



NEWNHAM AVENUE FLAGSHIP HOUSING GROUP LTD. DESIGN & ACCESS STATEMENT, RESERVED MATTERS

FEBRUARY 2024

*CGI for illustrative purposes only. Landscape details per the formal Architectural & Landscape drawings.

TABLE OF CONTENTS

| | |
|--|----|
| 01. INTRODUCTION | 02 |
| 02. CONTEXT, OPPORTUNITIES & CONSTRAINTS, CONSIDERATIONS | 04 |
| 03. PROPOSED DEVELOPMENT | 08 |
| 04. CHARACTER & MATERIALITY | 17 |
| 06. SUSTAINABILITY APPROACH | 21 |

01. INTRODUCTION

1.1 VISION

Introduction

This Design and Access Statement provides the rationale for the affordable residential design proposals developed for a garage site and open space put forward by Flagship Housing Group Ltd. at Newnham Avenue as part of a potentially wider group of redevelopments of such underused garage sites to provide affordable housing and public space interventions.

The brief set out by Flagship Housing Group Ltd. focuses on the use of house types developed by Flagship Group Development, as well as a strong emphasis on sustainable placemaking across their small sites and beyond their red lines where possible. Modern Methods of Construction is to be prioritised for the design and construction of the dwellings and the open space site interventions.

In assessing the development potential of the small site, sustainable and passive design principles are adopted; making use of solar gain, site orientation, maximising natural light, existing site topography and tree retention as well as promoting biodiversity net gain.

Gbolade Design Studio have taken a holistic approach to sustainably developing the site with due consideration given not only to environmental design but also social and economic value potential of the site and open space within close proximity. We are particularly keen to respond to the brief requirement for strong place-making qualities by developing site specific responses and developments.

Through the proposals put forward, GDS looks to draw strength from the potential to form collaborative partnerships and initiatives with local community groups and stakeholders that are active in the areas of the site.

Outline Planning has been granted in March 2022, for the erection of four dwellings, provision of car parking, access, hard and soft landscaping and other associated works (ref: DC/22/1269/OUT). The purpose of this document is to provide an appraisal of the Reserved Matters and set planning conditions from the proposed development. The reserved matters are: layout, scale, appearance and landscaping.



1. Bird-eyes view of the proposed scheme.

*CGI for illustrative purposes only.

Landscape details per the formal Architectural & Landscape drawings.

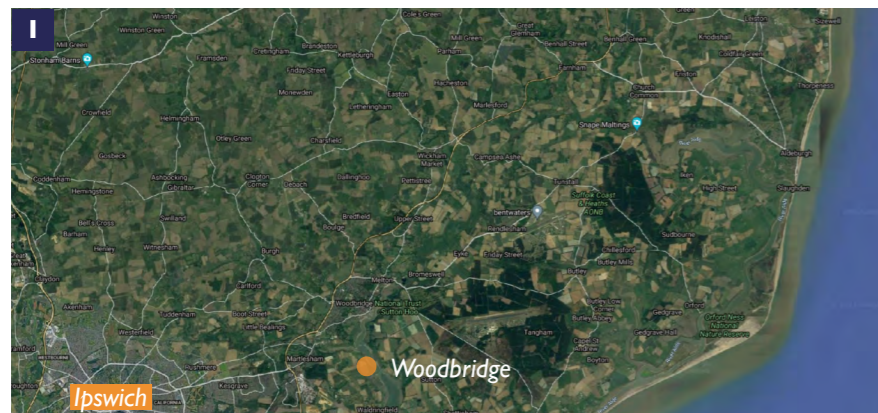
02. CONTEXT, OPPORTUNITIES & CONSTRAINTS, CONSIDERATIONS

2.1 LOCATION AND SITE

NEWNHAM AVENUE, WOODBRIDGE

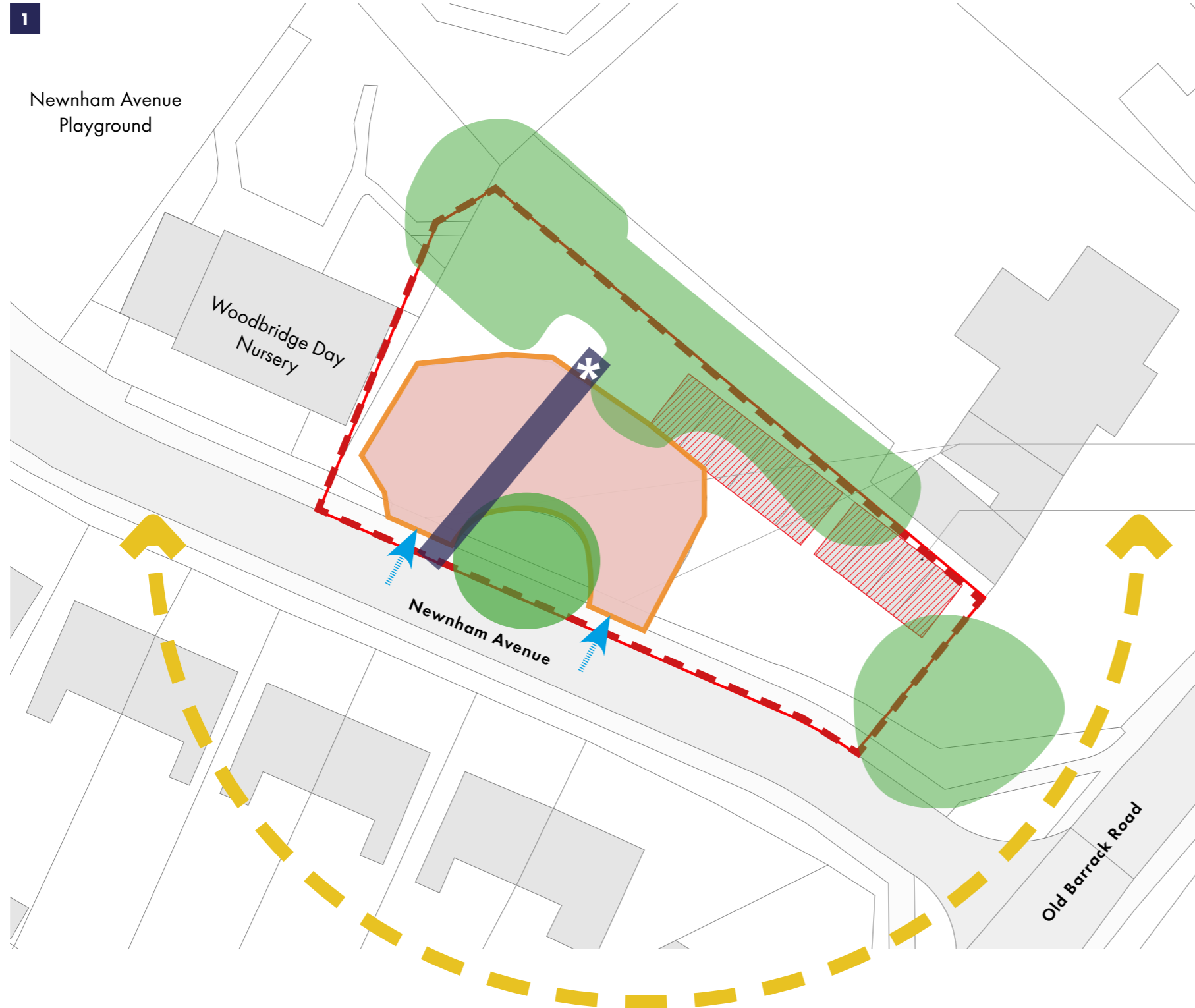
This document illustrates the current design proposal for Newnham Avenue garage site.

The site lies within the historic market town of Woodbridge, to the south-west of the town centre. The wedge shaped site is bound by Old Barrack Road and Newnham Avenue, with two vehicular access points separated by a large Sycamore Tree (T1). The site comprises 10 no. garages (Northeast end) assessed as being in poor conditions, and gravel hardstanding, currently used as overflow parking to the adjacent Nursery.



1. Woodbridge geographical location
2. Site location and views key
3. Photo looking East of the site
4. Photo looking West from Old Barrack Road junction
5. Photo looking North from Newnham Avenue

2.2 OPPORTUNITIES AND CONSTRAINTS



SITE INFORMATION

Address: Newnham Ave, Woodbridge IP12 4EN
Coordinate reference: 52°05'22.4"N 1°17'49.1"E
Local Authority: East Suffolk Council

Site Area: c.1003 sq.m / 0.25 acres / 0.100 Hectares

The opportunities and constraints of the site as it stands are set out below and illustrated on the diagram on the left. These represent site specific design drivers.

OPPORTUNITIES

- **ORIENTATION** - Aspect north-south provides optimum natural day-light opportunities.
- **OUTLOOK** - Views to line of trees to the north and back gardens privacy.
- **ACCESS FROM HIGHWAYS NETWORK** - 2no vehicular accesses from Newnham Avenue.

CONSTRAINTS

- **UTILITIES ON SITE** - Presence of a British Gas Kiosk and easement running across the middle of the site, as well as 2no Electrical posts within site boundary.
- **TOPOGRAPHY** - The site comprises a compact tapering outline with minor level changes of a maximum of 1 meter drop within boundary.
- **ADJACENT INFRASTRUCTURE** - Tight proximity to Nursery adjacent to the site on the west boundary.
- **DENSE VEGETATION** - Trees to the rear (north) of the site and large Sycamore Tree to the south.

DIAGRAM KEY

- Garages
- Site Redline
- Vegetation canopy
- Hardstanding
- Adjacent buildings
- Access in to Site
- Sun path movement
- BG Kiosk & Easement across the site

1. Site analysis, identifying constraints and opportunities

2.3 OUTLINE PLANNING CONSIDERATIONS

Outline Planning has been granted for the respective site in March 2022 with some Matters Reserved. The following conditions and comments have been highlighted to be addressed within the design of any planning application coming forward to the site.

Planning Conditions:

- Outline planning granted subject to the submission of "reserved matters", further detailing, and compliance with the 15 conditions set out.
- The Reserved matters are: Details relating to the layout, scale, appearance, and landscaping of the site.

Highways officer Comments:

- Condition: The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.
- Before commencement and occupancy of the development the new accesses have been laid out and completed in all respects in accordance with drawing no. DM03.

Landscape officer Comments:

- Tree loss is fine in principle given replacement proposals. It is advised that these are distributed across the site with one or more positioned within front gardens if possible - for street scene mitigation.
- Concern over usability of rear gardens provided for Houses 1 and 2 due to the canopy of the 2 remaining trees and the north facing aspect. Note raised that applicant might seek to remove these at the RMA stage.
- Front garden arrangements feel a little awkward in places, due to 5.3m distance to kerbs, further considerations will be required to remove sharp corners and enable runover detail for vehicle movement.
- Boundary treatments to be carefully considered, particularly adjacent to the nursery and street scene.

Further to the above, the reserved matters development shall illustrate how the design responds to the following requirements:

- Orientation and dwelling grouping are to enhance occupant privacy and noise protection, as well as achieve good day lighting and solar gains to living areas.
- Min. 8no new trees will be required to mitigate loss of existing category C trees. New trees are to be set at least 5 meters from each other and adjacent buildings, or further if specialist advice requires.
- Eco-habitats - At least 1 bat roost box and 1 bird box per dwelling to be integrated within building fabric. Hedgehog highways are to form part of the fencing garden design.
- Primary heating and hot water provision shall be via an air source heat pump, to be located within rear gardens away from doors and preferably at the side of dwellings.
- Rear gardens to dwellings, shall be not less in size than the footprint of the dwelling to which they relate.



- 1 2B4P MMC House
- 2 2 No. Parking Spaces per dwelling
- 3 Existing trees retained, as appropriate
- 4 British Gas kiosk and easement retained
- A Site Boundary Area (973.271 m²)
- B Existing Garages Floor Area (120.637 m²)

1. Proposed Site Plan
1. Proposed Street elevation

03. PROPOSED DEVELOPMENT

3.1 PROPOSED DEVELOPMENT

3.1.1 Scheme Summary

- 4no. new affordable houses.
- Street based development with individual front doors and active frontage.
- All new houses are 2 bedrooms over 2-storeys.
- Private amenity space to the rear/side of each properties.
- 2no. parking spaces per house accessed by private and shared driveways.
- New tree planting to mitigate tree loss and enhance street elevation.



1. Proposed site plan
2. Proposed Newnham Avenue street elevation

3.2 PROPOSED GROUND FLOOR



3.2.1 Proposed Scheme

All 4 houses are accessed from the south facing Newnham Avenue. The houses are all 2 bedroom over 2 floors.

All houses have front doors to the street with front defensible space and private back gardens. To the front and side of each property there are 2 no. car parking spaces, and direct gateways to the rear gardens. Planting is provided outside each front garden to create a soft edge to the public footpath.

To the east of the site 1 no. soakaway is located 5 meters from House 4. All parking spaces are to be provided using permeable block paving to allow for water infiltration into the shallow subsoil. Further detail is provided within the drainage statement.



1. Proposed Ground floor plan
 2. CGI from Newnham Avenue looking towards Old Barrack Road
 *CGI for illustrative purposes only.
 Landscape details per the formal Architectural & Landscape drawings.

3.2 PROPOSED FIRST FLOOR



1. Proposed First floor plan
 2. CGI from Old Barrack Road looking at Newnham Avenue (East to West).
 3. CGI from North boundary looking at rear elevations
- *CGIs for illustrative purposes only.
Landscape details per the formal Architectural & Landscape drawings.

3.3 PRIVATE AMENITY



3.3.1 External Amenity Space

The houses are provided with a private garden at the back or side of the property. All gardens will have an independent access to outside through a private gateway accessible from the side of the houses/ parking areas. Waste bins and cycle storage units will be provided within the individual amenity spaces.

3.3.2 Refuse strategy

The refuse strategy for the site will involve a traditional system, with refuse collected from the highways by council operated vehicles. A hard standing area is provided at the rear garden of each property for 2no. wheelie bins, both accessible from the inside of the dwelling and through the side gateways. Convenient collection points that minimise the length of travel from rear gardens have been identified.

3.3.3 Cycle parking strategy

Individual secure cycle storage is provided within the rear gardens for each house to accommodate 2no. bikes.








- 2no. waste bins
- Cycle storage unit for 2no. bikes

1. Proposed External private amenity areas for each house.
2. Proposed location of Waste and Cycle storage units within rear gardens.

3.4 PROPOSED SITE ELEVATIONS



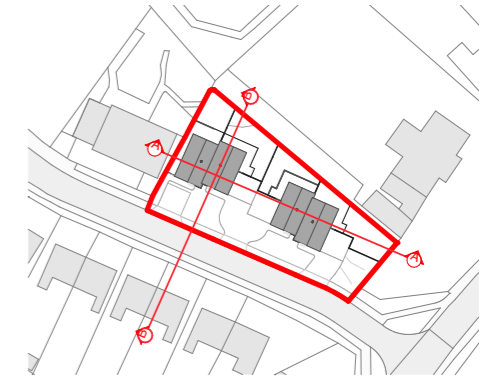
External Appearance indicative materials

- 
Brick Palette 1
 Yellow Multi Gilt Stock (Weinerberger)
- 
Brick Palette 2
 New Red Multi Gilt Stock (Weinerberger)
- 
Brick Palette 3
 Winchester Multi Stock (Weinerberger)
- 
Roof tiles
 Calderdale Edge, Dark grey (Weinerberger)
- 
Windows / External doors
 External Finish, Anthracite Grey
 Internal Finish, White

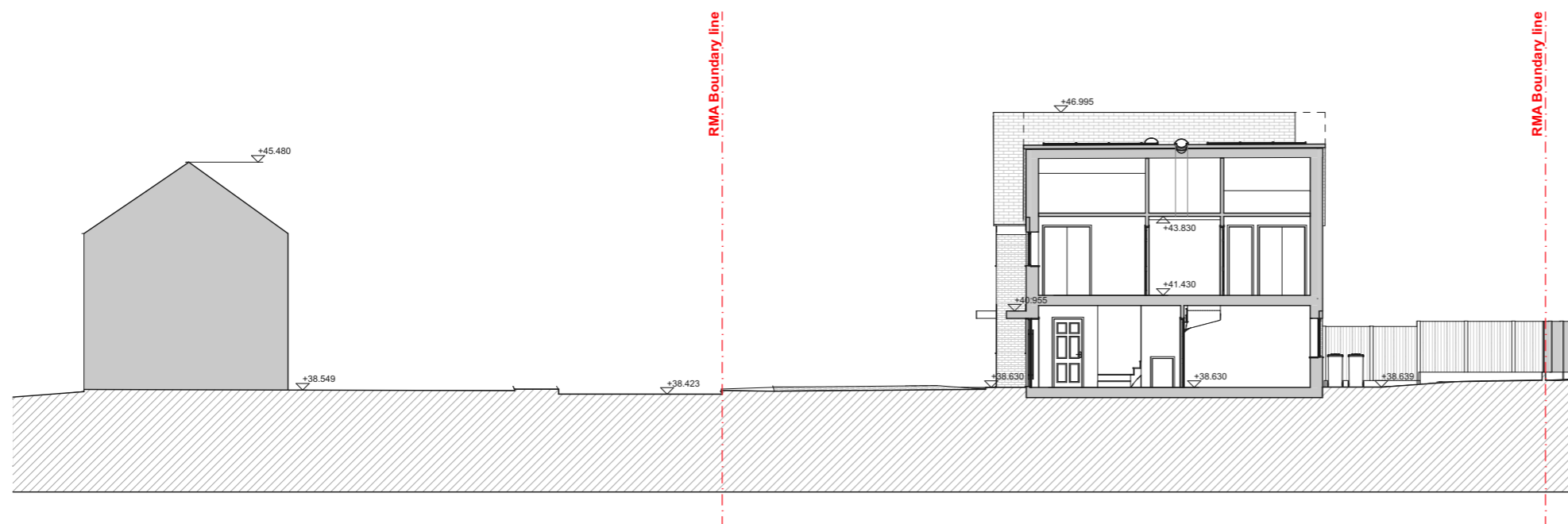
- 1. Proposed South Elevation
- 2. Proposed North Elevation
- 3. Proposed West Elevation
- 4. Proposed East Elevation

3.5 PROPOSED SECTIONS

1



2



- 1. Site Cross section through 4 new dwellings
- 2. Site section through house and Newnham Avenue

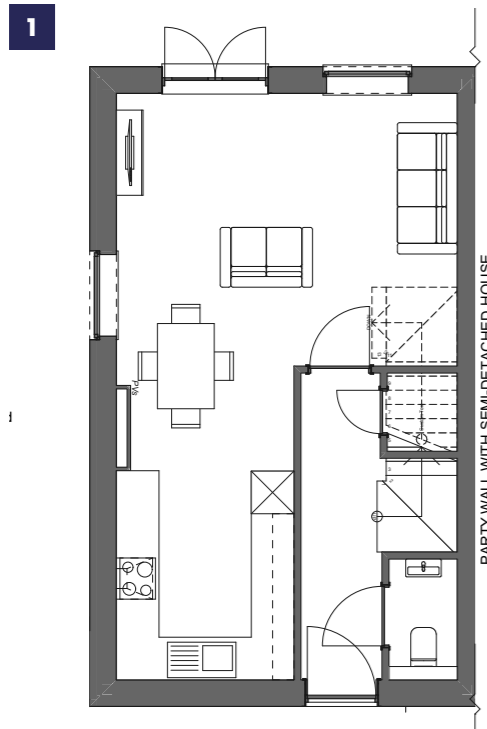
3.6 DAYLIGHT AND SUNLIGHT



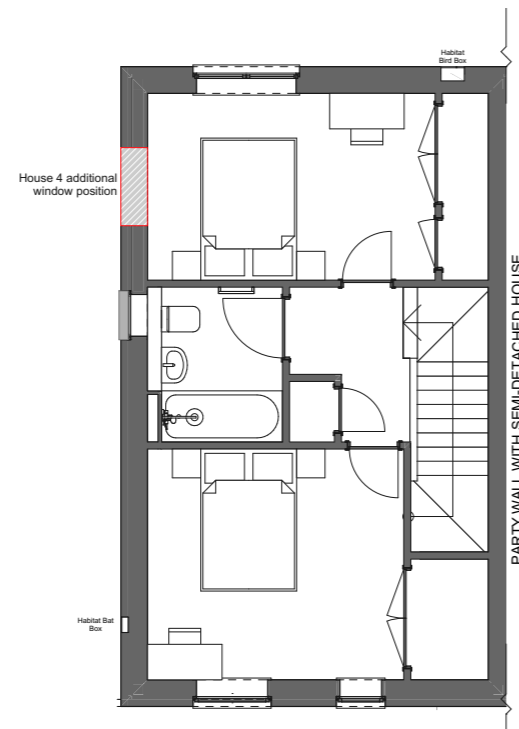
**CGI for illustrative purposes only.
Landscape details per the formal Architectural & Landscape drawings.*

1. Daylight / sunlight study at 10:30am
2. Daylight / sunlight study at 12:30pm
3. Daylight / sunlight study at 4:30pm
4. Daylight / sunlight study at 6:30pm

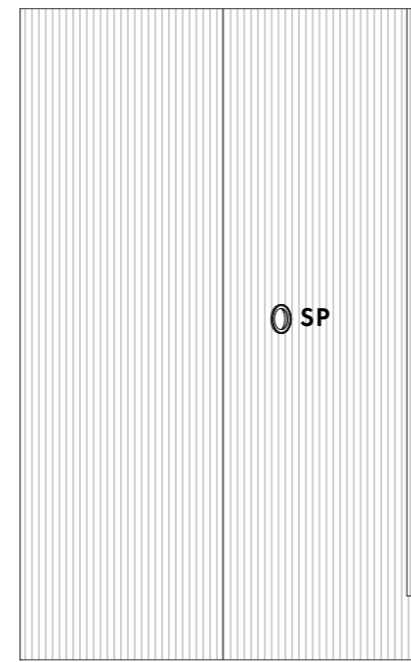
3.7 PROPOSED HOUSE TYPOLOGY - 2B4P



Ground floor plan



First floor plan



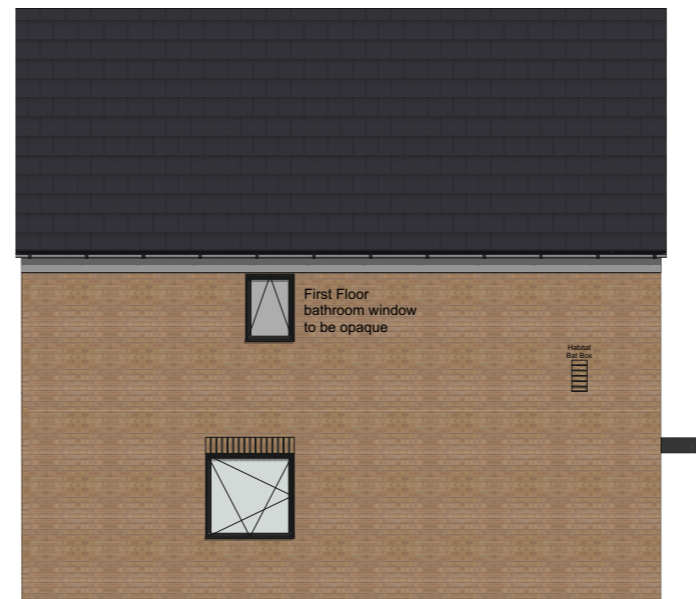
Roof plan



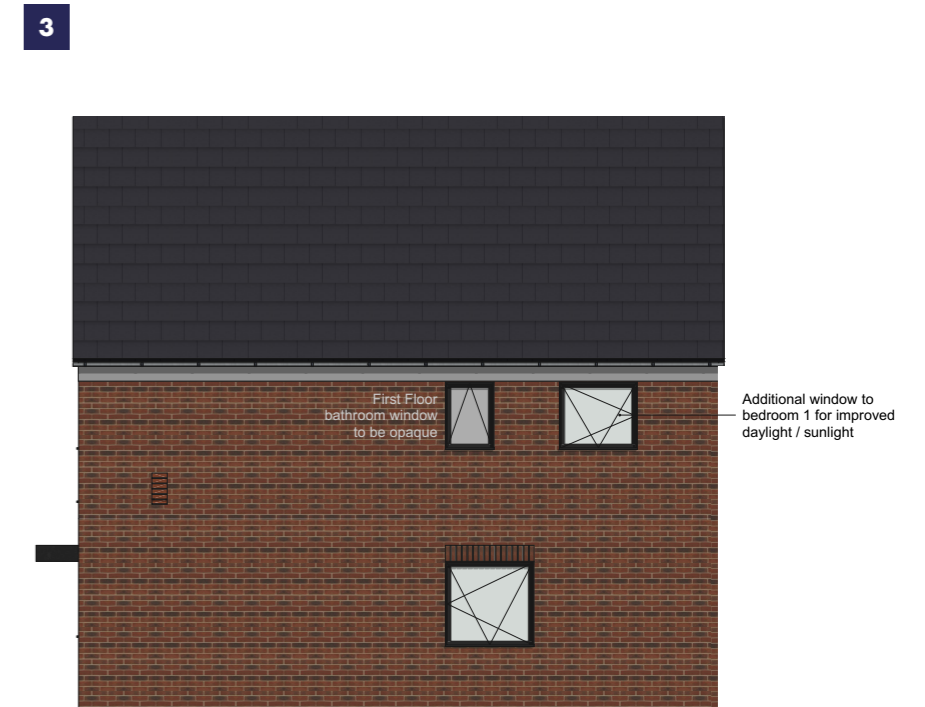
Front Elevation



Rear Elevation



Side Elevation



House 4 Side Elevation
(with additional window to Bedroom 1)

**Note: Generic brick finish for visualisation purposes.
For specific house brick colour finish refer to site Elevations.**

1. Proposed 2B4P House Type Plans
2. Proposed 2B4P House Type Elevations
3. House 4 side elevation variation with additional window to bedroom 1

04. CHARACTER & MATERIALITY

4.1 EXTERNAL APPEARANCE



4.1.1 Indicative materials

The proposed material palette intends to respond to the character of the area as well as create a dynamic variation within the site. The brick selection ranges from light to warmer tones, framed by the darker roofs and fenestration finishes.

BRICK PALETTE

Supplier - Weinerberger

Colours:

- New Red Multi Gilt Stock
- Winchester Multi Stock
- Yellow Multi Gilt Stock

ROOF TILES

Supplier - Weinerberger

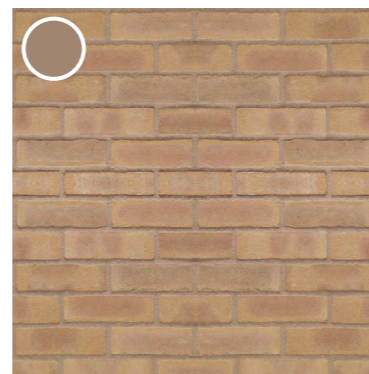
Colours:

- Calderdale Edge – Dark Grey

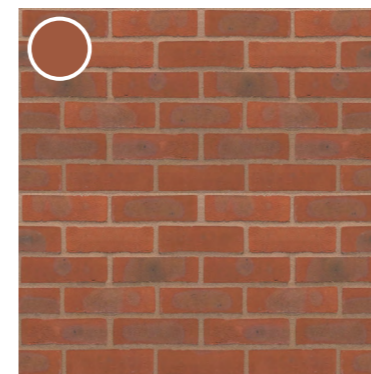
WINDOWS / EXTERNAL DOORS

Colours:

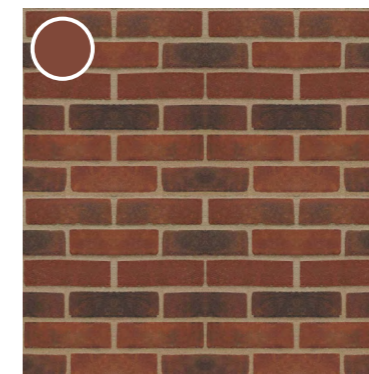
- External - Anthracite Grey
- Internal - White



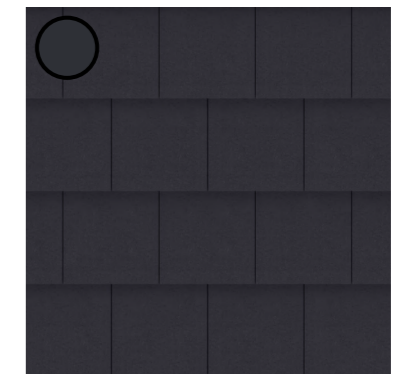
Yellow Multi Gilt Stock



Winchester Multi Stock



New Red Multi Gilt Stock



Calderdale Edge, Dark Grey



Windows/ Doors: Anthracite Grey



Closeboard dark wood fence with concrete posts and board

1. External materials Elevation

4.2 LANDSCAPE

4.1.1 Indicative materials

PERMEABLE PAVING

Supplier - Marshalls (or similar)

Colour:

- Parking - Grassguard Permeable Paving
- Pathways and driveways - Priora Concrete Natural

CONCRETE SLABS TO PRIVATE AMENITY

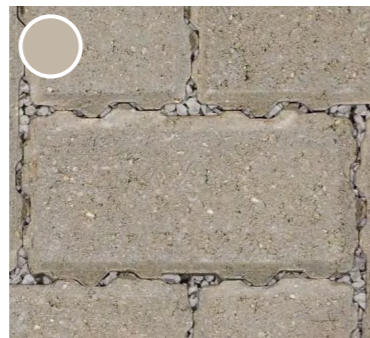
(on Cellweb® TRP if required)

900mm x 900mm concrete slabs set on a mortar and sand base.

Colour: Natural Grey



Grassguard Permeable Paving



Priora Natural



Natural Grey concrete slabs



Green Lawn

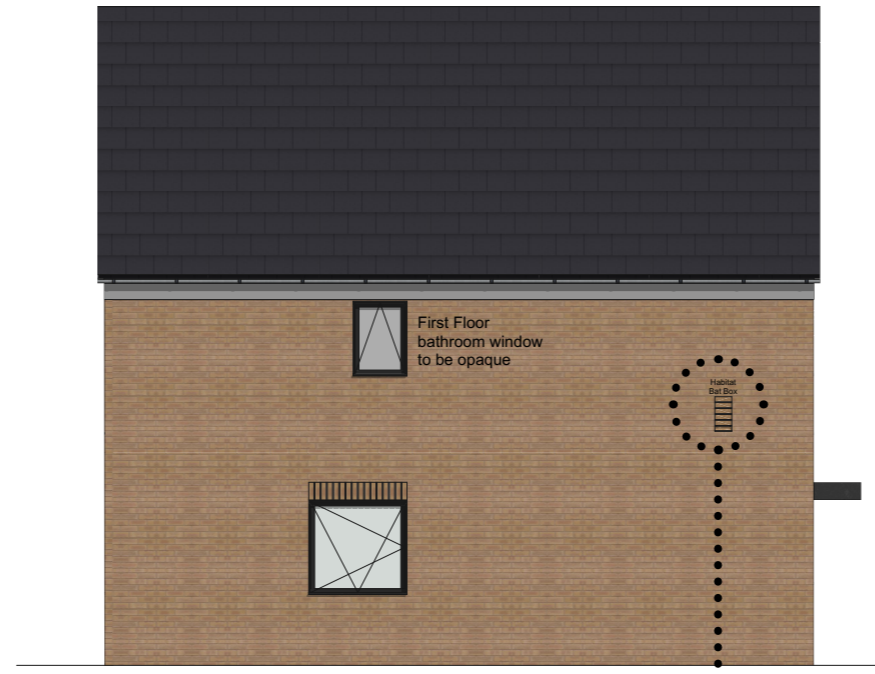


1. Proposed hard landscape plan.

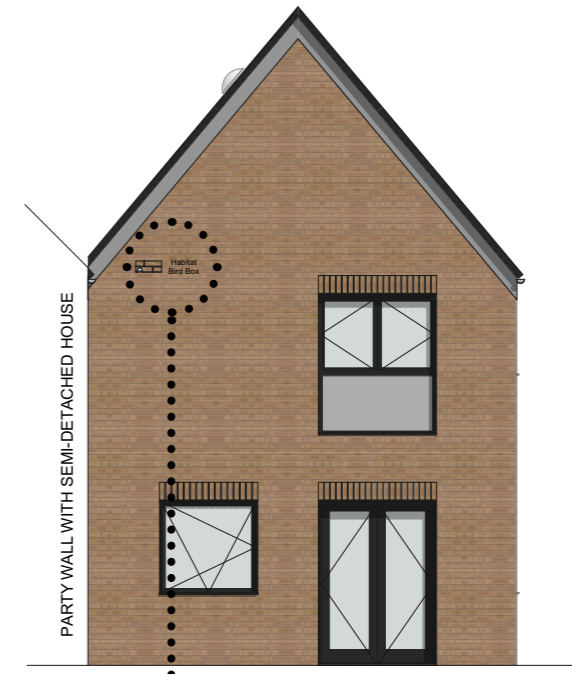
4.3 ECO-HABITATS



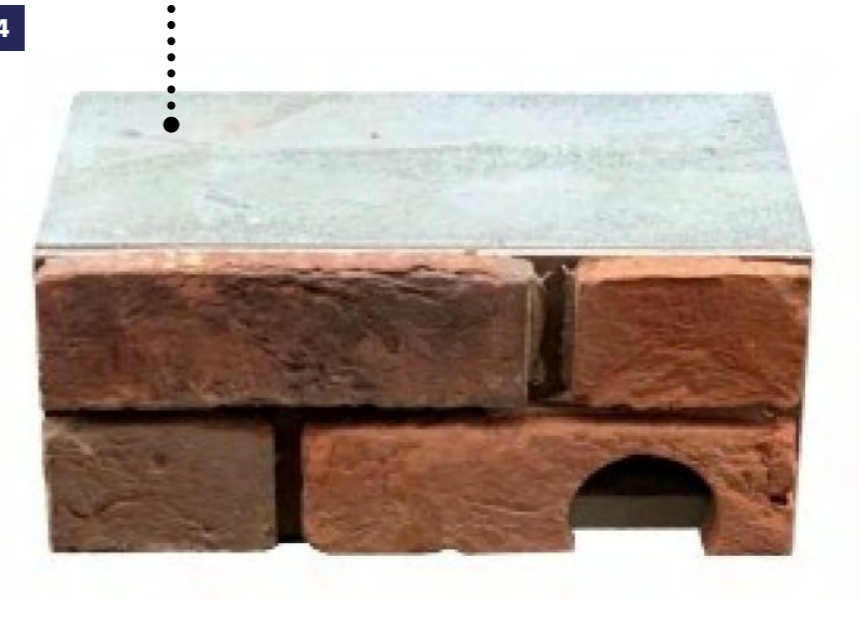
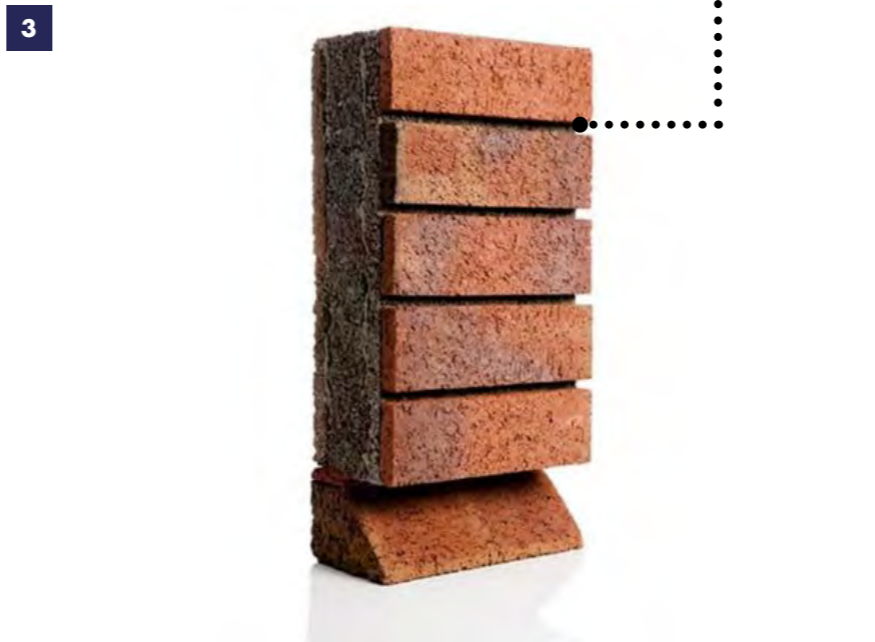
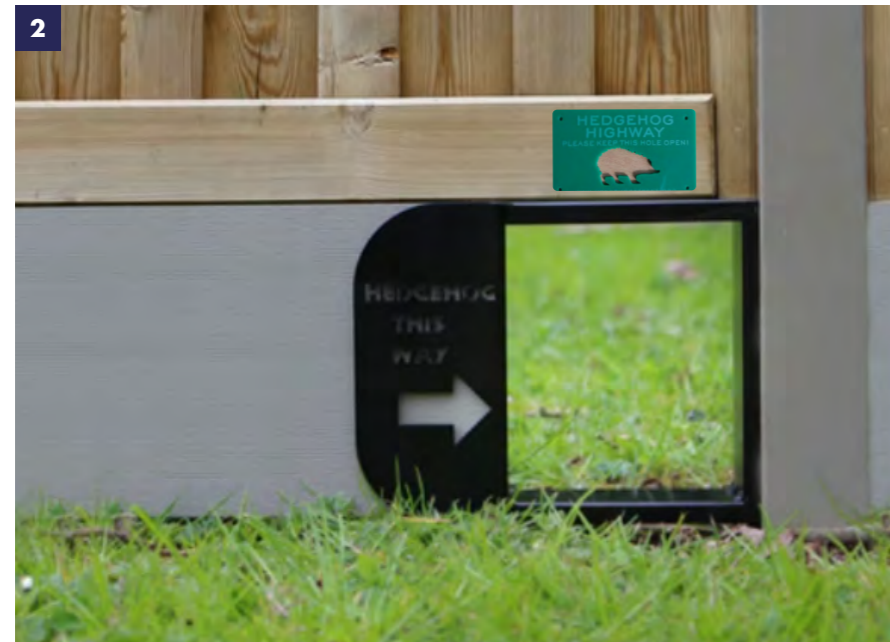
● Bat roots Box
● Bird nesting box
↔ Hedgehog Highways



Side Elevation (East/West)



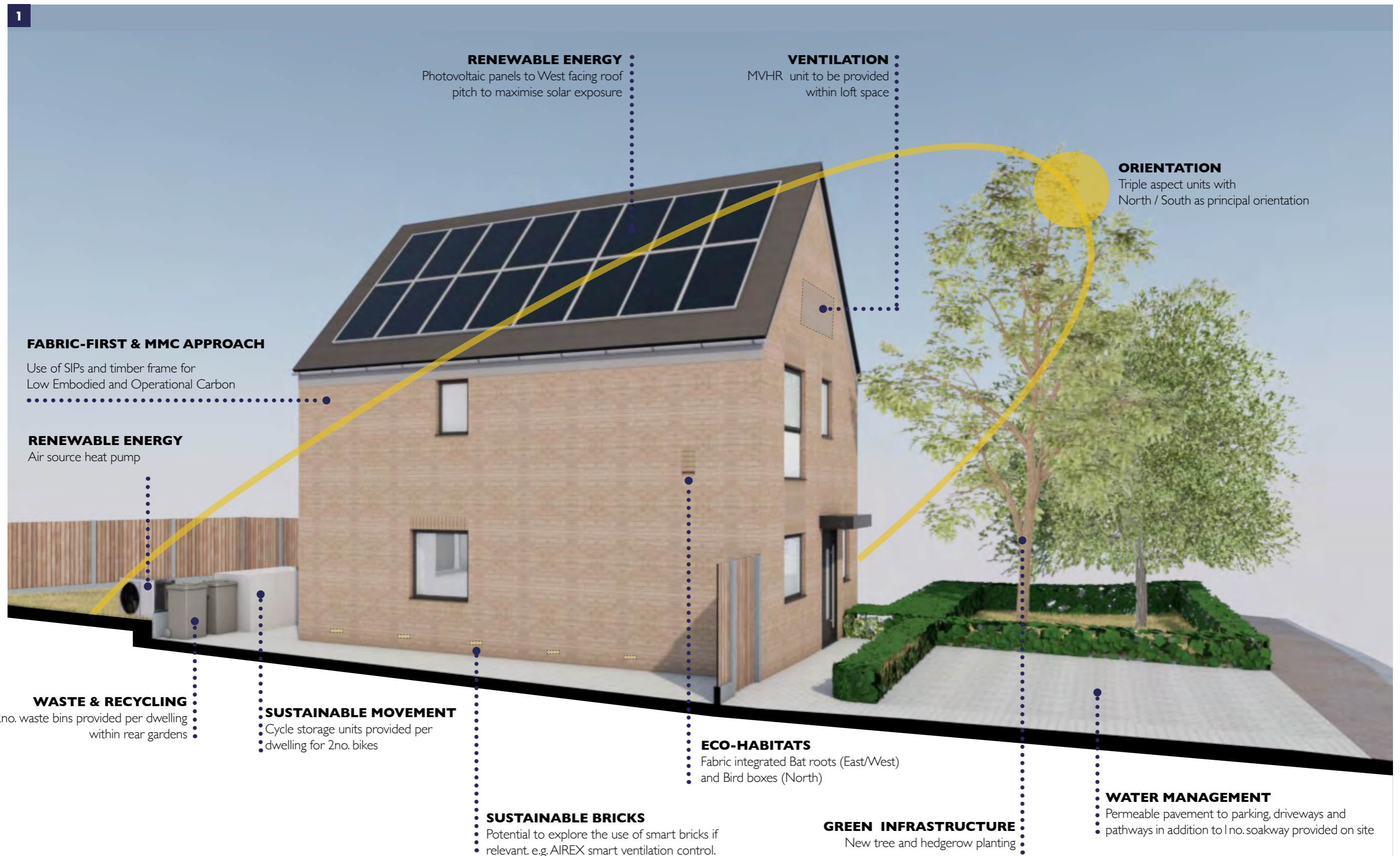
Rear Elevation (North)



1. Eco-habitats location plan and elevations
2. Hedgehog highways to form part of garden fencing design.
3. 1 no. Bat roost box to be provided per dwelling within building fabric. Wienerberger
4. 1 no. Bird box to be provided per dwelling within building fabric. Wienerberger

05. SUSTAINABILITY APPROACH

6.1 ENVIRONMENTAL SUSTAINABILITY



1. Sustainability approach sketch

FLAGSHIP HOUSING GROUP LTD - NEWNHAM AVENUE
DESIGN & ACCESS STATEMENT, RESERVED MATTERS
FEBRUARY 2024

AUTHOR
GBOLADE DESIGN STUDIO
© GDS Copyright 2024
www.gboladedesignstudio.com