



DEVELOPING EXCELLENCE

LAND AT 25 ORCHARD
WAY, HARWELL

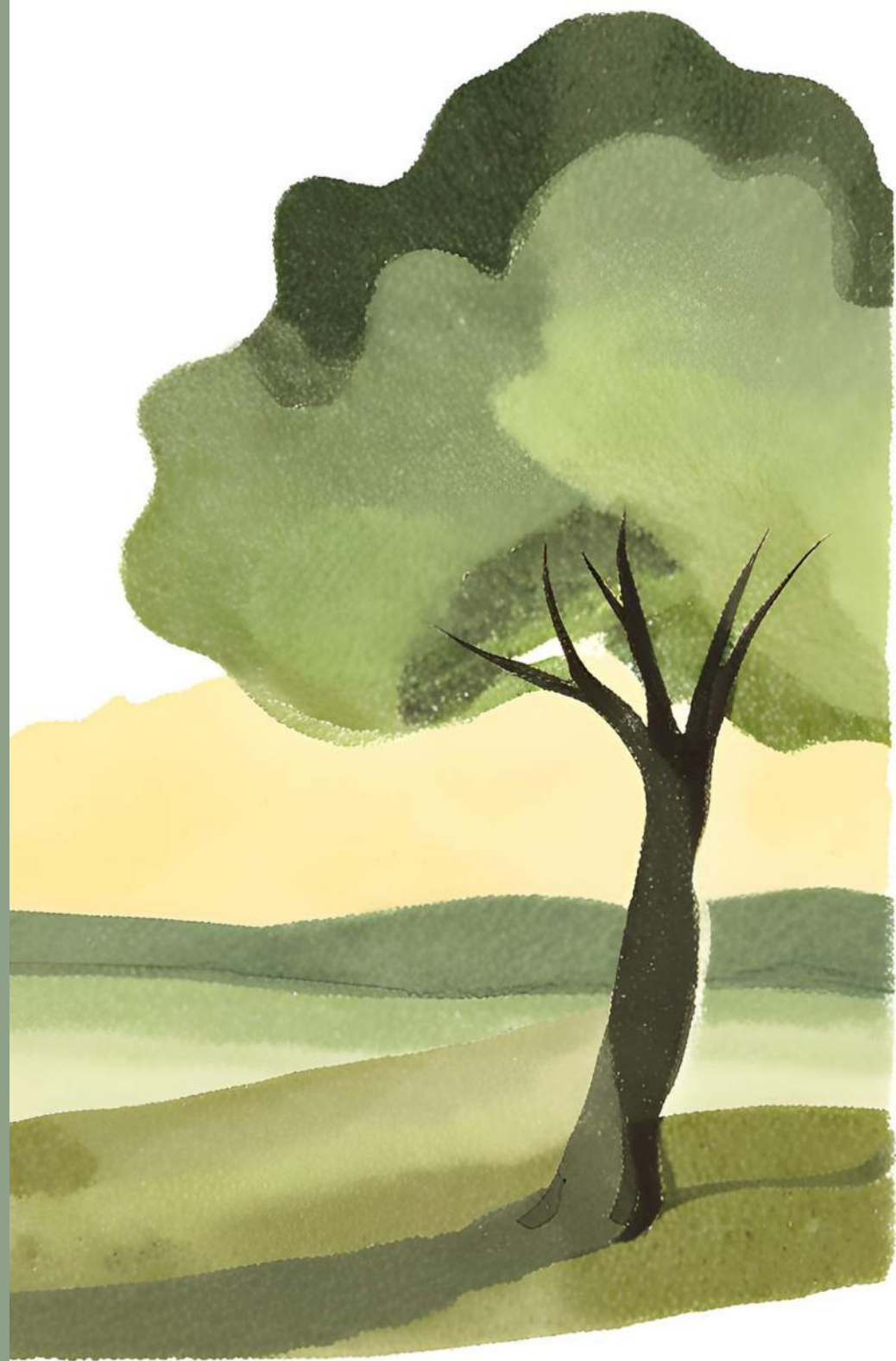
PLANNING, DESIGN &
ACCESS STATEMENT

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INTRODUCTION

This Design & Access Statement has been prepared by Feltham Properties and forms part of a Reserved Matters Application for development of 25 Orchard Way, Harwell, OX11 0LQ. This Reserved Matters submission follows the approval of Outline Planning Application P21/V0679/O in June 2021. The description of the approved development is: *"Outline application for access for residential development of up to 5 dwellings"*.

The Reserved Matters submission seeks approval for 5 detached residential dwellings, in line with approved outline consent, with associated infrastructure and landscaping. Access details were approved at Outline stage and therefore the matters reserved for consideration as part of this application are:

- Appearance
- Landscaping
- Layout
- Scale

The purpose of this document is to present the details of the reserved matters and explain the context and design considerations that have formed the scheme. The document will seek to justify the proposals and illustrate why reserved matters approval should be granted.

The Design & Access statement should be read in conjunction with the submitted plans and reports which form the application.



SITE LOCATION

The site (25 Orchard Way) is located along Orchard Way, a residential street within the village of Harwell, Oxfordshire. The site sits in the south west corner of Orchard Way, adjacent to Harwell Recreation Ground.

Harwell is situated in the south east of the Vale, approximately 3 miles to the west of Didcot and 7 miles to the south of Abingdon. Oxford is located approximately 12 miles north of Harwell.

Harwell is in close proximity to major employers of Harwell Science Campus, which lies approximately 1.5 miles to the south west, and Milton Park, which is approximately 3 miles to the north. Harwell is well connected by road with the A34 passing adjacent to the village and the M4 within easy reach. Harwell also benefits from rail connection via Didcot Parkway into London and elsewhere.

The site is well located in terms of village amenities, with the recreation ground, village hall, church, pub and local shops within walking distance. The range of amenities on offer in Didcot are within easy reach by foot, cycle, car and public transport.



SITE CONTEXT



SITE CHARACTERISTICS

The site currently comprises of a residential dwelling (25 Orchard Way) and a single garage. The property has a large garden to the rear which is generally level and contains a number of small shrubs and trees. Access to the property is taken off Orchard Way via a gravel driveway in front of the property. The site is linear in shape.

The site is bounded to the north and east by residential dwellings that lie along Orchard Way. Armstrong Close, a small cluster of dwellings, is located to the north, to the rear of 29-35 Orchard Way. To the south and south west the site is bounded by Harwell recreation ground and to the West there are agricultural fields. A mature sycamore tree sits within the recreation ground, close to the sites' boundary. There are also two bands of trees running approximately north / south and east / west that converge adjacent to the western boundary of the site.

The site currently serves as a boundary area between the village and built up areas of Orchard Way on one side and the recreation ground and agricultural fields on the other.



*25 Orchard
Way Front
Elevation*



*25 Orchard
Way Rear
Elevation*

PLANNING CONTEXT

Harwell village is defined as a larger village in the Vale of White Horse Local Plan 2031. As such, it has an important role in accommodating housing growth locally.

The village has seen two significant schemes in the past 10 years at Grove Road (West Harwell) that have delivered circa 250 new homes and, alongside these, a number of other smaller developments have taken place locally.

The most relevant local planning context is at Armstrong Close (land to the rear of 29-35 Orchard Way), which is some 50 meters north of the subject site. Following applications P17/V1998/O & P19/V1672/RM, 9 new residential dwellings have been delivered onsite.

This scheme has established new parameters for Orchard Way; It has permitted the development line to move west to the rear of existing properties along Orchard Way, confirmed that new two storey dwellings are in keeping with the existing built form, and introduced a new contemporary design style which represents an evolution of the extant character along Orchard Way.

It is considered that the proposals at 25 Orchard Way are within the parameters established at Armstrong Close.





*Indicative Streetscene of
Outline Scheme*



*Indicative Streetscene of
Outline Scheme*

PLANNING HISTORY

Outline Consent - P21/V0679/O

The site benefits from Outline planning consent for up to 5 residential dwellings with access approved from Orchard Way. The Outline scheme proposed two-storey dwellings onsite in a linear pattern with dwellings facing the recreation ground. This was supported by officers with the caveat that Plot 1 should be single storey to reflect the neighbouring properties (N's 23 & 27 Orchard Way) and that plots 4 & 5 should have gardens presenting towards the agricultural fields to the west to form a better transition from the rural edge of the village.

The site is currently subject to a live Reserved Matters Application (P23/V2385/RM) for 5 detached dwellings, comprising of one single storey dwelling (plot 1, front of site) and four two storey dwellings. The arrangement of the dwellings onsite generally follows the established principles of the Outline Consent, however plots 4 & 5 have been rotated through 90 degrees as requested by officers so that the gardens to the rear of the properties present a softer transition from the village edge. Whilst this scheme has not yet been determined, officers have recommended approval, stating that the proposals are in keeping with local character.

CURRENT STREETSCENE



DESIGN PARAMETERS

The Outline Consent (P21/V0679/O) approved the access arrangement for the proposed scheme and this in turn influenced the general layout of the site. Importantly, the outline scheme also established that two storey dwellings are generally acceptable onsite with the exception of Plot 1. Appearance was not considered at outline stage, although indicative streetscenes showed traditional masonry houses with contemporary design features to provide greater architectural interest. The indicative properties were two storeys in height. The proposed scheme should accord with the principles established at Outline stage.

Orchard Way is largely a mix of post-war one and two storey dwellings, which are generally arranged in a linear pattern facing towards the road. The design palette consists mostly of orange and brown bricks and concrete roof tiles. There is some sporadic planting along Orchard Way and a green verge runs alongside the road, although this provides only limited softening of the hardstanding which is present. The proposed scheme should be in keeping with the character along Orchard Way and should seek to promote the better aspects of the existing character. In addition, the scheme should provide landscaping features to help soften the overall tone of Orchard Way.

Armstrong Close is a strong reference as the only new-build scheme completed along Orchard Way recently. The scheme features 9 detached two storey dwellings, with a more contemporary style. The houses utilise a orange and brown mixed brick which is consistent with Orchard Way and compliments this with strong gables, clean lines and large modern windows. Soft landscaping areas and urban trees help to break up the hardstanding. The properties at Armstrong Close range from approximately 8.35m to 8.65m in height, and stand at 91.08m AOD to 91.93m AOD. The properties are visible from the recreation ground and glimpsed views are taken from Reading Road (A417) on approach into Harwell from the west, although views are partially screened by existing vegetation. The scale established by Armstrong Close is an important measure for the proposed development at 25 Orchard Way. A key design parameter is for the proposed development to sit within the visual envelope of the extant built form. The appearance of the proposals should also be 'softer' than Armstrong Close in long views by utilising a more sympathetic design palette.



PROPOSED STREETSCENE



KEY CONSIDERATIONS

Amount

The 5 dwellings proposed onsite are comprised of the following:

- 1no 2-Bedroom, 2 Bathroom Single Storey Dwelling.
- 1no 3-bedroom, 2.5 Bathroom Two Storey Dwelling.
- 3no 4-Bedroom, 2.5 Bathrooms Two Storey Dwellings.

The scheme density is approximately 21 dwellings per hectare which is appropriate for an edge of village setting.

Layout

The layout of the scheme follows the principles established with the outline approval. The arrangement reflects the shape of the site, and the layout presents positively to both the existing streetscene from Orchard Way and the recreation ground, where the dwellings complete and improve the urban backdrop to the recreation ground. The layout maintains visual permeability through the site from the recreation ground which in turn helps to break up the built form and allows for greater visual amenity.

Appearance

The proposed dwellings draw from the surrounding context, with largely masonry composition and selected contemporary features. The proposals are an evolution of Orchard Way, but are visually softer than Armstrong close, with less pronounced gables and the introduction of more subdued finishes including dark cedar panelling and stone sills.

The appearance is complimentary to the existing built form and bridges the gap between styles that are present nearby. The proposed dwellings will also form a considered transition between urban and more open environments including the recreation ground and agricultural fields adjacent to the site.

Scale

The proposed dwellings range from 5.82m (Plot 1) to 7.74m (plot 4) in height, with maximum height AOD of 90.59m. This is a reduction of circa 1.34m when compared to the existing properties at Armstrong Close. Consequently, the proposed dwellings will sit below the ridgelines of Armstrong Close when viewed from the recreation ground and from Reading Road (A417). This comparative reduction in scale satisfies a key design parameter to sit within the envelope of existing built form.

Landscaping

The proposed trees, shrubs and hedgerows have been carefully considered to maximise ecological potential and add visual amenity onsite. There is rich variety in the proposed shrubs and hedgerows and the urban trees, which line the street, will blossom various colours. The hedgerows that bound the site will provide a verdant boundary to the recreation ground that will enhance visual amenity from key vistas.

FURTHER CONSIDERATIONS

Considering other salient points of the proposed scheme:

Access

Access is approved by virtue of the outline consent P21/V0679/O. Access is taken off Orchard Way and runs alongside the recreation ground boundary. Each dwelling is served by a private driveway and a turning head for refuse vehicles is provided between plots 3 & 4.

Parking

Parking is provided to policy standards, including one visitor space.

Crime Prevention

The proposed scheme enhances natural surveillance of the recreation ground which is positive in terms of urban design and crime prevention.

Biodiversity

The soft landscaping onsite has been designed to maximise biodiversity potential. The scheme will also features bird, bat and bee bricks / boxes. A small deficit in BNG is anticipated and this will be offset with a local provider.

Drainage

Drainage details have been demonstrated at outline stage and will be confirmed by way of condition discharge prior to commencement of any development onsite.

Private Amenity

The scheme demonstrates that policy compliant amenity space is provided for the proposed dwellings. The scheme also protects the private amenity of neighbouring properties through considerate design and maintenance of appropriate separation distances.



SUMMARY & CONCLUSION

The proposals respond positively to the parameters established at outline stage and draw on local context for inspiration.

- The layout presents positively to both the existing streetscene from Orchard Way and the recreation ground, where the dwellings complete and improve upon the urban backdrop to the recreation ground.
- The appearance is complimentary to the existing built form and bridges the gap between styles that are present nearby.
- The scale of the proposed dwellings will sit them within the envelope of extant built form (including Armstrong Close) when viewed from the recreation ground and from Reading Road (A417) which is a key design parameter.
- The proposed trees, shrubs and hedgerows have been carefully considered to maximise ecological potential and add visual amenity onsite and from keys views such as the recreation ground and on approach along Orchard Way.
- Access is approved by virtue of the outline consent P21/V0679/O. The submitted scheme illustrates safe access is achievable and refuse / emergency vehicles and can access the site.

The scheme as presented will make a positive contribution to Harwell village and therefore reserved matters approval should be granted.



FELTHAM
PROPERTIES

DEVELOPING EXCELLENCE

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