



Land at Shepherds Spring, Smannell Road, Andover
Design & Access Statement

CONTENTS

1. INTRODUCTION

- 1.1. the purpose of the Statement
- 1.2. the structure of the Statement
- 1.3. background to the proposal

2. ASSESSMENT

- 2.1. site location
- 2.2. topography
- 2.3. geology and flooding
- 2.4. surrounding development
- 2.5. movement
- 2.6. landscape
- 2.7. nature conservation
- 2.8. archaeology
- 2.9. services and utilities
- 2.10. noise
- 2.11. social and economic context
- 2.12. planning policy context
- 2.13. involvement

3. DESIGN VISION

- 3.1. use
- 3.2. amount
 - 3.2.1. dwellings
 - 3.2.2. public open space
 - 3.2.3. parking
- 3.3. layout
- 3.4. access
- 3.5. scale
- 3.6. landscaping
- 3.7. appearance

APPENDICES

- 1. SITE CONTEXT
- 2. LAND SURVEY
- 3. DESIGN CONSTRAINTS
- 4. DESIGN OPPORTUNITIES
- 5. ILLUSTRATIVE LAYOUT
- 6. HOUSING MIX
- 7. OUTDOOR SPACES
- 8. PARKING
- 9. SURVEILLANCE ALONG AUGUSTUS WALK
- 10. CONTROLLED ASPECT ALONG AUGUSTUS WALK
- 11. ACCESS ROAD DETAILS
- 12. BUILDING SCALE PARAMETERS
- 13. ILLUSTRATIVE BIRD'S EYE VIEWS

1. INTRODUCTION

1.1. The purpose of the Statement

The purpose of this Design and Access Statement is to support an outline planning application for residential development of part of the site of the former Shepherds Spring Infant and Junior Schools, Smannell Road, Andover and has been prepared in accordance with Government guidance¹.

The application seeks outline planning approval to the erection of 50 dwellings and the means of access from the adopted highway into the site, with all other matters relating to layout, scale, appearance, internal access, and landscaping reserved for subsequent approval by the Local Planning Authority (LPA).

This Statement has been structured to show the process that has led to the illustrative development proposals for the site and to explain and justify the design principles behind the outline proposals. A Planning Statement also accompanies the outline application and contains a description of the background to the proposals and a more detailed planning policy justification for them.

1.2. The Structure of the Statement

In order to fulfil all relevant legislative requirements and comply with good practice guidance², this statement has been structured in a way that explains the process that has led to the illustrative development proposal, justifying the permission sought and the main principles behind the outline layout in the form of a short report.

The covers both design and access issues in one document as explained in Section 3 of the Circular 01/2006.

1.3. Background to the Proposals

Following extensive local consultations that began in 2006, Hampshire County Council (HCC) approved a strategy for education in the north-east Andover area. This strategy is designed to improve primary school provision whilst ensuring the best use of resources by reducing surplus capacity in line with the

Education Authority's statutory responsibility for the management of school places.

The strategy is based upon the County Council's policy to provide new primary schools within the East Anton Major Development Area (MDA) and to close Shepherds Spring Infant and Junior Schools. The new Endeavour Primary School in East Anton is now fully operational in temporary buildings and will move into permanent accommodation in early 20102.

However, the two former school buildings at Shepherds Spring have been retained and will continue to play an important role in the education service for the wider area.

The former Shepherds Spring Junior School has been adapted to accommodate the Andover Education Centre and opened in September 2008. The former Infant School building has been extensively refurbished as the Spring Meadow Children's Centre, opened in the summer of 2010, offering information, advice and support to parents/carers together with early years provision of integrated childcare and early learning, health services, outreach and employment advice for disadvantaged families.

The remaining surplus land at Shepherds Spring, comprising 1.46 hectares (3.6 acres) of the former Junior School grounds, in addition to the access road from Smannell Road, is the subject of this outline application and is to be sold by the County Council to offset the costs of implementing the above strategy for the Andover area.

The strategy anticipated that the disposal of the surplus land at Shepherds Spring would precede or coincide with the creation of the Education and Children's Centres, so that the capital receipt would be available to pay for those new facilities before or shortly after their opening. Consequently, pre-application discussions were held with the Borough Council in 2008 and a number of technical studies were commissioned during that period in anticipation of such an application.

Unfortunately, the economic conditions of the house building market changed dramatically at that time and the disposal of this site had to be postponed. However, the County Council nevertheless fulfilled its commitment to create the Education and Children's Centres.

This outline application, therefore, builds on and expands the preparatory planning studies from around 2008 as well as more recent pre-application consultations undertaken in 2011. It is being submitted to establish the principle of and means of access to 50 residential dwellings on 1.54 hectares (3.8 acres) of surplus land at the former Shepherd Spring Infant and Junior Schools, off Smannell Road, Andover.

¹ Circular 01/2006 "Guidance on Changes to the Development Control System", DCLG, 2006 and Article 4C of the Town and Country Planning (General Development Procedure Order)

² "Design & Access Statements – how to read, write and use them", CABE, June 2006

2. ASSESSMENT

2.1. Site location

The site is located less than two kilometres (1 mile) to the north of Andover town centre and lies immediately to the east of Newbury Road (A343) close its junction with Smannell Road.

To the north, the site is bounded by Augustus Walk and the approaches to the bridge which carries that footpath over Newbury Road.

Another public footpath, connecting Augustus Walk with Smannell Road, defines the site's eastern boundary.

To the south, the site is bounded by the grounds of the new Education and Children's' Centres.

The context of the surrounding area is shown in detail on the plan in the Appendix 1 of this Statement.

2.2. Topography

The site comprises the former playing fields to the Shepherds Spring Infants and Junior Schools and is generally level and open.

North-to-south, the land falls at a gradient of less than 4% and falls at an even lower gradient, less than 2%, from west-to-east.

The highest point, at 36 metres (above OS GIS datum) is in the north-west corner of the site, close to the Newbury Road footbridge; the lowest point, at 30 metres, is the south east corner. The average gradient, diagonally across the site between these two points, is about 3%.

A copy of a land survey (drawing No. C 1063/500/A3, rev. A, dated April 2007) is attached as Appendix 2 of this document.

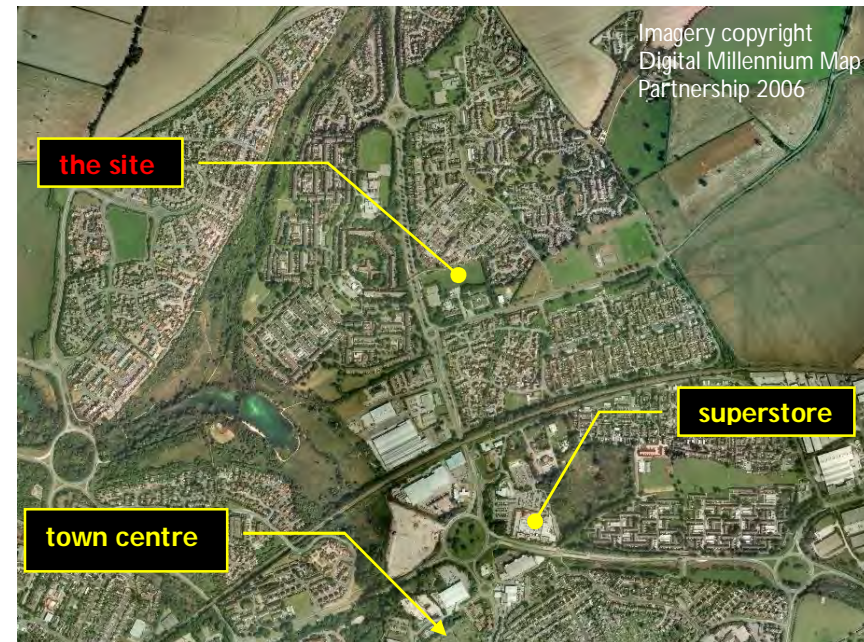
2.3. Geology and Flooding

The underlying geology of the site is Cretaceous Upper Chalk (Geological Survey of Great Britain, 1974, sheet 283).

The site falls outside the area of extreme flood, according to the information on the indicative floodplain maps provided on The Environment Agency website, and is liable to a 0.1% chance of flooding.

HCC Engineering Consultancy has investigated drainage issues on the site and its Drainage Strategy Report (November 2011), submitted separately with the outline application, concludes that, subject to an agreed discharge rate with Southern Water, the

illustrative layout would allow for on-site attenuation up to the 100 year storm event.



2.4. Surrounding development

The site is within the defined built-up area of Andover within a predominantly residential district generally comprising semi-detached and terraced houses.

To the north and east lie established neighbourhoods accessed off Roman Way. Houses located in Tiberius Way, Caesar Close, Trajan Walk, and Hadrian Road back onto the footpaths that define the northern and eastern boundaries of the site. Generally, these neighbourhoods contain two storey dwellings, although there are both single and three storey units in Tiberius Way, adjacent to the north-east corner of the site.

To the west, across the A343 Newbury Road is a residential neighbourhood accessed off King Arthur's Way. The character of this area is defined by the connected rows of deck-access dwellings, up to five storeys in height, focussed around Kingsway Gardens in Atholl, York, Tudor, Stuart, and Saxon Courts.

Immediately to the south of the site, the existing setting of the former school buildings has remained unchanged, although the buildings have themselves been much improved following their adaptation to new educational uses. Further south, beyond Smannell Road, is suburban residential neighbourhood, generally two storey detached and semi-detached dwellings, focussed around Swallowfields.

The images below illustrate the character of the residential development surrounding the site.



2.5. Movement

The site is bounded immediately to the north and east by public footpaths which provide connections to the surrounding areas and their facilities.



Augustus Walk provides important links westwards, across the footbridge over Newbury Road, to local shops next to Atholl Court. There is also a connection off the footbridge ramp to a (former) bus-stop on Newbury Road, immediately to the west of the site.

To the east, Augustus Walk links to an extensive area of public open space, an equipped children's playground, and a floodlit Multi-Use Games Area (MUGA) off Roman Way.

Pedestrian routes to the north of the site, through to Trajan Walk, Hadrian Road, and Caesar Close are also provided off Augustus Walk.

The footpath along the eastern boundary of the site provides access into Tiberius Way and southwards to St. Paul's Church Centre and Hall and to Smannell Road. Further south, beyond Smannell Road, the superstore off Churchill Way is within a one kilometre (0.6 mile) walk.

A controlled surface crossings over Smannell Road, to the south east of the site has been provided as part of the East Anton MDA proposals. An additional surface crossing is to be provided over Newbury Road, to the south-west of the site. These two pedestrian crossings will benefit the movement of both existing and future residents in the area and represent a significant element in the context for the future development of the application site.

At present, there is only one vehicular access in to the site; directly from the service road off Smannell Road that runs between the Education and Children's Centres and crosses the site's southern boundary more or less centrally.

There are no alternative vehicular routes into the application site. Further information about the existing movement network is provided in the Transport Assessment (TA), dated October 2010, submitted separately with the outline application.



2.6. Landscape

Being former school grounds the majority of the site is laid to grass.

Along the eastern and part of the southern boundary there are significant tree belts established to enclose the playing fields from its boundaries with the former Infant School and with the footpath and rear gardens of houses in Tiberius Way.

Within the south-west corner of the site other tree and shrub planting has been provided to define and shelter hard surfaces. Some of this planting has been provided on small mounds, using earth spoil from the installation of the hard surfaces.

In October 2007, a provisional Tree Preservation Order (TVBC 0968) was placed on the belts of trees that run along the site's eastern boundary and along its south-eastern boundary with what is now the Children's Centre



In December 2007, a survey of the existing vegetation on the entire school grounds was undertaken in general accordance with the requirements set out in BS5837:2005 ("Trees in relation to construction – recommendations") to establish the type, size, age, condition and amenity value of the existing trees and groups of trees. This survey is summarised in the "Existing Amenity Vegetation Survey Report, October 2007" which is submitted separately as part of the outline application.

Within the site, the arboricultural survey and report concluded that, in general, the overall planting provides an effective screen but that many of the tree groups were densely planted with limited subsequent management leading to overcrowding.

As a result, there are no trees or groups considered to be in good condition or of high amenity value within the grounds.

The group of trees along the site's eastern boundary, together with an adjacent single ash tree in the top north east corner, are classified as of moderate amenity value (Category B) and in fair condition.

All other trees and groups of planting within the site are classified as having low amenity value (Category C) and in poor to fair condition.

During April 2008 meetings were held on site with the Tree Officer from TVBC to agree the inclusion of detailed proposals for the thinning and management of some trees and shrubs adjacent to the proposed Children's Centre boundary.

The outcome of the discussions between Borough Council Tree Officers and the County Council's landscape consultants, comprising tree constraints plans (ref: JSL 1628/003 & 004) and Woodland Management Recommendations, together with a letter from Children's Services on the issue, are also submitted separately as part of the application.

Pre-application comments received in April 2011 raised the issue of an environmental enhancement strategy for Andover's ring roads, including Newbury Road adjacent to the site. This strategy is not adopted but is an informal partnership between TVBC and Highway Authority officers.

Following discussions with Landscape Officers from both TVBC and HCC (Environment), it was concluded that the strip shown in the illustrative layout along the site's western boundary could, subject to detailed proposals that may be subsequently approved, adequately accommodate both noise attenuation and structural roadside landscaping. The illustrative layout would therefore not prejudice any wider landscaping strategy that may be adopted by TVBC and HCC for Newbury Road, and could, subject to details, contribute positively towards it.

2.7. Nature Conservation

Information on environmental conservation designations at the national scale available on the Multi Agency Geographical Information for the Countryside (MAGIC) data base reveals that there are no areas designated as having special scientific interest (SSSIs) or importance for nature conservation (SINCs) within a 500 metres radius of the centre of the site.

The Hampshire Biodiversity Information Centre (HBIC) was consulted in early May 2008 and confirmed that the Shepherds Spring site is not close to any areas that are designated as important for nature conservation, nor that it has any records of protected or notable species close by.

As noted in the "Existing Amenity Vegetation Survey" of October 2007 (para 4. 7), the trees on the application site are of a relatively young age. Nevertheless, it is recognised that, within the application site, the existing trees and planting belts could represent opportunities for nesting birds and/or roosting bats.

In addition, it is accepted that the timing of any works to the existing planting belts within the application site, as set out in the submitted Woodland Management Recommendations, should avoid the bird breeding season, that working methods should ensure retained trees and shrubs are protected from damage during construction, and that future landscaping and planting should consider opportunities to enhance the site for biodiversity.

Government advice³ is that, bearing in mind the delay and cost that may be involved, applicants should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development.

However, notwithstanding the above, an Extended Phase 1 Habitat Survey and Reptile Survey was undertaken during the summer of 2010 and is submitted separately with this outline application.. The conclusions from the report of the surveys is that, given the low ecological value of the majority of the site, the proposed development should have negligible ecological impact assuming the recommendations made in the report are followed.

Following on from the pre-application comments received in April 2011, an addendum was agreed with the Senior Ecologist (HCC) and made to the Extended Phase 1 Habitat Survey and Reptile Survey in order to clarify the likely mitigation and management strategy for the site.

³ Circular 06/2005 "Biodiversity & Geological Conservation", 16. 08. 05, para 99

2.8. Archaeology

Wessex Archaeology was commissioned by Hampshire County Council to undertake detailed geophysical investigations on the site. The geophysical survey was undertaken subsequent to completion of an archaeological desk-based assessment undertaken in September 2007 and is submitted separately with the outline application.

The results and interpretation of the detailed survey revealed a number of features of archaeological origin located in the central eastern part of the site, with further features of possible or probable archaeological origin distributed throughout the area.

Based on the geophysical findings, informal discussions within HCC Environment (Landscape Planning and Heritage) confirmed in January 2008 that the archaeological integrity of the site could be protected through further on-site evaluation being undertaken before any development takes place, and that any outline planning permission could be conditioned to that effect. This was further confirmed in pre-application comments received from the County Archaeologist in April 2011.

It is recognised that until such on site evaluations are made the extent of the site's archaeological remains, if any, and the impact on the future re-use of the land, cannot be fully assessed.

2.9. Service and Utilities

From preliminary enquiries of existing utility companies it is understood that the site is clear of any utility installations, but could be readily serviced from its immediate surroundings.

- to the south, along Smannell Road, there is a low pressure gas main, a 3" water main, and a high voltage electricity cable. An electricity sub-station is located adjacent to the Children's Centre alongside the site access road;
- to the north, telecommunications cables and a foul sewer are located along Augustus Walk.
- To the east, further telecommunications cables are within the public footpath;
- to the west the verge in Newbury Road contains a high pressure gas main and a 6" water main.

The application is supported by a Drainage Strategy, prepared by HCC Engineering Consultancy and submitted separately. The proposals set out in the Drainage Strategy follow extensive investigations into the opportunities for the disposal of surface water and foul sewage from the site and conclude that proposed surface water and foul sewers to serve the site will be adopted under a Section 104 agreement and connect to the public sewer network.

2.10. Noise

Following the initial pre-application advice from the Borough Council a noise assessment was undertaken in August 2008, complying with national guidance⁴, to inform the development of the illustrative layout.

The Noise Assessment Report was updated in July 2010 to reflect amendments to the type and amount of housing being proposed for the site and is submitted separately with the outline application.

The report identifies three design options along the site's western boundary with Newbury Road that would mitigate traffic noise so as to meet PPG24 requirements. It should be noted that the noise levels projected under the three options relate to the external environment and would be further reduced inside those properties closest to Newbury Road by the use of double glazing and appropriate means of ventilation.

Following pre-application comments received in April 2011, discussions with the Borough Council's Environmental Health Officer confirmed that he would not object to the proposed layout with a noise barrier, so long as suitable noise protection measures are implemented together with suitable means of alternative ventilation provided.

2.11. Social and economic context

As summarised earlier, the proposed development of the surplus land at Shepherds Spring represents an essential economic component of the County Council's strategy for enhancing education services within Andover to reflect changing demographics and social expectations.

All new housing development has an impact on its immediate surroundings and, within urban areas, on existing residents living there.

However, being on the edge of the surrounding residential neighbourhood, accessed from the existing access road directly off Smannell Road, and not crossed by any public footpaths, the development of this site is likely to have a relatively localised impact. It will primarily affect those residents whose properties currently overlook the site and those who use the existing footpaths that border the site.

As explained in the next section of this document, the need to respect the privacy of those neighbouring properties which directly overlook the site has been a fundamental concern in developing an illustrative layout for the site. At the same time, the opportunity which the site offers to enhance surveillance and safety along

⁴ Planning Policy Guidance 24, Planning and Noise, 1994

Augustus Walk, as well as provide pedestrian connections across the site, should be of benefit to the wider community.

At the wider scale, the provision of 50 additional dwellings is in line with the Borough Council's long term economic strategy⁵ of delivering a range and choice of residential accommodation whilst, more locally, the introduction of new residents could help to sustain the economic viability of shops and facilities serving this part of Andover.

2.12. Planning policy context

Planning policies relevant to the proposed development of the site are more fully considered in the Planning Statement, submitted separately with the outline application.

The following is a summary of planning policies and guidance, contained in the Test Valley Borough Local Plan, with associated adopted documents, that are most relevant to the consideration of design and access issues at the outline stage:

- Conserving the Environment – ENV10-11
- Meeting Economic and Social Needs – ESN3-4, 22
- Integrating Transport and Land Use – TRA01, 2, 04-09
- Design –DES01-08
- Safeguarding Amenity - AME01-04

2.13. Involvement

In developing the County Council's education strategy for the creation of the new Endeavour Primary School and the creation of the new Education and Children's Centres, consultations were carried during 2006 out with governing bodies, staff and parents of all the schools potentially affected, Test Valley Borough Council, the Local Strategic Partnership, parish councils, the Church of England and Roman Catholic Dioceses, local councillors and Member of Parliament, the Teachers' Liaison Panel, the Primary Care Trust, and the Learning and Skills Council.

In October 2007, a Planning Position Statement relating to the site was produced by the Borough Council's Planning Policy, Design and Conservation Team.

Test Valley Borough Council and the Hampshire Constabulary Crime Prevention Design Adviser were consulted on initial early proposals for the redevelopment of the application site. Following an informal meeting, the Borough Council's Development Control

Team provided pre-application advice on a range of planning and design issues in a letter dated 17 March 2008.

Whilst the Borough Council's Planning Position Statement is an unadopted planning document and the officer's pre-application advice was provided without prejudice, they have both been used to inform the development of the proposals for the site.

In 2009 the Department for Children, Schools and Families was consulted and gave the Government's approval, under S.77 of the School Standards and Framework Act 1998, to the disposal of the surplus playing fields at Shepherd Spring.

Draft proposals for the application site, revised in the light of the Borough Council's initial advice and prevailing market conditions, were more recently discussed with The Crime Prevention Design Adviser during March 2011, and further changes were made to incorporate the comments received.

Extensive pre-application consultations were then undertaken through the Local Planning Authority in April 2011, which resulted in further minor amendments to the illustrative proposals as noted within this document..

⁵ "The Centre of Things a long term economic strategy for Test Valley", *Experian*, October 2007, page 42.

3. THE DESIGN VISION

From an evaluation of the site, its surrounding context, and relevant planning policies, a visual summary of the site's design constraints and design opportunities are illustrated in the drawings attached to this Statement as Appendices 3 and 4 respectively.

The design opportunities drawing indicates those concepts around which the illustrative layout, attached as Appendix 5, has been developed.

3.1. Use

The site will be redeveloped solely for residential use (C3 Use Class) in keeping with the character of the surrounding area.

The requirements of Policy ESN22 will also require areas for informal recreation on the site.

3.2. Amount

3.2.1. dwellings

In revising the illustrative layout for the site from its draft in 2008, an assessment of the housing market in Andover has been made, with information provide from local estate agents and development surveyors. As a consequence, other than a single flat over a small garage block (FoG), all the proposed accommodation is in the form of traditional family housing.

However, it should be recognised that the layout is intended only for illustrative purposes and, should the outline application be successful, a more definitive mix of units may be required to meet local needs for both market and affordable housing.

From an assessment of the site's constraints and the character of the surrounding neighbourhood, it is considered that the site is capable of accommodating a mix of up to 50 dwellings, as shown in the illustrative layout.

This represents a gross site density of 32.5 dwellings per hectare, which is considered to be a reasonable balance between making efficient use of urban land and respecting the character of the surrounding area, and is compatible with the advice provided in the Borough Council's Planning Position Statement of 2007.

The Table below summarises the dwelling types and sizes as distributed within the illustrative layout, which provides for 20 dwellings as 'affordable units', representing 40% of the total on site.

The assessment of local housing needs set out in the Borough Council's original Planning Position Statement has been up-dated

in an email received from Borough Council's Housing Manager on 31st January 2011

indicative housing mix				
Dwelling type	Tenure		Total	
	market	affordable	no	%
One bed dwelling / maisonette	0	4	4	8
Two bed Flat over Garage	1	0	1	2
Two bed house	16	11	27	54
Three bed house	7	5	12	24
Four bed house	6	0	6	12
Total	30	20	50	100

As discussed previously with the Housing Officer following pre-application advice, it is not always possible to meet exactly the targets for every element within a theoretical mix. This is particularly the case on this site with regard to flats, which are not being proposed in this outline application.

However, as regards the affordable units, the mix set out in the Table above falls within the range of accommodation required by the latest housing need advice.

The drawing provided in Appendix 6 provides an indication of how the above mix of housing could be distributed across the site. This is purely illustrative as it must be recognised that the final mix and distribution will be the subject of any subsequent detailed housing layout proposals for the site.

However, the indicative distribution seeks to balance the desire to avoid an over-concentration of affordable units in one part of the site with the practical requirements of relating houses with available parking and the management implications for shared areas such as parking courts.

3.2.2. public open space

The drawing attached as Appendix 7 shows the distribution of the different types of public and private outdoor spaces within the illustrative layout.

The amount of on-site public open space required by 50 dwellings, assuming 2.4 persons per dwelling, is approximately 2,160m², which should comprise about 960m² and 720m² for informal recreation and children's play respectively.

Within the proposed green areas on the site, the illustrative layout provides for 3,185m² of potential public open space. The majority of this space is focussed in the south-east corner of the site, as suggested in the Borough Council's original Planning Position

Statement, and with a small pocket centrally along the northern boundary.

Some 1,310m² of the proposed public open space comprises the 'root protection zone' for the trees that are to be retained, for the wider public benefit, along the eastern and southern-eastern boundary of the site. The retained tree belts will make a positive contribution to the character of the site and the new public open spaces, and will help to integrate the new development into its surroundings.

The illustrative layout provides direct surveillance of all public open spaces from the fronts of dwellings as recommended in the pre-application advice from the Borough Council and the Hampshire Constabulary's Crime Prevention Design Adviser. This will help reduce opportunities for crime within public open spaces and avoid any adverse impact that the retained trees may have had on residential amenities.

In addition, the retained tree belts and their root protection zones will provide opportunities for enhancing the biodiversity of the site, subject to an appropriate future maintenance regime for such areas of public open space.

The layout also shows some 900m² of open space in the south-east corner of the site that is outside the tree protection zones. This area, together with a pocket of open space amounting to 200m², located centrally alongside the site's northern boundary, would be available for informal, 'doorstep' children's play.

Pre application comments received from TVBC Planning Policy Officer in April 2011 confirmed that open space provision on site could meet the policy requirement for parkland and children's play space.

3.2.3. parking

The illustrative layout (Appendix 5) indicates a total of 89 car parking spaces which is in accordance with the Council's maximum parking standards and provides an average figure of 1.78 spaces for every dwelling.

Car parking is shown distributed within streets, plots and blocks, in accordance with national advice⁶ and is overlooked by the houses and flats it is intended to serve,(as well as by neighbours) as recommended by the Government⁷.

The drawing provided as Appendix 8 indicates the proposed distribution of parking across the site.

In the illustrative layout 35 spaces (39%) are located as part of the street scene directly overlooked by the houses they would serve,

⁶⁶ "Car Parking: what works where" , English Partnerships, May 2006, p. 10

⁷ "Safer Places" (ODPM/Home Office, 2004, p.27

generally at the ends of the central and western culs-de-sac. 22 of these spaces are illustrated as allocated to the 22 dwellings they are designed to serve, with the remaining 14 spaces being unallocated. According to national advice⁸, unallocated spaces can be one of the most efficient ways of providing parking for residents.

8 spaces (9%), including three garages, are located in an enclosed courtyard in the south-west corner of the site, which is overlooked by the dwellings they serve, including the Flat over the Garages (FoG).

A further 46 spaces (52%) are illustrated in garages and hard-stands within individual property curtilages.

In developing the illustrative layout it was assumed that every dwelling could have at least one allocated space, although English Partnership's guidance ("Car Parking: what works where", May 2006) suggests that unallocated on-street spaces can be a more efficient means of providing for car parking.

The illustrative layout assumes that secure cycle storage for residents would be accommodated in back gardens, access to which is shown with gated entrances, or in garages that have internal dimensions of 6m x 3m, in accordance with the Borough Council's standards. Secure visitor cycle parking, in the form of a permanent locking point, is assumed to be provided immediately adjacent to the front entrance of the dwellings.

3.3. Layout

The illustrative layout reflects the attributes of good urban design and safer places as set out in national guidance and policy. The site-specific design considerations that informed the illustrative layout are summarised in the design opportunities drawing, attached as Appendix 4.

With the vehicular access into the site pre-determined, the principle design objectives that underpin the illustrative layout include the following:

- to retain and exploit the **protected tree belts** to provide the site with amenity, visual enclosure and screening and, in the south-east corner, a well-defined and sheltered place for informal children's play that has a ready connection to existing footpaths.
- to identify likely pedestrian desire lines across the site, connecting to the surrounding footpaths, as a means of establishing the **movement framework** of public streets and spaces. Using pedestrian links as a defining element

of the layout is in line with best practice⁹, particularly on this site where there is only one vehicular connection with the surrounding area, and "*successful places have a well-defined movement framework*"¹⁰. As illustrated in the design opportunities drawing, the movement framework envisages two principal north-south routes across the site, connecting Augustus Walk to Smannell Road, with an additional east-west link across the southern part of the site. These routes create a focal crossroads at the entrance to the main body of the site and results in perimeter blocks that have buildings generally oriented east-west; an alignment that maximises the number of gardens receiving mid-day sun and of rooms receiving morning or evening sun.

- to develop the principal movement routes as **distinctive public spaces and streets**, where the built form will provide a degree of variety to reflect the different dwelling types that will accommodate a mixed community. The illustrative layout proposes traditional streets and urban spaces in the central and western parts of the site, with a more informal cul-de-sac development overlooking the retained trees, along the site's eastern boundary.
- to front dwellings onto these public routes and spaces to provide natural surveillance and street activity so as to contribute towards making them **safe and attractive places**. Based on traditional perimeter blocks, the illustrative layout minimises the extent of private garden boundaries that directly abut the public realm although, where they inevitably occur, on corner plots for example, the detailed design of garden boundaries could ensure permanent and attractive separation of public from private space. In the interests of both residential amenity and crime prevention, all rear private gardens are shown with gated accesses. The sole semi-private parking court, in the south-west corner of the site, is overlooked by adjacent dwellings and would have only one way in and out, to reduce casual intrusion.
- to resolve the lack of **natural surveillance along Augustus Walk**. This issue presents particular design tensions between the desire to maximise overlooking of this route and the need to respect the amenities of existing properties. Given the orientation of the existing houses to the north of the site, it is not considered appropriate to 'front' new dwellings onto Augustus Walk as they would look directly into neighbours' back gardens. Equally, it is not considered appropriate to locate significant amounts of

new public open space as a 'buffer' alongside Augustus Walk. The existing back garden walls and fences do not provide an attractive edge for open space whilst the amenity and security of the existing gardens and Augustus Walk itself could be adversely affected by any planting that sought to screen those boundaries. In addition, setting back any new buildings behind a significant 'buffer' along the northern boundary could, together with the area of protected trees, undermine the efficient use of the site. However, it is considered that the illustrative layout (Appendix 5) resolves these conflicts.

As indicated, the alignment of the built form and street network, established by the movement framework, will allow surveillance from windows in the front, back and, at ground floor level, side elevations of new dwellings along the entire length of Augustus Walk, which will greatly enhance the sense of safety along this important footpath. This is illustrated in Appendix 9.

In certain places the new dwellings along Augustus Walk would require a controlled aspect to their first floor elevations, to avoid direct overlooking between new and existing buildings, and these are identified in Appendix 10. To the north-west of the site, the layout of the buildings indicated on the illustrative layout respond to the fact that high-level views into the site are available from the Newbury Road footbridge. Locating the fronts of houses closest to the footbridge will avoid overlooking into private back gardens from the bridge, whilst maximising surveillance of the footbridge and its approaches from the new buildings.

- to **mitigate potential noise** disturbance to new residents by traffic on Newbury Road. Again, the need to satisfy national and local guidance on residential densities in urban areas and the amount of open space that would be required, precludes the use of distance alone as means of screening future noise intrusion into the site. In line with Government guidance¹¹, the Noise Assessment, submitted separately with the application, recommends three options for an acoustic barrier. The illustrative layout therefore allows sufficient space along the western boundary with Newbury Road for an acoustic barrier, which, for two possible options, could also incorporate a landscaped earth bund. Although a matter more appropriately dealt with at the detailed stage, it is suggested that boundary walls would represent a permanent and attractive method of attenuating road noise for future residents.

⁸ "Car Parking: what works where", English Partnerships, May 2006, p. 6-8

⁹ "Manual for Streets", DoT/ DCLG, 2007, see Table 3. 2

¹⁰ "Safer Places", ODPM/Home Office, 2004, p.16

¹¹ PPG24: Planning & Noise, 1994, paragraph 13[iii]

Whilst the outdoor activities at the Education Centre do not represent a statutory noise nuisance, and will occur during school hours when the new dwellings would be less intensively occupied, the illustrative layout provides a small parking courtyard in the south-western corner of the site to act as a buffer between the residential development and the Education Centre.

3.4. Access

Details of the proposed traffic generation from the application site together with an appraisal of its impact on the surrounding road network is provided in the Transport Assessment (TA), submitted separately with the outline application. Drawings of the tracking for a large refuse vehicle within the site are also provided in a separate application drawing (Dwg. No. 502727/006) prepared by HCC Engineering Consultancy.

The existing ground levels across the site (see also 2.2 above) will generally allow access routes to have gradients of less than 1 in 20 (5%). Together with subsequent details that comply with Part M of the Building Regulations, this will allow a high degree of accessibility, in line with the requirements of the Disability Discrimination Act 1995, across the site.

Details of accessibility to and within individual buildings is a matter that would be resolved at a subsequent detailed design and planning stage.

Vehicular access into the site is to be provided by upgrading to adoptable standards the service road that currently serves the two school buildings. Details of the access road are shown in DRG. NO. 502727/001/P, prepared by HCC Engineering Consultancy, and attached as Appendix 11. Details of the tracking for vehicles entering this access road from Smannell Road are shown in the submitted Transport Assessment.

The upgraded road will enter the application site roughly half way along its southern boundary and will provide vehicular access directly from Smannell Road. In addition, it will provide access for pedestrians to the bus stops on Smannell Road and to the surrounding area to the south. The new access road will also provide a clear demarcation between the Education Centre and the Children's Centre.

As part of the creation of the Children's Centre, separate planning consents (Ref Nos. 10/02422/HCC3N & 11/02362/HCC3N) have been granted for the relocation of the existing 19 staff parking spaces from alongside the access road to within the Children's Centre site.

As discussed in the previous section, the indicative road and street network has been developed by reference to likely pedestrian desire lines across the site. As the site will only be connected to the surrounding road network by the upgraded access road, there are few other external highway influences on the road and street pattern within the site.

Within the site, the illustrative layout (Appendix 5) provides relatively short lengths of carriageway to discourage excessive traffic speeds. It is envisaged that the 'cross-roads', close to the entrance to the main body of the site, would provide an opportunity for innovative highway design that could create a distinctive entrance to the development, as a 'place' not solely a road junction, whilst also increasing driver awareness of pedestrian movements.

The illustrative layout assumes that refuse collection from individual dwellings will take place from the adoptable road within the site. For those houses served by the private drive adjacent to the eastern boundary, a collection point is shown within 15 metres of the adoptable turning head.

The illustrative layout allows for extensive footpath links across the site, to and from the surrounding area, based on the routes identified in the design opportunities plan (Appendix 4). In particular, these links provide routes between the site and the bus stops on Smannell Road, the footbridge over Newbury Road, the major open space and play grounds off Roman Way, and St. Paul's Church Centre and Hall.

In addition, the application proposes an off-site footpath link alongside Newbury Road, extending the existing path that terminates at the former bus lay-by to connect to the proposed crossing over the main road just north of its roundabout junction with Smannell Road.

Throughout the site, the illustrative layout shows building entrances and front doors located in such a way as to be visible and easily accessible from the public realm. This both increases activity on the street and the perception of surveillance of the street from buildings and can help to reduce opportunities for crime. In addition, the layout indicates routes between 'front' doors and private parking areas, as well 'gated' routes to enclosed back gardens for terraced houses.

The illustrative layout shows access into the small private parking court in the south-west corner of the site being 'controlled' by providing only one entrance/exit, which eliminates unauthorised through-routes for pedestrians and reduces the opportunity for casual intrusion, and by siting buildings to directly overlook the entrance to the courtyard.

Whilst initial pre-application advice suggests that an emergency access for the site is not required, the site could allow for such a

link to be provided from Newbury Road subject to a subsequent detailed layout.

3.5. Scale

The scale of the illustrative development reflects both the general character of the surrounding area and the need to establish distinctive streets and spaces within the site through the use of built enclosure.

The buildings shown in the illustrative layout are predominantly two storeys in height, with seven units at 2½ storeys to provide a bedroom in the roof space. This scale is recommended in the Borough Council's initial Planning Position Statement (October 2007), and reflects that in the more recent surrounding developments at Swallowfields and Tiberius Road.

The adjacent neighbourhoods to the north and west of the site provide five storey deck-access maisonettes and low rise dwellings, with very shallow roof pitches, built as part of the expansion of Andover in response to the economic and social conditions of the 1960s and 70s. The character and scale of the buildings in these neighbourhoods is typical of the new town and overspill development of its time but is not considered to be an appropriate model for development in the 21st century.

The buildings shown in the submitted drawings are purely illustrative, but are based on typical house-builders' dwellings. In compliance with Government guidance¹², Appendix 12 provides an indication of the scale of the illustrated buildings.

At a roof pitch of 40°, and assuming an eaves height of 5 metres, the indicative ridge height of the dwellings illustrated in Appendix 12 is between 7 and 9 metres.

This is in keeping with the scale of the most recent existing dwellings to the east and south of the site. In Tiberius Road, the three storey blocks (e.g. Nos. 27-30) are some 9 metres to the eaves, plus the height of the hipped roof. Typical two storey dwellings in Tiberius Road (e.g. No. 43) and Blackbird Court (e.g. No. 9) are about 7.3 metres and 8.25 metres respectively to the ridge.

However, it is recognised that scale is a reserved matter and, particularly with regard to height, cannot sensibly be determined without reference to the form of building construction, including roof pitches and roofing materials, and factors such as the possible provision of photo-voltaic panels on roofs. For this reason, Appendix 12 indicates a range of possible roof pitches.

¹² Circular 01/2006, paragraph 52

3.6. Landscaping

Hard and soft landscaping details do not form part of this outline application. However, It is envisaged that the illustrative layout will permit the detailed design of materials and street furniture within the public realm to accentuate the distinctive character of the principal public streets and spaces within the site.

The presence of the areas covered by the Tree Preservation Order, together with the assessment of the condition and quality of existing vegetation on the site, (as summarised in paragraph 2.6), have directly informed the illustrative layout.

As shown in Appendix 7, the retention of the protected tree belts and open space around the trees provides a significant landscape structure for the new development in a contiguous parcel, and one that will integrate it well into its surroundings.

In addition, there are further areas of public and private open space located alongside the southern side of Augustus Walk, which will allow for the retention of the existing sporadic shrubs as well as additional landscaping, including appropriate 'defensive' ground cover planting to provide added security for adjacent properties.

Whilst both the Borough Council's Planning Position Statement (October 2007) and the initial pre-application advice (March 2008) suggest new planting as a 'screen' along the northern boundary of the site, it is considered that the landscape treatment of this boundary needs to be carefully considered.

Any new planting along the site's northern boundary, as discussed above (paragraph 3.3), raise concerns over opportunities for crime and existing residential amenities. The details of any new planting along the site's northern boundary, whilst reserved for subsequent approval, must, therefore, avoid reducing natural surveillance of Augustus Walk from the new houses and creating excessive shade in existing back gardens in Caesar Close and Hadrian Road.

The pre-application discussions in April 2011 raised the issue of an environmental enhancement strategy for Andover's ring roads, including Newbury Road adjacent to the site. This strategy is not adopted but is an informal partnership between TVBC and the Highway Authority officers.

Following discussions with the Landscape Officers from both TVBC and HCC (Environment) it was concluded that the buffer strip shown in the illustrative layout along the site's western boundary could, subject to any detailed proposals that may be subsequently approved, adequately accommodate both noise attenuation and structural roadside landscaping. The illustrative layout would therefore not prejudice any wider landscaping

strategy that may be adopted by TVBC and HCC for Newbury Road, and could, subject to details, contribute positively towards it.

3.7. Appearance

Details of the appearance of buildings and other features of the proposed development of the site will form part of a further reserved matters application.

In general terms, the site is and will remain well-screened from the south and east by the existing education buildings and tree belts.

Views into the site from the west and north are more open at the moment.

To the west, the illustrative layout shows the gable elevations of two storey houses facing onto Newbury Road, as a means of mitigating traffic noise and, at ground level, these dwellings and their gardens will be further protected by an acoustic barrier. The illustrative layout (Appendix 5) shows this feature within a four metre wide strip, which would allow for appropriate landscaping to soften the appearance of this boundary when viewed from Newbury Road.

For reasons explained above (paragraph 2.16), the alignment of the buildings and streets shown in the illustrative layout avoids extensive frontages along the site's northern boundary. The layout illustrated would thus retain much of the open character along Augustus Walk as buildings would not continuously border this footpath. In addition, the visual impact of the new dwellings viewed from existing neighbouring properties will be more easily moderated, through carefully controlling the position of windows in gable elevations.












The only houses that face northwards are the three units in the north-west corner, which have been oriented to improve natural surveillance of the footbridge whilst limiting views from that bridge into private back gardens.

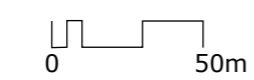
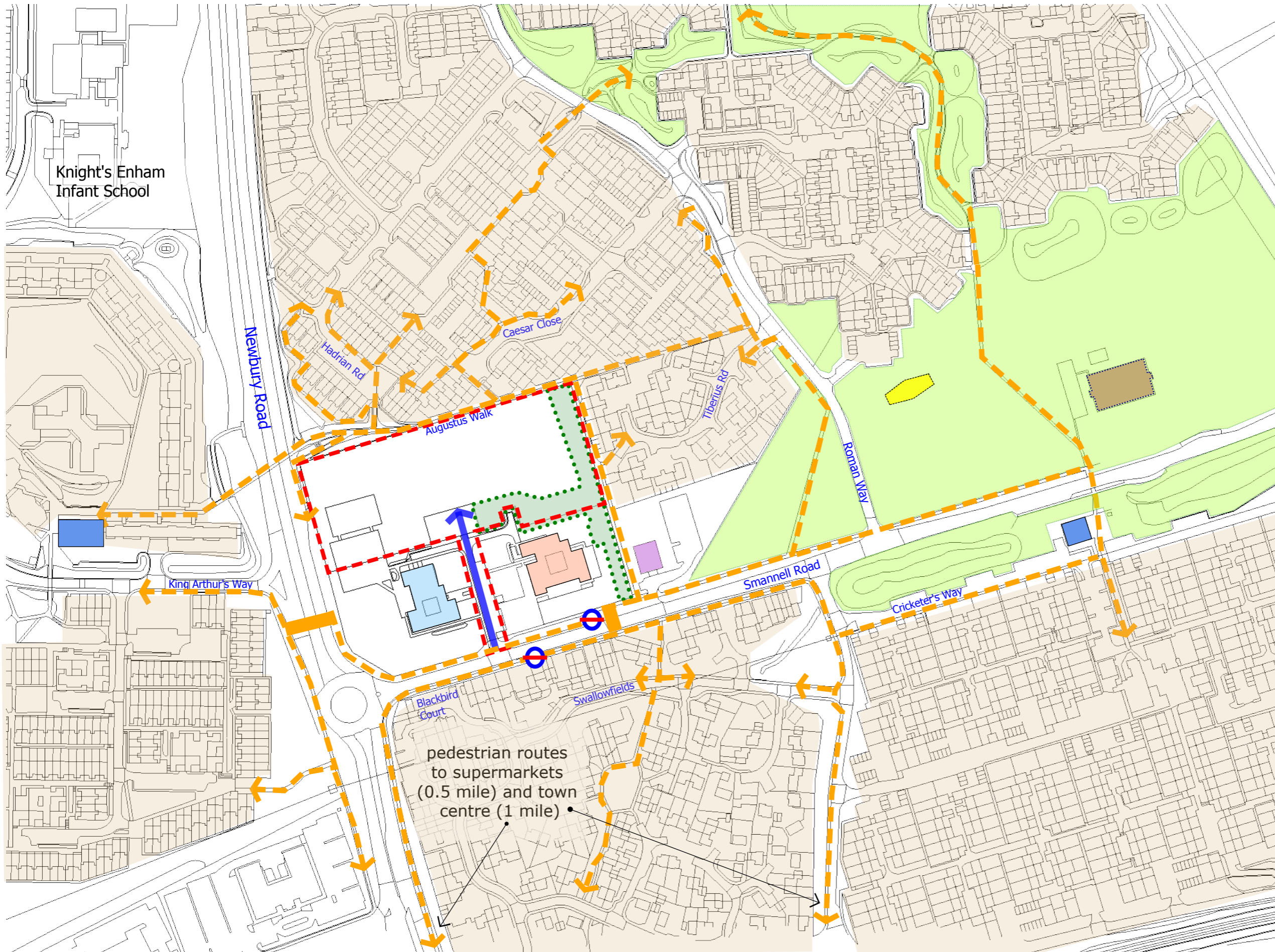
There is the potential to create landmarks through interesting detailing on key buildings within the site. However, by definition, landmarks need to be limited and mainly serve to help people to find their way around a site. It is for this reason that the illustrative layout shows one way of achieving a landmark, by locating 2¹/₂ storey 'cranked' buildings on important corners. Other means, subject to subsequent details, could include a non-standard approach to a building (such as a door, bay window, coloured rendering, etc). or hard and soft landscaping within the public realm.

Appendix 13, included for illustrative purposes only, provides bird's eye views of the indicative layout for the site.

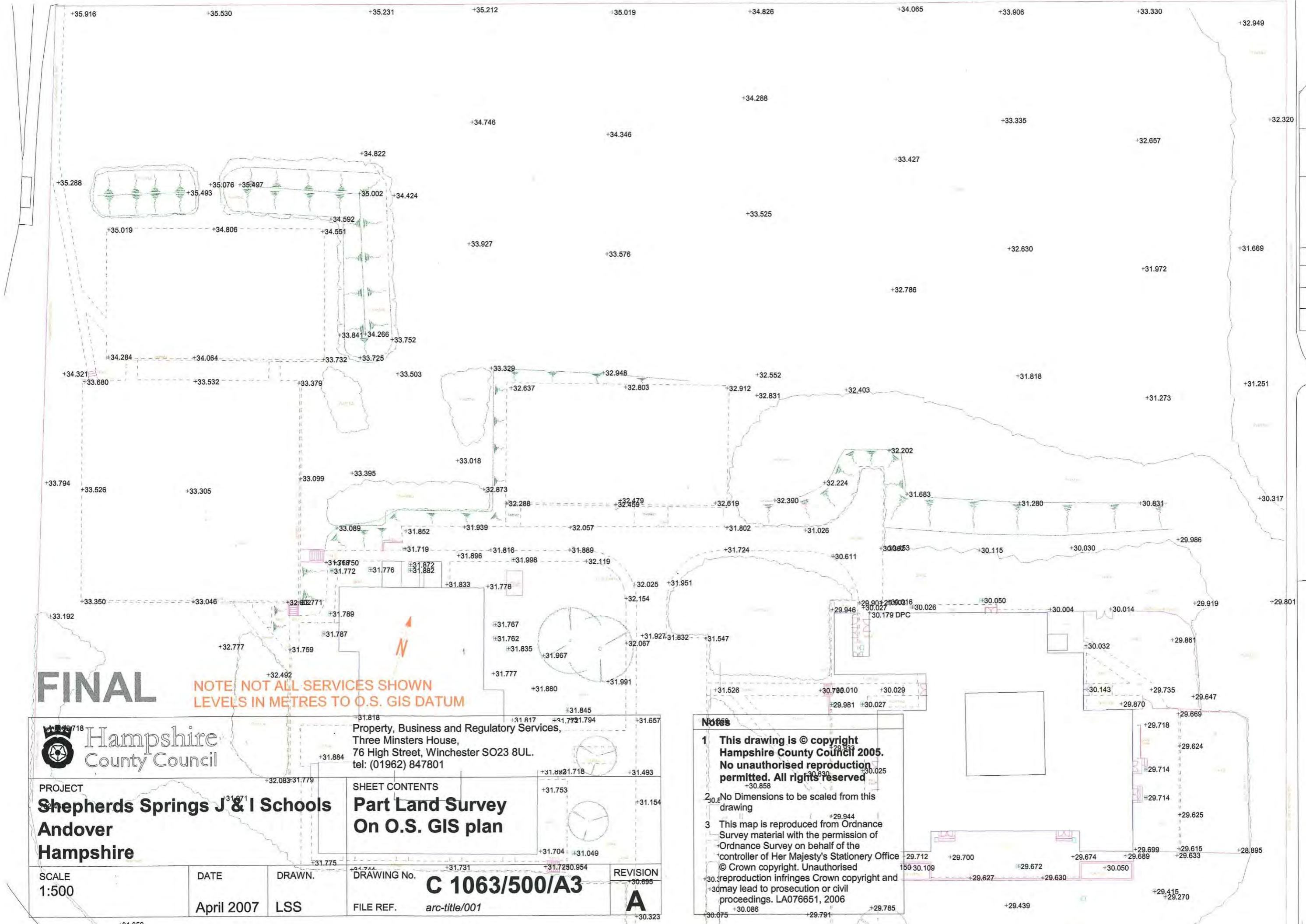
APPENDIX 1
SITE CONTEXT

SITE CONTEXT

-  the site
-  footpaths
-  controlled crossing
-  bus stops
-  proposed site access
-  Tree Preservation Order (TVBC 0968)
-  Education Centre
-  Childrens' Centre
-  local shops
-  Church Centre & Hall
-  public open space
-  equipped play area
-  floodlit MUGA
-  adjacent residential areas



APPENDIX 2
LAND SURVEY



FINAL

NOTE: NOT ALL SERVICES SHOWN
LEVELS IN METRES TO O.S. GIS DATUM



Property, Business and Regulatory Services,
Three Minsters House,
76 High Street, Winchester SO23 8UL.
tel: (01962) 847801

PROJECT
**Shepherds Springs J & I Schools
Andover
Hampshire**

SHEET CONTENTS
**Part Land Survey
On O.S. GIS plan**

SCALE 1:500	DATE April 2007	DRAWN. LSS	DRAWING No. C 1063/500/A3	REVISION A
			FILE REF. arc-title/001	

Notes










- 1 This drawing is © copyright Hampshire County Council 2005. No unauthorised reproduction permitted. All rights reserved
- 2 No Dimensions to be scaled from this drawing
- 3 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LA076651, 2006

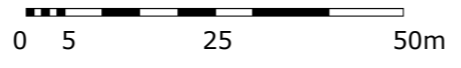
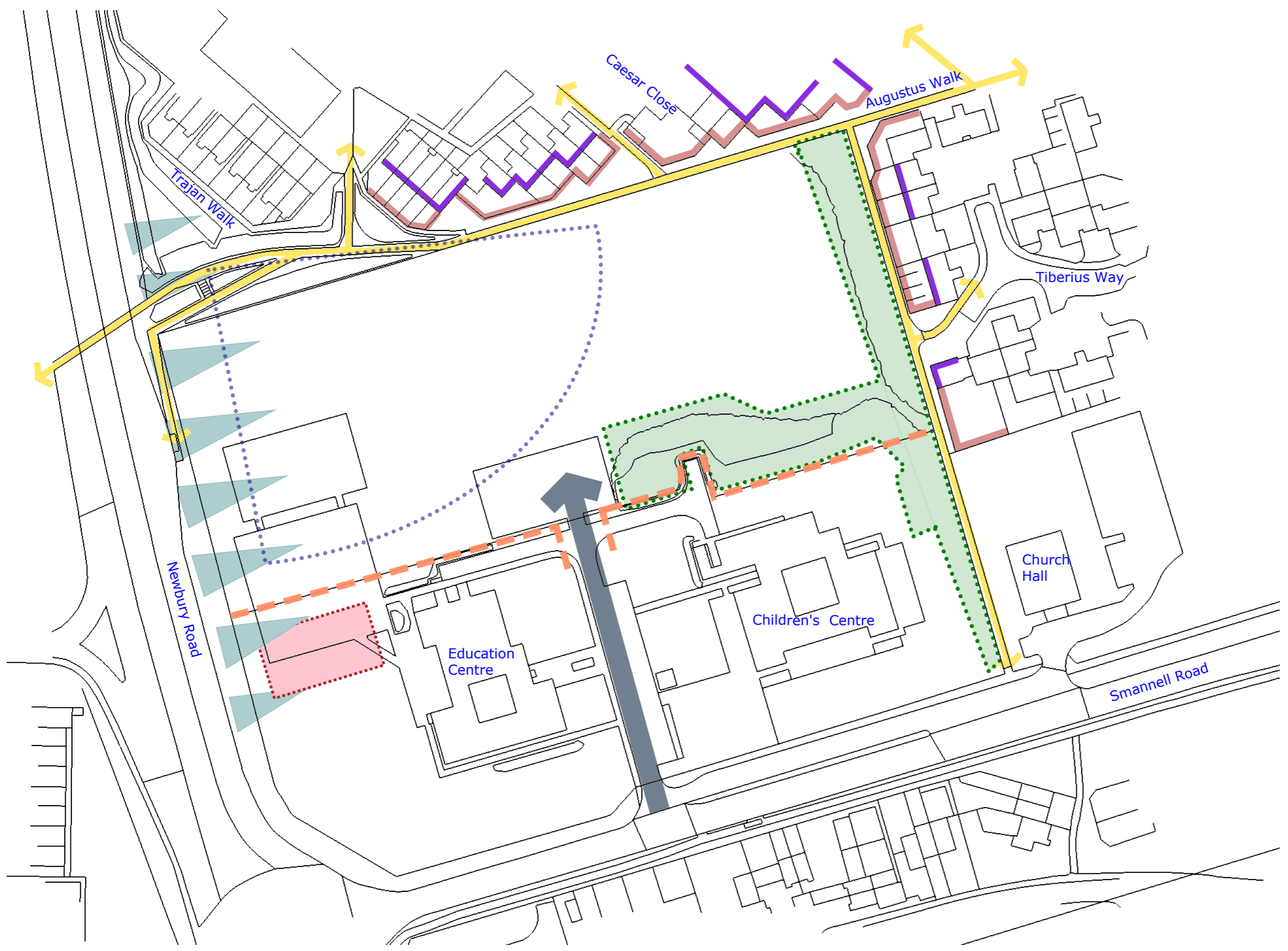
APPENDIX 3
DESIGN CONSTRAINTS



Property Services


DESIGN CONSTRAINTS

-  single point of vehicular access
-  secure boundaries to Education / Children's Centres
-  Tree Preservation Order: TVBC.0968
-  'unsurveilled' public footpaths, generally behind back gardens
-  back garden walls and fences
-  potential overlooking of / from neighbouring houses
-  public views over site from footbridge
-  potential noise from MUGA (school hours)
-  road traffic noise requiring mitigation



Drawing No: Y0369-110310-design constraints

Rev: Date: 10.03.11

Scale: 1 : 1,000 @ A3 







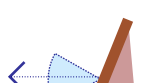



This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2010

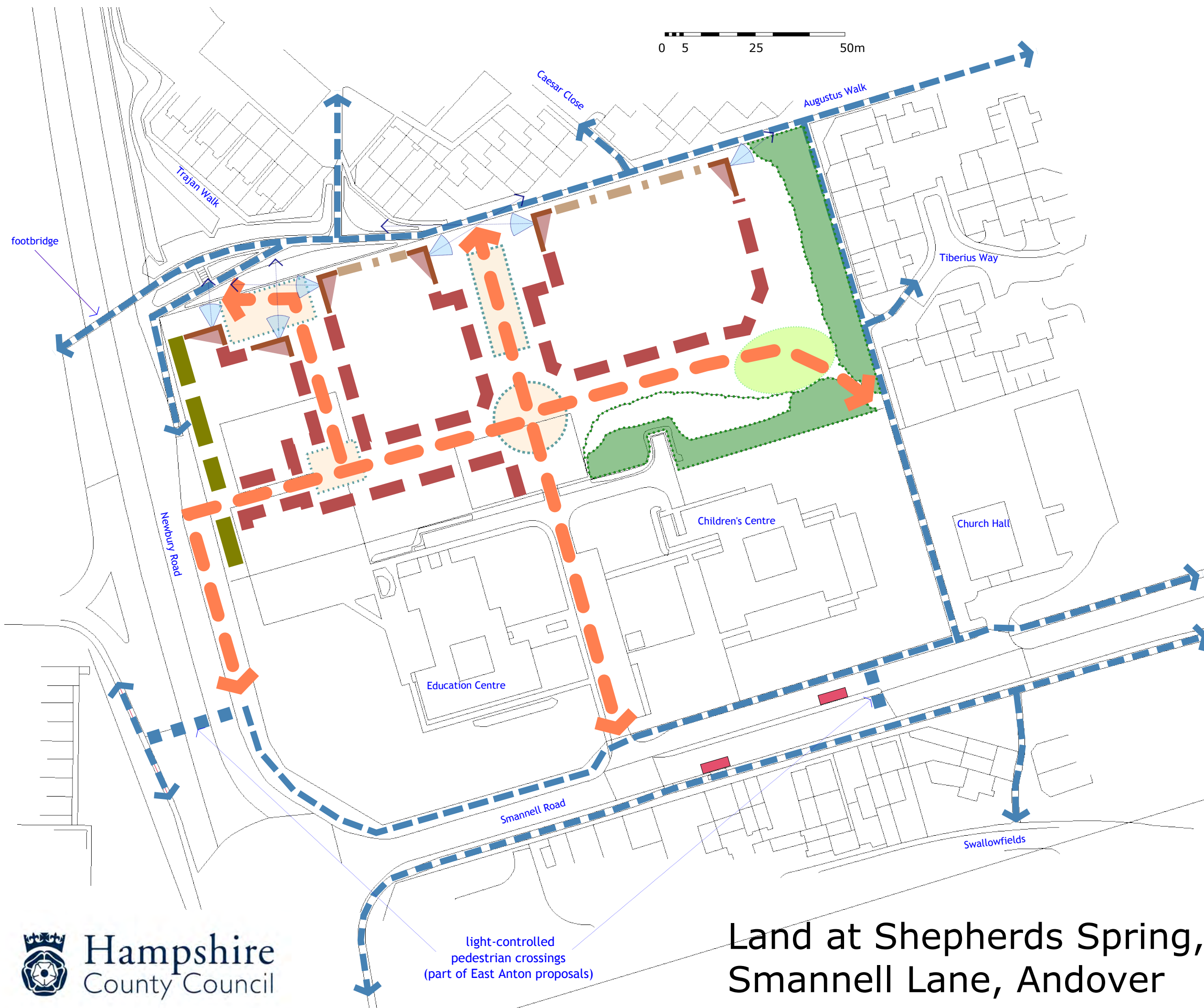
Drawing for illustrative purposes only

Set page scaling to NONE under page handling when printing to PDF

APPENDIX 4
DESIGN OPPORTUNITIES

DESIGN OPPORTUNITIES

-  public amenity provided by retained trees
-  focus for informal open space provided in secluded corner
-  movement network based on existing pedestrian routes and potential desire lines
-  movement network based on existing pedestrian routes and potential desire lines
-  distinctive public streets and spaces formed around movement network
-  public streets and spaces enclosed and overlooked by building frontages
-  natural surveillance along Augustus Walk from new buildings
-  garden boundaries enclosed to provide privacy and security
-  mitigation of road noise provided by controlled aspect to buildings and landscaped barrier
-  existing bus stops






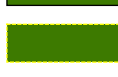

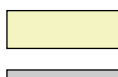

light-controlled pedestrian crossings (part of East Anton proposals)

Land at Shepherds Spring, Smannell Lane, Andover



APPENDIX 5
ILLUSTRATIVE LAYOUT

ILLUSTRATIVE LAYOUT

-  existing buildings
-  proposed buildings
-  grass / soft surface
-  existing trees retained
-  protected trees
-  trees to be removed
- proposed new landscaping not shown
-  private / shared surface
-  adoptable road
adoptable footway



Drawing No: Y0369-111027-illustrative layout

Rev: A Date: 27.10.11

Scale: 1 : 1,000 @ A3



This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2010

Drawing for illustrative purposes only

Set page scaling to NONE under page handling when printing to PDF

APPENDIX 6
HOUSING MIX

HOUSING MIX

-  one bedroom
-  two bedroom
-  three bedroom
-  four bedroom
-  affordable dwelling



0 5 25 50m

Drawing No: Y0369-110304-housing mix	
Rev:	Date: 17.03.11
Scale: 1 : 1,000 @ A3	



This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2010

Drawing for illustrative purposes only




Set page scaling to NONE under page handling when printing to PDF

APPENDIX 7
OUTDOOR SPACES



Property Services

OUTDOOR SPACES

-  retained tree belts
-  public open sapce
-  private/shared amenity
-  private back gardens



Drawing No: Y0369-110304-outdoor spaces

Rev: Date: 17.03.11

Scale: 1 : 1,000 @ A3



This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2010

Drawing for illustrative purposes only

Set page scaling to NONE under page handling when printing to PDF

APPENDIX 8
PARKING

PARKING

- garage (x 15)
 - on plot space (x 34)
 - allocated space (x 24)
 - unallocated space (x 16)
- total spaces = 89



Drawing No: Y0369-110304-parking

Rev: Date: 17.03.11

Scale: 1 : 1,000 @ A3



This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2010

Drawing for illustrative purposes only

Set page scaling to NONE under page handling when printing to PDF

APPENDIX 9
SURVEILLANCE ALONG AUGUSTUS WALK



POTENTIAL SURVEILLANCE OF AUGUSTUS WALK FROM NEW DWELLINGS

elevations offering direct surveillance

existing street light (notional light spread)

surveillance from ground and first floor

indicates areas along Augustus Walk potentially visible within 20 metres of elevations to proposed new dwellings

surveillance from ground floor only

Augustus Walk



Property Services

Drawing No: Y0369-110304-surveillance

Rev: Date: 17.03.11

Scale: 1 : 500 @ A3



This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2010

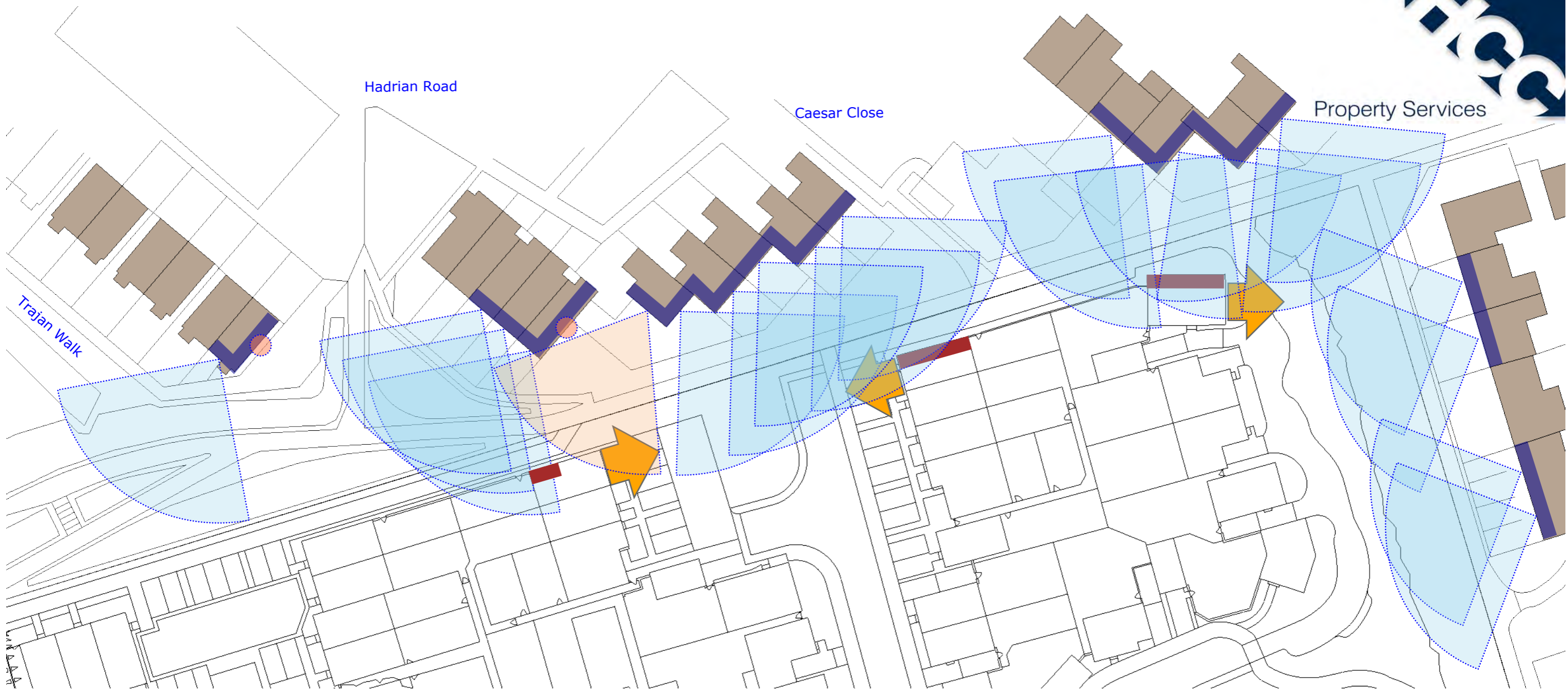
Drawing for illustrative purposes only

Set page scaling to NONE under page handling when printing to PDF


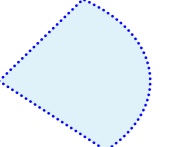

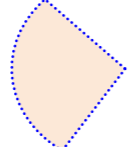





Land at Shepherds Spring, Smannell Lane, Andover

APPENDIX 10
CONTROLLED ASPECT ALONG AUGUSTUS WALK

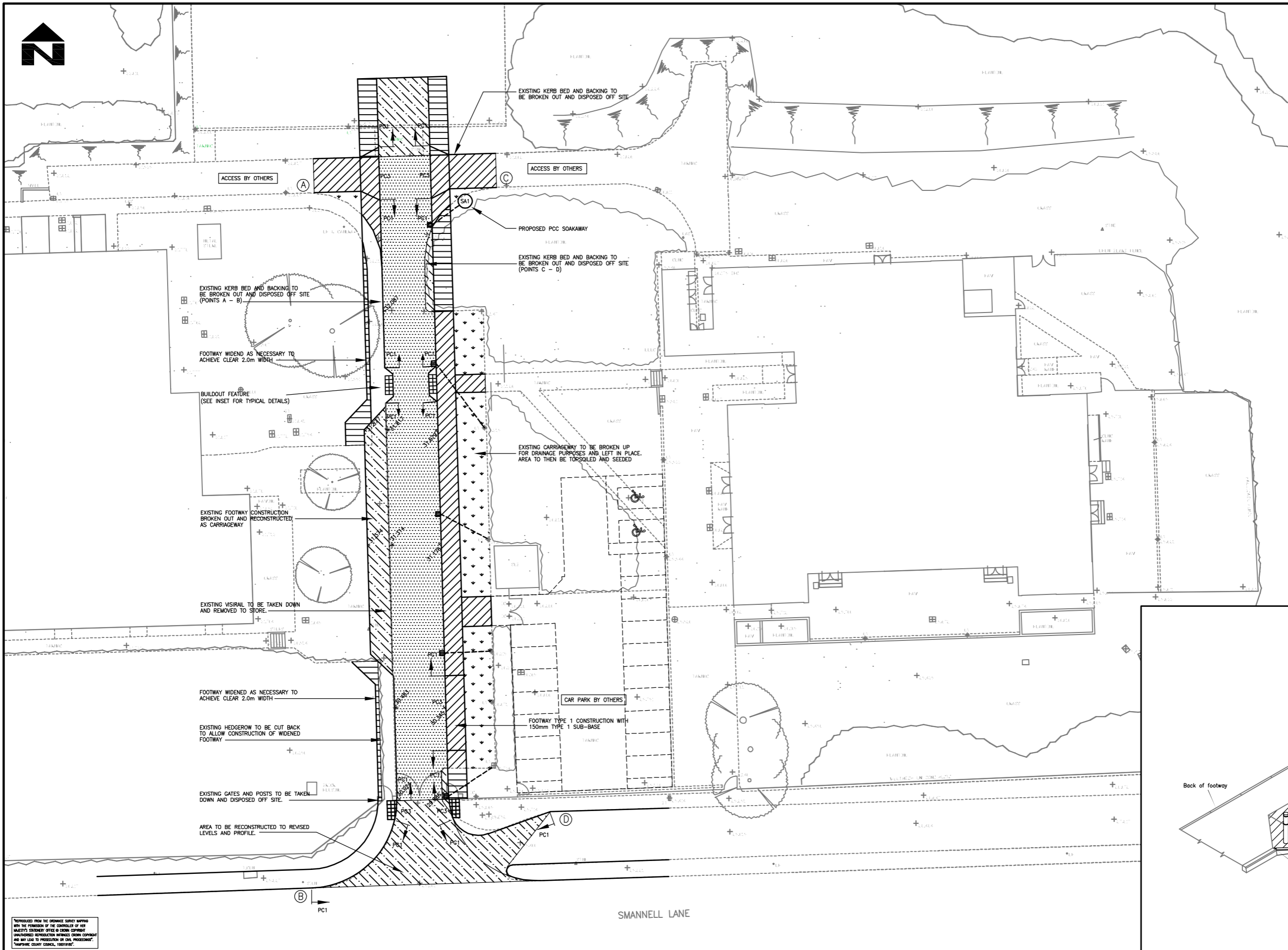


CONTROLLED ASPECT TO NEW DWELLINGS ALONGSIDE AUGUSTUS WALK

-  existing dwellings with upper floor windows within 21 metres of site
-  21 metre 'vision arc' from habitable room window(s) on upper floors
-  obscure glazed window on first floor gable elevation
-  21 metre arc from non-habitable room window at first floor
-  first floor elevations of new dwellings with controlled aspect (no habitable room windows)
-  front aspect of new dwellings

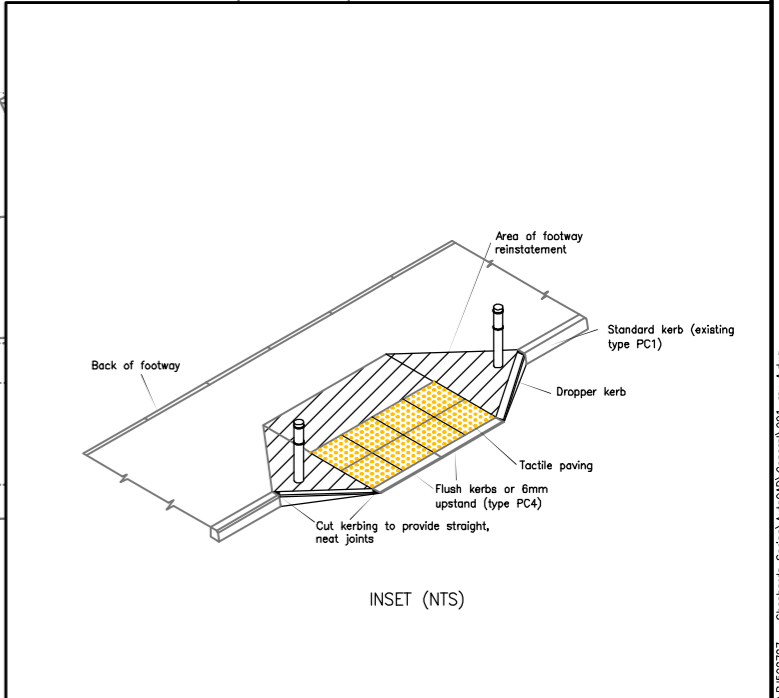
Drawing No: Y0369-110304-controlled aspect	
Rev:	Date: 17.03.11
Scale: 1 : 500 @ A3	
	
<p>This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2010</p>	
Drawing for illustrative purposes only	
Set page scaling to NONE under page handling when printing to PDF	

APPENDIX 11
ACCESS ROAD DETAILS



- NOTES:**
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS DRAWINGS.
 2. ALL KERBS TO HAVE 100mm FACE WITH PCC EDGINGS TO REAR PROPOSED FOOTWAYS.
 3. ALL FOOTWAYS TO HAVE 1:40 CROSSFALL TOWARDS CARRIAGEWAY.
 4. DEVELOPMENT DRAINAGE OMITTED AT THIS STAGE FROM ACCESS ROAD. POTENTIAL ROUTE SHOWN TO NORTH AND EAST OF MAIN BUILDING.

- LEGEND:**
- PROPOSED CARRIAGEWAY OVERLAY:
35mm SMA SURFACE COURSE
65mm DBM BINDER COURSE
150mm COLD RECYCLED MATERIAL (FOAM MIX)
 - PROPOSED CARRIAGEWAY CONSTRUCTION:
35mm SMA SURFACE COURSE
65mm DBM BINDER COURSE
150mm COLD RECYCLED MATERIAL (FOAM MIX)
150mm WET LEAN CONCRETE C10 BASE
 - PROPOSED TYPE 1 FOOTWAY CONSTRUCTION:
WITH 150mm COLD RECYCLED BASE MATERIAL
 - PROPOSED TYPE 1 FOOTWAY CONSTRUCTION:
 - EXISTING SURFACING TO BE BROKEN UP AND LEFT IN PLACE. AREA TO RECEIVE 200mm TOPSOIL AND SEED
 - PROPOSED TACTILE PAVING
 - PROPOSED KERBING, REFER TO HCC DRAWING NUMBER HCCB/C/010 FOR DETAILS
 - PROPOSED TRAPPED ROAD GULLY WITH 150mm CONNECTION
 - EXISTING LEVEL
 - PROPOSED LEVEL



REPRODUCED FROM THE ORDNANCE SURVEY MAPS WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE IN CROWN COPYRIGHT. UNAUTHORIZED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. © HAMPSHIRE COUNTY COUNCIL, 2009/2010.

REV.	DESCRIPTION	DATE	DRAWN	CHKD	APPD
A	ADDITION OF BUILD OUT FEATURE	SEPT. 08	EC	EC	DD
	AMENDMENT				

CLIENT
HAMPSHIRE COUNTY COUNCIL
PROPERTY BUSINESS AND REGULATORY
ESTATES PRACTICE

CONSULTANT
Hampshire County Council Engineering CONSULTANCY
STUART JARVIS BSc DipTP FCIHT MRTP: DIRECTOR OF ECONOMY, TRANSPORT & ENVIRONMENT

DRAWN: JEMR
CAD: JEMR
CHECKED: PG PG
APPROVED: DD DD
SCALE: A1
1:200
DATE: NOV 2007

SCHEME: SHEPHERDS SPRING SCHOOL ANDOVER
DRAWING TITLE: GENERAL ARRANGEMENT
HCC CADSET 30.Nov.2011 at 10:30am
JOB No. R.J502727
SHEET No. 502727/001
REV: A
SUFFIX: -

hcc: c:\eng\roads\schemas\R502727 - Shepherds Spring\AutoCAD\General\001_rev_A.dwg

APPENDIX 12
BUILDING SCALE PARAMETERS



Property Services

INDICATIVE SCALE PARAMETERS

Drawing No: Y0369-111012-scale

Rev: Date: 12.10.11

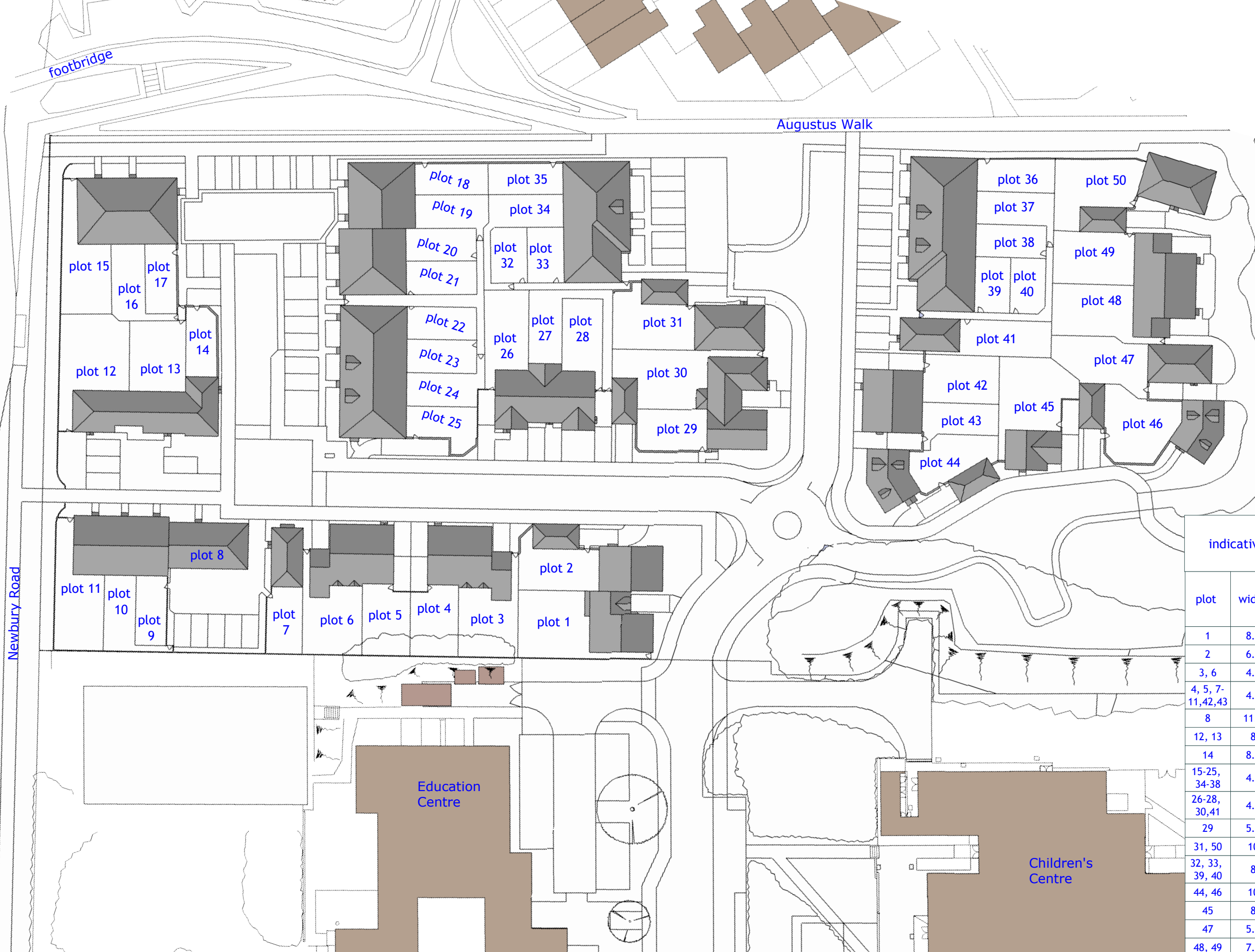
Scale: see scale bar



This map is reproduced from material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (100019180) 2011

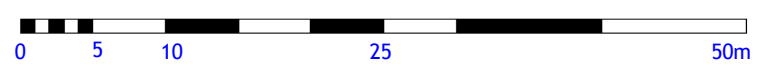
Drawing for illustrative purposes only

Set page scaling to NONE under page handling when printing to PDF



indicative building scale - upper limit (metres)

plot	width	depth	ridge height x roof pitch			
			40°	30°	25°	mono
1	8.8	9.1	8.8	7.65	7.2	6.6
2	6.5	9.1	8.8	7.65	7.2	6.6
3, 6	4.7	8.9	8.6	7.5	7	6.5
4, 5, 7-11, 42, 43	4.5	8.5	8.6	7.5	7	6.5
8	11.3	6.6	7.3	6.4	6	5.7
12, 13	8	6	7.5	6.7	6.4	6
14	8.5	4.7	7	6.4	6	5.8
15-25, 34-38	4.7	9.5	9	7.75	7.25	n/a
26-28, 30, 41	4.7	8.5	8.6	7.5	7	6.5
29	5.7	8.5	7.4	6.65	6.35	6
31, 50	10	6.5	7.75	6.9	6.5	6.15
32, 33, 39, 40	8	8.2	8.45	7.4	6.9	n/a
44, 46	10	6	8.8	8.35	8.15	n/a
45	8	5.7	7.4	6.65	6.35	6
47	5.5	9.1	7.3	6.6	6.3	6
48, 49	7.5	8.9	8.75	7.6	7.1	6.6



APPENDIX 13
ILLUSTRATIVE BIRD'S EYE VIEWS

ILLUSTRATIVE BIRD'S EYE VIEWS



looking from north-west



looking from north-east



looking from south-west



looking from south-east

