

Objection Plan for Harry Stoke Development

Outline Planning Consent PT06/1001/O

Non-alignment to Design Codes document

In accordance with Condition 5 of the 2007 Outline planning consent (ref: PT06/1001/O) a site-wide design code is required to be submitted and approved prior to determination of Reserved Matter applications. The Condition requires detailed coding to be provided for:

- Architectural and sustainable construction principles;
- Character areas;
- Street types and street materials;
- Block types block principles;
- Car parking principles;
- Boundary treatments;
- Building types and uses;
- Building heights;
- SUDS and public open spaces;
- Building materials;
- Environmental performance;
- Implementation;
- Mechanisms for period review and if necessary revision of the design code.

The document is therefore set out based upon the above requirements. The coding is site-wide, has been developed in close cooperation with South Gloucestershire Council and is consistent with the criteria set out within the extant planning consent.

The new plan does NOT adhere to ANY of the guidelines set out in the Design Codes Document relating to Block types, Character areas, Building heights and Building Materials, therefore it should be rejected and the old plan re-instated or another new plan produced that does follow the agreed design codes.

Condition 6 of the outline planning consent states;

Applications for the approval of the reserved matters shall be in accordance with the detailed codings set out in the approved Design Code, **unless otherwise agreed in writing by the Local Planning Authority.**

Have the changes in the new plan been agreed in writing between the developer and the local planning authority? If so, will the Design Codes document be updated to reflect this? Nowhere does it state there is a time limit on the validity of the document and the principles it lays down are very sensible and sympathetic to the existing communities around the proposed site.

Below are the primary areas where the new plan is not aligned with the Design Codes document either in detail or spirit. It is as though the architects were not even aware of this document.

Details of Non-Alignment

Section 2.2 Character Areas



Figure 2.2 Character Areas Plan

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This diagram shows the agreed Character Areas for the Outline Planning and sets the Design Codes for the development.

The areas adjacent to the Southern end of Harry Stoke Road comprise of a band of Rural Edge, then Urban Village and finally Urban Core which is at the bottom of the hill.

Rural Edge Definition

Traditional village architecture **responding to the existing dwellings along Harry Stoke Lane and villages in South Gloucestershire**. Streetscenes exhibit greater variety in housing types and materials, and building proportions are predominantly wide and square-fronted with traditional rural detailing.

Density : Average 30 dw. p/hectare

Building Type : Largely 2 and 2.5 storey detached and semidetached units; some short terraces.

Parking courtyards and mews streets contain coach houses, mews houses and cottages.



Continuity of form : Variety of styles and building form emphasis organic development pattern.
Consistency created by materials and boundary treatments.

Ancillary Elements : Bay, oriel and dormer windows; porches. Limited chimneys to Harry Stoke Road and other rural edge.

Urban Village Definition

Traditional cottage vernacular architecture. Limited contemporary elements. Simple plan and form, regular proportions to openings. Street identity achieved through consistency of elements or detailing by street.

Density : Average 50 dw. p/hectare

Building Type : Primary streets and key public spaces comprise short terraces and semi-detached units, interspersed with occasional breaks for larger detached houses. **Apartments and special housing to key dual-aspect corners.** Minor streets and mews lanes mixture of 2-3 storey detached, semidetached and terraced units.



OBJECTION :

The new plan does not adhere to the location of the Character Areas, specifically the Rural Edge location adjacent to Harry Stoke Road as it does not follow the density, building type or material guidelines.

It also does not follow the guidelines for the Urban Village specifically 4 storey apartment blocks at the top of the hill and not in the designated Urban Core character area at the bottom of the hill.

Therefore it should be rejected and the old plan re-instated or another new plan produced that does follow the agreed design codes.

Section 8 -Building Types and Uses

Building type and form will vary in reflection to the following:

- Location;
- Function;
- Density;

- Character area.

The density strategy set at the outline stage dictates a more 'urban' character (up to 80dph) around the Main Square and southern gateway, and more 'village' character towards the east and central open space edges (approximately 30 dph). The average site density is 50dph. These densities therefore require a greater proportion of townhouses, terraces and apartments within the Urban Core, **a mixture of housing types (minimal apartments) in the Urban Village, and larger detached and semi-detached units at the periphery of the development and in particular Harry Stoke Road south.** Wide fronted units may be used sporadically in higher density areas where fitting with character, in lower density areas, or where plot depth dictates.

OBJECTION : The new plan does not adhere to the building types in the agreed Urban Village and Rural Edge character areas, especially 4 story apartment blocks in the Urban Village areas and a lack of variety and detached houses along the Rural Edge.

Therefore it should be rejected and the old plan re-instated or another new plan produced that does follow the agreed design codes.

Section 9 – Building Heights

Streetscapes shall be designed to create an interesting roofline with variation in roof form and building height. **The site-wide strategy is to locate taller and larger buildings at the lowest points of the site to minimise visual impact in the wider landscape.**

Dwellings along Harry Stoke Road shall be between 1.5-2 storeys, and a mixture of detached and semidetached units with limited short terraces.



Figure 9.1 Building Heights Plan

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OBJECTION : The Design Code guidelines clearly show that building heights in the area opposite the Southern end of Harry Stoke Road should be Predominantly 2 storey and that 3 to 4 storey

apartments are only in the Urban Core character areas thus minimising visual impact. It also states that the site wide strategy is to locate taller and larger buildings at the lowest points of the site.

The New design has 3 and 4 storey apartments in the Urban Village character area opposite Harry Stoke Road which is completely against the strategy in the design code. This puts the tallest buildings at the top of the hill and overlooking Harry Stoke Road.

Therefore it should be rejected and the old plan re-instated or another new plan produced that does follow the agreed design codes.