

7.7. Proposed Refuse Strategy

The refuse collection strategy has been designed in line with the Local Authority guidance. A refuse strategy plan is included with this application and shown on the right.

The layout has been tracked to ensure acceptable access for refuse collection, service vehicle and emergency vehicle access and required turning heads. The proposed development will contain generous back gardens and hard standing areas for bin collection within the front gardens of all relevant properties. This will allow refuse, garden and amenity storage to be catered for throughout the development.

Refuse collection will predominately be located at the kerb side in front of properties. In some cases, where this is not possible, bin collection points for multiple occupancy will be provided to ensure reduced walking distances for residents and maintain accessibility for refuse collectors. All flats and maisonettes have access to communal bin storage which has been designed in accordance the turning of refuse vehicles.

- Key**
- Application Boundary
 - Area for refuse and recycle bins for houses
 - ▲ Location for bin collection
 - - - Refuse vehicle route
 - - - 25m max. wheel distance
 - - - 30m max. carry distance



Fig. 58: Proposed Refuse Strategy Plan

7.8. Proposed Street Scenes



Fig. 60: Section A-A

The proposal includes a variety of different treatments to create a varied aesthetic, complimenting the existing character of Lymington Bottom Road and the surrounding area.

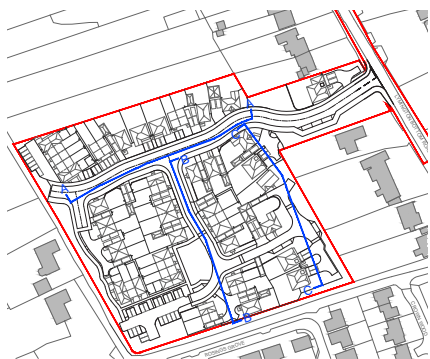


Fig. 63: Key



Fig. 61: Section B-B



Fig. 62: Section C-C



8. CHARACTER AREAS

8.1. CA-1 Picturesque Suburban

8.2. CA-2 Pocket Green

8.3. CA-3 Formal Suburban

8. CHARACTER AREAS

How will Land West of Lymington Bottom Road bring beauty?

Beauty is about creating delight to the senses through careful consideration of unity and variation. Proposals at Land West of Lymington Bottom Road have been planned and designed as a whole.

Key frontages of varying architectural detailing will frame key corners and views. Variety in spatial experience and built form will create surprise and bring delight to the senses, shaping the sense of beauty within this new neighbourhood.

This section sets out the proposed character areas of the Site and how it will become a beautiful high quality distinctive neighbourhood .

Three character areas are proposed and described in detail further in this section and are outlined on the plan to the right. The character areas have evolved as a result of the assessment of edge conditions of the Site, complemented with the proposed landscape strategy. The character areas will create beauty, variety, and respond to the local vernacular and settlement grain of the Site.

Appropriate use of scale, density, materials and fenestration have been carefully considered to deliver a context responsive built form that evokes beauty.

- Key**
- Application Boundary
 - CA 1
 - CA 2
 - CA 3



Fig. 64: Proposed Refuse Strategy Plan

The three proposed residential character areas are -

CA1 - PICTURESQUE SUBURBAN

- An arrangement of large detached houses framing the entrance into the Site with one slate roof dwelling as reference to an original farm house marking the Site entrance.
- Private drives overlooking a picturesque green landscape.
- 2 storey homes in a low density area, echoing the existing building grain of Lymington Bottom Road.
- This character area can be distinguished as organic and frames a linear green space, providing privacy to the existing dwellings of Lymington Bottom Road.

CA2 - POCKET GREEN

- Varied grain of buildings fronting onto the main and secondary streets.
- Feature tree planting including a pocket green and along main street to provide space for community cohesion and interest.
- An arrangement of detached homes with some terraced homes creating a unique grouping around a pocket green.

CA3 - FORMAL SUBURBAN

- This character area comprise of formal semi-detached, maisonettes and terraced houses located to the south of the Site.
- The area is access from winding streets that lead to private drives
- Medium density character area of 2 storey buildings: an extension of the established suburban grain of neighbouring Rosings Grove and Ivatt Drive developments.

CA2 - PICTURESQUE SUBURBAN



CA1 - POCKET GREEN



CA3 - FORMAL SUBURBAN



8.1. CA-1 Picturesque Suburban

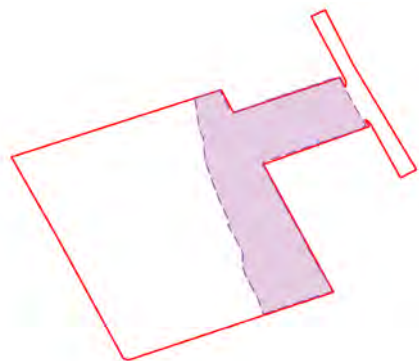


Fig. 66: Key Plan

- An organic picturesque edge to the east of the Site at the entrance following the settlement grain along Lymington Bottom Road.
- Lower density area with 2 storey buildings.
- Comprised of large detached dwellings, this area frames the entrance to the development. The dwellings are comfortably set back from the properties of Lymington Bottom Road, with areas of natural, semi-natural and green amenity space providing an additional buffer to the existing dwellings.
- The low density of the area reflects the larger properties along Lymington Bottom Road.
- The proposed architectural treatment will echo that of Lymington Bottom Road, with a red/orange multi brick complimented by a varied hanging tile and where appropriate, traditional detailing with flint and render.
- Roof treatments will be a mixture of brown/red tile, orange/red tile and grey slate, as commonly found on the adjoining road.
- Architectural details include gable verges, projecting bay windows and brick lintels and sills will compliment the existing neighbouring housing, with one corner turner in white architectural details, including windows and verges marking a sense of arrival to the Site.



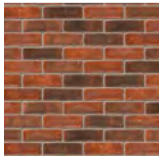
Fig. 65: Precedents



Fig. 67: Street elevation

Materials palette

Material



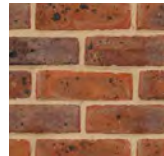
Red/orange multi brick (Ibstock Cissbury Red Multi Stock or similar)



Flint

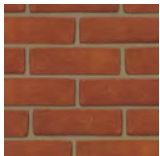


Light Render (Monocouche Roughcast, Silver Pearl colour)



Red brick (Michelmersh freshfield lane FLB brick or similar)

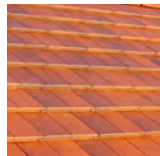
Roof



Detailed feature - Ibstock Parham stock red brick or similar



Dark red/brown roof tile (Planum Duo Rustic or similar)

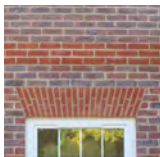


Red/dark orange roof tile (Planum Duo Cayenne Red or similar)



Slate Grey roof (Cedral Thrutone slate grey or similar)

Details



Flat gauged arch



Bay window

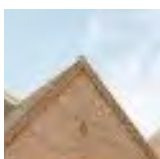


Decorative porch

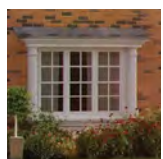


Traditional detailing

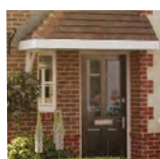
Colours



Verge detail



Cottage style windows, white frame



Grey doors with extended canopy



Fig. 68: Extract of Coloured Layout showing character area

CA-1 PICTURESQUE SUBURBAN

- An arrangement of large detached houses framing the entrance into the Site.
- Private drives overlooking a picturesque green landscape.
- 2 storey homes in a low density area, echoing the existing building grain of Lymington Bottom Road.
- This character area can be distinguished as organic and frames a linear green space, providing privacy to the existing dwellings of Lymington Bottom Road.





Fig. 69: Perspective view of Character Area

8.2. CA-2 Pocket Green

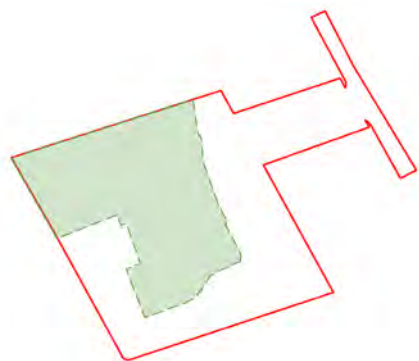


Fig. 70: Key Plan



Fig. 71: Precedents

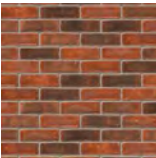
- Sits within the development, and will receive the relevant architectural treatment to help articulate a narrative in-keeping with the Site's setting and frame the proposed pocket green.
- Medium/high density with 2 storey buildings.
- The pocket green narrative serves to provide a familiarity with the surrounding built environment and landscape. The resulting architectural treatment is an accumulation of existing details found on neighbouring developments of Lymington Bottom Road, Rosings Grove and Ivatt Way.
- A vernacular multi brick will be accented by clay hung tile, as found throughout the above developments.
- Roof treatment will comprise dark red/brown clay tile.
- Decorative porches, entrance canopies and bay windows will be used to articulate visual interest.



Fig. 72: Street elevation

Materials palette

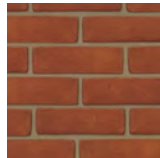
Material



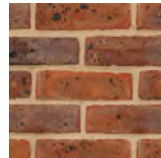
Red/orange multi brick (Ibstock Cissbury Red Multi Stock or similar)



Tile hanging (Terreal Emminence Plain Tile, Burgundy Sandfaced or similar)



Detailed feature - Ibstock Parham stock red brick or similar



Red brick (Michelmersh freshfield lane FLB brick or similar)

Roof

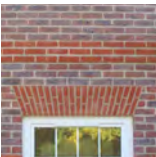


Dark red/brown roof tile (Planum Duo Rustic or similar)



Light Render (Monocouche Roughcast, Silver Pearl colour)

Details



Flat gauged arch



Bay window



Decorative porch

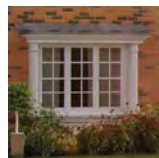


Traditional detailing

Colours



Verge detail



Cottage style windows, white frame



Grey doors with extended canopy



Terraced houses

Detached dwellings along primary road

Primary road is edged both sides with new trees. Footpath and cycleway is provided either side

Terraces orientated to frame the green space

Pocket Green, containing local area of play

Fig. 73: Extract of Coloured Layout showing character area

CA-2 POCKET GREEN

- Varied grain of buildings fronting onto the main and secondary streets.
- Feature tree planting included within pocket greens and along main street to provide space for community cohesion and interest.
- A varied grain of homes around the pocket green.





Fig. 74: Perspective view of Character Area

8.3. CA-3 Formal Suburban

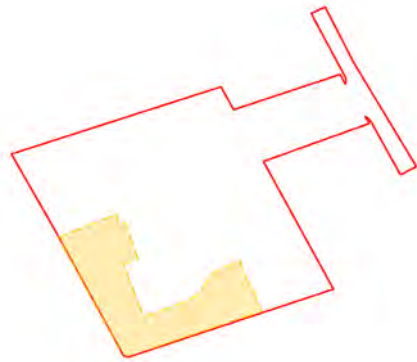


Fig. 76: Key Plan



Fig. 75: Precedents

- The south west corner of the development will reflect the existing building grain of Rosings Grove to the south.
- Medium density area with 2 storey buildings.
- Houses will be set back significantly from the eastern, southern and western boundaries to provide a minimum 5 metre buffer to existing planting. This buffer will comprise additional trees and planting to reinforce the existing tall hedges and vegetation to ensure the development causes minimal visual impact on neighbouring properties.
- Terraces are set back from the access roads. Allocated and visitor parking has been provided in accordance with EHDC Vehicle Parking Standards SPD (July 2018), with clusters of spaces broken by trees and planting at regular intervals.
- Material treatment consists of red/orange brick and red/orange tile.
- Projecting brick courses and decorative porches and canopies will be used to add visual interest.



Fig. 77: Street elevation

Materials palette

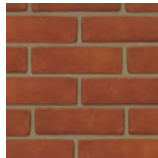
Material



Red brick (Michelmersh freshfield lane FLB brick or similar)

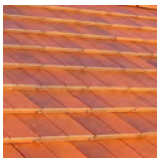


Tile hanging (Terreal Emminence Plain Tile, Burgundy Sandfaced or similar)



Detailed feature (Ibstock Parham stock red brick or similar)

Roof



Red/dark orange roof tile (Planum Duo Cayenne Red or similar)

Details



Decorative porch



Flat gauged arch



Flat gauged arch - segmental

Colours



Verge detail



Casement windows, white frame



Grey/Olive green coloured front doors



Fig. 78: Extract of Masterplan showing character area - illustrative arrangement

CA-3 FORMAL SUBURBAN

- This character area comprises of formal semi-detached, maisonettes and terraced houses located to the south of the Site.
- The secondary lane is an informal, winding lane that leads to private drives.
- This consists of 2 storey buildings and is designed as an extension of the established suburban grain of neighbouring development at Rosings Grove to the immediate south of this edge of the site.





Fig. 79: Perspective view of Character Area



9. CONCLUSION

7.1. Summary

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9.1. Summary

This Design and Access Statement for Land West of Lymington Bottom Road demonstrates our placemaking commitment to the Site. It sets out how this proposal can successfully cater for the local housing needs through the delivery of 53no. new homes of varying mix and tenure in a highly sustainable location close to Four Marks and Medstead.

The Site provides the opportunity to create a characterful development by an award winning local homebuilder who will respond to the challenges faced by climate change and the lack of affordable houses and starter homes.

The proposal will create a biodiverse mosaic on-site, enhancing the benefits of local residents through new homes, play space and community orchards: delivering a landscape led high quality development that will evolve into a sensitively designed extension of the local area.

This application will make contributions to existing community needs and infrastructure and respect the setting of the local area through a context responsive design. Through habitat enhancement features and Bewley Homes' commitment to climate change and resilience, this Site will serve as an exemplar future development, sustainably meeting housing targets with homes delivered by a trusted local house builder.

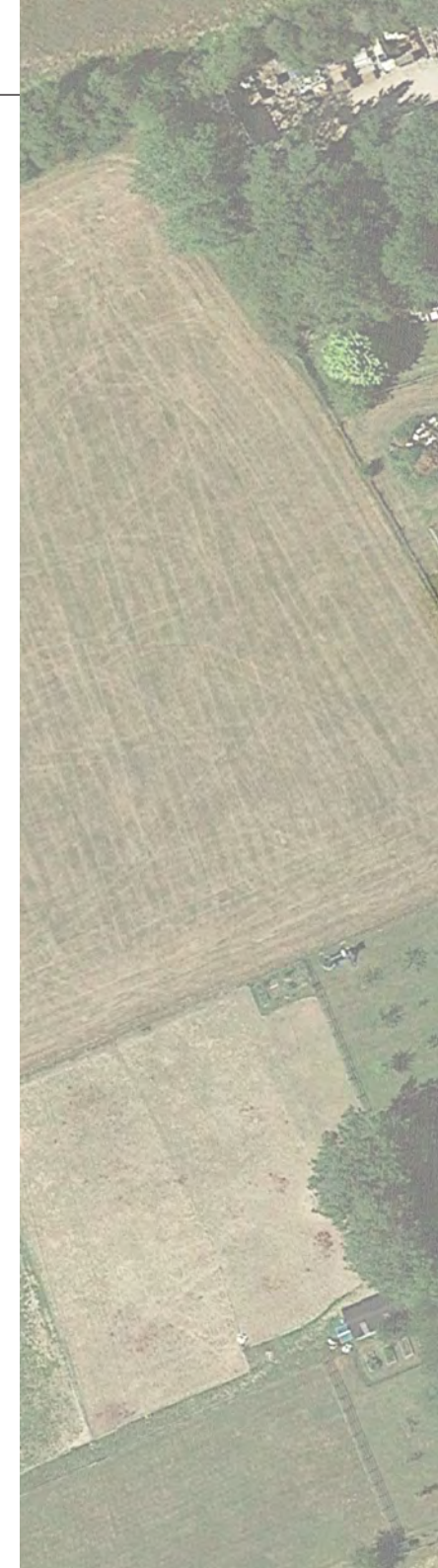




Fig. 80: Detailed Site layout submitted with this application

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