EXTRACT: RYDON HOMES

DESIGN & ACCESS STATEMENT APRIL 2014

06 Layout

The design approach has drawn reference from the site and landscape analysis. The landscape analysis identifies key landscape characteristics not only in terms of views out but, more particularly, in terms of the nature of the land parcel enclosure through established hedgerow enclosing irregular shaped parcels of land, the majority of which are predominantly tree-free and this results in a very distinctive character to the open land.

The analysis drew an acknowledgement that the development should look to respond to and reflect the character of the wider landscape area where possible and this has led to ideas that touch upon how a development can settle into a landscape setting, maintaining a sense of historic enclosure whilst at the time developing a scheme which responds positively to these natural landscape qualities.

As previously noted, this site settles close to the Conservation Area of Hurst Wickham. The site sits in open land and whilst land enclosures continue to the north it is acknowledged that the development site will occupy a small portion of this much larger parcel of land.

The development area is once again drawn to reflect a sense of land enclosure and whilst the references underpinning the land enclosure are less obvious, the decision has been taken to maintain an irregular land parcel enclosure within which the development settles, linking to an established hedgerow that runs south to north forming a new edge to the land parcel.

The design approach which seeks to introduce lower properties along the new boundary edge with slightly taller properties laying against the existing landscape edge to the south, maintains a sense of irregularity of building height and, more importantly, an irregular development edge to the open fields.

Main access to the development is via the continuation of Highfield Drive moving north which breaks through the existing landscape boundary with development to both the east and west.

There is a new access to be formed through the secondary hedge which runs north/south and the density of development to the west is markedly reduced and is an area of the site which is more visible from properties in St George's Lane and reflects a more open setting, consistent with the transition of development to the open land.

Having said this, the development in this corner reflects a more natural extension of the residential development, due in some part to development which lies to both the south and west as a result of an absence of a landscape boundary and instead reflects development on either side of a public footpath.

Incorporated into the scheme is the provision for an attenuation pond located opposite units 15– 17 situated to the edge of the site as it breaks to the open land beyond.

Proposed Strategic Layout Plan (NOT TO SCALE)