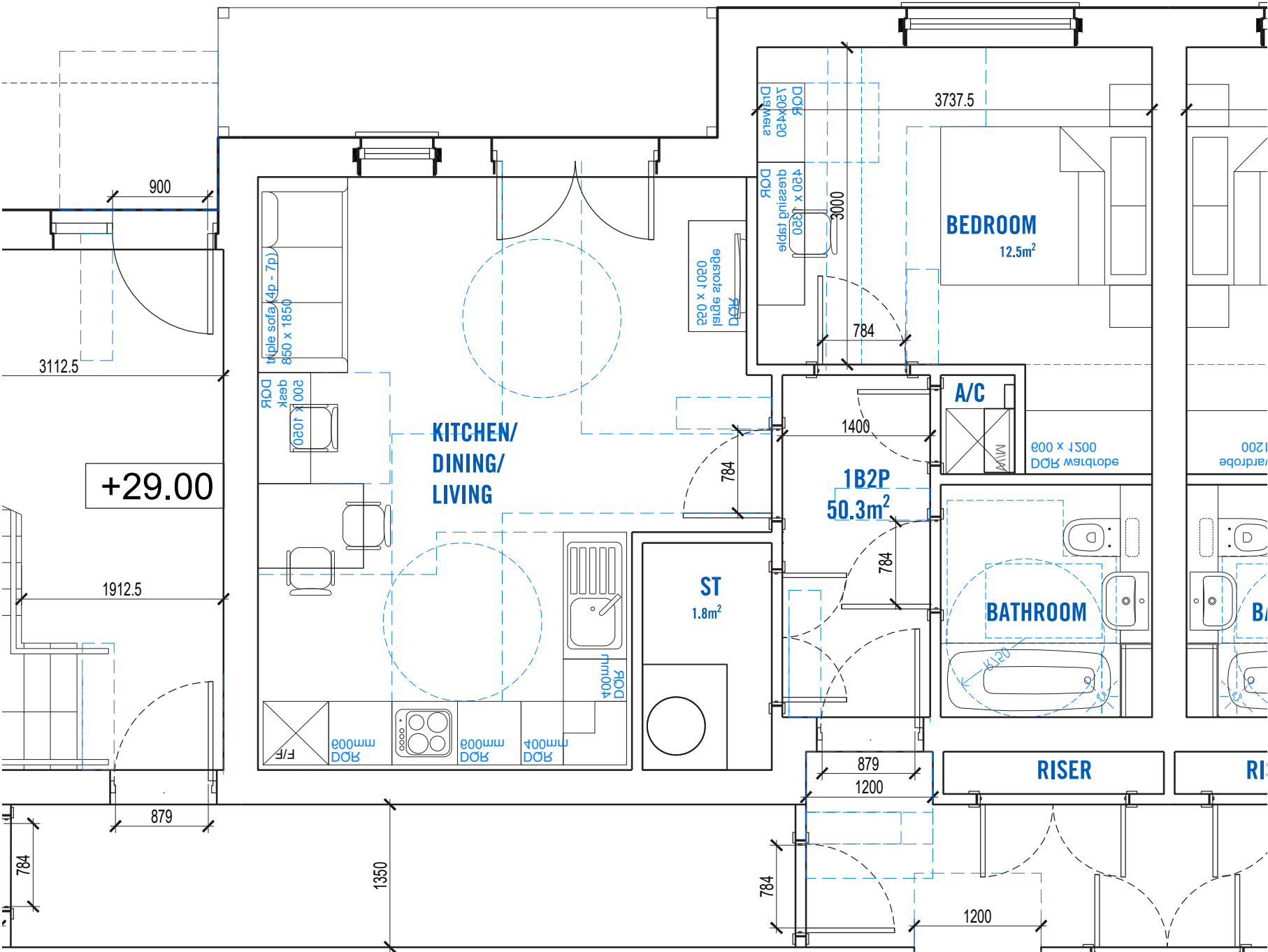
Sustainability is a key factor in the design of the proposal at all stages:

- Apartments are designed to be easily accessible and flexible, allowing them to adapt to the changing needs of residents.
- Large windows provide natural light and ventilation, reducing demand on mechanical systems.
- Orientation and design of the building helps maximise the roof space available for PV panels, providing renewable energy for the building.
- Sustainable heating systems, such as GSHP are utilised.
- A thermally efficient building envelope reduces heating demand.
- Use of MVHR and well proportioned opening windows will provide effective ventilation.
- MMC and material specification minimises the carbon footprint of the building.

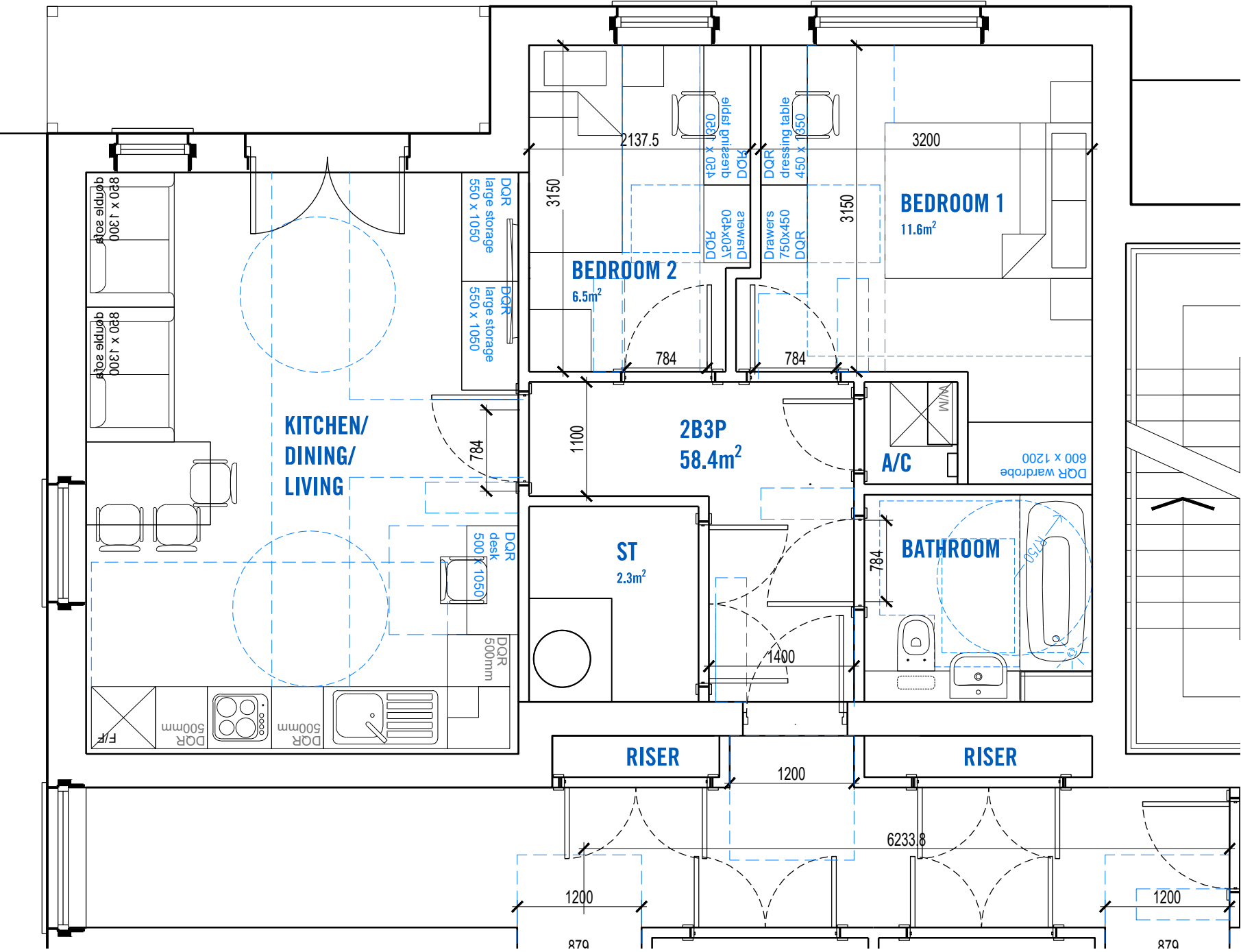
4.4 One Bedroom Apartment Type 1



4.5 One Bedroom Apartment Type 2



4.6 Two Bedroom Apartment



05 Conclusion



5.1 Project Summary

Overall, the proposed scheme offers a high quality scheme that makes efficient use of a brownfield site. The proposal creates an infill development that helps meet local demand and enhances the urban fabric.

It is sympathetic to the local context, both built and natural, and provides much needed affordable housing for the local area in a sustainable and accessible location.

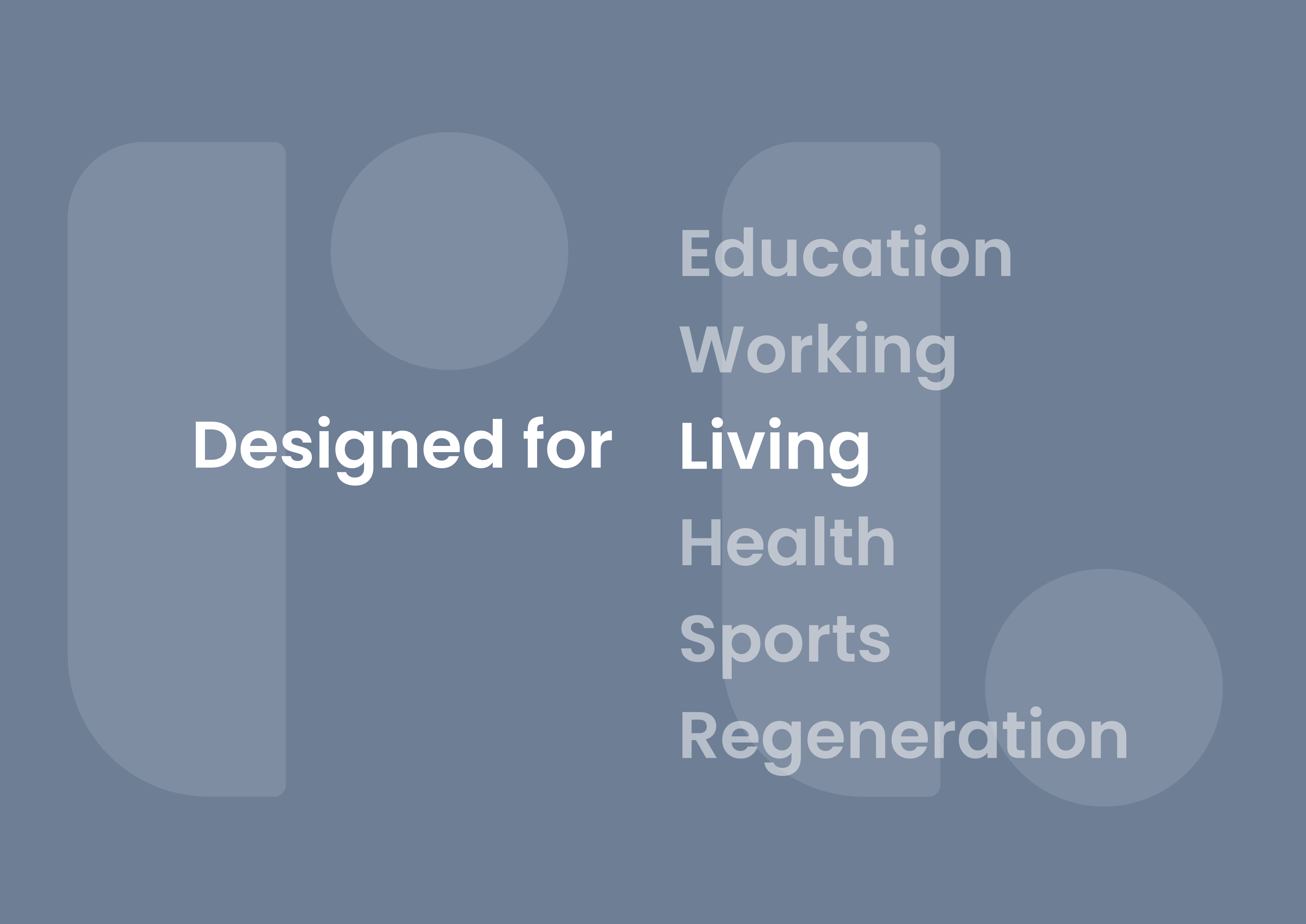
All aspects of the proposed development have been given careful consideration following comprehensive analysis and assessment of the site's constraints and opportunities, as well as the wider context and needs.

The design and development layout responds directly to the site conditions, local context and architectural vernacular. The built aspects are enhanced by a well considered landscape and drainage strategy, which will enhance the ecological value of the site and create a safe and enjoyable public realm.

The materials and architectural language reflect the nature of the surrounding context, which helps embed the scheme within the local context and represents a modern evolution of the local vernacular.

The scheme provides an attractive and high-quality development that is sympathetic to its local context and appropriate to the area delivering sustainable and robust homes.





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