

# Baker Land, Hollow Lane

Design and Access Statement

Submitted in support of a Full Planning Application

October 2018



Taylor  
Wimpey





Figure 1: The site in the surrounding context

□ Application area

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**Date:** October 2018  
**Project:** Baker Land,  
Monkerton, Exeter | 18003/BAK/RT01/E  
**Produced by:** A.W                      **Date:** Oct 2018  
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1 Existing site access on Pilton Lane



2 The site lies to the west and is seen in context of the adjacent dwelling on Pilton Lane



2 Existing building on the site, seen from the western boundary

# 1.0 Introduction

## 1.1 Introduction

This Design and Access Statement has been prepared in support of a full planning application in relation to Baker Land, north of Hollow Lane in the Monkerton area of Exeter. It has been prepared by LHC on behalf of Taylor Wimpey UK Limited. The full planning application is for a residential development comprising 46 dwellings along with associated infrastructure and landscape.

## 1.2 The Purpose of the Document

The statement describes the nature and extent of the proposals. It describes the process of developing the scheme where the layout has been informed by the context, pre-application consultation and further detailed survey and analysis of the site. It represents best practice in the design of residential development and accords with the outline consent and local and national planning policy.

This statement is part of a suite of documents that provides further detail on ecology, drainage, landscaping and transport.

## 1.3 The Site in Context

The development site comprises approximately 1.37 hectares and lies directly north of Hollow Lane which runs along the southern boundary. The site lies to the south of the permitted residential development (application ref: 18/0010/RES), which received consent in June 2018.

The site is located approximately 7km to the east of Exeter City Centre, and within close proximity to Sainsbury's Pinhoe, Aldi and the Pinhoe Hoard public house & restaurant. There are good bus connections to the City Centre and adjacent parts of the city, and a future proposed bus link is proposed through the centre of the adjacent, approved site. The application site is also located within close proximity to junction 29 of the M5, and is close to Pinhoe train station which is on the London Waterloo line and provides a regular service into Exeter City Centre.

The site is bounded by hedgerows on the west, east and northern boundaries, with two existing properties adjacent to the site. Higher Furlong on the eastern boundary, and Arran Gardens on the western boundary.

East of Cumberland Way lies the development sites for Barratt Homes, and David Wilson Homes and west of Pilton Lane lies the Strongvox development site all of which, alongside this application, form part of the wider Monkerton and Hill Barton Masterplan Area.

## 1.4 Building for Life 12 Assessment

A Building for Life 12 Assessment (at Appendix A) demonstrates that the scheme achieves best practice requirements with regard to the design and management of the proposed development.







## 2.0 Background & Context

### 2.1 Policy Background

The site lies within the Hill Barton and Monkerton strategic allocation as designated in the adopted Core Strategy (adopted 2012). The Core Strategy sets out that the residential development in this area should be set within a green infrastructure framework with a comprehensive footpath and cycleway network, linking existing and proposed housing and employment areas together. Plan 2 of the Core Strategy sets out the general principles for this allocation site, including the proposed school in the adjacent field, and the provision of a strategic Green Infrastructure route which runs along the southern boundary of the site on Hollow Lane.

The Core Strategy states that development in the Monkerton area should have general regard to guidance contained within the Monkerton and Hill Barton Masterplanning Study produced in 2010.

Within the Masterplanning Study, the application site is situated across both the 'Pilton' residential area and the 'Picturesque Ridge' residential area (please see plan on the opposite page). Pilton, which covers the northern area of the site, is described as a 'high density neighbourhood with tight urban form' with densities of 55-65dph and 2 - 3 storey housing.

The Masterplan vision for residential development along the Picturesque Ridge is that of larger buildings or clusters of buildings which reinforce the special character of the area. Density in this part of the Picturesque Ridge is envisaged to be 55-65dph, whilst allowing for a strong landscape structure.

Following the adoption of the Core Strategy, the emerging Development Delivery Development Plan sets out policies relating to the Protection of Landscape Setting Areas. The policy describes an 'eighth' valley park with the same status as the existing parks within the city. The aim of the proposed Monkerton Ridge Park is to be within close proximity to many new residents and will help to meet the needs for informal recreation as well as keeping the visually significant ridge free from development.

Policy DD29 of the DPD requires that only appropriate development is permitted within the Landscape Setting Areas. The policy states that development within the Landscape Setting Areas will only be permitted where:

- There is no harm to the distinctive characteristics and special qualities of the landscape setting of the City and the wider area
- It does not contribute towards the urbanisation of these areas
- It consists of a replacement dwelling or domestic extension or it is reasonably necessary for the purposes of agriculture, forestry, the rural economy, outdoor recreation, landscape, educational or biodiversity enhancement, or the provision of green infrastructure.

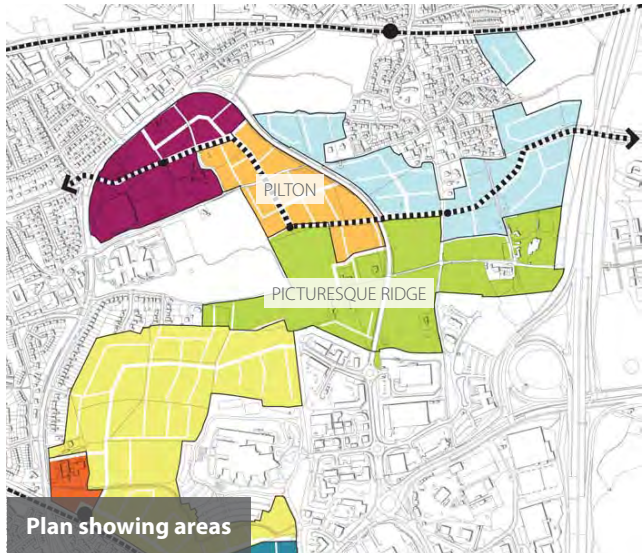
#### Delivery of the Monkerton Ridge Park

The plan overleaf, overlays the emerging allocation (DPD) with the existing buildings and approved developments (currently under construction) within the emerging allocated area. These comprise

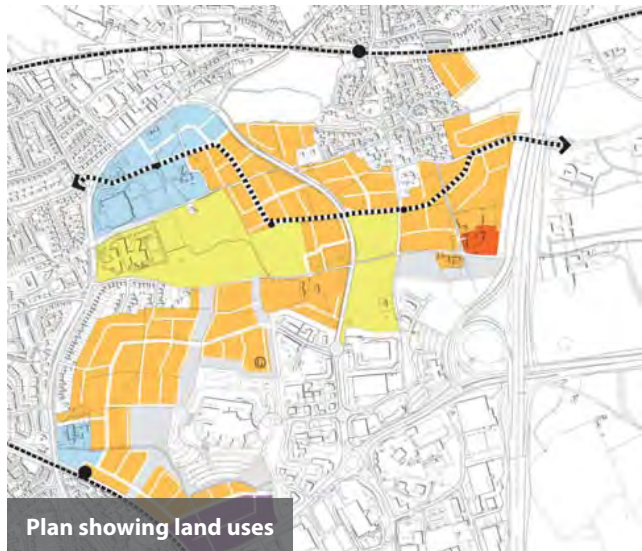
- St Luke's Secondary School – playing fields with no public access
- Hill Barton Road, Persimmon – open space provided to the south of Hollow Lane
- Hollow Lane – site currently being developed for 4 houses
- Proposed Monkerton Primary School – playing fields limited to the southern part of the site (no public access)
- Ellen Tinkham School complex
- Existing houses (Higher Furlong, Arran Gardens, Hessary) between Ellen Tinkham School and Cumberland Way
- Land off Cumberland Way – narrow strip of land excluded from approved outline development area
- Land south of Hollow Lane – area retained as landscape (access/use undefined) with small development plot for proposed care home adjacent to Exeter College Technology Centre

- Sandrock – reduced area of open space to the north of Gipsy Hill Lane
- Existing Gipsy Hill Hotel located within allocated area (with existing trees/gardens to east of plot)
- Linden Homes, Monkerton – area north of Gipsy Hill hotel is developed for housing. Small green space east of Gipsy Hill hotel retained, and green link along Gipsy Lane
- Existing Houses within allocated area to the south-west of Gipsy Hill Hotel

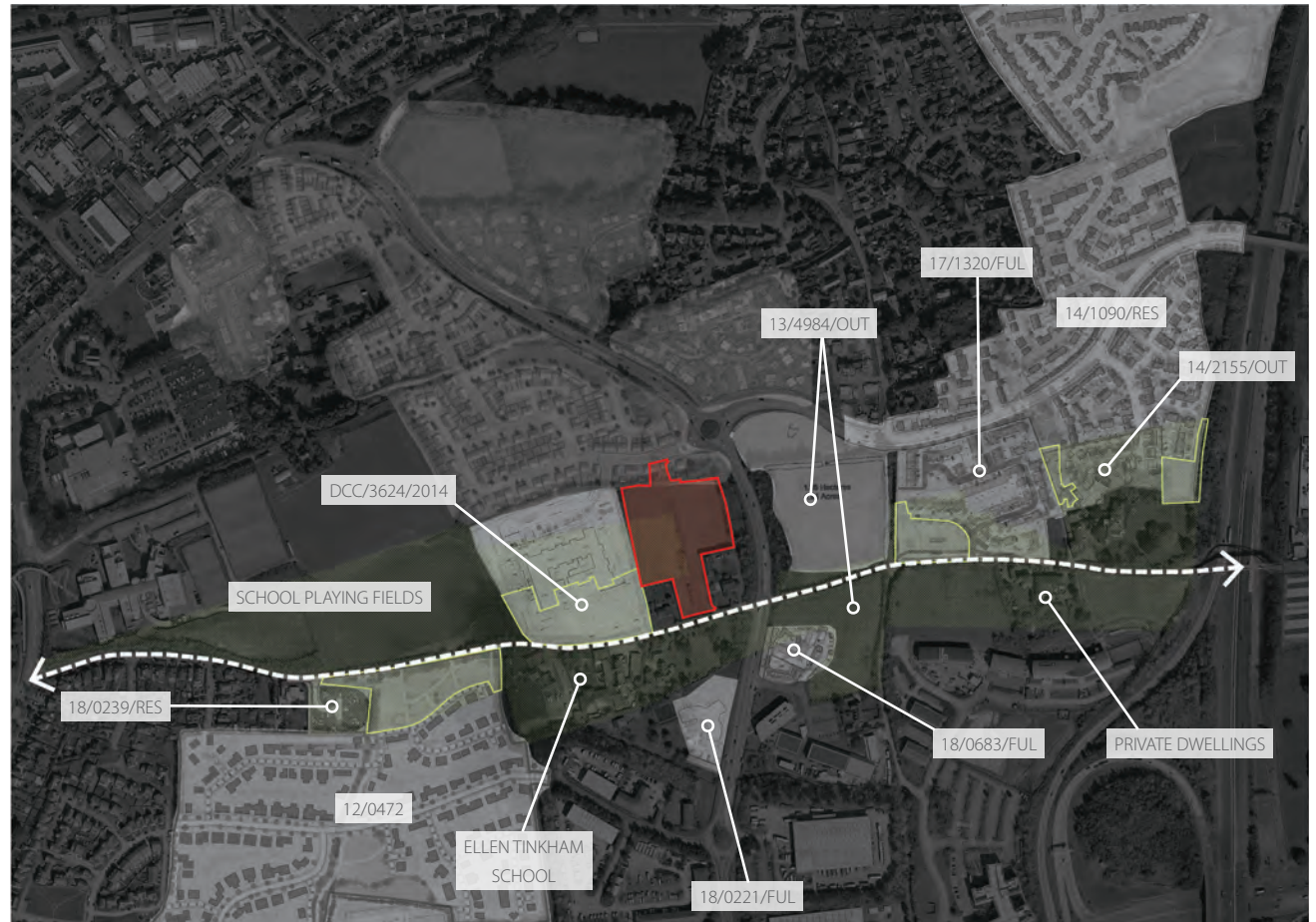
This plan of the existing and approved schemes demonstrate that the delivery of the Ridge Park is inconsistent across these sites and is failing to meet the objectives set out in the Landscape Setting policy. The schemes deliver small, disconnected green spaces within each development plot. Existing developments (Ellen Tinkham School, Gipsy Hill Hotel, existing houses) are also located within the allocated area. These combine to create a disjointed landscape character which is dominated by 'urban edge' development and leftover landscape pockets, rather than a high quality landscape area consistent with the character and quality of other 'Valley Parks' within Exeter.



Plan showing areas



Plan showing land uses



DPD plan with approved/proposed developments overlaid

# 2.0 Background & Context

## 2.2 Visual Appraisal

A landscape and visual appraisal has been undertaken to understand the visibility of the site and its context within the wider landscape and inform the development of proposals for the site. The appraisal draws on the landscape appraisal in Monkerton masterplan, which identifies key near and long distance views of the Monkerton Ridge.

We have identified the key features which distinguish this part of the Monkerton Ridge from key viewpoints, and consider how the proposed development meets the requirements of the Landscape Setting policy in emerging Development Plan DPD which states that development will only be permitted where:

- There is no harm to the distinctive characteristics and special qualities of the landscape setting of the City and wider area
- It does not contribute to urbanisation of these areas
- It consists of a replacement dwelling, extension.

### Viewpoints:

We have identified 6 representative viewpoints which demonstrate the visibility of the site from the north and south:

1. View from Cumberland Way/College Way to the south of the site. The site is not visible due to landform and existing vegetation along Cumberland Way. The traffic lights at the crest of the road mark the position of Hollow Lane where it crosses Cumberland Way.
2. View from Tithebarn Road/Cumberland Way roundabout. The site is set behind existing planting to the west of Cumberland Way and the existing hedge on the northern boundary of the application site. The site will be seen in the context of the approved residential development to the west of the roundabout. The upper parts of the proposed development may be glimpsed above the existing hedgeline.
3. View from Exhibition Fields, approximately 1.2km to the north west of the site. The ridge line is defined by the existing trees along Cumberland Way and tree planting to the north of Hollow Lane (within the garden of Hessary) in the middle ground of the view (with Woodbury Common forming the skyline in the distance). The dark tile roof and conifer hedge of Higher Furlong is glimpsed on the ridgeline in the centre of the view. The approved housing to the west of Cumberland Way will be seen in front of the existing hedges to the site and the adjacent primary school site. The primary school building will also be seen to the west of the site.
4. View from footpath and parking area adjacent to St Michael's Church, Pinhoe, approximately 1.5km north of the site. The ridgeline is visible in the middle distance; defined by the planting to



5. View from Chancel Lane railway bridge approximately 700m to the north of the site. The skyline in the centre of this view is defined by the existing trees along Cumberland Way and the tree planting to the north of Hollow Lane (within the garden of Hessary). The dark tile roof and conifer hedge of Higher Furlong is glimpsed above the existing hedgerows to the site boundaries. The approved housing to the west of Cumberland Way will be seen in front of the existing hedges to the site and the adjacent primary school site.
6. View from Broadparks are identified in the Monkerton Masterplan. Broadparks is approximately 1km to the north of site. The ridgeline to the east of Cumberland Way is visible, with houses adjacent to Gipsy Hill Hotel on the ridgeline adjacent to the Sandrock site. The application site is screened by intervening topography and vegetation along Cumberland Way.

Because the application site is on the north facing slope to the north of Hollow Lane we have not considered longer distance views from the south which will be screened by intervening landform/vegetation.



## 2.0 Background & Context

### Key Landscape Characteristics

The Monkerton Ridge is a local landscape feature defined by a low ridge line that runs east-west between Gipsy Hill Hotel and St Lukes Secondary School. Hollow Lane and Gipsy Hill lane run along the top of the ridgeline along the majority of its length (the lane runs south of the ridge at St Luke's school playing fields and the Primary school site). The ridgeline is crossed by Cumberland Way (constructed in 2006). Maturing native planting associated with Cumberland Way strengthens and defines the centre of the ridgeline.

The ridgeline is defined by the existing hedgerows, trees (emerging from the hedges and in private gardens) and existing buildings (Gipsy Hill Hotel, Gipsy Hill housing, Higher Furlong, Ellen Tinkham School) which sit on the ridgeline.

The magnified view of the ridgeline from viewpoint 4 has been annotated to identify the key features defining the ridge.

From the north the ridge line is defined by the existing hedges along Hollow Lane, the existing mature trees in the garden of Hessary to the south of the ridge and the maturing tree planting along Cumberland Way (to the east of the site). Existing properties (Higher Furlong, and Ellen Tinkham School) are clearly visible in the immediate context of the site.

In existing near views from the north the application site and ridgeline is largely screened by intervening landform, vegetation and development. The upper parts of trees, hedges and buildings on the ridgeline are glimpsed in these views.

From the south the ridge line is defined by the hedges along Hollow Lane and the existing mature trees in the garden of Hessary. The application site is screened from viewpoints to the south.

Approved residential developments and the proposed primary school will all impact on the definition of the ridgeline in views from the north, where the existing hedges and trees and remnant open space areas will be partially screened by the upper parts of the approved dwellings.

### Definition of the Monkerton Ridge

The allocation of the Monkerton Ridge area within the application site does not appear to have been informed by a visual appraisal or relate to the ridgetop area identified in the adopted masterplan (which follows the southern edge of the site along Hollow Lane).

The visual appraisal demonstrates that the area of the application site which has been allocated as ridge top park in the emerging DPD does not contribute to the visual definition of the ridge line. Within this part of the ridge, the existing trees to Cumberland Way and within the garden of Hessary define the ridgeline, which is also punctuated by Higher Furlong and the buildings at Ellen Tinkham school.

The proposed scheme therefore focuses on the delivery of key elements that meet the objectives of the Core Strategy and DPD policies through retaining and enhancing the existing landscape features and connecting the wider area to the strategic Green Infrastructure corridor running along Hollow Lane. These key elements comprise:

- Providing a high quality pedestrian/cycle connection from the wider area to the north of the site to the East – West Cycle Route along Hollow Lane (with minimal vehicle access)
- A high quality landscape structure running north-south through the centre of the application site
- Retention of trees/hedges along the ridgeline and site boundaries



Context View of the Monkerton Ridge

## 2.0 Background & Context

### 2.3 Summary of Site Parameters

This Design and Access Statement sets out the key constraints for development of the site. This section summarises the site and contextual influences on the development and the extent to which they determined the form and nature of the proposal.

#### Access

The primary site access will be provided off the adjacent approved scheme, which is accessed off the roundabout on Cumberland Way. The existing field gate access on the southern boundary onto Hollow Lane will be retained to provide a pedestrian and cycle link through the site onto the existing primary cycle network.

There are a range of existing bus services running on Cumberland Way and Pinhoe Road which will be easily accessible. DCC also have an aspiration to provide a bus service through the approved site along Harts Lane which will further increase the attractiveness of bus travel to future residents. Pinhoe Railway Station is just over 500 metres from the boundary of the site. Situated on the West of England Mainline, Pinhoe has train services running between Exeter St David's and London Waterloo every hour and provides an excellent opportunity for future residents travelling further afield.

#### Topography

The site is relatively flat, falling gently from the north-east boundary edge (approximately +46.00m AOD) to the south-east boundary (approximately +50.00m AOD). Due to the gentle slope of the site, the topography will have little impact on the design proposals.

#### Ecology and Vegetation

An Ecological Appraisal was carried out by CSA Environmental (November 2017) of the surrounding consented site. This found the site to be dominated by semi-improved grassland and ruderal vegetation, bounded by mature hedgerows. These habitats are common and widespread, and comprise a typical range of species. Opportunities for protected and notable fauna are limited.

#### Arboriculture

The site includes a pasture land with boundary hedgerows comprising a range of trees and shrubs, with a total of 8 trees and groups of trees considered within the scope of the application. A break in the northern hedgerow will need to be made to achieve vehicular, pedestrian and cycle access to the site. All other boundary hedgerows and trees within this will be maintained and reinforced where necessary. The field gate on the southern boundary to hollow lane will form the pedestrian/cycle link here to minimise further reduction in hedgerows within the site.

The central hedgerow running north south through part of the site will be removed. This hedgerow is classified as a remnant derelict hedgerow with potential for removal.

#### Flood Risk & Drainage

Flood Map for Planning provided by the EA demonstrates that the site lies within Flood Zone 1. Therefore, the requirement of the Sequential and Exception Tests are met. The site has not been identified as being at risk from any other form of flooding.

A Ground Investigation has demonstrated that discharge of

surface water by infiltration is not a viable means of surface water discharge on site. In addition, no available watercourses have been identified either. Therefore, it is proposed that surface water is discharged at a controlled rate into the surface water network provided as part of the wider Monkerton development.

The proposed surface water drainage strategy of the site consists of surface water sewers conveying runoff to the point of discharge. Attenuation will be provided in the form of oversized pipes and underground attenuation tanks.





Summary of Site Parameters Plan

Site Boundary





# 3.0 Detailed Proposals

## 3.1 Proposed Detailed Scheme

The proposals reflect the shape, orientation and layout of the site, retention of the majority of the existing landscape features and connectivity to the consented scheme and surrounding areas.

The scheme has been designed to provide continuity with the consented scheme to the north, whilst creating a landscape led development which responds to the site's location along the Monkerton Ridge. The development demonstrates a positive relationship with the surrounding landscape and existing settlement, with strong connections to the surrounding areas which promote the use of sustainable modes of transport. This includes providing vehicular access from the consented scheme, off the Cumberland Way roundabout and only pedestrian and cycle connections to Hollow Lane to the south.

Sustainable access is provided through connections to the existing foot/cycleways on Cumberland Way and dedicated pedestrian/cycle link to Hollow Lane in order to accommodate desire lines in these directions. Hollow Lane connects to the newly constructed cycling highway and the E4 cycle route which will ultimately connect Cranbrook and the east to the city centre and University on a route largely segregated from pedestrians and vehicular traffic.

The scheme provides 46 dwellings, with a range of house types proposed including 1 bed apartments and 2, 3 and 4 bed terraced, semi-detached and detached houses. Sixteen dwellings (35%) are proposed to be affordable and 2 units are specifically designed to accommodate wheelchair users.

All buildings will be two storeys high, reflecting the aspirations of the approved Monkerton and Hill Barton Masterplan. Larger properties within robust landscaping have been located within the southern part of the site, reflecting the picturesque ridge proposals.

The scheme is designed to create clear character areas through the use of materials and landscape features, which will use the same materials and soft landscaping as the adjacent consented scheme for continuity. The built form is lower density towards the southern and western edges of the site, where they are enclosed by existing hedgerows and planting new hedgerows to plot boundaries.

A landscape scheme enhances the character of the site, and is described in detail in section 3.6 below.

### Key

1. Proposed access from neighbouring scheme / Cumberland Way
2. Proposed pedestrian and cycle link to Hollow Lane and wider area
3. Buildings which address corners to create active frontages and overlooking
4. Private drives
5. Existing hedgerows retained / reinforced
6. Structural Landscaping to street to maintain green link



Illustrative Masterplan

# 3.0 Detailed Proposals

## 3.2 Amount & Use

The proposed layout has been designed to accommodate a variety of residential house types and sizes, providing a broad range of units, ranging from 1 bed apartments to 4 bed detached houses. 35 % of the dwellings will be affordable.

### Open Market Units - 30 (65%)

2 bed dwellings:

- 2 no. semi-detached

3 bed dwellings:

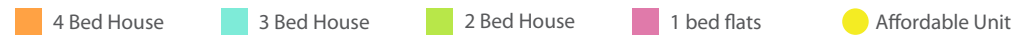
- 6no. semi-detached
- 1no. detached

4 bed dwellings:

- 4no. 4 bed house semi-detached
- 17no. 4 bed house detached

### Affordable Units - 16 (35%)

- 4no. 1 bed flat
- 8no. 2 bed house
- 2no. 3 bed house
- 2no. 4 bed house



### 3.3 Access

The proposed vehicular point will lead off the consented development with access from the Cumberland Way roundabout, entering the site on the northern boundary.

New pedestrian and cycle links are proposed to connect with the consented development to the north of the site and Hollow Lane to the south, connecting to the surrounding cycle and pedestrian network.



--- Primary Route

— Private Courts

... Pedestrian / Cycle Link

# 3.0 Detailed Proposals

## 3.4 Parking Strategy

A mixture of approaches to parking are proposed. These include garages, on plot parking spaces and small parking courts. The proposal provides a level of parking which is in line with the requirements set out by Exeter City Council's Residential Design Guide SPD and is set out below.

Cycle parking is provided within garages or within gardens for houses and apartments.

### OPEN MARKET (65%)

Type	Bed	%	No.	Allocated	Garage	Unallocated	Total
H01A	2	5	2	2	0	0	4
H03	3	%	7	2	0	0	14
H07/8	4	%	21	2	1	0	63
<b>Total</b>		<b>100%</b>	<b>30</b>				<b>81</b>

### AFFORDABLE (35%)

Type	Bed	%	No.	Allocated	-	Unallocated	Total
1 bed flat	1	%	4	1	0	0	4
H01A	2	%	8	2	0	0	16
H02A	3	%	2	2	0	0	4
H06A	4	%	2	2	0	0	4
<b>Total</b>		<b>100%</b>	<b>16</b>				<b>28</b>

The allocated parking numbers provided for all dwellings are in excess of that which is designated in the Residential SPD. In addition to these allocated spaces, there are opportunities to park informally on street.



■ Garage
 ■ On-Plot
 ■ On-Street



### 3.5 Refuse Strategy

Refuse storage is provided on plot for houses throughout the scheme. A number of dwellings accessed via private drives and courtyard areas will need to have a bin collection point where they will be temporarily stored on bin collection day.



 Bin Collection Point

# 3.0 Detailed Proposals

## 3.6 Garden Sizes

Gardens are proposed to be level, usable spaces located towards the private, non-main entrance side of the house with separate rear or side access.

The Residential Design Guide SPD sets out guidance for minimum garden sizes which takes into account dwelling size and orientation. The majority of gardens either exceed the guidelines or are within 10m<sup>2</sup> of this figure. Those that do not meet the guideline figures do so to support other factors (i.e providing on plot parking to the rear which in turn supports strong frontages to main routes).



- Exceeds area required by ECC guidelines
- Area within 10m<sup>2</sup> of ECC guidelines
- Area > 10m<sup>2</sup> less than ECC guidelines



# 3.0 Detailed Proposals

## 3.7 Landscape Strategy

The landscape strategy for the Baker Land site has been developed from landscape and visual appraisal and an analysis of the site and context appraisal. The landscape scheme has been designed to achieve the key objectives identified in the landscape and visual appraisal:

- Providing a high quality pedestrian/cycle connection from the wider area to the north of the site to the East – West Cycle Route along Hollow Lane (with minimal vehicle access)
- A high quality landscape structure running north-south through the centre of the application site
- Retention of trees/hedges along the ridgeline and site boundaries

The landscape features and spaces are designed to connect the existing and proposed landscape features, provide a good off-road pedestrian/cycle connection to Hollow Lane, support the establishment of a landscape setting for the wider development area and create opportunities to enhance biodiversity.

### The key Landscape Features include:

- 1 Existing hedgerows  
The mixed native hedgerows to the all site boundaries are retained and will be managed to enhance the structure of the hedgerow and improve biodiversity.
- 2 New native hedgerow planting  
Gaps in existing hedges will be filled in with mixed native planting to enhance the structure of the hedgerow and a new hedgerow along the south-eastern boundary will improve biodiversity.
- 3 New Tree Planting  
New street and boundary tree planting will reinforce the character through the use of a native tree species along the north-south corridor, with additional tree planting to the side streets. A total of 34 new trees are proposed within the scheme.
- 4 Front Gardens  
Front gardens to the north-south route are defined by privet hedges, with shrub planting or grass to gardens/verges. Other front gardens have shrub planting to front gardens and spaces within parking areas.
5. Bird and bat boxes  
Bird and bat boxes are integrated into the design of houses at the site boundaries, adjacent to native hedgerows.







# 4.0 Architectural Design

## 4.1 Local Context

The architectural design and layout of the proposed houses is informed by local precedents from the local character of Exeter and the nearby village of Pinhoe and Monkerton, drawing on the urban form, materials and simple details which are evident here.

The site is located within the Monkerton and Hill Barton area in which there are a number of contemporary schemes either recently completed or under construction that will inform also the character of the proposals. The scheme will avoid the use of random render/cladding panels and poor detailing that has been used in some of the adjacent areas and focus on the simple and clear use of traditional building materials (as shown in images marked with a X opposite).

Principles and qualities include:

- Use of a consistent building line
- Dwellings set behind boundary hedges and planting
- Two storey dwellings
- Red brick
- Buff brick
- Render buildings with brick details
- A variety of porch details
- Dark grey fibre cement roof tiles
- Grey UPVC windows



Above: Precedent images for local character



## 4.2 Appearance

Buildings and landscaping will be designed to maximise the quality of the living environment, taking material and design cues from the local vernacular building traditions.

Across the site there are a number of buildings and building groups which terminate views and address corners which have been designed to add variance and character through the use of differing colours of brick and varying combinations of materials which will help to create an identifiable and varying character to the development.



■ Render Buildings with Brick Detail

■ Feature Buildings with Brick or Timber Effect Cladding

■ Red Brick with Buff Brick Detail

■ Corner turning dwellings

# 4.0 Architectural Design

## 4.3 Building Design

The new dwellings will be of a similar scale to houses within the surrounding area and be consistent with those of the adjacent consented scheme. It is proposed that they will be of a simple contemporary design, and will reflect Exeter's character and sense of place through the use of locally distinctive materials including a mix of brick colours and detailing and a mix of porch types.

The development consists of a mix of housetypes specifically designed to respond to the opportunities and constraints of the site. The use of differing colours of brick and varying combinations of materials help to create an identifiable and varying character to the development.

Furthermore, each plot carefully controls overlooking by orientating windows away from its neighbour.

The buildings will be designed to minimise energy use in accordance with building regulations, and allow for the future installation of renewable energy systems where possible. Housetypes have been designed to meet the National Space Standards internally, with good storage space to ensure all dwellings provide adequate and comfortable living spaces.

## 4.4 Materials

### Windows

- Mid tone grey UPVC windows
- Mid-tone grey cills

### Roof Materials

- Fibre cement roof tiles in dark grey colour
- Metal standing seam roof to feature buildings

### Wall Materials

- Roughcast render in a mix of off-white tones
- Red-brown brick
- Timber/GRP porch details





STREET ELEVATION 1-1



STREET ELEVATION 2-2



STREET ELEVATION 2-2





# Appendix A - Building for Life 12 Assessment

## Integrating into the Neighborhood

### 1 Connections

- The proposed scheme utilises existing road infrastructure on the western boundary of the site with primary access route from approved scheme.
- New pedestrian and cycle links are proposed which connect the existing footway and cycle network of the adjacent approved development.
- Additional pedestrian and cycle links have been provided from within the development to Hollow Lane providing routes to local services and public transport connections.

### 2 Facilities & services

- The site is within short walking distance of Pinhoe village centre (approximately 10 minutes) which has a number of facilities including a school, shops, pub, library, community hall and post office. A new school is proposed in the field adjacent to the site.
- The site is located approximately 7km to the east of Exeter City Centre, which is easily accessible by bus and train.
- The site is within walking distance of Sainsbury's Pinhoe, Aldi and the Pinhoe Hoard public house & restaurant, with good pedestrian connectivity.
- Pedestrian routes through the site will improve existing connections from Monkerton and adjacent housing developments to local facilities and the surrounding area
- The orthogonal layout of the site provides easy and direct walking and cycling routes, promoting these methods of transport.

### 3 Public transport

- A future proposed strategic bus link is proposed through the centre of the adjacent approved scheme which connects Cumberland Way to Pilton Lane via Harts Lane. This link will act as a combined pedestrian/cycle/footpath link from the junction at Harts Lane through to Hill Barton Road.
- The site is located within close proximity to junction 29 of the M5, and is close to Pinhoe train station which is on the London Waterloo line and provides a regular service into Exeter City Centre and other mainline rail services..
- Existing bus services connect the site to Exeter City Centre which provides links to additional mainline rail connections not accessible from Pinhoe Station, Exeter Airport and other destinations within the local and wider vicinity.
- The site will provide enhanced cycle links which connect into local cycle routes.
- Improved pedestrian links within the site provide better connections to existing bus stops off site including those on Pinhoe Road on the southern boundary and Cumberland Way on the eastern boundary.

### 4 Meeting local housing requirements

- The proposals provide a wide range of housetypes, ranging from 1 bedroom apartments, to 4 bedroom detached houses.

- 35% of the dwellings will be offered as affordable dwellings. These will range from 1 bed apartments to 4 bed houses. 70% of the affordable dwellings will be social rented with 30% intermediate.
- A wheelchair accessible dwelling will be provided to meet an identified local need.

### 5 Character

- The architectural design and layout of the proposed houses is informed by local precedents from the local character of Exeter and the nearby villages of Pinhoe and Monkerton, drawing on the urban form, materials and simple details which are evident here.

### 6 Working with the site & it's context

- The site is located within the Monkerton and Hill Barton Masterplan area and will provide the strategic bus link which connects the wider masterplan area to nearby facilities such as St Luke's School, Sainsbury's Pinhoe, Aldi and Pinhoe Hoard Public House and the wider area.
- Retention of existing green infrastructure within and around the edges of the site will create a pleasant environment and allow for formal and informal areas of play for new residents. New green links will enhance the green character of the site, and provide a connected GI network.
- The proposed development will be appropriate in scale and complement the surrounding wider townscape/landscape when viewed from the surrounding context.

## 7 Creating well defined streets and spaces

- A clear hierarchy of streets will provide enclosed streets and spaces at varying scales from the primary route through to private drives.
- Well articulated buildings on corners will provide natural surveillance to ensure the streets and open spaces are safe and user friendly.

## 8 Easy to find your way around

- Key buildings and spaces provide focal points and nodes to aid wayfinding within the development, with gateway buildings at site entrances.

## Streets & Home

### 9 Streets for all

- All streets have been designed with pedestrians as the priority, from primary routes with crossing points to side roads and narrow places to encourage lower vehicular speeds, to private courtyards.
- Roads have been designed to accommodate refuse and emergency vehicle requirements.

### 10 Car parking

- All proposed houses of 2 bedrooms or more are provided with at least 2 car parking spaces. All 1 bedroom apartments have been provided with 1 space.
- All parking is positioned within close proximity to associated dwellings, either on-plot, on-street or within small parking courts.
- All garages are set back behind the building line so they do not dominate the street scene.

### 11 Public & private spaces

- All open spaces are envisaged to be looked after by a private management company.

### 12 External storage & amenity space

- All dwellings are provided with private amenity space which will allow for storage of bins/ recycling
- All garages will be large enough to accommodate secure cycle storage and the possibility for bin storage.

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