



AT ARCHITECTURE

www.atarchitectureltd.com

DESIGN VISION STATEMENT

LAND SOUTH OF HOLLYGATE LANE
COTGRAVE
JUNE 2018



CONTENTS

INTRODUCTION	02
PLANNING INFORMATION	03
SITE PHOTO ANALYSIS	04
CONSTRAINTS & OPPORTUNITIES	10
ECOLOGY	11
LOCAL VERNACULAR	12
DESIGN DEVELOPMENT	13
DRAINAGE & FLOOD RISK	14
ACCESS	15
OUTLINE FRAMEWORK PLAN	16
CONCEPT SITE PLAN	17
CONCLUSION	18

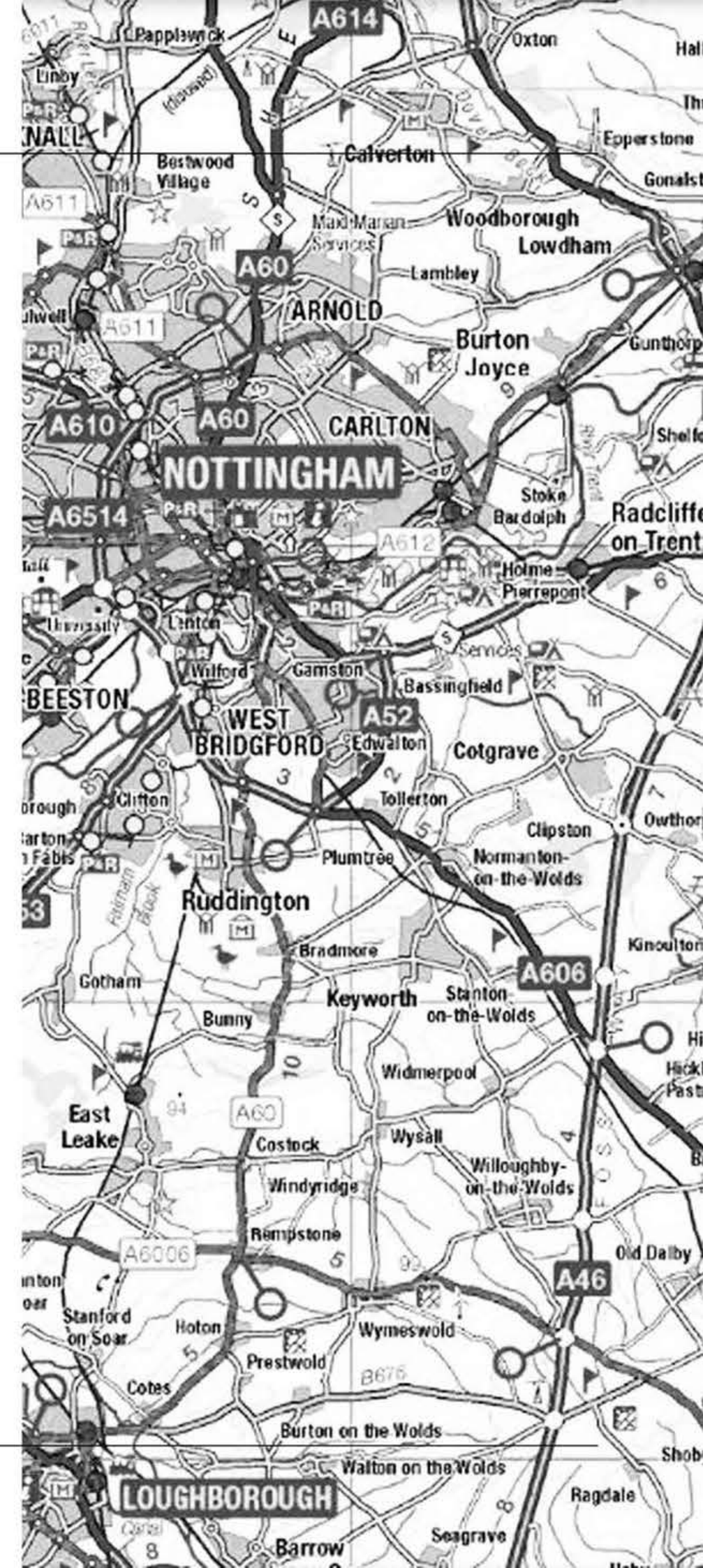
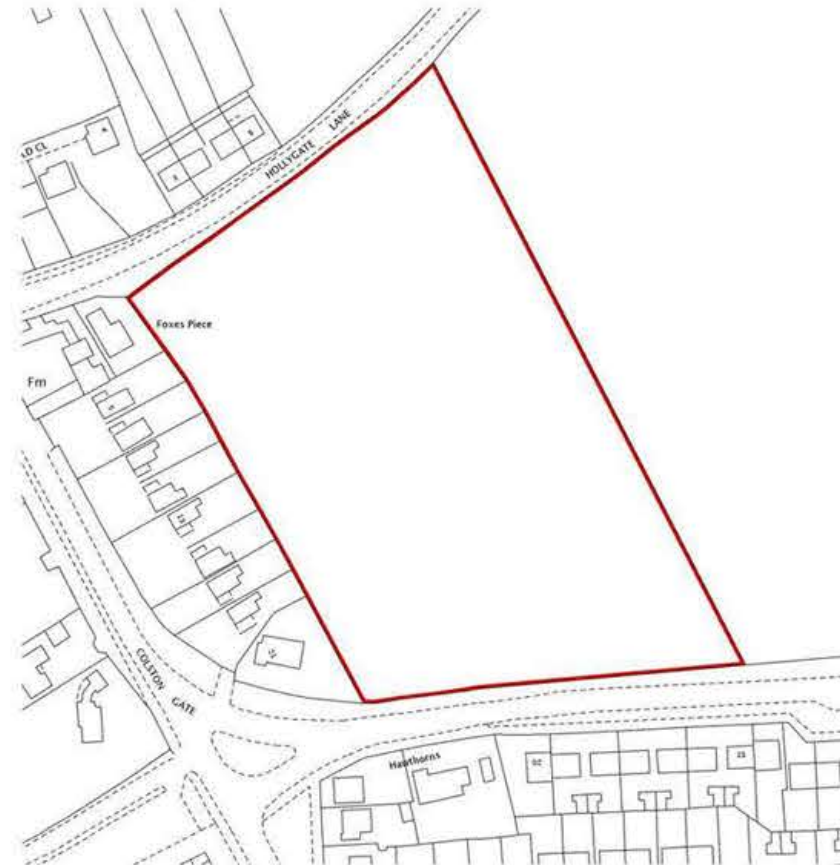
INTRODUCTION

This Design Vision Statement has been prepared by AT Architecture Ltd, on behalf of Manor Oak Homes to illustrate our design intent and provide our views on how the site can be developed efficiently and sympathetically. This vision statement focuses on the relationship the proposals have with the local vernacular, density and site constraints.

The site adjoins another residential development site forming a wider development strategy, as explained on Page 3. How our scheme relates to this neighbouring development is a key design consideration and Manor Oak Homes are liaising with the adjacent landowners to ensure a seamless development can be achieved.

The site area is 15,700sqm / 3.88 acres. Considering the context, the neighbouring development and the style of dwelling type that would be suitable, we would look at targeting a net density of circa 40 dwellings per hectare. This site will effectively form part of the town centre and would warrant a higher density scheme with a suitable housing mix. The site is very well contained by existing boundary landscaping and we would seek to retain this where possible.

The site will contain a number of affordable homes that will be tenure neutral to the private units. The overall mix across all tenures will be based on the local need and Local Authority aspirations.



PLANNING INFORMATION:

The Core Strategy has already allocated the former Cotgrave Colliery for a major strategic site for housing and employment development, whose construction is now well advanced. In addition to this development, in balancing housing requirements across Rushcliffe to 2028, sustainability, Green Belt, settlement capacity and other relevant planning considerations, it is proposed that the following two sites are allocated for housing development through the Cotgrave Local Plan Part 2:

Land rear of Mill Lane/The Old Park (around 180 homes)

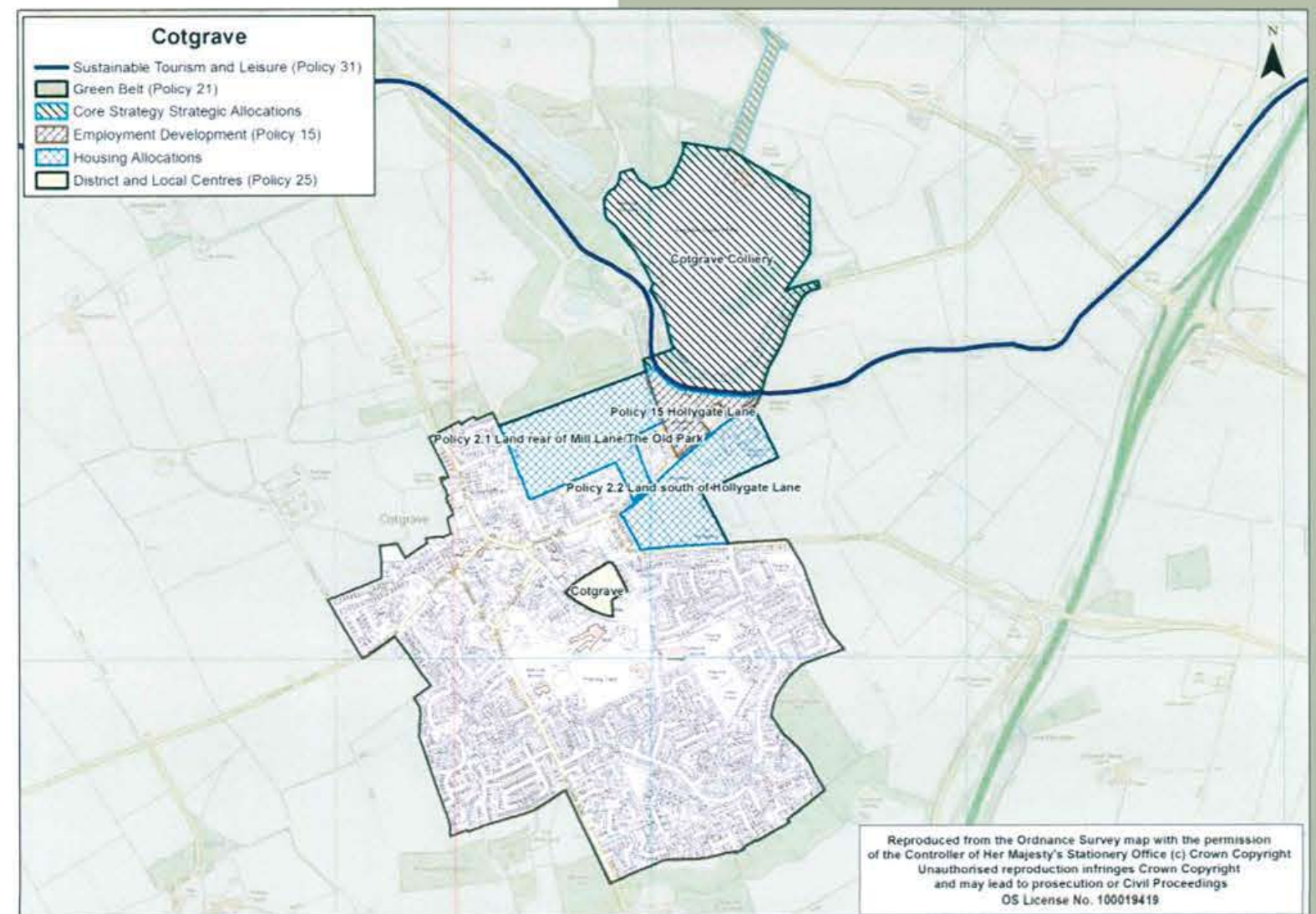
Land south of Hollygate Lane (around 190 homes: Policy 2.2)

It is considered that the town has scope to sustain these two proposed housing allocations, subject to necessary developer contributions to support improvements to services and infrastructure locally. The sites proposed for development are considered the most suitable, available and deliverable sites to meet housing need in Cotgrave.

The Site is within Green Belt currently but identified in the Rushcliffe Local Plan Part 2 as a key Housing Site as explained above. The site is highly sustainable being located close to the centre of Cotgrave which has a wide range of public services, amenities and excellent public transport provision. A new Medical Centre is immediately located to the south west of the site.

In accordance with Policy 8 of the Core Strategy, 10% of the new homes should be affordable homes (comprising intermediate, affordable rent and social rent housing).

This Design Vision Document relates to **COT10** as identified in green. This relates to the site as it was identified in the late 2017 Rushcliffe Local Plan Part 2: Land and Planning Policies - Preferred Housing Sites Public Consultation.



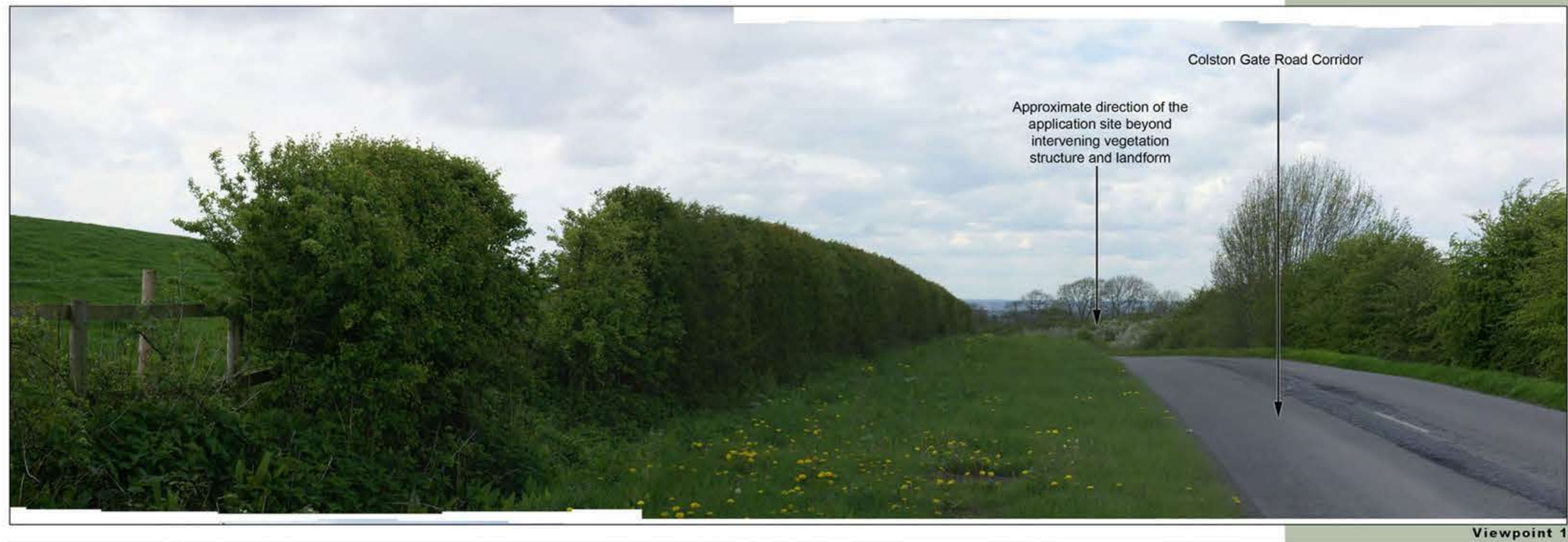
SITE PHOTO ANALYSIS



- Key:
- | | | | |
|--|---|--|-----------------------------|
| | Application Site Boundary | | Public Rights of Way (PROW) |
| | Key Vegetation Structure Viewpoint Location | | Contours (m, AOD) |



SITE PHOTO ANALYSIS



SITE PHOTO ANALYSIS



Viewpoint 3



Viewpoint 4

SITE PHOTO ANALYSIS



Viewpoint 5

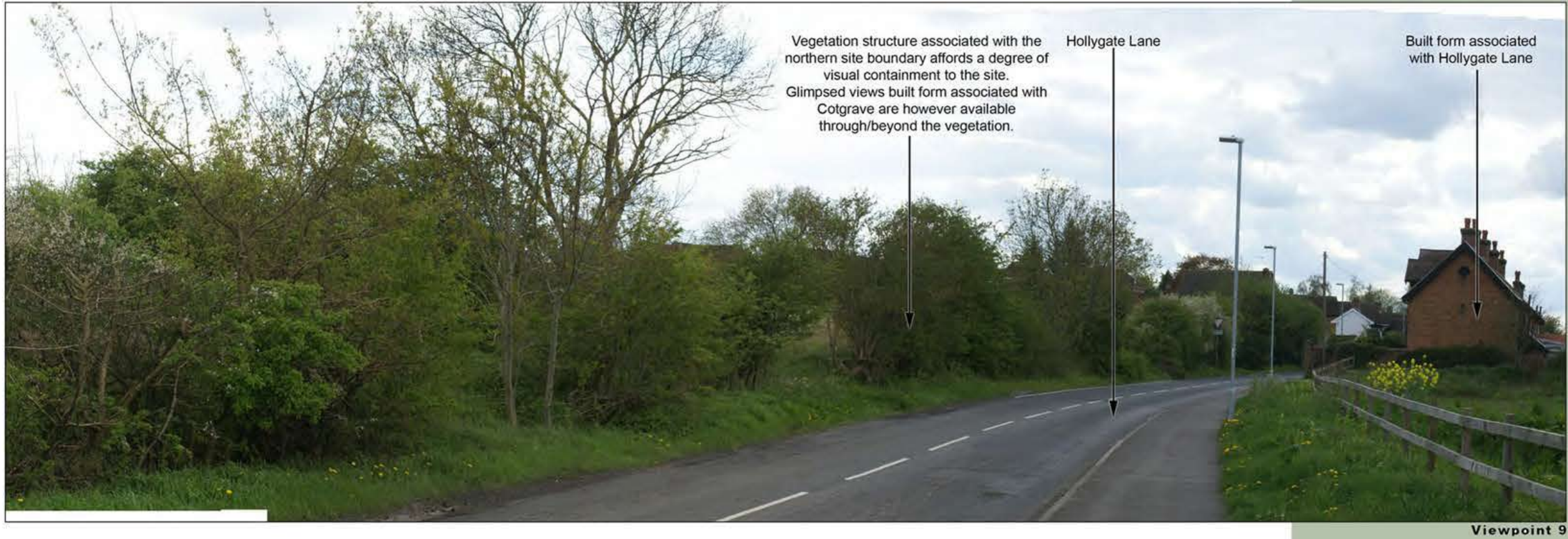


Viewpoint 6

SITE PHOTO ANALYSIS



SITE PHOTO ANALYSIS



CONSTRAINTS & OPPORTUNITIES



ECOLOGY:

The Site itself is within Cotgrave, Nottinghamshire. The Site comprises semi-improved grassland, hedgerows, scrub and scattered trees. The Site is surrounded by residential development to the north, south and west. There is some connectivity to the wider local area to the east, through hedgerows along the boundaries of off-site arable fields.

Overall the Site consists of habitats typical of, and common within, its local context. The Site itself is not subject to any statutory nature conservation designation. There are no statutory designated sites within 2km of the Site. Impact Risk Zones (IRZs) are a tool developed by Natural England to provide an initial assessment of the potential risks to SSSIs. The Site falls within one IRZ for the Normanton Pastures SSSI, however the IRZ does not apply to residential developments of this nature and as such further advice need not be sought.

The Site itself is not subject to any non-statutory nature conservation designation. The nearest non-statutory designated nature conservation site is Cotgrave Colliery LWS located approximately 1km from the Site.

Overall, given the nature of the proposals and the nature conservation sites in the local area, it is considered that there will be no negative impact upon any statutory or non-statutory designation.

The proposals for the Site involve the development of the Site to provide a new residential development with associated open space.

There were no habitats within the Site considered to be of national ecological value.

Grassland

The majority of the grassland exhibited a relatively species-poor example of this habitat type. The grassland margins did however offer foraging opportunities for reptiles and amphibians if present in the local area.

Hedgerows & Trees

The hedgerows were not considered to be ecologically 'important' under the Hedgerow Regulations 1997. Hedgerows H1, H3 and H4 were however of sufficient diversity of woody species to be considered Priority Habitat under Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006. The hedgerows and associated trees offered potential foraging and shelter opportunities for a range of species.



LOCAL VERNACULAR



The local architectural vernacular is eclectic and contains an array of architectural styles over the past decades.

The earliest properties adjacent to the site are the twin pairs of semi-detached late Victorian houses, dated 1913 (pictured bottom left). Although the construction falls outside the Victoria era, their architectural styling has been influenced by the Victorian era and share more in common with late 19th Century properties than the Edwardian movement that followed.

Other properties surrounding the site have been added over the past few decades and contain a mixture of styles and materials, mainly brick and white render.

A new development has recently been completed on the opposite side of Colston Gate containing several 2-storey houses constructed mainly of a red stock brick with white render detailing.



DESIGN DEVELOPMENT

The design process must consider some fundamental criteria, these include:

- Safe access into the site for both vehicles and pedestrians
- The sites relationship to the future neighbouring development. These considerations will include; offset distances, overlooking issues, overshadowing potential and pedestrian connections
- Retain existing landscaping and boundary trees where possible. These have been identified at an early stage to ensure that everything is considered as the design evolves
- On site surface water attenuation
- Active frontages, views, vistas and surveillance
- Amenity to existing residents. Providing a secure boundary to the site and ensuring that back to back distances meet current policy
- The use of landmark and principle buildings to aid intuitive navigation and wayfinding
- A design suitable in both density and style for the setting. This development site will reside within the centre of Cotgrave and as such a density of circa 40DPH would be suitable. Considering the context however, no building will exceed 2-storeys.



DRAINAGE & FLOOD RISK:

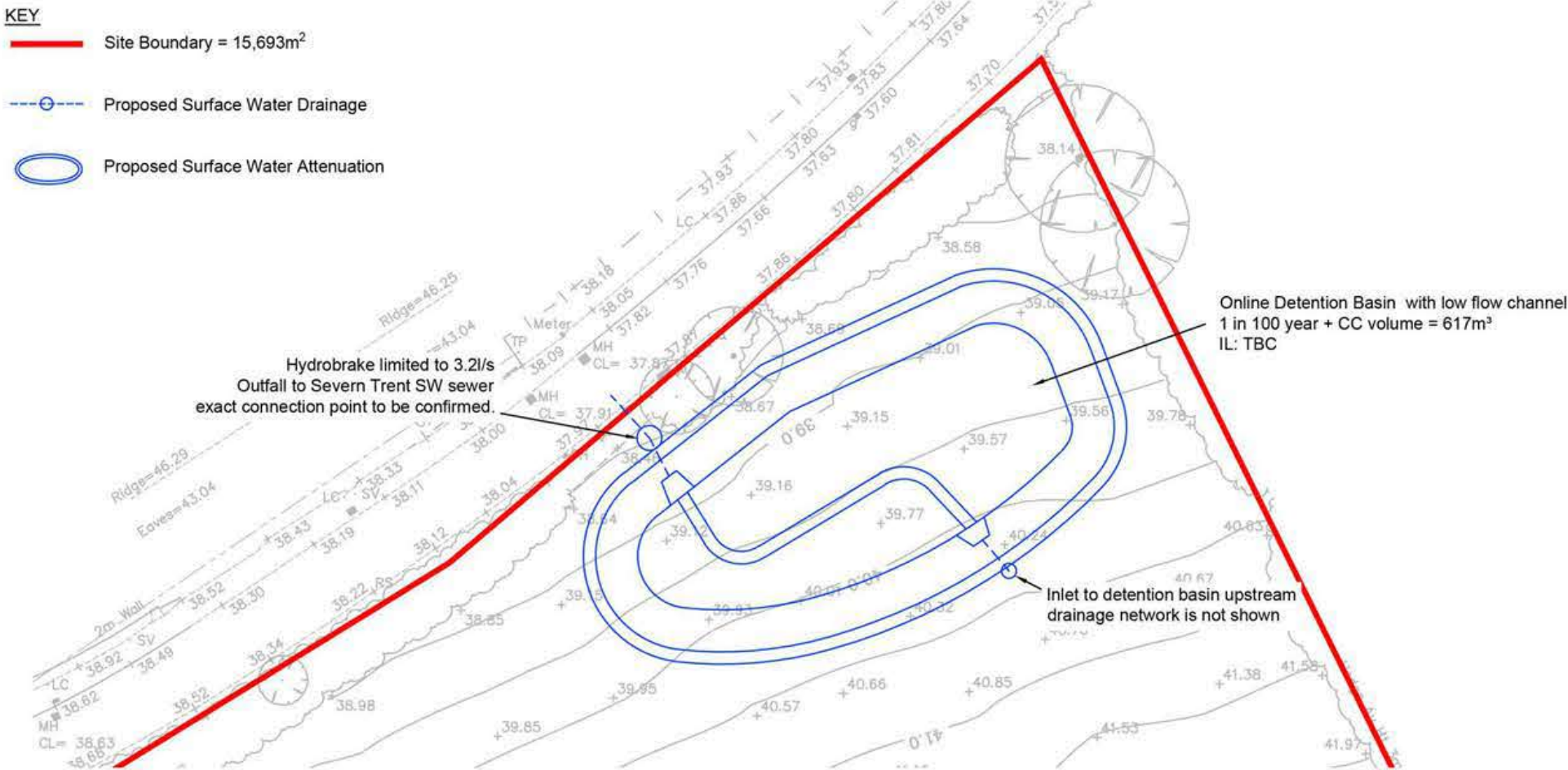
Drainage

The site falls from south to north towards Hollygate Lane. Infiltration is unlikely to be viable and there are no watercourses within the vicinity of the site, therefore surface water will discharge to Severn Trent's sewer. Surface water discharge rates will be restricted to greenfield equivalent runoff rates and will be attenuated to accommodate a 1 in 100 year plus climate change event. Surface water attenuation will be provided adjacent to the southern boundary the low point of the site.

Flood Risk

The Environment Agency maps show that the site is located within Flood Zone 1 and at a very low risk of surface water flooding. The site is at a low risk of flooding from all other sources of flooding.

The areas associated with drainage, such as the attenuation feature, will also form the sites Public Open Space (POS) strategy.

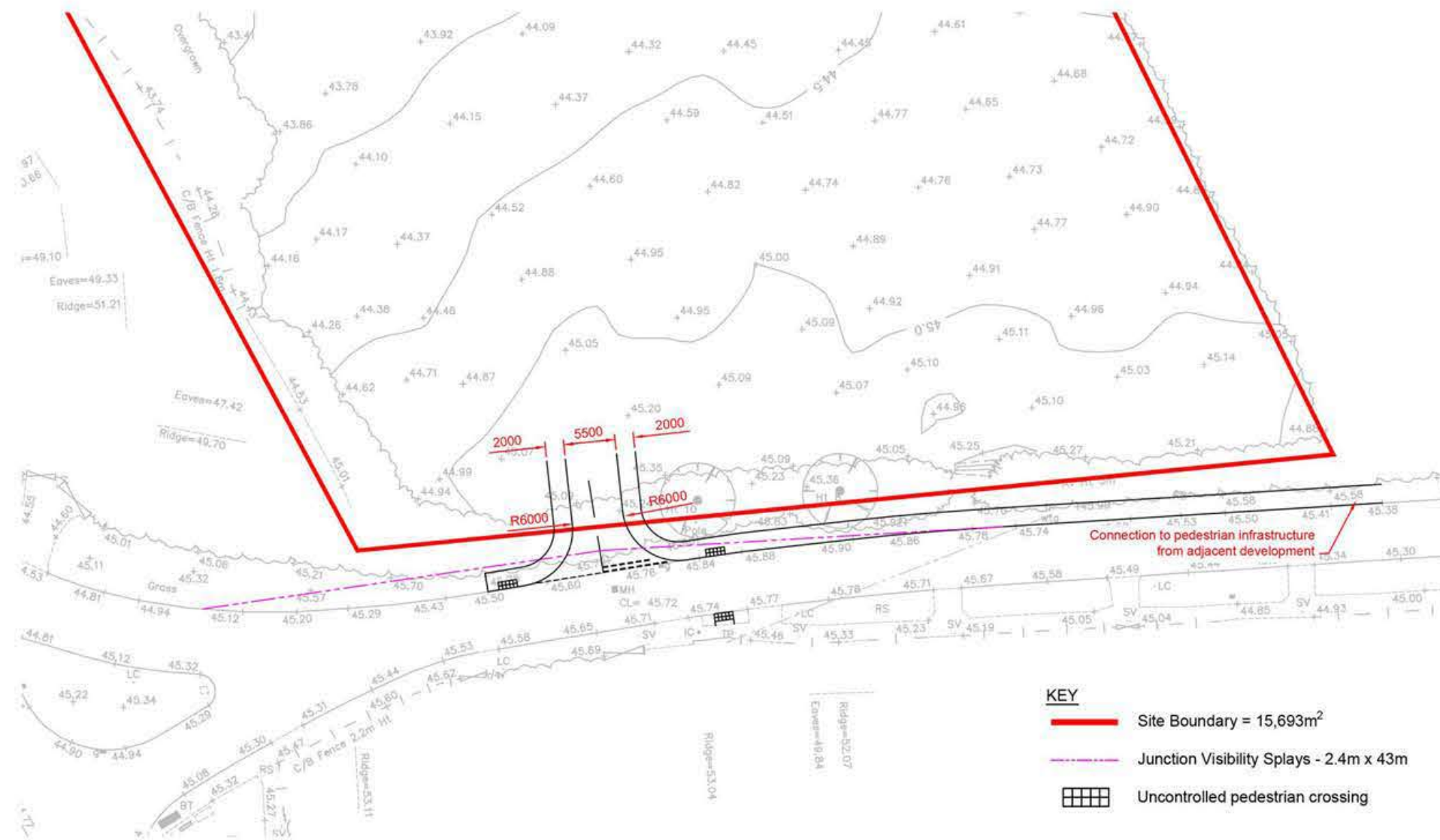


ACCESS STRATEGY:

The proposed development will comprise circa 55 dwellings. Access to the site will be provided via a simple priority junction off Colston Gate. A road with a width of 5.5m will be provided with 2no. 2m wide footways. Junction visibility splays of 2.4m x 43m can be achieved in line with the requirements for the existing 30mph speed limit.

A pedestrian link will also be provided internally to the adjacent allocated site located to the east of this proposal.

Along with the access off Colston Gate two uncontrolled pedestrian crossings will be provided which will allow users of the site to access the pedestrian infrastructure on the southern side of Colston Gate. A further pedestrian access will be provided to the north of the site with an uncontrolled crossing being provided which will allow users to access the existing footway on the northern side of Hollygate Lane.



OUTLINE FRAMEWORK PLAN

The Framework Plan is a tool to 'test' the ideas that the design team have generated following the analysis and initial strategic ideas. The production of this allows us to begin to set our development zones, size areas of open green space and establish a road network within the site.

We have situated the attenuation pond at the lowest point of the site. The initial road network is envisaged to be efficient but varied with cul-de-sac arrangements terminating at both the northern and southern boundaries to create a new street frontage that is outwards facing, positively addressing Hollygate Lane and Colston Gate. The view corridor to the south will remain clear of development.

Security and vulnerability to existing residents is of key importance, and we will ensure that the existing rear boundaries to the west will be protected via a back-to-back arrangement.

There is an opportunity to create a central space, which could take the form of a 'green' or 'square' and be fronted on all sides and interact with the footpath running across the site.

We have considered various pedestrian connections around the site, connecting this site to both the Centre of Cotgrave and the neighbouring development.



CONCEPT SITE PLAN

The process of our analysis of the opportunities and constraints and design studies have resulted in the production of a concept masterplan, indicating plot positions and orientation. The level of detail at this stage allows us to test our concept to ensure it conforms to local guidance and policies but is fluid enough to continue to evolve.

The quantum of plots the site can achieve based on our analysis and design input is circa 50-55, returning a site wide gross density of approximately 32DWH. The net density is around 42 DWH based on the current concept, when subtracting the retained boundary landscaping, attenuation basin etc. This is a density suitable for the location of the site, forming a future centre point to Cotgrave.

A varied mix of house types will be provided with a cluster of policy compliant affordable units (10%) within the private mix. Following the production of the Framework Plan, we have retained the key frontages to the north and southern boundaries and provided a strong yet sympathetic development edge addressing both Colston Gate and Hollygate Lane.

The footpath connection north to south will be positioned along streets and green spaces on site.



CONCLUSION

This design vision statement illustrates how the design team has fully considered the site constraints and opportunities to create a concept that is both sensitive and appropriate for the site known as COT10, which has been allocated for residential development. The parcel forms part of a wider development site, but is located within the centre of Cotgrave, therefore a higher density scheme would be suitable as explained within this document.

The Framework and Concept plans begin to illustrate how a scheme has begun to evolve and has fully considered all site constraints and positively reacted to the identified opportunities.

We are fully engaging with the design team responsible for delivering the neighbouring site to the north east to ensure that the relationship and connections are seamless. Therefore, the design will continue to evolve as we move through the design process to ensure this continues.



www.atarchitectureltd.com