



EDLESBOROUGH AYLESBURY VALE

BUCKINGHAMSHIRE

DESIGN AND ACCESS STATEMENT
JULY 2015



McCann
HOMES

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Date	7/7/2015
Issue	v1.0

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1 Introduction

This Design and Access Statement has been prepared to accompany the Detailed Planning Application for the land at High Street in Edlesborough, Buckinghamshire. The proposals will create views across the site towards the Chiltern AONB and will be sympathetic with its surroundings.

1.1 Purpose of the document

1.1.1 The purpose of this document is to support a full planning application by describing the design principles and ethos behind the proposals, and quantify those elements of the scheme which are being applied for under this detailed application. It includes a review of the design policy context and urban design analysis setting the proposals in the context of Edlesborough.

1.1.2 This Design and Access Statement should be read in conjunction with the other documents and drawings submitted as part of this application, including (but not limited to):

- Architectural drawings
- Landscape Masterplan
- Planning Statement
- Ecological Assessments/ reports
- Arboricultural Report
- Heritage Assessment
- Transport Assessment
- Flood Risk Assessment
- Statement of Community Involvement

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

(para 56 of NPPF)

1.2 Document Structure

- 1.2.1 The document is divided into five sections as follows:
- 1.2.2 **Section 1 | Introduction** - outlines the purpose of the document.
- 1.2.3 **Section 2 | Assessment** - considers the site and its surroundings in terms of the physical, social and planning context.
- 1.2.4 **Section 3 | Evaluation** - identifies the site's constraints and opportunities and presents the design principles and concepts, that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution.
- 1.2.5 **Section 4 | Involvement** - outlines the community engagement and stakeholder participation undertaken and sets out the key design revisions and options for the final proposal.
- 1.2.6 **Section 5 | Design** - sets out the uses and amount of development proposed, access arrangements, layout of the development, scale of buildings, landscaping treatment, and character and appearance for the final proposal.

1.3 Design Team

- 1.3.1 This document has been prepared in conjunction with the latest published guidance from the DCLG, and the following teams have contributed to its preparation:
- McCann Homes (Developer)
 - be1 architects (Masterplanning, Urban Design and Architecture)
 - DLP Planning (Planning Consultants)
 - Matrix (Transport Assessment)
 - The Landmark Practice (Landscape Consultants)
 - First Environment (Environmental and Arboricultural Consultants)
 - EAS (Flood Risk Assessment)

1.4 The Planning Application

- 1.4.1 The application is for detailed planning permission for 58 dwellings and associated open space and water attenuation.
- 1.4.2 The proposal also includes two new access points for vehicles and pedestrians from High Street and a new parking area for up to 10 cars.
- 1.4.3 Detailed consideration has also been provided on all other matters at this stage of planning, which includes layout, scale, landscaping and appearance of buildings. The drawings contained within this Design and Access Statement (DAS) form a series of plans for each particular matter that is required at this stage of planning. Other detailed plans that are not contained within this DAS are referenced in the text in Section 5 and are as follows:
- PL001 - Proposed Site Plan
 - PL002-PL003 - Proposed Street Elevations
 - PL004 - Finished floor levels and ridge heights.
 - PL005 - Tree retention and removal plan.
 - PL006 - Surface materials.
 - PL007 - Enclosure plan.
 - PL008 - Facing materials plan.
 - PL009 - Coloured Site Plan.
 - PL010 - Landscape Masterplan.

1.5 The Site

- 1.5.1 The site is located to the south of Edlesborough along the eastern side of High Street. The High Street forms the spine of the village and connects the A4146/Leighton Road to the south to Eaton Bray.
- 1.5.2 The site is contained by landscape and built form features, including arable fields to the east, a Moat (Schedule Monument) to the west and buildings to the north and south of the site.
- 1.5.3 Further details about the site and its context can be found in Section 2 of this document.



Fig 1. Site Location Plan (ref. PLOC 01)

1.6 The Detailed Layout

- 1.6.1 The detailed layout is a synthesis of the analytical and consultative process carried out. An elemental breakdown of its component layers and explanation of the overall rationale are featured in Chapter 5.
- 1.6.2 The layout is based on the following design concepts:
- Landscape setting and framework;
 - Access and movement; and
 - Layout, built form and character.
- 1.6.3 These concepts are based on a thorough assessment of the site's constraints and opportunities, participation from the local community and the local authority, and the design principles as outlined on pages 32-33.

1.7 Design Vision and Objectives

- 1.7.1 This development is being brought forward by McCann Homes with the overriding aim of providing:
- 'a new residential development that is sympathetic with its surroundings, respecting the existing landscape setting of the site and complimenting the existing built form and character of Edlesborough'.*
- 1.7.2 In order to achieve this aim, the proposal is based on the following objectives:
- Provide for 58 dwellings set within an attractive landscape setting that preserves the character of the designated Area of Attractive Landscape covering Ivinghoe/Edlesborough;
 - Create a landscape structure that encompasses usable informal and formal public open space for new residents and the existing community;
 - Provide for a balanced mix of housing types and sizes, including 17 (30%) affordable homes;
 - Create a development with a character and identity that is inspired by the locality and other surrounding towns and villages in the Aylesbury Vale area;

1.8 Proposed Development

Site area

3.59 hectares/ 8.87 acres gross

Current land use

Agricultural land

Access

Two vehicular/pedestrian accesses off High Street

Proposed uses

Residential: 1.97ha - 55%

Open space: 1.57ha - 45%

Proposed number of dwellings

58 dwellings

Average net density*

29 dwellings per hectare

DEVELOPMENT PRINCIPLES

- 1.8.1 The Site Layout (opposite) is based on a series of good design principles that have been tested and reviewed extensively throughout the duration of the planning and design process with participation from the local authority and the Local Planning Authority (LPA) that have all had a say in the shaping of the proposals.
- 1.8.2 The Site Layout is based on the following design principles:
- Landscape setting and open space - the proposal provides 1.57ha (45%) of open space in order to mitigate the impact on the AAL and the Scheduled Monument (SM) whilst providing an attractive area of public open space;
 - Access and movement - the proposal provides two separate points of access, individually serving two separate parcels of development. The access roads/routes leading in to these parcels will provide attractive 'village' style lanes to improve the quality of the proposals;
 - Layout and built form - the proposal draws on the character and appearance of Edlesborough's local vernacular and other neighbouring villages in the area to create a development that is sympathetic to its context.



Fig 2. Coloured Site Plan
(ref. PL009)

1.9 Planning Context

AYLESBURY VALE DISTRICT'S LOCAL PLAN

- 1.9.1 The relevant planning policies are outlined within Aylesbury Vale District Council's Local Development Plan, Part 1, 2004.
- 1.9.2 The current Local Plan was adopted in 2004. However, after 27th September 2007, government legislation meant that policies within the Local Plan ceased to have effect unless "saved" by a Secretary of State Direction and referred to within a revised policy framework. Policies are therefore "saved" policies and of relevance to the site and its immediate surroundings.
- 1.9.3 A new Plan, referred to as the Vale of Aylesbury Local Plan is currently being prepared working alongside other councils, and the proposed date for adoption is mid 2017.
- 1.9.4 A full assessment of the planning policy position is contained within the supporting Planning Statement produced by DLP Planning. This includes a review of the weight that should be given to the policies of the time expired Local plan policies.

DESIGN OF NEW DEVELOPMENT PROPOSALS

- 1.9.5 Proposals within the Local Plan seek to ensure that new development respects and enhances its surroundings. Policy GP35 emphasises that the qualities of buildings, planting and topography all contribute to its local character and distinctiveness. The Local Plan goes on to add that the historic environment can be an important component of local distinctiveness.
- 1.9.6 Careful consideration should be given to the location and scale, integrating buildings by utilising existing features and assessing impact of their size, mass and location upon skylines and public views. Materials should be of a similar quality, texture and colour reflecting the local vernacular.

OTHER POLICIES

- 1.9.7 Other policies relevant to the proposal include:
- GP8 - Protection of amenity of residents
 - GP24 - Car parking guidelines
 - GP35 - Design principles for new development
 - GP38 - Landscaping of new development proposals
 - GP39 - Existing trees and hedgerows
 - GP40 - Retention of existing trees and hedgerows
 - GP45 - "Secured by Design" considerations
 - GP91 - Provision of amenity areas

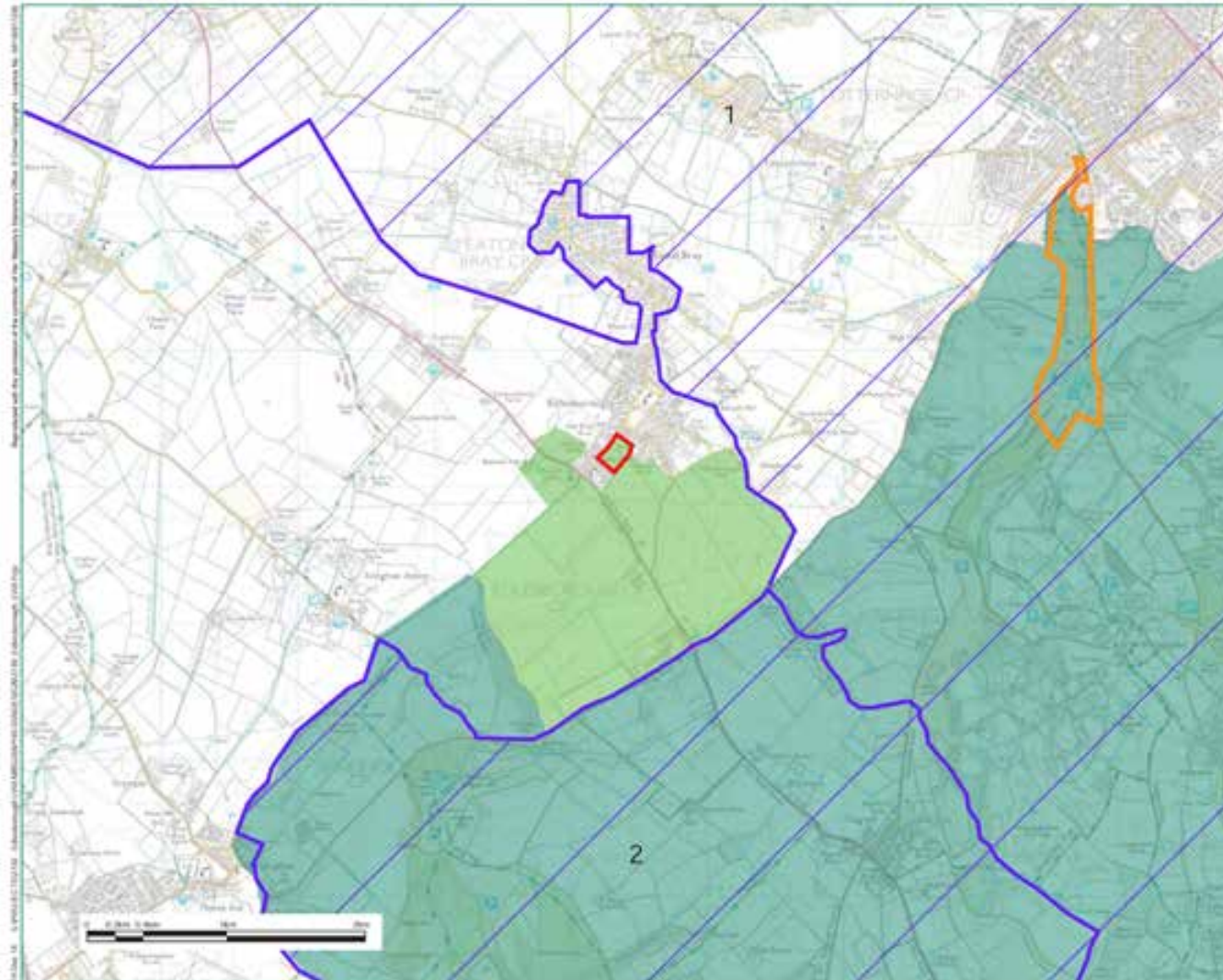


Fig 3. Planning designations and landscape opportunities and constraints (1)

AREAS OF ATTRACTIVE LANDSCAPE (AAL)

- 1.9.8 The site lies within an Area of Attractive Landscape covering Ivinghoe/Edlesborough. Policy RA8 states that Areas of Attractive Landscape have particular landscape features and qualities that are considered appropriate for particular protection.
- 1.9.9 Development proposals in these areas should respect their landscape character. Development that adversely affects this character will not be permitted unless appropriate mitigation measures can be secured.
- 1.9.10 Where permission is granted the Council will seek to impose conditions or seek planning obligations to ensure that mitigation of any harm caused to the landscape interest.



DESIGN GUIDE: NEW HOUSES IN TOWNS AND VILLAGES

- 1.9.11 Aylesbury District Council has produced a New Towns and Villages Design Guide. The document emphasises the need to reflect on local character taking a contemporary approach to interpret the characteristics of local vernacular in new development as well as considering, context, scale, shape, materials, details boundaries and surface treatments.



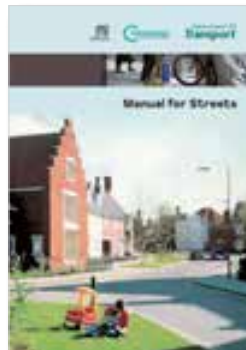
DESIGN GUIDE: BUILDING MATERIALS

- 1.9.12 Aylesbury Vale District Council have also produced a design guide on the use of building materials, which is intended help applicant's understand the Council's attitude to building materials.
- 1.9.13 The guide is not mandatory and each case is assessed on its own merit. It applies to all development work, whether new build, alteration, extension, repair or minor change and to all categories of development, industrial, commercial or residential.



PRINCIPLES OF GOOD DESIGN

1.9.14 There is a general consensus over the principles of good design. The core factors contributing to good urban design, which underpin all the most successful schemes, include the following:



- **Character** – somewhere with a sense of place and local distinction
- **Legibility** – a place which is easy to understand and navigate utilising topography, natural features and townscape elements
- **Permeability** – achieving a form of layout which makes for efficient pedestrian and vehicular movement with public transport provision
- **An articulated townscape** – creating an interesting, contextually responsive townscape utilising building height, scale and massing, all of which should be related to human scale
- **Human scale** – the arrangement of building forms which are easy for the human eye to read and provide a sense of scale and perspective
- **Security and natural surveillance** – creating places which are properly overlooked making for effective passive and active security
- **Quality within the public realm** – promoting routes and spaces which are attractive, safe and uncluttered
- **Adaptability, robustness and sustainability** – the layout of the site and individual buildings should all contribute towards the minimisation of resources from the design stage.



2 ASSESSMENT

The site represents an opportunity to deliver a high quality residential development that is sympathetic to the surrounding context, including the setting of the Listed Building, Scheduled Ancient Monument and the Area of Attractive Landscape.



2.1 The Site

- 2.1.1 Edlesborough is in the civil parish of Edlesborough Northall and Dagnall, in the Aylesbury Vale District of Buckinghamshire.
- 2.1.2 Edlesborough lies approximately 0.2km to the north of the A4146 and 3.4km to the northeast of Dagnall. The High Street forms the main spine of the village and connects the A4146/Leighton Road to the south to Eaton Bray in the north.
- 2.1.3 The site lies to the southeast of Edlesborough on the eastern side of the High Street and consists of two rectilinear arable fields which slope in a southeast-northwest direction. The site is surrounded on two sides by residential development with agricultural land to the east. To the west is a Grade II Listed (Tythe Barn) building, a Grade II* Listed Dovecote and a Scheduled Monument (Moat).

2.1.4 The site is divided into two distinct areas by post and wire fencing. The fields are edged to the west by an overgrown native hedgerow and hedgerow trees, with new hedgerow planting between the existing hedge and electric fence which forms the boundary of the site.

2.1.5 To the north western corner are a number of conifers whilst north and northeast the site is bounded by a small watercourse and moat with mature trees.

2.1.6 Manor Farm overlooks the site and is bounded by wooded fencing, gates and a brick wall. The southern boundary, the edge of rear gardens along Chiltern Avenue is formed by a mix of ornamental planting, fencing and walls.

2.1.7 The site is surrounded by a mix of land uses. Open countryside lies to the east and south east beyond Manor Farm, contained by rising ground further south.





2.1.8 The northern boundary of the site is defined by existing residential units that overlook the field (5,10). Immediately to the south of this boundary is an existing watercourse which runs in an east west direction along this edge.

2.1.9 The southern boundary is defined by existing properties along Chiltern Avenue that overlook the field (6,7). These properties sit on slightly high ground to the south with their plot boundaries backing onto the site.

2.1.10 The western boundary is defined by High Street. A number of existing trees and hedgerows line the edge of the western boundary providing limited view across the site.

2.1.11 The northern field's eastern boundary is defined by a timber post and rail fence (1,9) and limited landscape features, including existing trees, particularly to the north of this boundary. The southern field's eastern boundary is not defined.



2.2 Local Services and Facilities

- 2.2.1 The site is located within 1km of a range of services and facilities in Edlesborough. This includes a number of small retail uses located along High Street throughout Edlesborough.
- 2.2.2 Edlesborough also contains a central recreational and open space within 500m of the site, which provides for equipped play space and sports provision. There are also three allotments located within close proximity of the site.
- 2.2.3 Edlesborough has one school and pre-school both located opposite the site. A GP Surgery is located to the east of the village along Cow Lane.
- 2.2.4 There are six bus stops located within a 500m radius of the site. These services include the Arriva 61 between Aylesbury and Luton, the Arriva 162 to Bletchley and the Redline 175 to Hemel Hempstead.

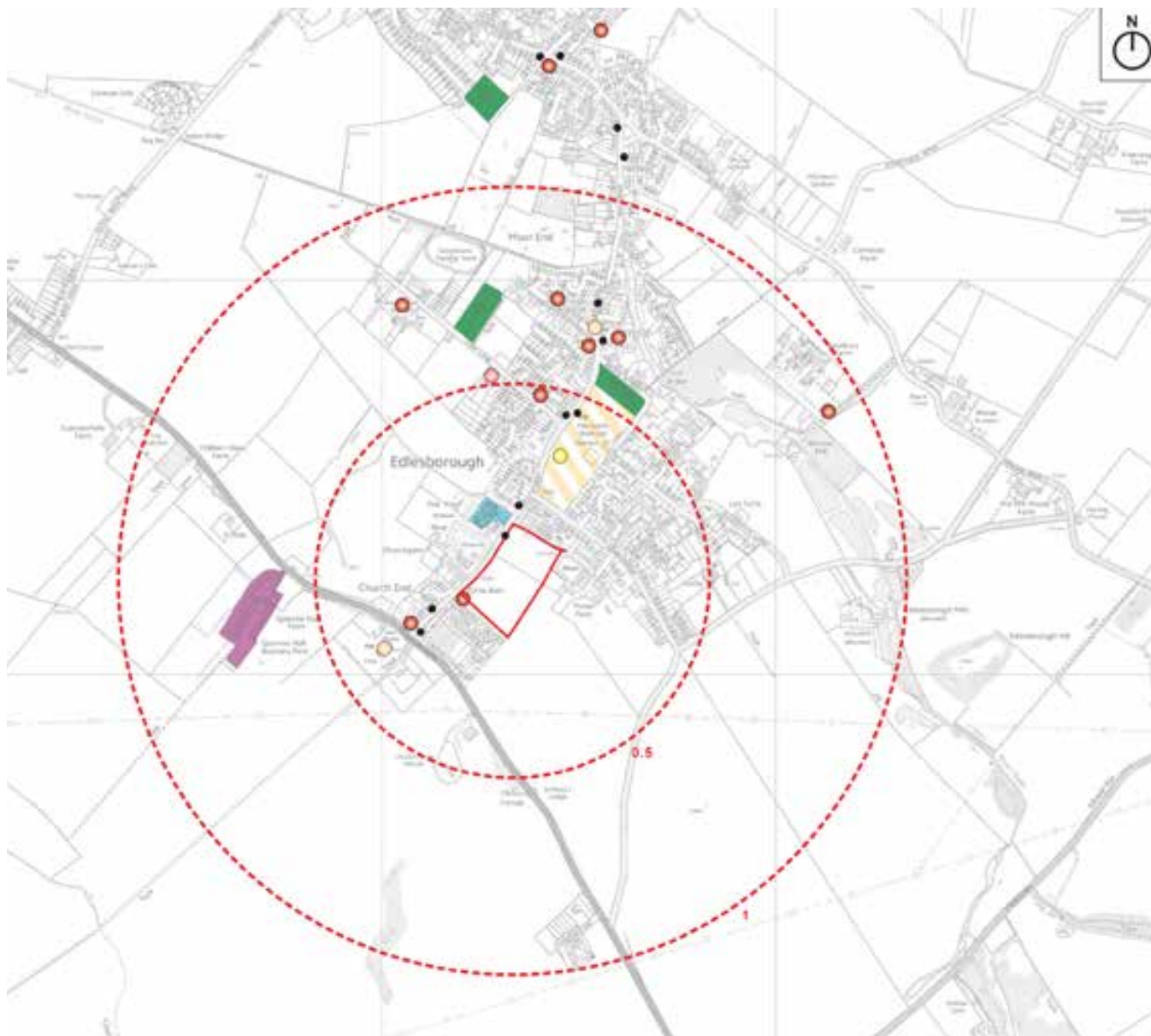
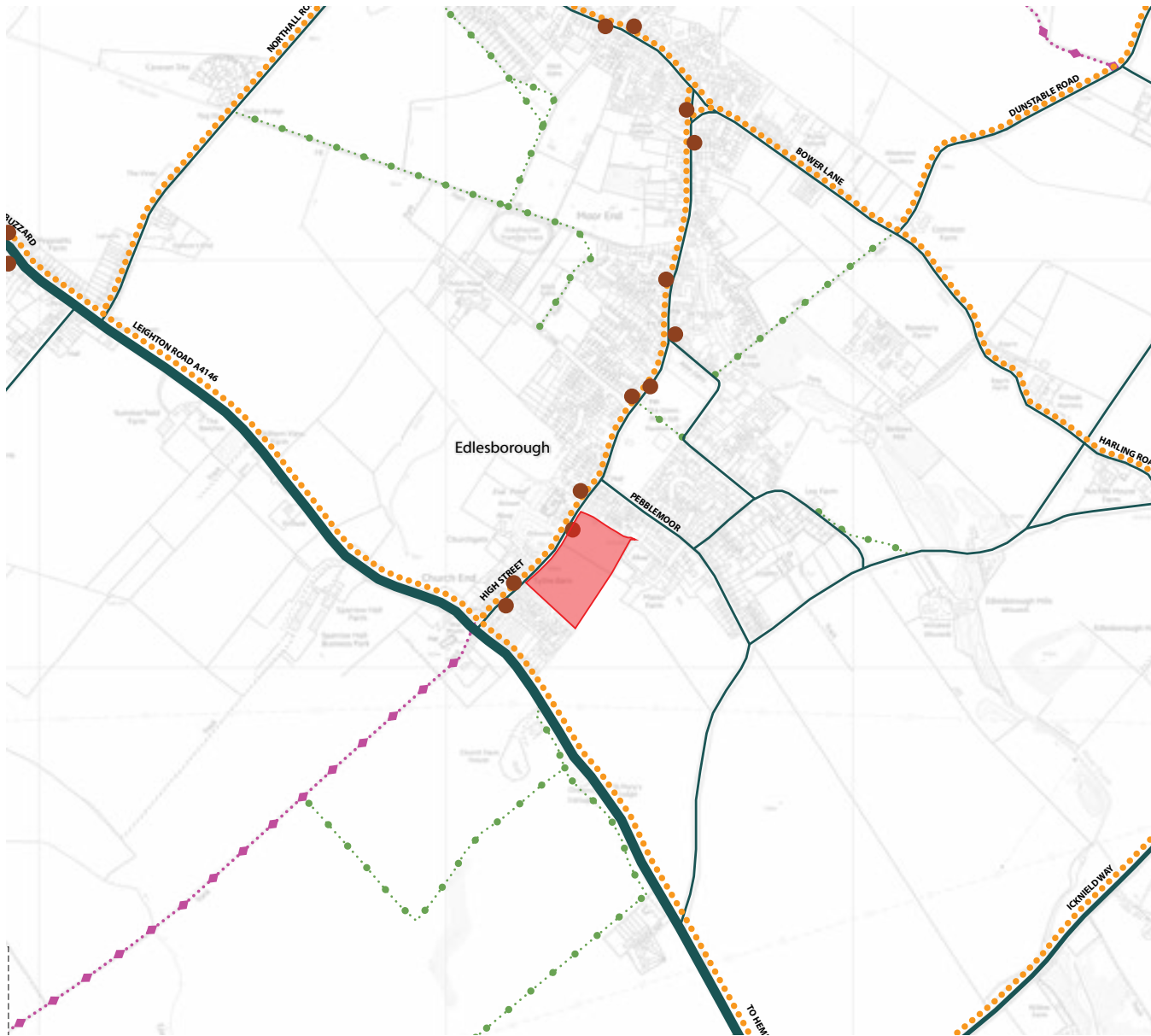


Fig 4. Facilities and Services Plan



2.3 Movement Structure

- 2.3.1 The site is located in an area with good movement connections and linkages. High Street runs along the western boundary of the site and provides connections to the strategic road network, including the A4146 and the A505. Not only that but High Street provides the main pedestrian connection into the centre of Edlesborough.
- 2.3.2 A local bus service(s) operates along High Street with a number of bus stops in close proximity to the site. These services provide connections to...
- 2.3.3 There are also good pedestrian linkages to the the major services centres of Aylesbury, Dunstable and Leighton Buzzard and the surrounding countryside, including a Bridleway to the south of High Street and a number of PRoW to the north and south.

Fig 5. Movement Structure

2.4 Landscape Structure

2.4.1 A Landscape Visual Impact Assessment was prepared for the site to help inform the development proposals. The following section presents a summary of the LVIA.

2.4.2 The assessment assessed the potential effects of the development on visual amenity, together with the changes to the character and quality of the landscape. It also determined the need for and scope of any mitigation required to address identified adverse effects.

TOPOGRAPHY

2.4.3 The site slopes gently in a south-north direction at approximately 107m to 97m AOD, which represents a gradient of approximately 1:28 across the site. The northernmost corner of the site is also approximately 1.5m lower than the level of the road, High Street (98.5m AOD).

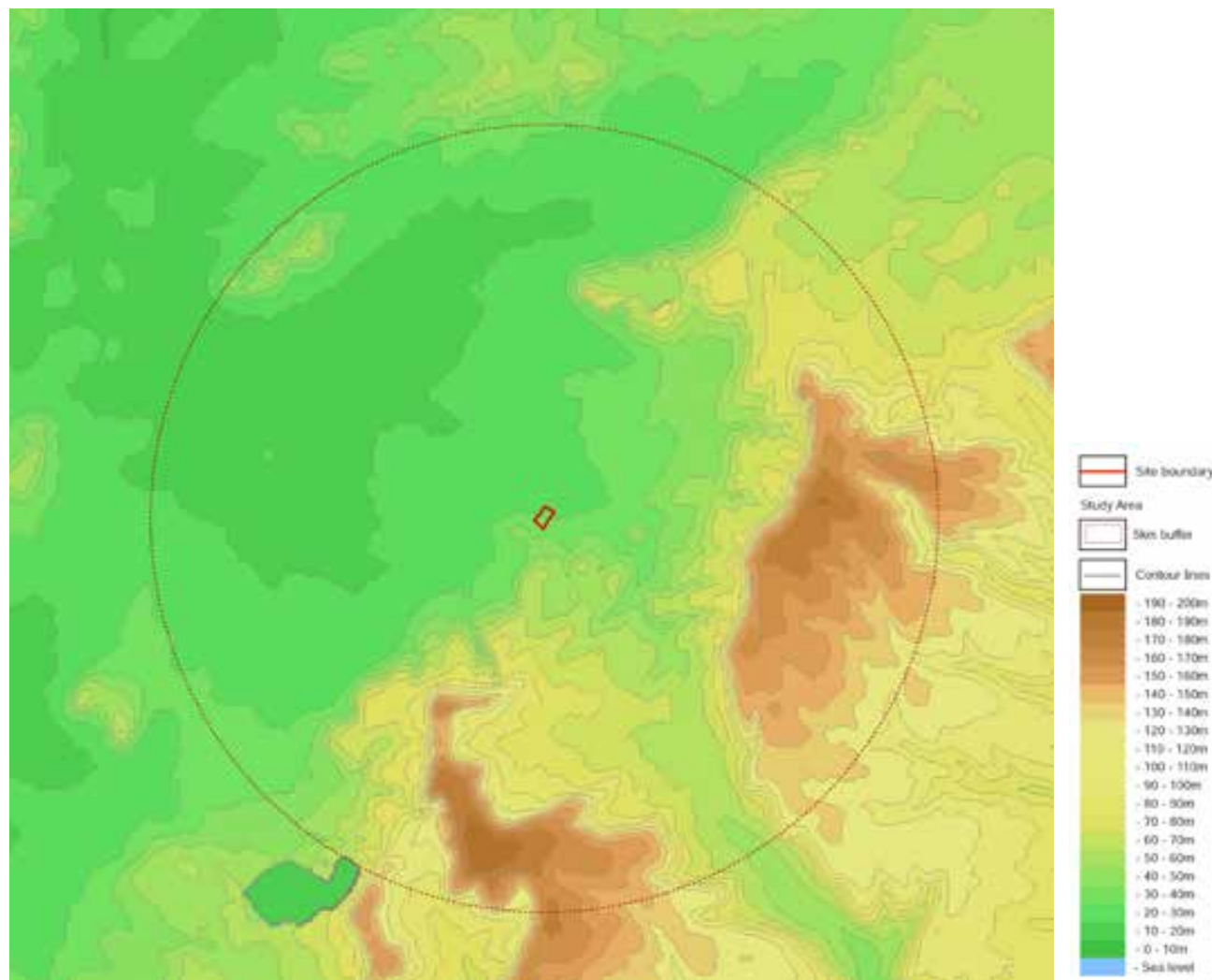


Fig 6. Topography



Fig 7. Location of Photographs

SITE FEATURES

- 2.4.4 The site itself is divided into two distinct areas by post and wire fencing. The fields are edged to the west by an overgrown native hedgerow and hedgerow trees, with new hedgerow planting between the existing hedge and electric fence which forms the boundary of the site.
- 2.4.5 To the north western corner are a number of conifers whilst the site is bounded by a small watercourse and moat with mature trees to the north and northeast.
- 2.4.6 Manor Farm overlooks the site and is bounded by wooded fencing, gates and a brick wall. It's southern boundary, the edge of rear gardens along Chiltern Avenue, is formed by a mix of ornamental planting, fencing and walls.

LANDSCAPE VISUAL IMPACT

- 2.4.7 Viewpoints were identified based on publicly accessible locations, from external spaces within the public domain. Internal viewpoints were taken of the site, and these and the associated locations are illustrated opposite and on the following pages.
- 2.4.8 The photographs illustrate the range of landscape features on site as well as views across the surrounding countryside.

2.4.9 The assessment indicates that whilst potential views of the site could be widespread intervening vegetation, ridge-lines, frontages and gable ends of properties forming the settlement edge, largely screen the site. Views are generally localised and contained to the immediate periphery of the site and higher ground.





2.4.10 Within the immediate vicinity of the site there are no short to middle distance views across the site. There are glimpsed views from the High Street and Church of St Mary through intervening vegetation and full views across the site from properties off Chiltern Avenue, Kings Mead and along Pebblemoor as well as direct views across Manor Farm. Views across the site are from lower and upper storey windows as well as gardens.

2.4.11 The Dunstable Downs, Tottenham Knolls and Beacon Hill are all prominent as well as the Church of St.Mary.

2.5 Character Analysis

2.5.1 The LVIA also undertook an initial assessment of the local landscape character of the immediate area which is summarised in the table on page 25, and illustrated in the plan opposite.

TOWNSCAPE AND CHARACTER ANALYSIS

2.5.2 An assessment of some of the surrounding villages within Aylesbury Vale was also undertaken to establish the key features of the locality. This includes a range of building materials and details as well as an analysis of the urban form, layout and scale of each settlement.

2.5.3 The settlements were selected based on their size and scale as well as their overall attractiveness to see which features are generally similar.

2.5.4 The selection includes Eaton Bray, Cheddington, Stewkley, Whitchurch and Edlesborough itself. A summary of the key features between the five settlements are outlined in the Appendix of this DAS.

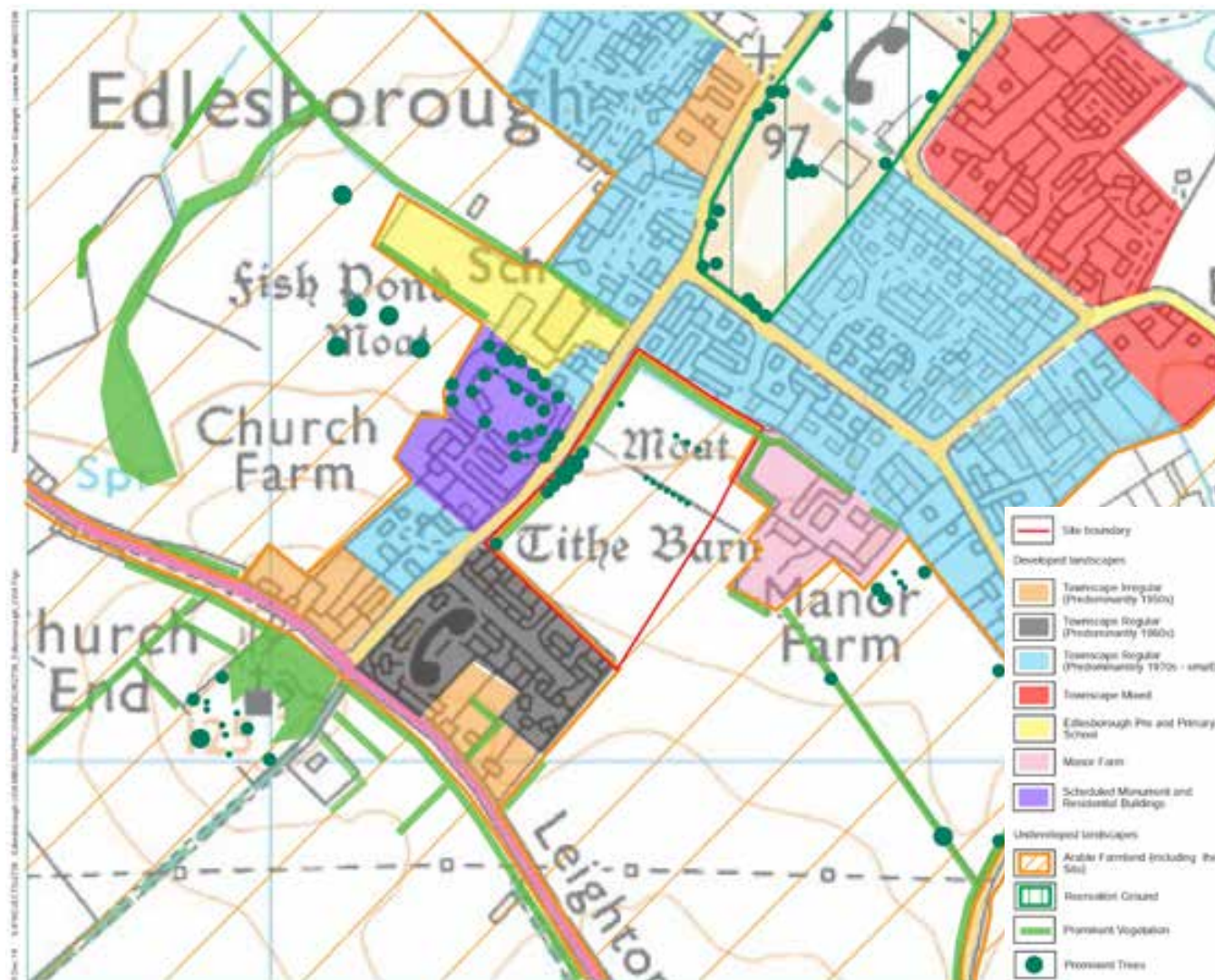
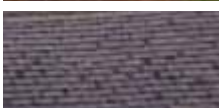


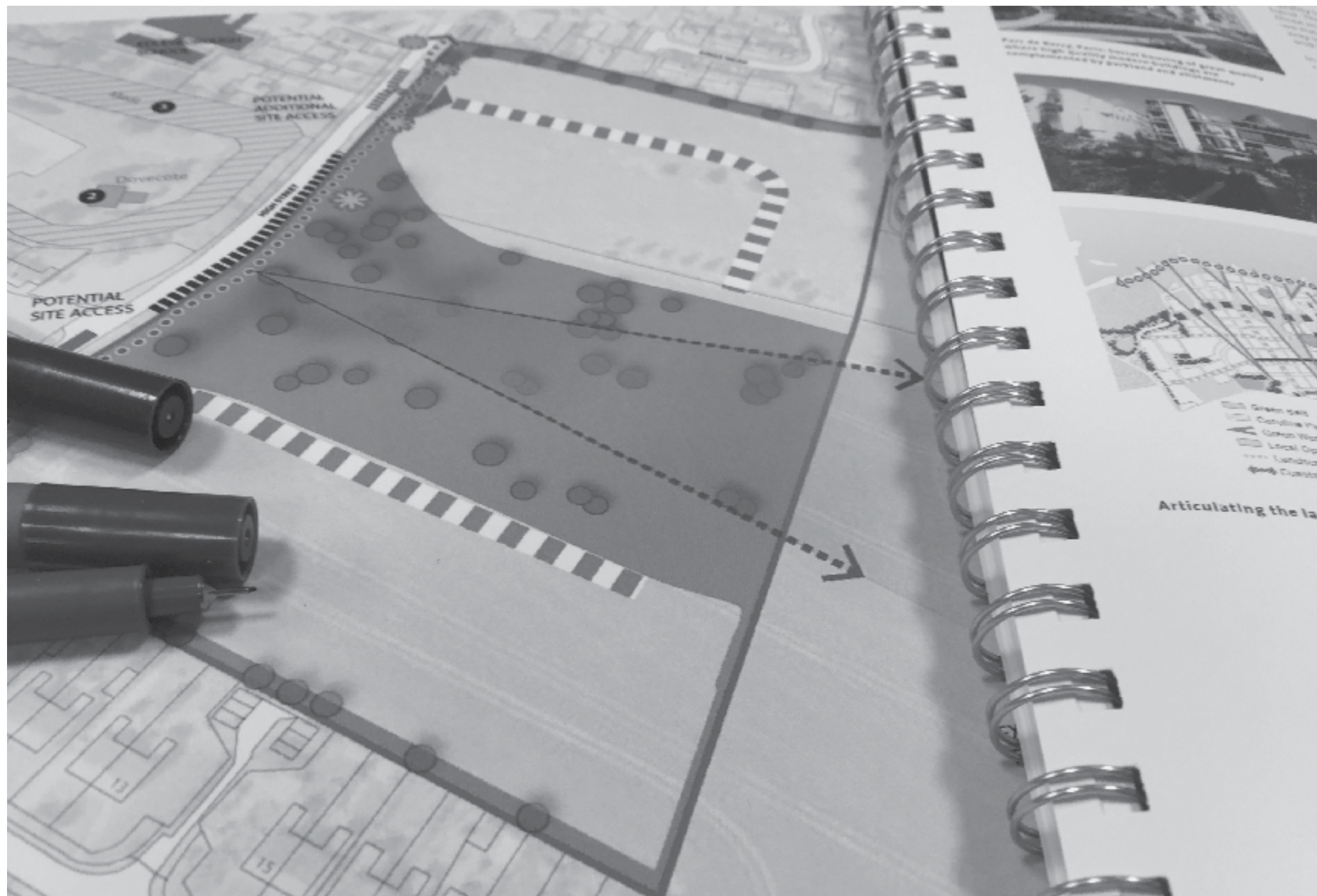
Fig 8. Local Landscape Character

Local Landscape Character						
Pre 1950s	1960s	1970s	Mixed	School	Manor Farm	Scheduled Ancient Monument
Terraced, semi-detached and detached properties.	2 storey semi-detached with occasional bungalows	2 storey detached with occasional bungalows.	Mix of large detached properties, bungalows and terraces of various ages.	Edlesborough school built in 1849.	New development of 6 dwellings under construction by McCann Homes.	Scheduled Monument consisting of 15th-16th century - converted into office buildings to let, fish-pond and moated site of the Dovecote.
Mix of materials including brick, render, timber and slate.	Brick and render with pitched roofs	Brick and render materials with pitched roofs.	Mix of small and large front gardens with amenity grass and ornamental planting.	Single storey building.		
Varied frontages, some roadside other set back with steps to front doors and others with large front lawns, hedgerows and mature trees.	Small front gardens	Small - medium open front gardens, with low shrubs, lawns and paving.	Small to large rear gardens with scattered mature trees.	Brick boundaries with railings.	Includes the retention of the farm buildings and barn as new dwellings.	Dovecote surrounded by fencing, and partially screened by trees.
	Small enclosed rear gardens	Small to medium enclosed rear gardens.	Red brick with render, wooden framework details, pitched roofs and chimney stacks.	Mature pine trees.		
	Mixed boundary treatments including fencing, hedgerows and low walls.	Mixed boundary treatments including fencing, hedgerows and walls.	Boundaries of mature hedgerow, low red brick walls and wooden palisade fencing.			
	Grass verges with few street trees.	Off-street parking provision and integral garages.	Mix of off-street car parking and garages.			
	Mix of on and off street car parking and garages.	Mature landscape setting.				

Local Vernacular Study		
Materials	Massing and Form	
- Predominately red brick - Dark brick colours including blues - Buff brick colours - Render - Tile hanging and timber weatherboard	- large detached houses (2-2.5 storeys) - terraces and semi-detached - formal massing - fragmented massing - symetrical proportions - typically wide frontages dwellings - terraces offer narrow building forms - doors generally central to elevation - semi-detached have gabled fronted projections - corner buildings have windows of on side element	
                 	           	

Local Vernacular Study

Windows	Doors and canopies	Roofs	Other Elements
- Vertical proportions - Sash and casement - Timber generally white - Yorkshire sliding sash - Georgian panelled sash	- Composite style doors - Semi-circular window over door - GRC canopy and pilasters - Timber canopy	- Pitched roofs - Gables with fascia details in timber - Gables with tile details - Pitched roofs over bays - Chimneys and dormers	- Varying eaves details - Brick headers - Brick and stone cills - Brick banding - Rise and fall brackets
			



3 Evaluation

A number of constraints and opportunities associated with the development of the site have been identified. The constraints and opportunities presented by the site are utilised to inform and structure the development proposals.

3.1 Constraints and Opportunities

3.1.1 A series of constraints and opportunities have been identified which are illustrated in the plan opposite and summarised below.

CONSTRAINTS

- Sensitive landscape setting within the Ivinghoe/ Edlesborough Area of Attractive Landscape;
- Visual setting of the Grade II* Listed Building (Tythe Mews), Grade II Listed Building (Dovecote) and the Scheduled Ancient Monument (moat);
- Site topography;
- Existing development backing onto the southern and northern boundaries of the site; and
- Proximity to school.

OPPORTUNITIES

- Access from High Street;
- On-street car parking along High Street, plus additional widening of the road;
- New pedestrian footpath link along High Street to improve connectivity;
- Attenuation area at the lowest point of the site, to include additional SUDs along High Street;
- Maintain and enhance building line along High Street;
- Respect and enhance setting of heritage assets with new open space; and
- Create vistas to the Chiltern AONB.

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

(para 56 of NPPF)



Fig 9. Constraints Plan



Fig 10. Opportunities Plan

3.2 The Design Concept

3.2.1 The Design Concept plan opposite illustrates the key design principles and is a direct response to the constraints and opportunities of the site, as well as the on-going dialogue between the team of consultants and the local authority.

3.2.2 The design principles include:

Landscape

Respecting key aspects of the existing landscape such as the Area of Attractiveness and its importance to the setting of Edlesborough.

Movement

Providing suitable and efficient access, considering the design requirements of streets to reflect the hierarchy of routes and spaces, and allowing for pedestrian access and permeability.

Built form

Through careful study, positive aspects of the local vernacular within the village and the region will be introduced, which will ensure that development proposals respond to the local character.



Fig 11. Design Concept Plan

3.3 Design Principles

LANDSCAPE

- 3.3.1 The approach is to create a landscape structure that respects the setting of the designated Area of Attractiveness and mitigates the impact of development on the character of this area and its surroundings, including the setting of Scheduled Ancient Monument, The Tythe Barn and the Dovecote.



MOVEMENT

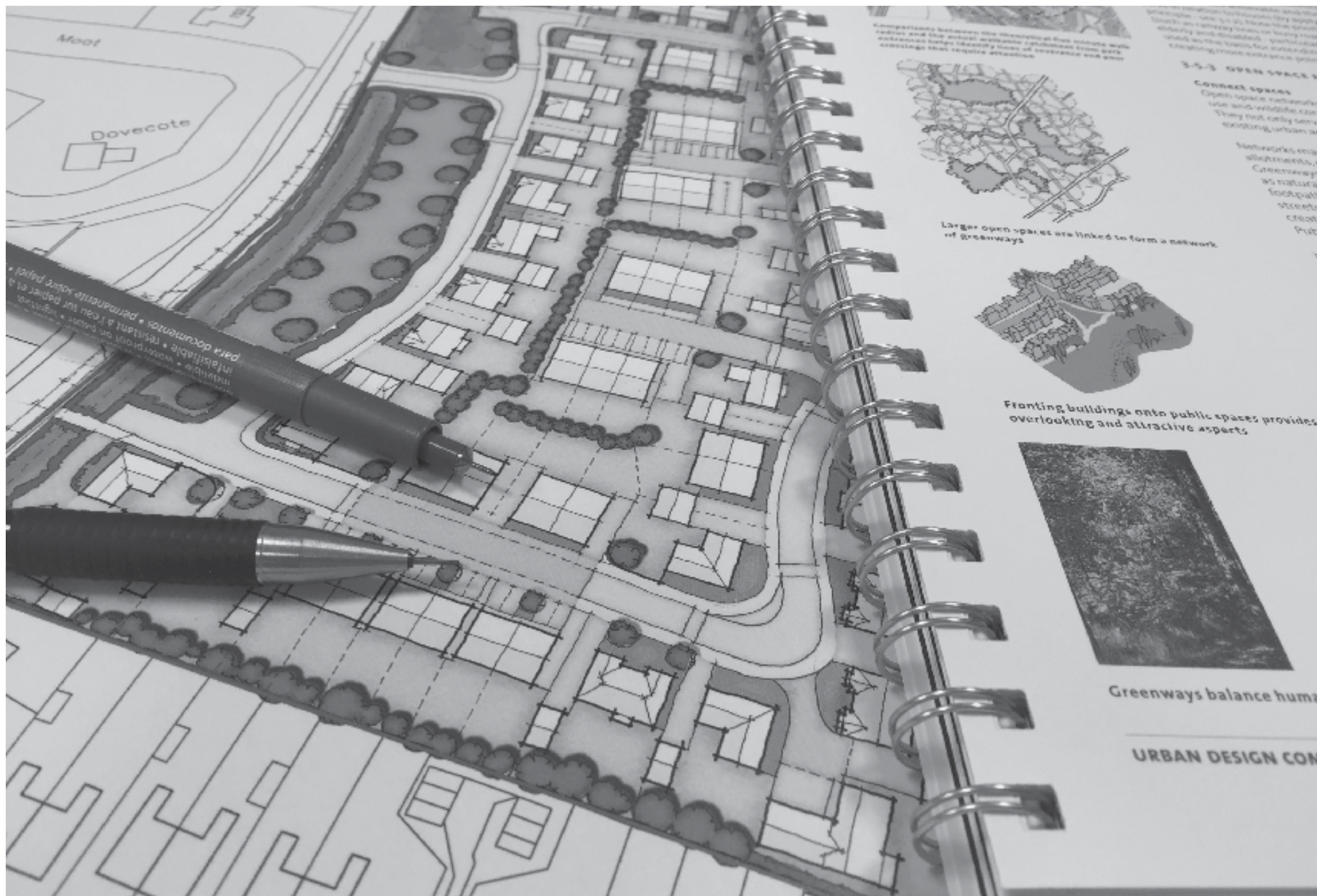
- 3.3.2 The approach is to ensure that safe and convenient access is provided in to the development from High Street, providing convenient circulation to new houses. New on-street car parking will also be provided along High Street.
- 3.3.3 Connectivity and permeability will be achieved by providing linkages from the development to High Street and beyond.
- 3.3.4 Streets should be designed to promote character and be clearly overlooked by new development.



BUILT FORM

- 3.3.5 The approach is to create a character that reflects their position and location within the context and setting of the site. This will be achieved by understanding the local and regional vernacular and carefully selecting the positives aspects, including building styles, forms and the materials and features that give each place its own unique sense of character.





4 Involvement

A number of engagement exercises have been undertaken at the earliest possible stages to help inform the design proposals. This includes engagement with the local authority and the parish council, and participation from the local community.

4.1 Collaborative Planning

4.1.1 The purpose of this section is to summarise the Statement of Community Involvement and in doing so set out how McCann Homes has engaged with the local community and other key stakeholders involved in the development and design process, to establish the key issues that have emerged from the consultation process to date, and how McCann Homes has responded to these issues. Full details are set out in the accompanying Statement of Community Involvement.

4.1.2 Public engagement is an essential element of the planning and development process. Good consultation engages with all sectors of society, at the earliest stages, to develop a sense of understanding about the issues, concerns and opportunities found in the local community that could be affected by the development.

THE APPROACH

4.1.3 The approach to community consultation involved the following elements:

- Engagement with Edlesborough Parish Council during the initial conception and preparation of the proposals;
- A meeting with the Headteacher of Edlesborough School to discuss the concept of residential development on the site;
- A Public Exhibition held on Wednesday 21st January 2015 at the Edlesborough Memorial Hall; and
- Pre-application discussions with Aylesbury Vale District Council officers.

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged.”

(para 155 of NPPF)

EDLESBOROUGH PARISH COUNCIL		EDLESBOROUGH SCHOOL	
4.1.4	Early initial engagement has been made with Edlesborough Parish Council during the initial conception and preparation of the planning application for the proposed development.	4.1.7	A meeting was held with the Headteacher of Edlesborough School to discuss the concept of the residential development of the site.
4.1.5	This has involved two meetings to discuss the layout and other related matters for the site. This involved discussions between the Parish Council and the project team directly.	4.1.8	The key issue for the Headteacher of the school is that there would not be sufficient capacity for the additional growth from the development.
4.1.6	The following points were raised by the Parish Council: • Edlesborough could realistically expect around 100 new dwellings; • Initial concerns about the type of application being submitted as outline rather than a full planning application; • Parking outside the school is an issue and the possibilities of including car parking as part of the proposals; and • Contributions towards a proposed pavilion rather than play equipment would be better suited.	4.1.9	Car parking in front of the school is also an issue and the concept of providing a drop-off/pick-up zone along High Street to the western boundary of the site would be welcomed.

4.2 Public Exhibition

4.2.1 A public exhibition was held on Wednesday 21st January 2015 at Edlesborough Memorial Hall. The exhibition enabled people from the local community to communicate their thoughts, issues and ideas on the development proposals.

4.2.2 The exhibition was well attended and is estimated that some 250 people participated over the course of the afternoon and evening.

4.2.3 The exhibition received a mixture of views from supporting to objective attendees. While most people objected to the principle of development, positive feedback was received.

4.2.4 General issues and concerns included:

- Too many houses for the village;
- Congestion along High Street and opposite Edlesborough School;
- Insufficient parking provision for the school; and
- Need for bungalows and affordable housing;

4.2.5 Notwithstanding the above, the following points are the attendee's comments in light of the proposal:

- Housing is needed in the areas for future generations;
- The proposed development is in the best location in the village;
- The parking facility for pick up and drop off is a good concept and a means to dealing with the parking issues along High Street and opposite the school;
- The road safety measure of the zebra crossing is good and a means of making High Street safer; and
- Affordable housing and bungalows are ideal for the area.

4.2.6 The public exhibition has enabled McCann Homes are their design and planning teams to actively address the general points commented throughout the development process to date.



4.3 Pre-application discussions

4.3.1 As part of the overall engagement process, the design proposals have been informed and shaped with collaboration and involvement from the Local Authority, including initial pre-applications responses and a meeting with the Council's officers.

4.3.2 In total, three options have been prepared and reviewed with the Council, with a fourth and final option submitted as part of the detailed planning application. All four of the options vary according to the amount of units, distribution of open space and access strategy.

4.3.3 Each of the four options are set out in the following pages outlining their key design principles.

4.3.4 Keys issues raised throughout the discussions with the local authority include the following:

- Impact on the designated Area of Attractive Landscape and the surrounding settlement form and structure;
- Amount and distribution of open space;
- Access from High Street and circulation within the site; and
- Car parking along High Street for Edlesborough School drop-off/pick-up.



Fig 12. Option 1 Site Plan



Fig 13. Option 2 Site Plan

SITE LAYOUT OPTION 1 (P.38)

- 4.3.5 Option 1 was used at the public consultation event to discuss some of the issues related to the design of the layout. This option proposed a linear village green along High Street with access towards the north opposite the scheduled monument.

SITE LAYOUT OPTION 2

- 4.3.6 Option 2 responds to initial feedback and pre-app responses from the local authority and seeks to address the initial concerns of the impact on the AAL. To do this, this option reorientates the open space to introduce a form of separation and visual break between the SM and the surrounding countryside, providing a view to the Chiltern AONB. Access has been moved away from the school, to the south, opposite the Tythe Barn.

SITE LAYOUT OPTION 3

- 4.3.7 Option 3 provides a larger gap focussing views towards the SM and Chiltern AONB, and also provides a larger setback from High Street, respecting the setting of the SM and listed buildings. Access is provided from two points to the south and north of the site with a small stretch of access road providing a connection to the two development parcels.



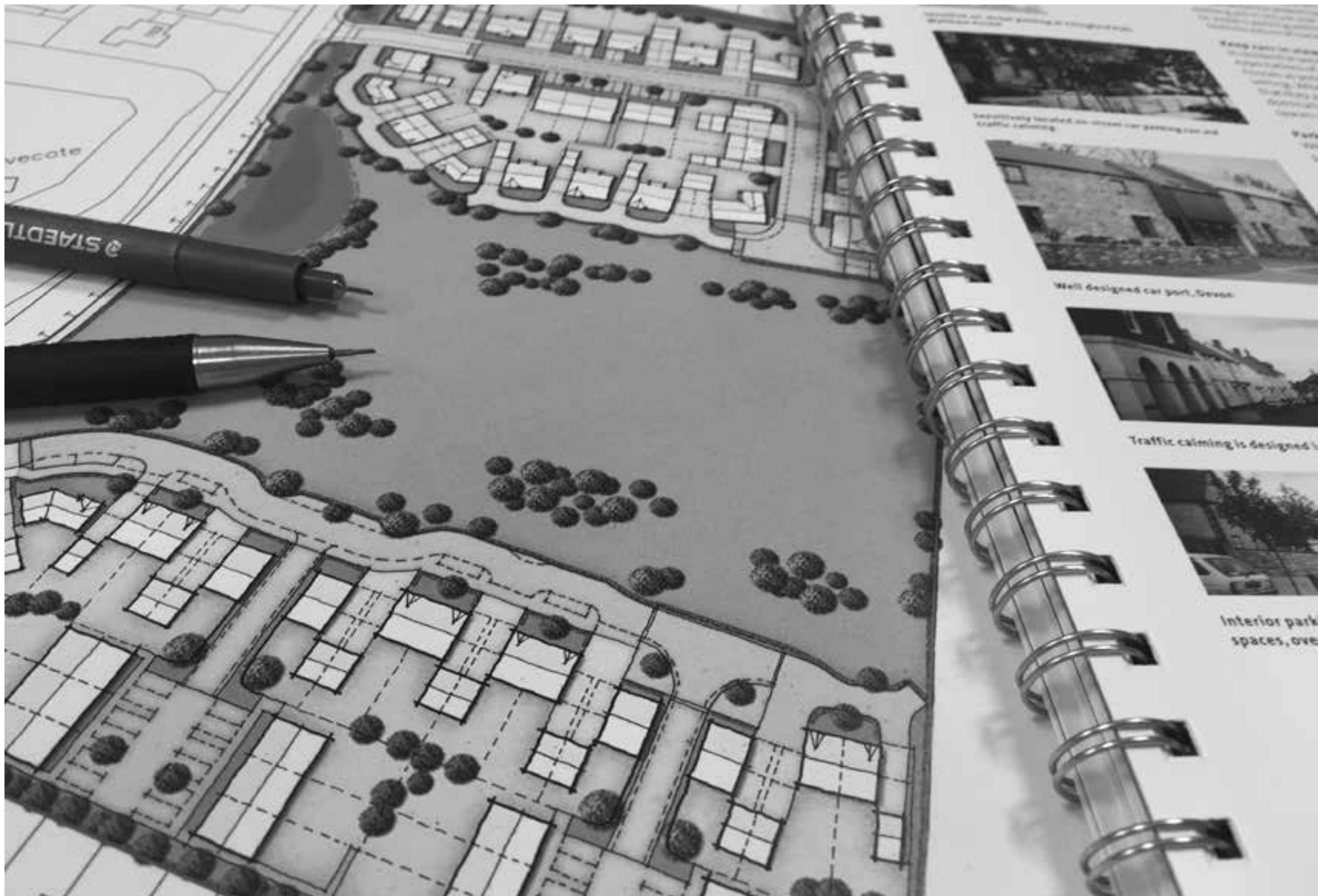
Fig 14. Option 3 Site Plan



Fig 15. Option 4 Site Plan

SITE LAYOUT OPTION 4

- 4.3.8 Option 4 provides a larger green space. This has been achieved by pulling back the southern development parcel. This resulting effect on the layout means that this parcel now has a single-sided road with residential development still overlooking the green space and residential units in small courts behind the development frontage.
- 4.3.9 The layout maintains two access points with an area of car parking along High Street. The layout is now effectively split into two development parcels for residential development each with their own access. The attenuation area has been moved to reflect the setting of the SM opposite with a short swale leading to the brook to the north of the site.



Subtly located on-street car parking can aid traffic calming



Well designed car port, Devon



Traffic calming is designed to



Interior park spaces, over

5 Design

The site represents an opportunity to deliver a high quality residential development that is sympathetic to the surrounding context, including the setting of the Listed Building, Scheduled Ancient Monument and the Area of Attractive Landscape.

5.1 Introduction

- 5.1.1 This section of the document explains the detailed design matters that have been applied to particular aspects of the detailed planning application for the proposed 58 dwellings and associated open space.
- 5.1.2 All matters and details are to be provided in full and include the following:

- **Use and amount of development** - how much development is proposed. For residential development this is expressed by the number of proposed units for residential use. Other uses are expressed by the proposed floor space for each proposed use.
- **Access** - this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the position and treatment of access and circulation routes and how these fit into the surrounding highway network.
- **Layout** - the way in which buildings, routes and open space are provided within the development and their relationship to buildings and spaces outside the development.
- **Scale** - the height, width and length of each building proposed in relation to its surroundings.
- **Landscaping** - this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures. For example, through planting of trees or hedges or screening by fences or walls.
- **Appearance** - the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.



1. Site access (north)
2. Site access (south)
3. Central open space.
4. Informal wildflower grassland.
5. Water attenuation.
6. Existing brook.
7. On-street car parking along High Street.
8. Grade II Listed Building
9. Grade II Listed Building
10. Scheduled Ancient Monument (SAM)

Fig 16. Coloured Site Plan

5.2 The Site Layout

- 5.2.1 The previous sections of this DAS have provided details and information on the assessment of the site and its wider context, the site's constraints and potential opportunities, the overarching design concept and principles and the involvement of the local community and the local authority in understanding and shaping the proposals.
- 5.2.2 This section of the DAS now presents the final design proposals as a response to the above sections. The site layout plan opposite summarises the key attributes of the proposal as follows:
- Two new site access points to serve each development area;
 - Central open space to provide views towards to Chiltern AONB, respect the setting the SAM and the Grade 2 Listed Buildings;
 - The central open space will provide informal areas of landscape to create an 'organic' space that reflects the setting of the SAM;
 - A new, attractive development frontage along the open space to create a high quality setting to frame view in to and out of Edlesborough.
- 5.2.3 The development at Edlesborough represents an opportunity to deliver new family homes and associated public open space close to the centre of the village.
- 5.2.4 Located to the east of High Street, the proposal seeks to respect the setting of the adjacent Scheduled Ancient Monument and Grade 2 Listed Buildings to the west whilst providing new attractive views towards the Chiltern AONB to the east. To do this a significant open space has been provided at the centre of the site that will provide both formal and informal spaces and landscape, creating an 'organic' open area, which is a continuation of the open space opposite the site.
- 5.2.5 Access is provided at two separate points along High Street serving a small development parcel to the north and south of the site. A new footpath and on-street car parking is also provided along High Street to improve connectivity in to the village and safety along the road.
- 5.2.6 The urban form and layout of the proposal provides overlooking and surveillance of streets and open spaces to create a sense of safety and security. Buildings along the eastern edge of the site back on to the open fields, which provides for attractive views towards the Chiltern AONB.
- 5.2.7 The overall layout and urban structure of the proposal is intended to reflect its context and immediate surrounding development forms. For example, the southern development parcel reflects the semi-detached units located along Chiltern Avenue.
- 5.2.8 The northern development contains more detached houses to reflect the urban form to the north along Pebblemoor and Kings Mead.

5.3 Use and Amount

- 5.3.1 The site is approximately 3.59 hectares in size and will consist of the following uses.

RESIDENTIAL (1.97 ha - 58 dwellings)

- 5.3.2 The development proposals will deliver a mix of housing in line with local and national policy, which also reflects the particular characteristics of the local housing market.

- 5.3.3 There will be a range of house types from 2 bed terrace to 5 bed detached dwellings.

- 5.3.4 The development achieves an average net density of approximately 29 dwellings per hectare (dph).

PUBLIC OPEN SPACE (1.40 ha)

- 5.3.5 The proposals include a range of open spaces, including formal public open space and informal space. This will also include areas for water attenuation.

STRUCTURAL PLANTING (0.17ha)

- 5.3.6 The proposals will also include an element of structure planting around the edges of the site, including the existing brook to the north.

ACCESS AND INFRASTRUCTURE (0.05ha)

- 5.3.7 Access and other road related infrastructure relate to 0.05 hectares of the development area.



Fig 17. Use and Amount



Fig 18. House Type Mix

HOUSING MIX AND TENURE

5.3.8 The site layout incorporates the following housing mix:

TYPE	AMOUNT	PERCENTAGE
MARKET SALE		
2 BED	2	4%
3 BED	23	40%
4 BED	10	17%
5 BED	6	10%
SUB-TOTAL	41	71%
AFFORDABLE		
3 BED	6	10%
4 BED	11	19%
SUB-TOTAL	17	29%
TOTAL	58	100%

5.3.9 The affordable housing mix will be split in to social rented (82%) and shared equity units (18%).

5.4 Access

5.4.1 Vehicular access is to be provided from two points to serve each development parcel.

5.4.2 As part of the access strategy a new area of informal car parking will be provided along High Street. This will include the widening of High Street to improve circulation and allow for safe and convenient parking.

STREET HIERARCHY

5.4.3 A hierarchy of streets is provided within the development, which provides for the necessary circulation and allows for footpath connections with the wider area in order to assist in the creation of an integrated movement network. This includes:

- Access road - 5.5m (with 2m footpaths) will serve each of the development parcels.
- Lanes - 5.5m and 4.8m (with 2m footpaths) lanes will provide the main circulation and access to dwellings.
- Private drives - 4.2m drives from lanes provide access to dwellings and add to the variety of streets.

FOOTPATH LINKS

5.4.4 Footpath links will also be provided at each access point to improve connectivity to the school and the village.



Fig 19. Access



Northern access

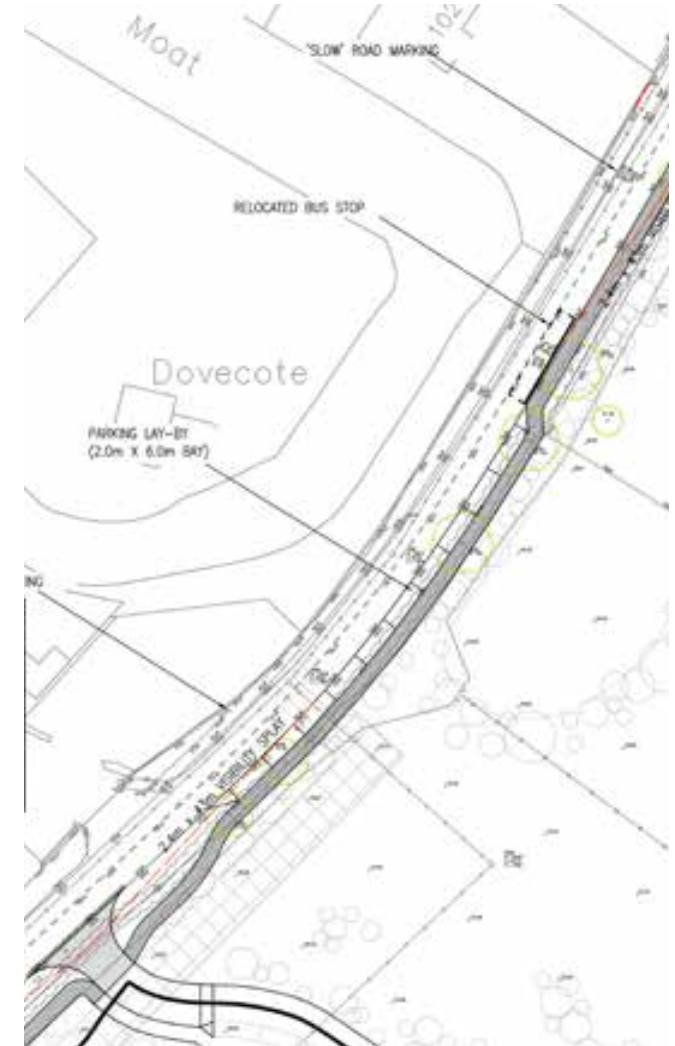


Southern access



Zebra Crossing

5.4.5 The above images provide detailed drawings of the transport proposals which include access arrangements, a new zebra crossing and car parking along High Street. Further details of the access strategy can be found in the accompanying Transport Assessment.



On-street car parking

5.5 Layout

- 5.5.1 The layout is based on a clear network of streets and spaces with the principle of houses defining and overlooking the public realm.
- 5.5.2 The creation of perimeter blocks helps to create strong frontage to the public realm with a clear distinction between public and private spaces.
- 5.5.3 The northern development parcel provides a simple block structure with all houses overlooking streets and backing onto existing gardens and fields.
- 5.5.4 The southern parcel takes a slightly different approach. Given the need to respect the setting of the SM and create the large open space the resulting block structure means that two small courtyards for housing within a development frontage along the open space.



Fig 20. Layout



Fig 21. Scale and Massing

5.6 Scale

BUILDING HEIGHTS, SCALE AND MASSING

- 5.6.1 Buildings will range from 1 to 2.5 storeys. This is intended to reflect the general height and scale of buildings in the surrounding area, but to also deliver a wide range of building types to create a sense of visual interest along the street scene.
- 5.6.2 Two and a half storey buildings are located around the open space to increase the sense of enclosure along the street. Informal tree planting along the streets will also help increase the degree of enclosure. Ridgelines of the proposed units are designed to sit below the ridgelines of properties to the south along Chiltern Avenue.

VIEWS AND VISTAS

- 5.6.3 The proposal will enable key views to be established. This includes views out towards the Chiltern AONB from High Street and views of the Church from the central open space.

DENSITY

- 5.6.4 The proposed density will be 29dph, which is consistent with the overall character of the surrounding area.

5.7 Landscaping

5.7.1 The development of the scheme has considered the landscape setting of the site and its surroundings from the outset. The proposals seek to mitigate the impact on the character of the designated Area of Attractive Landscape and the surrounding context of the settlement and its identity and character.

5.7.2 As outlined within the design concept, views towards the Chiltern AONB, a sense of open openness along High Street and settlement identity have been maintained and enhanced. The key features include:

CENTRAL OPEN SPACE

5.7.3 The central open space helps mitigate the impact on the AAL and the SM whilst providing an attractive setting for development.

SETTLEMENT IDENTITY

5.7.4 The open space maintains a gap between the existing residential areas to maintain settlement identity.

SENSE OF OPENNESS

5.7.5 The open space helps provide and maintain a sense of openness through the site. New views will be created from the open space towards the Chiltern AONB and the SM.

5.7.6 Further landscaping details can be referenced from plan PL010.



Fig 22. Landscape Masterplan



Fig 23. Landscape Typologies

OPEN SPACE TYPOLOGIES

5.7.7 The proposal includes a range of open space typologies in line with local planning policy requirements. This includes:

- **Public open space** - provided in the form of a large central public open space.
- **Informal open space** - provided along the development frontage, which includes areas of water attenuation and new tree and verge planting.
- **Structural planting areas** - include the existing brook to the north of the site and to the south between new and existing development to help maintain privacy and private amenity.

5.8 Appearance

- 5.8.1 The appearance principles for the development are influenced by the local vernacular study (see Appendix). This is in order to create and reinforce a sense of local distinctiveness, which in terms of architectural treatment, recognises the local vernacular of the local and regional context.
- 5.8.2 The primary facing brick will be a red and brown multi brick types with a lighter red brick used for details such as eaves, quoins and window headers. Roof tiles will be dark grey and a burnt red. Dark grey tiles will be used with the red multi bricks and the burnt red tiles will be used with the brown multi bricks.
- 5.8.3 Certain house type will have their main facade rendered with brick quoins. Roof tiles will be a burnt red colour.
- 5.8.4 Further details can be referenced from plan PL008.



Fig 23. Facing Materials



Fig 24. Street Scenes

SURFACE MATERIALS

- 5.8.5 Streets and spaces will be designed to add to the quality and character of the development. Hardscape materials and planting will be used to define the public realm , including pedestrian areas, roads and private drives.
- 5.8.6 The treatment of the surface finishes and detailing is outline in the table below and the materials dispersion plan below.
- 5.8.7 Main access roads leading from each access will use a herringbone style block paving, though is subject to County Highways approval. Private drive and drives will use a tegula block paving material. Further details can be reference from plan PL006.

ENCLOSURES

- 5.8.8 A variety of boundary enclosures will be used throughout the proposal that reflect the location and setting of each particular street and space type. Further details can be referenced from plan PL007.



Fig 25. Surface Materials

5.9 Secure by Design

- 5.9.1 The proposals follow the principles contained within the Secured By Design's guidance, New Homes 2014.

LAYOUT OF ROADS AND FOOTPATHS

- 5.9.2 Vehicular and pedestrian routes are designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods.

- 5.9.3 Access/use is limited to residents and their legitimate visitors with features such as rumble strips, change of road surface (by colour and texture), and narrowing of the carriageway are used. This helps to define the defensible space, psychologically giving the impression that the area beyond is private.

FOOTPATH DESIGN

- 5.9.4 Routes for pedestrians, cyclists and vehicles are integrated to provide a network of supervised areas to reduce crime and antisocial behaviour.

COMMUNAL AREAS

- 5.9.5 The design of the central open space will allow for supervision from nearby dwellings with safe routes and access to come and go. The boundaries between the public and private realm area clearly defined by boundary treatments (ref. PL007).

FRONT BOUNDARIES

- 5.9.6 The boundaries between the public and private realm are clearly indicated, with buildings fronting on to public open space and backs defining private areas.

ACCESS GATES TO REAR GARDENS

- 5.9.7 Gates to the side of the dwelling that provide access to the rear garden will be robustly constructed from timber and be the same height as the fence (minimum 1.8m). Gates will be located on or as near to the front of the building line as possible or sit between the building and the garage.

- 5.9.8 Exposed side gardens will take a more robust defensive barriers using walls to a minimum height of 1.8m.

LAYOUT AND ORIENTATION OF DWELLINGS

- 5.9.9 Dwellings are positioned to be facing each other to allow neighbours to easily view their surroundings. The mix of dwellings enables a greater potential for homes to be occupied throughout the day. This gives increased opportunity for natural surveillance, community interaction and environmental control.

GABLES AND WALLS

- 5.9.10 All public spaces including streets will be fronted on to by dwellings with surveillance of the space from ground floor and first floor windows. Where gables and walls side on to public spaces, dwellings on the opposite side of the street provide the necessary surveillance.

REAR ACCESS FOOTPATHS

- 5.9.11 Where rear access footpaths area provided they will be gated. The gates will be placed at the entrance to the footpath, as near to the front building line as possible.

CAR PARKING

- 5.9.12 Cars will either be parked in locked garages or on a hardstanding area within the dwelling boundary. No communal parking areas are provided. Frontage parking for terrace units is provided directly in front of the house, within the dwelling boundary, so that it is clearly overlooked.

SHAPE ANALYSIS

LEY

character:

KEY

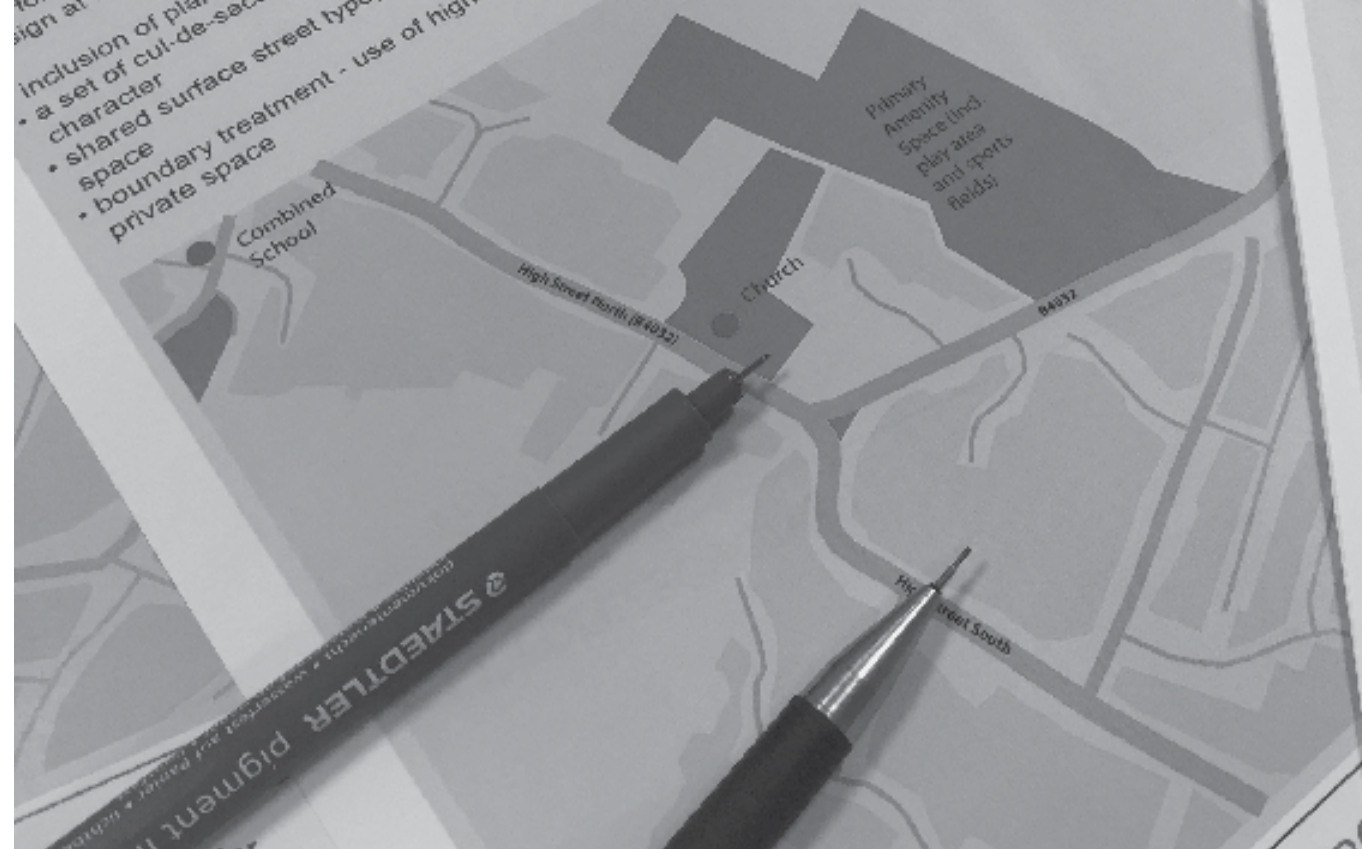
CHARACTER:

Village has a strong rural character with plenty of large period houses and gardens, alongside more recent developments. The rural, 'leafy' sense is being enhanced by the inclusion of mature and young planting in the streetscape.

Following townscape typologies in Stewley could inform the proposed design at the site in Edlesborough:

- Planting of planting as part of the streetscape
- 'Boulevard' style of planting along the primary access routes to maintain a sense of high hedges at main street entrances
- 'Boulevard' style of planting along the primary access routes to maintain a sense of high hedges at main street entrances

-
- The diagram illustrates a street layout with several key features:
- Combined school**: Located at the bottom left.
 - Primary Area**: Located on the right side.
 - Green space**: Located at the top right.
 - A large grey-shaded area covers the central portion of the diagram, likely representing a specific development or intervention zone.

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6 Appendices

6.1 Townscape Analysis

Edlesborough

Eaton Bray

Cheddington

Stewkley

Whitchurch

TOWNSCAPE ANALYSIS			
EDLESBOROUGH	VILLAGE EDGE	VILLAGE CENTRE	VILLAGE SPACE
The rural townscape of Edlesborough is well integrated with modern, denser developments. The arrangement of most buildings throughout the village demonstrates the importance given to the public realm, consisting of green amenity space of different scales and purposes. The following townscape typologies in Edlesborough could inform the proposed design at the site off High Street: - large formal detached and semi-detached buildings fronting the main green amenity space - a set of cul-de-sacs extending off the primary access routes to maintain the rural character - shared surface extending from main access route - mainly minimal boundary treatment separating public and private realms to ensure street overlooking in the village's central area	 Generous front gardens and deep set backs towards the village's edge.	 Continuous frontages and narrow front gardens frame a dense scene near the village's centre.	 Shared surface framing a green amenity space.
	 Shared surface street binds a new development towards the village's edge, forming a quiet village scene.	 Large detached houses facing the allotments in the vicinity of the village's primary amenity space.	 Houses fronting the village's primary green amenity space, play areas and sports fields, with low brick walls to define private space.
	 Narrow street with boundary treatment of high hedges and planting to define defensible space.	 Mixed use development set close to the street's footpath with minimal boundary treatment to residential buildings.	 A linear park alongside River Ouzel with development on both sides.

TOWNSCAPE ANALYSIS			
EATON BRAY	VILLAGE EDGE	VILLAGE CENTRE	VILLAGE SPACE
Eaton Bray is a semi-rural village situated on the border between Buckinghamshire and Bedfordshire. Its high street is characterised by a multitude of layout typologies, contributing to a rich townscape scene. The design layout for the Edlesborough site could draw inspiration from the variety of typologies on Eaton Bray's high street and other main routes. These include: - incorporation of shared surface in streets leading to green amenity space. - terrace and semi-detached houses situated up against the street's footpath, contributing to a well defined, sub-urban street scene around the village's centre. - maintaining views to key buildings or landscape features through a linear street configuration and by using the buildings to frame the view.	 Large detached houses far apart with deep set backs and high hedges to screen private space.	 Continuous frontages and narrow front gardens at the village's centre contribute to a more formal closure of the street scene.	 The village's primary amenity space, containing play areas, sports fields and informal green amenity space is located near the school and overlooked by houses.
	 Semi-detached houses defining a view to the hills; minimal boundary treatment and wide front-to-front gap result in an 'open' street scene.	 Retained vista to a key building in the centre of the village.	 Houses defining a significant green amenity space along High Street.
	 Deep front gardens and high hedges towards the village's edge and its merging point with Edlesborough.	 Shared surface street featuring houses of different materials near the village's centre; no gable ends facing the public realm.	 Focal point in the village surrounded by key buildings.

TOWNSCAPE ANALYSIS

CHEDDINGTON

Cheddington is a relatively small village centred around the cross of three main roads and is rich in green amenity space of different purposes. The village's streets pattern and its integration of amenity space into the built form could be a source of inspiration for the design of the site in Edlesborough.

The village's features which could be used as precedents are:

- Integration of circular street pattern to avoid a multitude of cul-de-sacs the village's primary open space, including play areas and informal green area, is at the centre of gravity of the village and serves as a focal point
- A set of interlinked small urban gardens stringed along a footpath connects the village's centre with newer developments towards the outskirts
- The use of shared surface as a means to achieve 'home zone' quiet street scene towards the village's edge



VILLAGE EDGE



Wide front-to-front span and low boundaries contribute to an 'open' street scene.



Private drive serving a few properties and set back from the main access road, located at the village's edge.



Shared surface street at the village edge.

VILLAGE CENTRE



Narrower front-to-front distance, consistent building line and narrow front gardens contribute to a more formal and enclosed street scene at the village's centre.



A set of connected courtyards allowing for vehicular access near the village's centre provide a secluded environment.



21/2 storey houses set close to the street's footpath with large windows overlooking the street to contribute to a 'town' street scene.

VILLAGE SPACE



Large buildings define the primary amenity space in the village.



A linear park arranged as a set of small gardens along a continuous footpath, linking the central area of the village with newer developments towards the outskirts.



Informal green amenity space defined by wide frontages to form enclosure.

TOWNSCAPE ANALYSIS			
STEWKLEY	VILLAGE EDGE	VILLAGE CENTRE	VILLAGE SPACE
Stewkley village has a strong rural character with plenty of large period houses and large rear gardens, alongside more recent developments. The rural, 'leafy' appearance is being enhanced by the inclusion of mature and young planting in the streetscape. The following townscape typologies in Stewkley could inform the proposed design at the site in Edlesborough: • Inclusion of planting as part of the streetscape. • A set of cul-de-sacs extending off the primary access routes to maintain the rural character. • Shared surface street typology, often incorporating green amenity space. • Boundary treatment - use of high hedges at main street intersections to define private space. 	 Rural setting of period houses accompanied by out-buildings set back from street towards the edge of the village.  Wide, planted verge separates a shared surface street from the main access route to the village to increase privacy and screening.  Boundary treatment at the village edge tends to be more intensive with planting and houses are set back from the street as the village dissolves into the rural landscape.	 Continuous frontages at the village's central road intersection define the view from the main access route.  Large formal houses set close to the street in the village's centre.  Street corners at the village's centre typically feature heavy planting and deep set-backs to increase defensible space.	 The pub's grounds as a main amenity space.  Green amenity space well defined by active frontages and enveloped by shared surface.  The primary amenity space featuring sports fields, play areas and informal green space is located on the main access road with active frontages overlooking it.

TOWNSCAPE ANALYSIS

WHITCHURCH

The rural townscape of Edlesborough is well integrated with modern, denser developments. The arrangement of most buildings throughout the village demonstrates the importance given to the public realm, consisting of green amenity space of different scales and purposes.

The following townscape typologies in Edlesborough could inform the proposed design at the site off High Street:

- large formal detached and semi-detached buildings fronting the main green amenity space
- a set of cul-de-sacs extending off the primary access routes to maintain the rural character
- shared surface extending from main access route
- mainly minimal boundary treatment separating public and private realms to ensure street overlooking in the village's central area



VILLAGE EDGE



Generous front gardens and deep set backs towards the village's edge.



Shared surface street binds a new development towards the village's edge, forming a quiet village scene.



Narrow street with boundary treatment of high hedges and planting to define defensible space.

VILLAGE CENTRE



Continuous frontages and narrow front gardens frame a dense scene near the village's centre.



Large detached houses facing the allotments in the vicinity of the village's primary amenity space.



Mixed use development set close to the street's footpath with minimal boundary treatment to residential buildings.

VILLAGE SPACE



Shared surface framing a green amenity space.



Houses fronting the village's primary green amenity space, play areas and sports fields, with low brick walls to define private space.



A linear park alongside River Ouzel with development on both sides.

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