



Design and Access Statement.

Outline planning application for 12 affordable dwellings on grade 3 agricultural farmland at Gannaway Farm, including new highways access from Brick Kiln Close off Cerlieu Lane.

Client: Claverdon Community Land Trust.

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1. INTRODUCTION

- This Design and Access statement is submitted on behalf of the Claverdon Community Land Trust, and supports the Outline Planning application for an affordable development of 12 dwellings with Highways Access.
- Claverdon Community Land Trust is volunteer organisation of local villagers, and therefore formed of people who are part of the local community and represent local interests.
- In October 2016, Stratford on Avon District Council (SoADC) approved a set of housing policies which incorporated an approach which supports the concentration of residential development in the market towns and new settlements at Gaydon and Long Marston.
- Claverdon was identified as a local service center with a requirement for in the region of 20 to 30 dwellings. Where there is a demonstrable need affordable housing may be built on open land as a “rural exception scheme”.
- Housing needs surveys was carried out as part of the evidence gathering for the neighborhood plan for the Claverdon Parish Council, Norton Lindsey Parish Council and Wolverton Parish Council, managed by Warwickshire Rural Community Council.
- The surveys identified a need for 12 alternative homes in Claverdon parish for households with a local connection.
- A number of alternate sites around the Claverdon and Norton Lindsey parishes have previously been explored, and efforts to secure a suitable site for the required affordable housing development have been fully exhausted.
- The Gannaway Farm site is currently the only available and viable land opportunity at present, and the Claverdon Community Land Trust has secured a purchase option for sale, subject to planning approval



Proposed application site with existing dwellings on Brick Kiln Close and Morgan Close located behind hedgerow.

- The proposed development area sits to the edge of a field near the Norton Lindsey border of Claverdon Parish. Access will be established via a connection the existing adopted Brick Kiln Lane, which is accessed off Curlieu Lane.
- The Proposals are for 12 Affordable Dwelling on 1.91 Acres of agricultural farmland know as Gannaway Farm.
- The proposed development will sit against the boundaries of the existing affordable dwellings of Brick Kiln Close and Morgan Close to the east, and the long gardens of the existing houses along Wolverton Road.
- To reflect the requirements outlined in the Housing Needs Survey Reports, the following mix of affordable dwelling types are proposed:
 - 7x 2 bed dwellings (single storey)
 - 1 x 3 Bed Dwelling (Single Storey)
 - 3 x 3 bed Dwellings (2 storey houses)
 - 1 x 4 bed Dwelling (2 storey House)



Existing Brick Kiln close and the proposed junction to form the new access into the application site.



Affordable houses and bungalows to Brick Kiln Close.

2. Existing Site & Buildings

- The proposed site measures approximately 1.9 acres and sits within a 21 acre open field which is designated as Grade 3 agricultural farm land
- The proposed application site is bounded to the east by hedgerows that form the boundary between the field and the gardens to the existing dwellings on Brick Kiln Close.
- The field is generally contained by native hedgerow to all sides with the exception of part of the southern boundary with the existing residential gardens, which has a mix of 4 foot timber post and rail, or wire mesh fencing with sporadic trees.
- The northern edge of the applications site is slightly elevation by approximately 1.5 meters from brick kiln close, which falls away to the south to approximately ½ meter above Morgan Close.
- To the north of the site outside the application boundary is a small triangular spinney with an established public footpath providing access to the field. The spinney is populated with areas of open wild grassland, shrubs and some mature trees. There are bird boxes installed within this area.
- The dwellings on Brick Kiln Close and Morgan that back on to the application site are a mix of 2 storey houses and single storey bungalows, with brickwork and rendered elevations and traditional tiled pitched roofs. These buildings were build in 2007.
- The existing dwellings to the south of the application site, are set back over 40 meters back the boundary, within large established gardens, There is a mix of single, 2 and 3 storey houses and outbuildings faced in brick or render. There is a predominance of traditional tiled pitched roofs, with some flat roof extensions and some recessed balcony terrace areas to the larger houses.



Aerial photo of the entire 21 acre field that will contain the 1.9 acre residential development



Timber post fence and trees form the boundary condition to southern edge of application with existing gardens.

- 100 meters north east of the application site sits a cluster of farm house buildings and converted outhouses. These sit behind the existing spinney and a belt of mature hedgerow and trees, and are not visible from the application site.
- Brick kiln Close and Morgan Close are both fairly new affordable housing developments built around 2007, and are both located off Cerlieu Lane, which is one of the 2 main roads running through the village of Norton Lindsey.
- Brick Kiln Close is an adopted road with a hammerhead turning point to the end, which is proposed to be extended to form the new access into the new affordable housing development.



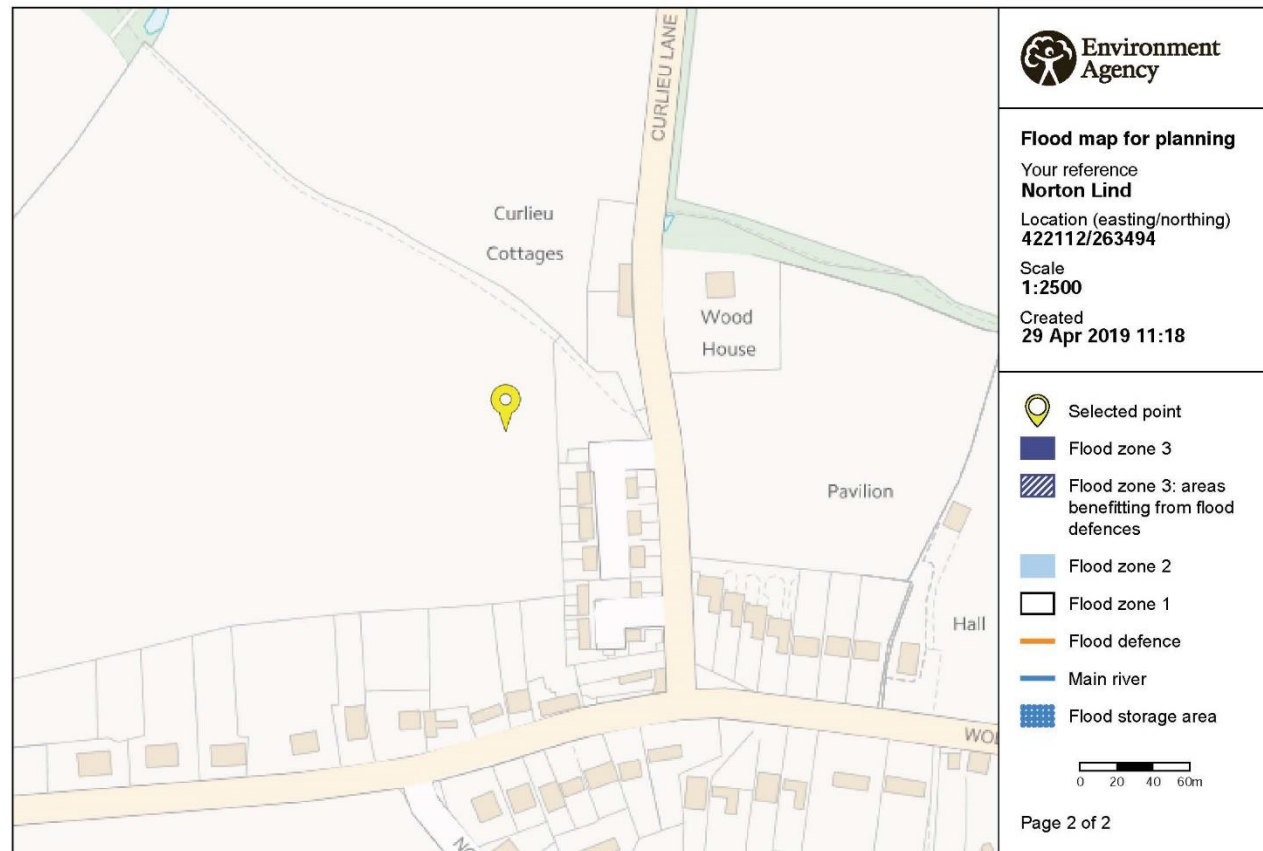
Timber post fence and trees form the boundary condition to southern edge of application with existing gardens.



Existing 3 story residential dwellings to the southern boundary of the application site set back over 40 meters..

3. Flood Risk

- The environmental agency Floor Plan identifies that the proposed site is classed as Flood Risk Zone 1. Therefore a flood risk assessment is not required. As part of the proposals it is expected that storm water will be drained through soakaways, and to proposed attenuation ponds that form part of the small habitat area.



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4. Design and Use

- The surrounding structures in the area are predominantly built of brick, timber and render, with some agricultural buildings and barns of traditional brick, steel and timber construction. Our objective is to create a development in which the architecture and use of materials, reflects the rural and agricultural nature of the site, blending seamlessly with its environment.
- Our ambitious aim is to create a scheme that not only creates affordable housing for a younger generation, but which adds to the sense of re-discovering the community. A co-operative spirit within the development, contributing to the broader community. To this end, we have included within the design proposals a range of shared communal spaces; communal green, children's play area, habitat spinney, orchards and allotments for sustainable food production.
- Key to the design is to orientate the dwellings around central communal green, a heart to the scheme around well observed Play areas and gardens to promote outdoor activities and socialising, and large pedestrian friendly spaces throughout the site - cutting carbon emissions and producing a cleaner environment and in turn a lighter ecological footprint.
- The arrangement of the site is key to delivering a well balance community. Dwellings are arranged around the central communal 'village green', The dwellings are arranged to provide relief spaces to the frontage so not to produce a hard face to the building line.
- Dwellings are design to overlook the green, with separation distances providing an ideal balance of privacy and casual surveillance, following secure by design principles.
- Active spaces and casual seating areas within the site will provide activity within the proposed development through out the day providing vibrancy and a strong sense of community.
- As the proposed site is set immediately within an agricultural setting, the designs and architectural draws it cues from agricultural references. Key to the proposals are to provide well designed homes that are desirable, sustainable, and not simply brick box architecture typified by mass housing developers which Claverdon Community Land Trust feels would be highly inappropriate for the area.
- The dwelling designs draw architectural cues from agricultural barns and out-houses, in the forms of open portal framed construction and contemporary well design barn conversions. A simple pallet of external functional materials associated with agricultural buildings has been adopted, including sinusoidal metal cladding for the roofs and some elevations, with timber cladding and engineer brickwork to complete the pallet. These are specified in appropriate locations for functionality and architectural concept for these well designed dwellings.

5. Proposed Site Plan & Layout

- Central green to provide communal spaces
- Site access created from existing Brick Kiln Close.
- Pedestrianised area within development to provide priority to pedestrians, particularly children.
- Communal Allotments to promote healthy living, community bonding, sustainable produce
- Single storey dwellings on boundaries with existing properties reduce imposition on existing housing around the application site.
- Site perimeter of native hedgerows and trees to reinstate the field boundary and provide buffer between new development and existing properties.
- Private rear gardens to all dwellings, with private drives and front garden spaces.
- New habitat areas, orchards and attenuation ponds to provide attractive relaxation spaces and introduce biodiversity into the site.
- Adequate car parking to all dwellings, and electric vehicle charges and covered cycle provisions to promote sustainable travel is proposed.
- Bin enclosures integral to design to remove clutter of bins to street frontages.
- Layout follows secure by design principles.



6. Amount

- The application site measures 1.91 acres.

Dwelling Number	Dwelling Type	No of storeys	Gross Internal Area (m2)
1	2 bed 4 Person dwelling	1	74m2
2	2 bed 4 Person dwelling	1	74m2
3	2 bed 4 Person dwelling	1	74m2
4	2 bed 4 Person dwelling	1	74m2
5	3 bed 5 Person dwelling	1	90m2
6	2 bed 4 Person dwelling	1	74m2
7	2 bed 4 Person dwelling	1	74m2
8	2 bed 4 Person dwelling	1	74m2
9	3 bed 5 Person House	2	98m2
10	3 bed 5 Person House	2	98m2
11	3 bed 5 Person House	2	98m2
12	4 Bed 7 Person House (with Garage)	2	141m2

7. Scale

- The scale of the proposals has been carefully considered in response to the immediate and wider local context, which will provide high quality sustainable dwellings, as well as be sympathetic to the adjacent residences.
- A mix of 2 story single storey dwellings are proposed to meet the affordable housing equipment identified in the Housing Needs Survey Reports.
- The single storey building are designed with pitched roofs to reflect the agricultural character of the setting and will be no greater than 6.5meters to top of ridge.
- The 2 storey dwellings are designed to deliver floor to ceiling heights of a minimum of 2.3 meters, and incorporate pitched roofs. The height of the 3 and 4 bedroom houses are to be no higher than 9 meters to top of ridge.
- There will be no requirement for chimneys to any of the dwelling roofs, as the proposals will incorporate sustainable heating solutions.
- The application site is bounded on its eastern and southern boundaries by existing residential properties comprising of 1, 2 & 3 storey dwellings. The site layout is respective of the scale and location of the existing residential properties, therefore single storey dwellings are proposed to these boundaries.
- The proposed single storey dwellings have been set back into rear private gardens so that a minimum of 25 meters distance is achieved between habitable rooms. This distance is significantly more on the southern boundary with existing houses set back 40 meters from the backs of the garden boundaries.



Single storey dwellings are designed with pitched roofs and to be no greater than 6 meters in height.



2 storey dwellings are to be located to the eastern and southern application site, to boundaries with existing properties.

8. Materials

- Due to the agricultural setting, the architectural design and selection of materials take their cues from agricultural buildings. A simple pallet of sustainable materials has been selected for the building elevations, and these include:
 - insulated Sinusoidal Metal cladding: for roofs and some elevations
 - Timber cladding: To building elevations and louvers
 - Engineering brickwork: to below DPC and some building elevations.
 - Triple glazed window units: to all dwellings
 - Timber fences: to all internal garden boundaries
 - Brickwork wall: to end gardens.
 - Integral PV Solar panel: to south and west facing roofs
 - Block Pavements: to pedestrian road around the community Green
 - Compacted gravel to allotments with corten metal raised planting beds

Reference images



Full height glazing to elevations



Timber cladding and timber louvers



Integral Solar PV Panels to southern roofs



Sinusoidal Cladding to roof and elevations



Compacted gravel and raised corten steel beds to allotments



Engineering Brick to elevations

9. Landscape

The detailed landscape proposals will be submitted under a full reserved matter application, however the key principles of the proposals are as follows:

- Create a well landscaped central community green area at the heart of the development, to include a children's play area with a number of informal seating areas for relaxation.
- Provide a pedestrianised quality to the traffic areas that defines a shared space with priority to pedestrians.
- Each dwelling to have a secure rear private garden and patio area, with a private drive and defensible space to the front of each property.
- Extend the existing line of native hedgerow to the perimeter of the new site, to retain the traditional boundary treatment of the agricultural field.
- Community orchards, allotments and habitat areas are all proposed as part of the design to encourage community engagement, sustainable living, and significantly improve the biodiversity of the current site, which is designated as Grade 3 agricultural land.
- A habitat area with pond features will be used as part of the storm-water drainage system and attenuation, as well as provide relaxing spaces for contemplation. These space will also encourage wildlife from insects, birds and amphibians.
- The integration of new native trees and hedgerows as part of the proposals will integrate the development into the local setting and provide a delightful and sustainable residential development, as well as improve the biodiversity of the area.

10. Inclusive Access

- All dwellings will have private off street parking spaces provided, which will be suitable for disabled access.
- Most properties have more than one parking spaces provided, however additional visitor spaces are also included with include dedicated disabled provision, to ensure the proposals are accessible to all.
- Level thresholds are provided to all dwellings, with all main entrance doors specified as 1000mm wide.
- The proposals include a range of affordable housing types some of which are single storey, and priority for these units could be made to those with increased accessibility requirements.
- Dedicated pathways are provided as part of the scheme.

11. Community Engagement

- Claverdon Community Land Trust (CCLT) is an organisation of the residents of Claverdon and adjacent parishes, for the benefit of residents of Claverdon and adjacent parishes and managed by the residents of Claverdon and adjacent parishes.
 - Land Trusts sprang out of the cooperative movement of the Victorian period and notable developments are Letchworth garden City, Hampstead Garden suburb, Bourneville and Port Sunlight.
 - Modern land trusts were enabled in the Housing and Regeneration Act 2008.
 - CCLT was incorporated by guarantee in 2012 as a non-profit organisation for the provision of affordable homes for Claverdon and adjacent parishes under the sponsorship of Claverdon Parish Council.
 - There are 61 residents of Claverdon or adjacent parishes as members and the Directors are all residents of Claverdon and adjacent parishes. Membership is open to any residents of Claverdon or adjoining parishes
 - The directors and staff are all unpaid volunteers who receive no benefits or expenses. This allows CCLT to deliver homes at lower cost than private developers who need to pay wages and make profit and housing associations who pay wages and benefits to their staff.
 - Community engagement is achieved by annual meetings of members, extraordinary meetings and articles in the parish magazines. An example of an article is included as the end of this chapter.
- Claverdon Parish Council, Wolverton and Norton Lindsey Parish Councils commissioned a local Housing Needs Surveys, which were completed in July 2017, April 2019 and March 2017 respectfully. These identified a need for local alternative / affordable housing.
- The CCLT AGM in March 2018 authorised the CCLT Board to negotiate an option to buy land at Curlieu Lane adjacent to Norton Lindsey village as all possible sites adjacent to Claverdon's built area were too expensive for affordable homes. The option was signed in January 2019. Claverdon and Norton Lindsey parish Councils were informed that the CCLT was hoping to negotiate an option on land in Curlieu Lane.
- The Proposed Site of Curlieu Lane was tabled to the Claverdon Parish Council in February 2019, and the parish council confirmed that they could support the Curlieu site for affordable housing to meet local housing needs. The Curlieu site was tabled at the Norton Lindsey parish council on March 12.
- Outline Design proposals were tabled to Claverdon Parish Council on 14th May 2019 by The Claverdon Community Land Trust and MDG Architects. Following the presentation and Q&A session, the Parish Council advised 'the Parish Council are able to support the proposed development of social housing at Curlieu Lane', and 'Cllrs. Middleton, Bicknell, Dargan and Wilcox prepared to support this proposal'

- Outline Design proposals were tabled to Norton Lindsey Parish Council on 22nd May 2019 by The Claverdon Community Land Trust and MDG Architects. Following the presentation and Q&A session CCLT offered to build the three affordable homes identified in the Norton Lindsey housing needs survey a pavement along Curlieu Lane to the A4189 and a donation to the Norton Lindsey playground.
- Wolverton Parish Council heard of the possible development and following a brief discussion in May is considering asking CCLT to include their two housing needs homes in the development.
- The existing affordable housing developments at Morgan Close and Brick Kiln Close include homes for the three parishes of Norton Lindsey, Claverdon and Wolverton and the new development follows this tradition.

Article from the parish magazines:

“Claverdon Community Land Trust

May was a busy month for the Land Trust. The AGM was held on May 20. The Annual Accounts were presented and a briefing was given on the progress on the Curlieu Lane site. A new project was proposed to provide extra care housing to elderly residents who wish to stay in the village but are not confident of being able to continue living in their current homes.

Extra care housing is housing where additional support is provided as it is required. This might mean a resident might start living independently in a smaller home. As time progresses a resident might need the benefits of sheltered accommodation where a Warden is on call in the event of an issue. Later further support would be provided as required. In effect Extra Care Housing is an expansion of the concept operating currently for the Claverdon Benefice in St. Michaels Close. Claverdon Surgery has been approached to see if they would be able to provide support to the proposed extra care housing.

Briefings were given to Claverdon Parish Council on May 14 and Norton Lindsey on May 21.

The first tranche of funding from the Charities Aid Foundation has been delivered and committed to the various studies and design activity required for outline planning permission on the Curlieu Lane affordable housing. Three dwellings will be built to meet Norton Lindsey's local housing need as well as the remaining nine dwellings required by Claverdon.

Discussions have been commenced with CAF Bank and the Charities Bank to secure substantive funding for the construction phase at Curlieu Lane.”

12. Conclusion

- This outline application seeks to gain approval under the “rural exception scheme” for 12 affordable homes to meet local housing needs as identified in the Housing Needs Surveys produced for the Claverdon Parish Council, Norton Lindsey Parish Council and Wolverton Parish Council , managed by Warwickshire Rural Community Council.
- The proposed approx. 1.9 acre development area is set back and accessed from Brick Kiln close, and contained within a corner of the existing grade 3 agricultural land know as Gannaway Farm. The site abuts the existing developed grain within Norton Lindsey. The scale and density of the development are in keeping with the local context and will provide a well balanced contribution to the Norton Lindsey Village.
- Single storey dwellings are set back along the boundaries with existing properties, and will include landscaped perimeters to provide a sensitive relationship with neighboring properties. The extension of native hedgerow, the introduction of orchards, habitat areas and allotments to the site perimeter will provide additional softening to the site boundaries as well and increase the biodiversity of the current agricultural land.
- The dwellings are all design to be highly sustainable, and subject to the reserved matters application may integrate a range of sustainability measures such as high levels of insulation, solar PV panels, rainwater harvesting, drainage attenuation, electric car chargers, cycle provisions and solar shading.
- The proposals will be fully accessible for new residents as well as visitors, with many of the dwellings limited to single storey.
- Subject to a reserved matters application, the proposed architecture and selection of external materials will take cues from the agricultural setting in which they are set, providing contemporary well designed affordable homes that will compliment the local context, as well as provide life long sustainable affordable homes.
- A mix of community assets designed into these proposals, with enhance not only this development, but the wider Norton Lindsey. The community green, allotments and habitat area will promote community cohesion, sustainable living and provide desirable well designed places to live.
- Parking levels are in accordance with the local requirements, and the inclusion of electric vehicle chargers and cycle storage will promote sustainable travel,



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