

Design and Access Statement for development at
Ducksbridge Caravan Site, Burycroft, Lower Wanborough, Swindon, SN4 0AP



Context of these proposals



Introduction

We believe it is widely acknowledged that the Borough's housing stock should ideally provide as full a range of homes as possible. However, at present we are not offering enough larger homes to address the aspirations for this kind of property from the senior managers and high earning, highly skilled elements of the workforce that the Borough requires to balance the contribution to our local economy within the Borough's workforce.

Importantly, if we can provide such appropriate homes in appropriate locations, the Borough can have the two-fold benefit of ensuring this vital sector of our workforce not only is attracted to work here, but will also be attracted to live here so their socialising and shopping spending stays helpfully local. We believe this well-screened caravan site nestling between existing residential development, will provide a very appropriate setting to infill with the linear form of development that is typical of Lower Wanborough and which provides the ideal location for such individual larger family homes.

Background on Bower Mapson Limited

As a locally based, locally operating independent company, we maintain a clear design led philosophy to ensure to the best of our ability that what we build beneficially adds to each particular locale's built heritage. Our approach therefore is always to take a responsible view of designing our housing to both blend harmoniously with particular settings as well as seeking to bestow a genuine sense of identity and pride in the homes for the new owners. Put simply, we hope to create environments that will enhance the lifestyles of new residents and the indigenous population alike. The accompanying pictures show some earlier Bower Mapson Limited developments.

Third party recognition

As a commentary on our aspirations, we are pleased to record that others have acknowledged some of our previous projects by awarding earlier schemes with ten 'What House' National Design Awards, an NHBC 'Pride in the Job' Quality Award, two Daily Express British Housebuilding Awards, including one Small Housebuilder of the Year accolade, three short-listings in the DOE/RIBA awards, a Local Authority Civic Trust Design Award, together with an award in the Wiltshire Housing Design Awards. We have won a National Design Competition run by the NHBC to design and build a 'traditional home' of the future, as the centrepiece for the Future World Exhibition at Milton Keynes. In addition one of our schemes won SITE Magazine's national Best Luxury Site award and in 2008 we won Best School conversion up to £250,000 from BBC 2's Britain's Dream Homes programme. Most recently we have been pleased to receive another important national award as our development in Witney has been awarded a commendation in The Sunday Times British Homes Awards 2012, in their 'Best Designed Housing Project' category.



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Front elevations of plots 1, 2, 3 and 4

The site and planning policy



Plot 4

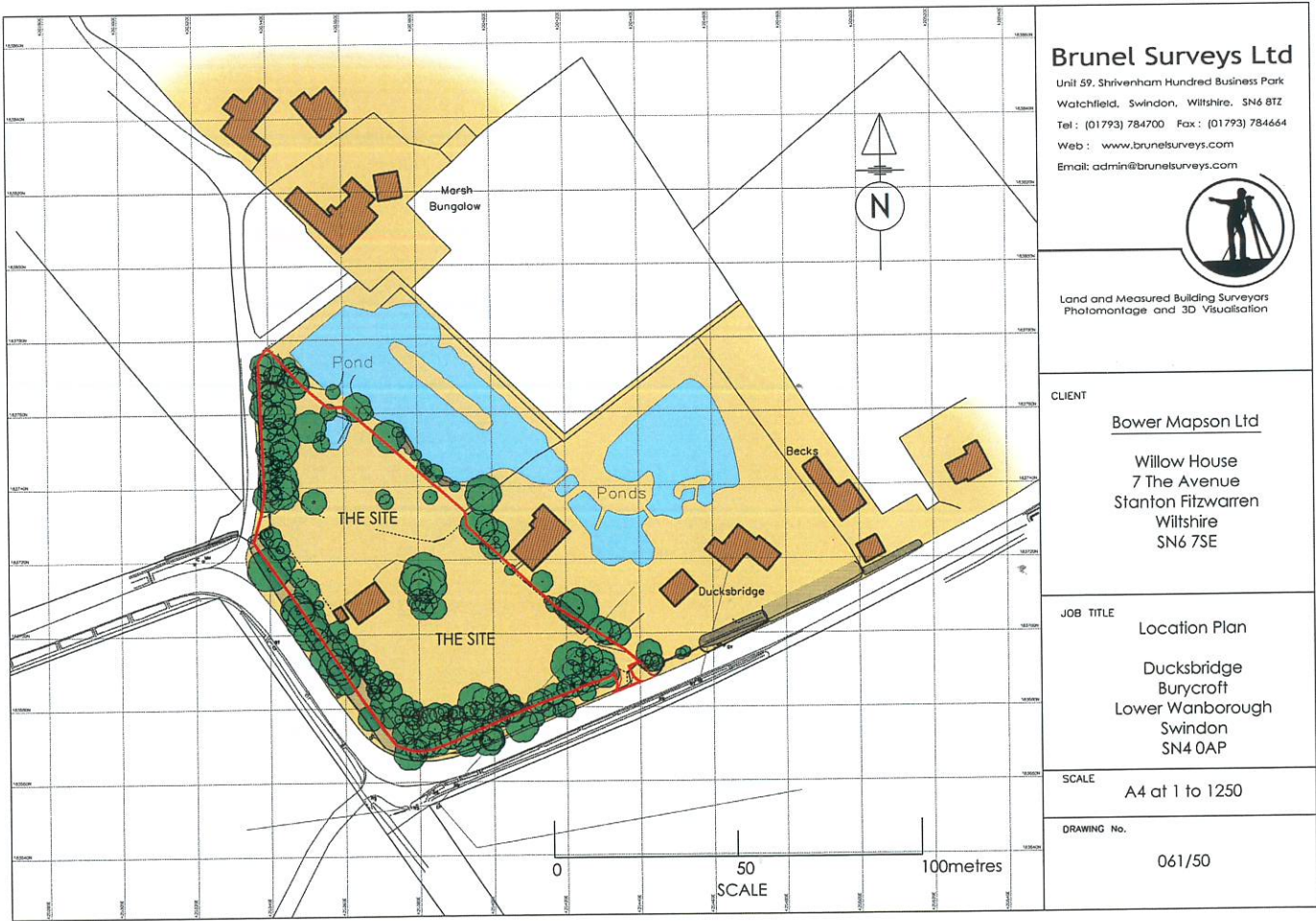
This Lower Wanborough site lies between the residential property Marsh Bungalow on its northern boundary and the Ducksbridge property on its eastern boundary with the southern and western boundaries contained by continuous dense hedge and tree belts around the adjoining highway.

Using the NPPF definition from this document’s Annex 2: Glossary, this qualifies as previously developed land or a Brownfield site that lies in a very well contained gap in the continuous linear residential development that sits along Burycroft.

In historical terms, it is not known whether this settlement’s early common may have extended between Rotten Row and Burycroft. Although none of the properties along this road have been included in the Conservation Area Map and therefore one interpretation in planning policy terms is that it could be said to be in effect open

country, yet at the same time, the 2009 Lower Wanborough Conservation Area Appraisal and Management Plan, which the Director of Planning has been authorised to use for planning and development control, confirms Lower Wanborough expanded along Burycroft in the 18th and 19th Centuries.

What is clear in reality is that the continuous linear pattern of development along this road is very closely aligned to the historic linear street pattern of the village of Lower Wanborough. In particular, it reflects the character of other areas of the village where a Planning Inspector has said “*substantial houses are seen in the context of large plots, hedges and groups of trees, which is important to the area’s character*”. Indeed this site could not be a better fit with the points made in the environmental factors justifying the designation of the village’s Conservation Area being bounded as it is very strongly with trees and vegetation for its entire boundary with its adjoining road.



Design commentary



Plot 2

The caravan site's store, toilet facilities, water supplies and the five caravan plot's electrical supplies will be removed with just the public right of way being maintained through the site. Whilst this pedestrian public right of way crosses the site internally, one cannot see into the site from the public highway that wraps around the western and southern site boundaries. Once 'inside' the site's heavily landscaped boundaries however, one finds it opens out into a series of spacious level green areas that flow into each other around some internal tree groups.

Following the established linear pattern of development along Burycroft, we have carefully placed just four larger family homes within the 0.5 hectare site, equally spread along the length of its highway boundary.

Each home sits in its own large enclosed plot creating the impression from the road via just glimpsed views of traditional roofs of a loose, landscape dominated scheme typical of many parts of the village. Ensuring the introduction of sensitive low density development reflects not disrupts the rural ambiance of Lower Wanborough.

Using the caravan site's existing entrance a gravel drive leads in to the homes with the route of the public path preserved through the site from the south-east to the north-west. At the head of this drive stands a quite formally detailed natural stone 'Manor Farmhouse' property with deep sash windows and natural slate roof behind its stone parapet.

Next to this is a smaller home with lower sweeping clay tiled roof over dark stained boarding and natural stone elevations linking to a barn style dark stained boarded garage outbuilding.

In the middle of the run of homes, behind its gated boundary lies a traditionally detailed 2½ storey home in natural stone with brick quoins and dressing all under a natural slate roof complimented with a natural stone and dark stained boarded garage store again under a natural slate roof.

The last home, located closest to the entrance, is a simpler 1½ storey natural stone cottage style property with balanced casements, oak lintels under a plain clay tiled roof, sympathetic in appearance to many of the buildings in the village's historic core.



Plot 1

Site layout



The homes

Traditionally detailed to reflect the local vernacular of this rural village, the homes have been placed to reflect the linear style of the adjacent development, with generous gaps between the buildings, each with their own large plot and all retaining the visually important strong hedge and tree belts around this site.

As found elsewhere in the village, roof coverings will either be plain clay or natural slate tiles, with natural stone walling and a sprinkling of dark stained boarding to outbuildings and one home. Whilst all four homes will be built in the same natural materials, details around openings will reflect the range within the village, from formal cast surrounds, to timber lintels, or brick segmental arches and detailing.

With regard to the fabric of the homes themselves, in addition to super insulation levels throughout each property, including Argon filled triple-glazed windows, within the scheme we will be using solar water heating units and some areas of photovoltaic cells for CO₂ free electricity generation. Each home will have a water butt and all driveways feature permeable surfacing to assist in the re-charging of ground water. As well as this, every property will feature grey water recycling units, to reduce the reliance on mains water.

Plot 1

A simply detailed 1½ storey natural stone property with small two-light dormers, plain clay tiles on the roof and oak lintels over openings, reflect details to be found in the historic core of the village.

Plot 2

A larger 2½ storey natural stone home with red brick chimney, quoins and dressings to windows and doors under a natural slate roof with simple dormers set in.

Plot 3

Under a plain clay tiled roof, a lower 1½ storey natural stone and dark stain boarded property with roof projections extending to single storey to reflect similar details that are to be found elsewhere in the village.

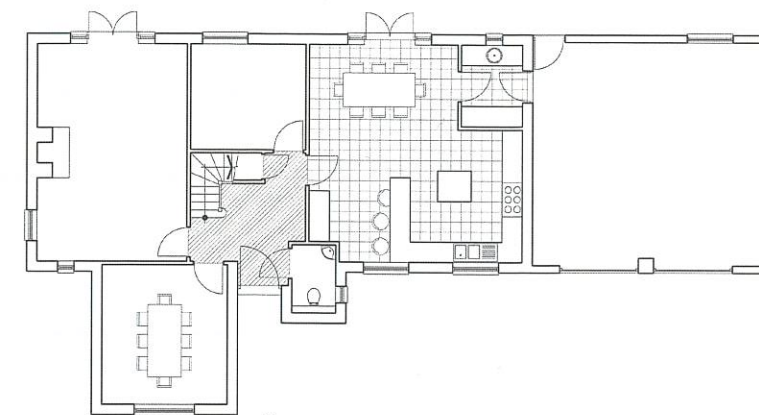
Plot 4

Designed as almost the most important property by its location at the head of the access, this 2½ storey home again built in natural stone, is more formally detailed in the style of a 'Manor Farmhouse', with a harmonious balance of deep sash windows complete with cast stone detailing.

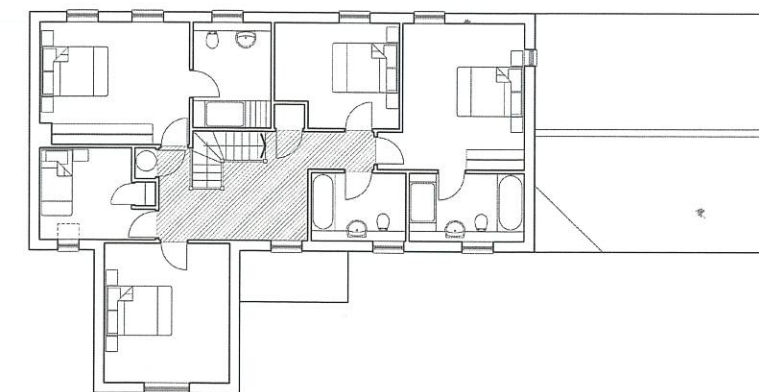


Plot 1

Ground



First



Typical floor plans for plot 1

The homes



Plot 2

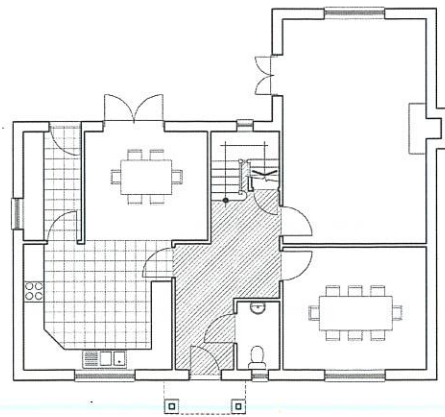


Plot 3

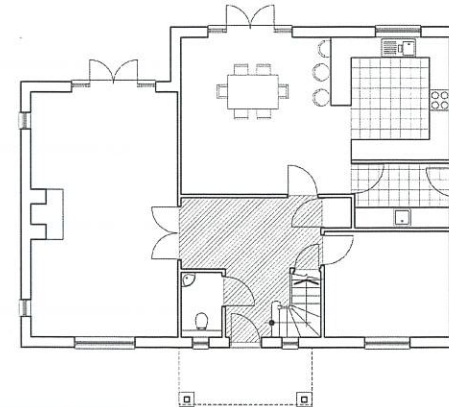


Plot 4

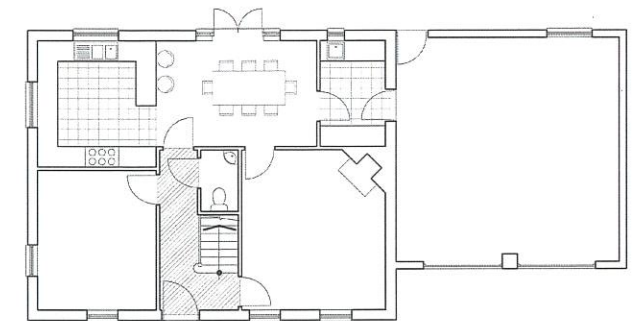
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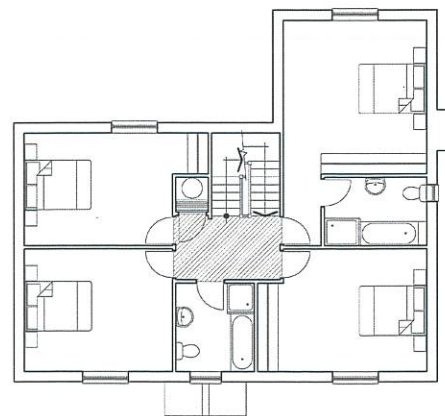
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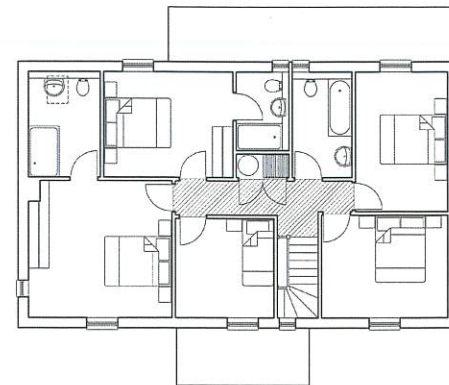
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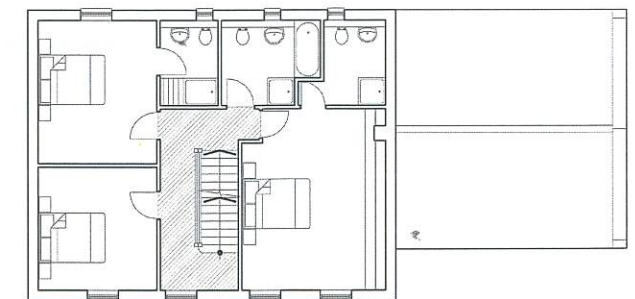
First



First



First

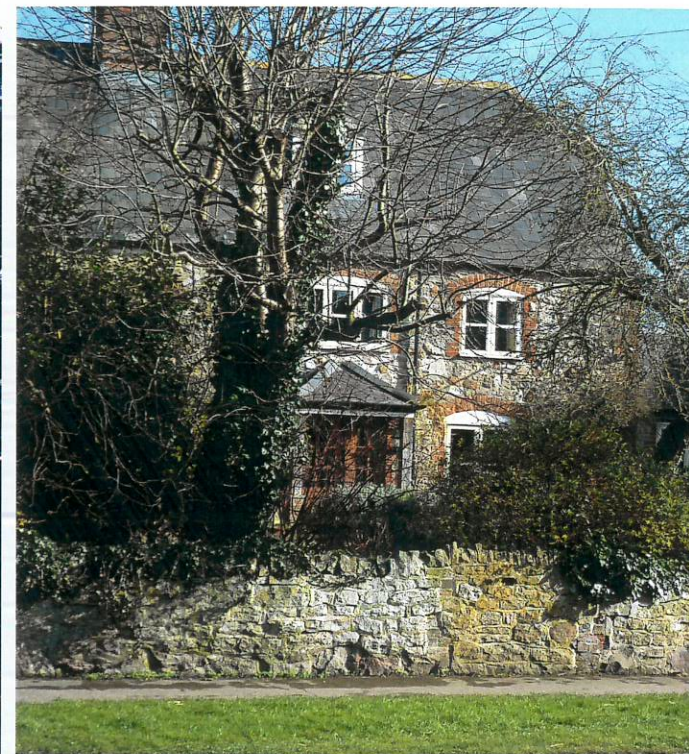


Typical floor plans for plot 2

Typical floor plans for plot 3

Typical floor plans for plot 4

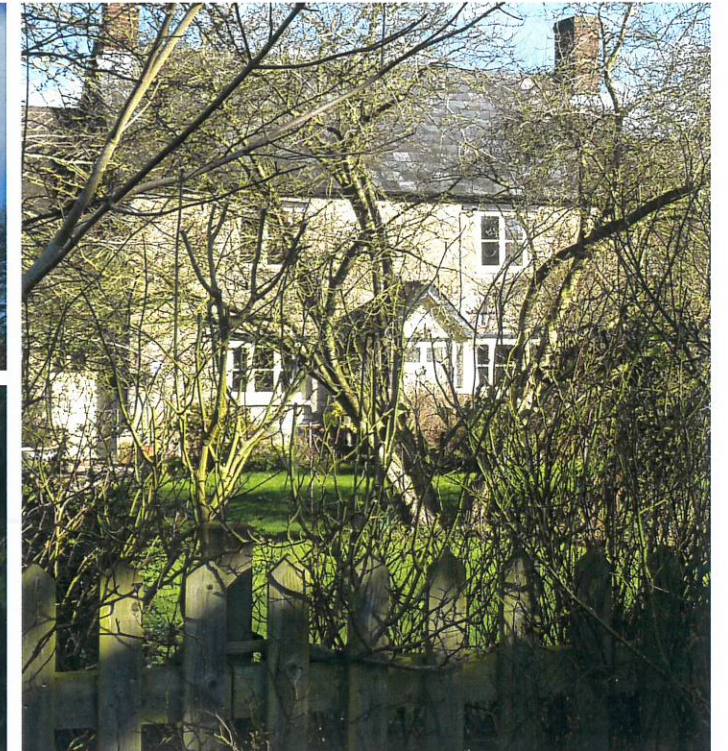
Existing grain of the village



- Substantial houses in heavily treed large plots are a particular feature of Wanborough.
- Natural stone walling with brick dressing to openings with slate or plain clay roofs and brick chimney stacks are a common element.
- Details where the main house roof sweeps down over single storey rooms are found in the village.
- Timber lintels over windows are also seen widely and there are many dark stain boarded buildings interspersed among the settlement's housing stock.



Existing grain of the village



Access and traffic statement

Flooding

The whole of the site lies within Flood Zone 1 and is therefore categorised as being safe from flooding. There are issues with flooding in the surrounding area which it is proposed to help alleviate as part of the works. Full details of this have been put forward in a separate drainage and flood risk report.

Surface water attenuation

The highway areas within the site will be constructed from gravel which is a permeable material. Flows developing from the buildings will be attenuated on the site within swales that will discharge to the local ditch network at greenfield runoff rates or below. In addition each plot will have its own water butt and each property will utilise grey water recycling technology to greatly reduce mains water usage. The specification within the homes will also allow for appropriately efficient low water and low power use of fitments and appliances.

The development site is a former touring caravan site land parcel that is served by a single vehicular access onto Burycroft. The existing vehicular access would be retained and improved to provide access to the proposed residential development. The improvements to the existing access would provide visibility sightlines commensurate with the speed limit along Burycroft and the usage of the access road.

Improvements will also be provided to the local pedestrian footpath network with the route along Green Lane between Rotton Row and Burycroft to be upgraded as part of the proposed works. In addition to this, at either end of Green Lane, the areas of highway verge will be refurbished including connecting tarmac footpaths with the adjacent highway area.



Plot 3

Access and traffic statement



Access and traffic statement



Surface water considerations

Existing drainage issues

The proposed development site is not subject to flooding. However, there are incidents of flooding in the surrounding area. In particular the road adjacent the site, known as Burycroft, is subject to flooding when the drainage ditch on its southern side overtops.

Surface water runoff from land to the south of the site flows overland and via ditches from Rotten Row and is intercepted by the ditch system that runs alongside the southern side of Burycroft. This ditch system comprises a section that flows to the east and discharges via a culvert under Burycroft, and a section that flows to the west. The section of ditch that flows to the west originally continued around the bends in the road to join the ditch that runs alongside the road known as The Marsh to the west of the site. A plan showing the existing drainage arrangements, Drawing No. B586/02, is attached to this File Note.

It appears that the existing ditch that flows to the west has been obstructed by the construction of an access and bridleway adjacent the southernmost bend in Burycroft. As no culvert has been provided in conjunction with the construction of the access the original flow route along the ditch system has been blocked. At present therefore the water flowing westward in the ditch on the southern side of Burycroft is channelled into a BT duct at the location marked 'x' on the attached Drawing No. B586/02, flows then travel along the line of the ducts before discharging at several locations along the highway. Surface water therefore remains in the immediate vicinity and doesn't drain away to the watercourse running northwards from the north west side of The Marsh.

In addition, immediately downstream of this access the ditch is culverted by means of a small 225mm dia pipe and the ditch system is in poor condition.

Proposed drainage remediation

In order to help address the flooding of the ditch system alongside Burycroft it is proposed that a 450mm dia culvert is installed to connect the original ditch system around the bend. It is also proposed that the existing 225mm dia pipe immediately downstream of the proposed new culvert is replaced with a 450mm diameter pipe to help prevent potential blockages, and that the existing downstream ditch is cleared out to improve its performance. The proposed remediation works are shown on Drawing No. B586/02.

The ditch that runs alongside The Marsh has a number of access points where the ditch is culverted beneath and these act as hydraulic throttles to the flow in the ditch system. As these throttles will remain, the proposed remediation works to the ditch system alongside Burycroft will not change the overall hydrology of the area or increase flood risk elsewhere.

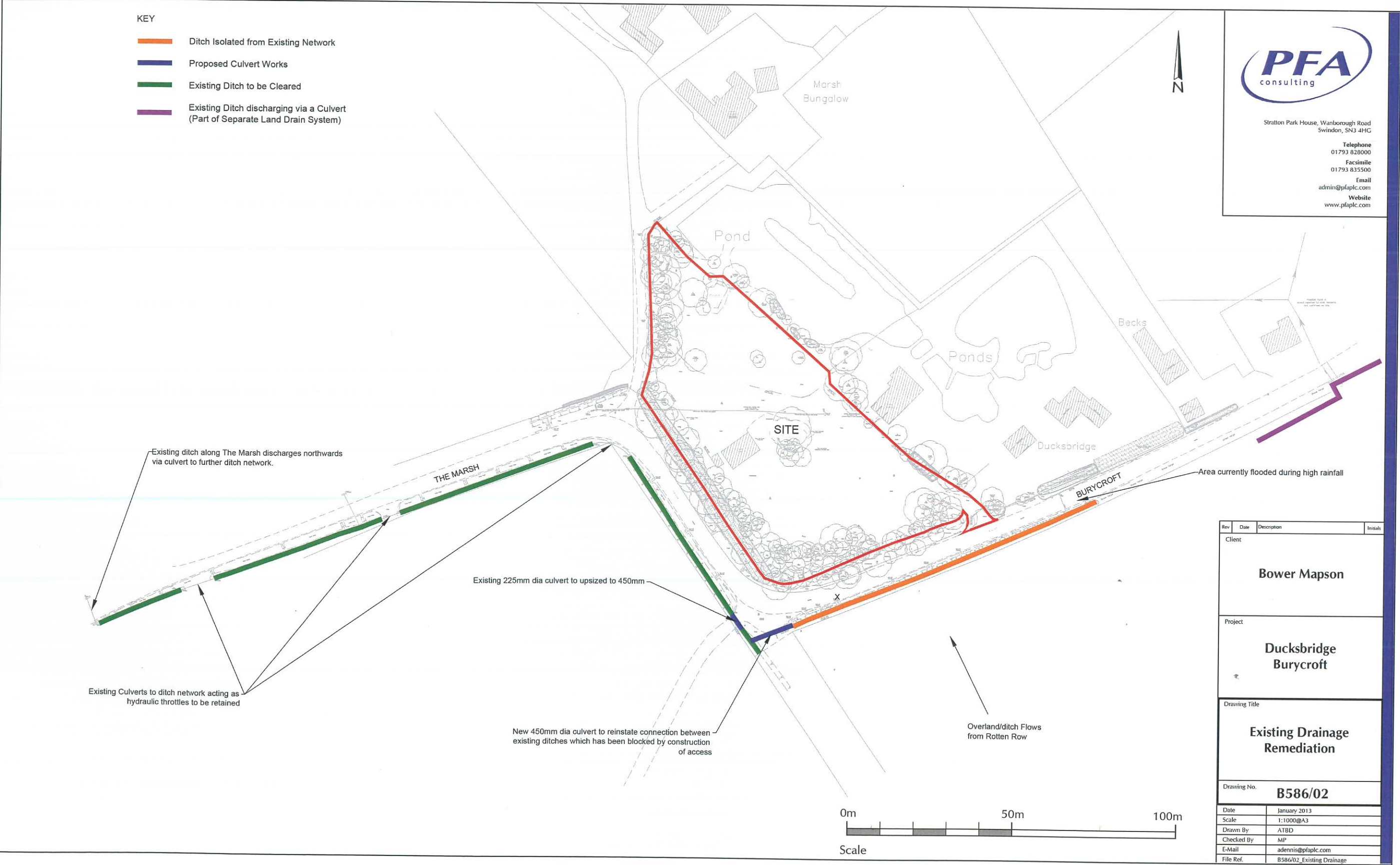
Conclusion

The proposed drainage remediation works to the existing ditch system alongside Burycroft, identified in this File Note, would help alleviate the flooding issues in Burycroft whilst not increasing flood risk elsewhere.



Plot 1

Surface water considerations





Earlier Bower Mapson developments



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