

HUNTS GROVE

# FARMHOUSE TRIANGLE EXTENSION

DESIGN AND ACCESS STATEMENT



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*John Simpson Architects' approach has been to create a townscape reminiscent of a settlement that has grown organically over time. This is something that John Simpson Architects have successfully carried out for other landowners including the Ernest Cook Trust, the Duchy of Cornwall and the Grosvenor Estate.*



HUNT'S GROVE  
FARMHOUSE TRIANGLE EXTENSION  
DESIGN AND ACCESS STATEMENT

PREPARED BY **JOHN SIMPSON ARCHITECTS**

DOC.010 REV A FEBRUARY 2022

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*“Well designed, high quality homes and tree lined streets should be the norm, not the exception.”*

*This is what the Housing secretary said at the launch of Living with Beauty report published by the Building Better, Building Beautiful Commission in January 2020.*

*The masterplan for the Farmhouse Triangle site embodies those principles of beauty, character and sense of place that underpin the commission’s report. This neighbourhood is designed to form the centre that Hunts Grove, as a development, currently lacks. To do this, it is built around a tight structure of interconnected streets, lanes and squares, the sort you would expect at the heart of a traditional settlement. In addition to this a new mixed use community element has been introduced around several of the green squares so as to give this neighbourhood a unique sense of place and identity that lifts the spirits and will contribute to the long term well-being of all the inhabitants of Hunts Grove.*

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Above: JSA designed houses framing a well-defined space. The houses are linked together in terraces to form public spaces creating a network of interlinked streets and squares as if they were a series of outdoor rooms to a building.

Preceding Page: View into new public square at the entrance to Farmhouse Triangle

*This development model naturally accommodates homes for a wide variety people of different incomes and age groups in a manner that is secure, sustainable, incorporates required car parking and uses the concept of mews courts to provide smaller mews houses and apartments to encourage younger and older family members to live side by side as a community. The larger detached and semi-detached properties provide continuity with Hunts Grove by building on the character that has already been established along the spine road, while the remaining housing is organised along tighter streets with groups of townhouses and terraces.*

1. Introduction

1.1 This Full Planning Application for the Hunts Grove Farmhouse Triangle Extension (FHTE) is made on behalf of Colethrop Farm Limited (CFL). This application should be considered in relation to the Reserved matters planning application for the Farmhouse Triangle (FHT) also submitted on behalf of CFL and granted permission on 26th October 2020, as well as the plans for the Community Centre and playing fields submitted by Crest Ltd. in 2020 for determination by Stroud District Council.

1.2 The application seeks a full planning permission for residential development (Use Class C3), community hub (Use Class E), local retail and commercial space (Use Class E), allotments, bio-diversity habitat and associated infrastructure and landscape works.

1.3 This full planning application seeks to complete the consented Farmhouse Triangle scheme which sits within Hunts Grove. It comprises a net addition 76 residential dwellings, plus minor amendments to the positioning to 9 dwellings which have the benefit of planning permission (RefS.20/0087/REM) (refer to Appendix 1). It also provides for the re-use of Haresfield Farmhouse building as a commercial community hub enterprise (a building which was previously earmarked for demolition).

1.4 In addition to this, it seeks to introduce small-scale local retail and commercial space to supplement and support the adjacent community building, sports area and nearby Hunts Grove Primary Academy School; all of which represent the heart of this community. The proposals also incorporate 30% affordable housing.

- 1.5 The proposals also include the provision of allotments across two sites, with enhanced facilities including:
- Additional allotment provision above and beyond that sought through the Hunts Grove S106 Agreement.
  - Closer walking and cycle access by providing two allotment sites.
  - Improved facilities including groundsman's store, raised planting beds
  - New wildlife area.

1.6 The allotment provision represents a net gain for Hunts Grove and is complemented by wildlife planting and ecological areas.



1.7 The FHT site also contains Colethrop Farmhouse, the only original local building on the site. This now be retained and put to use to serve the local community rather than demolished as proposed in the Hunts Grove outline planning permission.

1.8 The original Huts Grove outline planning permission, no. S.06/1429/OUT, granted in 2006 and subsequently modified to no. S15/1498/VAR in 2015, had always intended that this area should form part of the centre of Hunts Grove (refer to Figure 1). It was for this reason that the Community Centre and playing fields, the focal point for the Hunts Grove community, was located in this area.

1.9 Moving the commercial elements from the centre to another site closer to the A38 left the community centre and the school which should form the social heart of the development somewhat stranded (refer to Figure 2). It seemed appropriate therefore to try to counteract this in the design by considering

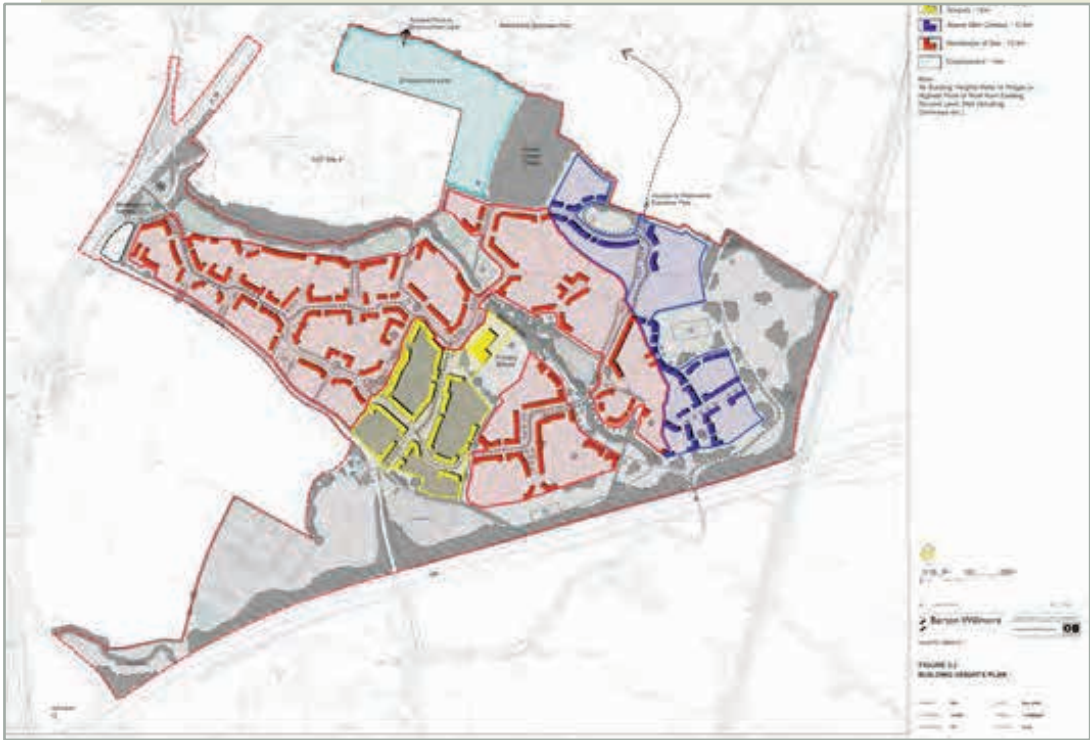


Figure 1. Original Hunts Grove masterplan showing Local Centre highlighted in yellow and including Farmhouse Triangle

the FHT as a connected element with the community centre site and the Farmhouse Triangle Extension (FHTE) site all as one and develop an urban structure for the area which feels like the centre of Hunts Grove. For this reason, a large proportion of the buildings in the FHT and the FHTE are connected terraced buildings forming a tighter knit urban structure of streets, lanes and squares reminiscent of the centre of an old town. This is augmented by the provision of further community related uses which are proposed within the existing Farmhouse building and another new building each related to a new small urban

square. Mews type spaces have been also provided to create a larger proportion of smaller dwellings and to manage car parking so as to satisfy the standards required by the highways authority.

1.10 The design of the Farmhouse Triangle (FHT) together with that of the Farmhouse Triangle Extension (FHTE) are conceived in keeping with the recommendations of the Building Better Building Beautiful Commission's report "Living with Beauty" which promotes creation of townscapes:

"In a successful settlement the buildings form a whole that is greater than the sum of its parts: in the words of the RIBA's guidance The Ten Primary Characteristics of Places People Want to Live, it forms a 'townscape'. By building along streets and around squares, we create enclosures and sequences, rather than a smattering of units. By ensuring that those streets form a well-connected network, flowing towards civic centres



Figure 2. 2007 Updated illustrative Hunts Grove masterplan showing the commercial Neighbourhood Centre relocated away from the Farmhouse Triangle.

and public spaces, we create the beginnings of a liveable town, something that forms a unity like an artwork."

1.11 The FHTE masterplan is designed in line with the National Design Guide published in 2021 and meets ten characteristics of well designed place as set out in the document:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.



- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

1.12 In keeping with the Guide the proposals reverse the demolition of existing Farmhouse buildings achieving

“Sensitive re-use or adaptation (which) adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”

Proposed use of the building as a commercial community hub enterprise enhances the mixed use element of the scheme as well as providing a focus for the community related activities helping in the creation of:

“Successful communities (which) require a range and variety of local services and community facilities ....

These:

- represent the varied needs and aspirations of the existing and future local community, including all ages and abilities;
- support everyday life and encourage sustainable lifestyles;

- are convenient and within walking or cycling distance on accessible routes to local homes and other facilities; and
- are located to complement rather than conflict with neighbouring uses in terms of noise, servicing and ventilation.”

1.13 The masterplan implements Guide's recommendation relating to the need for a distinct identity.

“Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.”

1.14 Although the centre's commercial content has been relocated to a site adjacent to the A38, the design objective remains for this combined area to read formally as a small urban centre. Consequently, the development's form and arrangement has been conceived in relatively tight lanes and alleys to reflect an historic town area from which the rest of Hunts Grove has subsequently grown. This is not unlike the centre of a historic town or village which retains its character despite having lost its former shops and facilities. To define this relatively tight network of public spaces, therefore, the centre contains a higher number of terraced houses and mews

Below: A varied group of houses together with brick garden walls provide an edge to the development as designed by JSA at Poundbury for the Duchy of Cornwall.





accommodation than elsewhere in Hunts Grove. This also supports energy efficiency and carbon reduction.

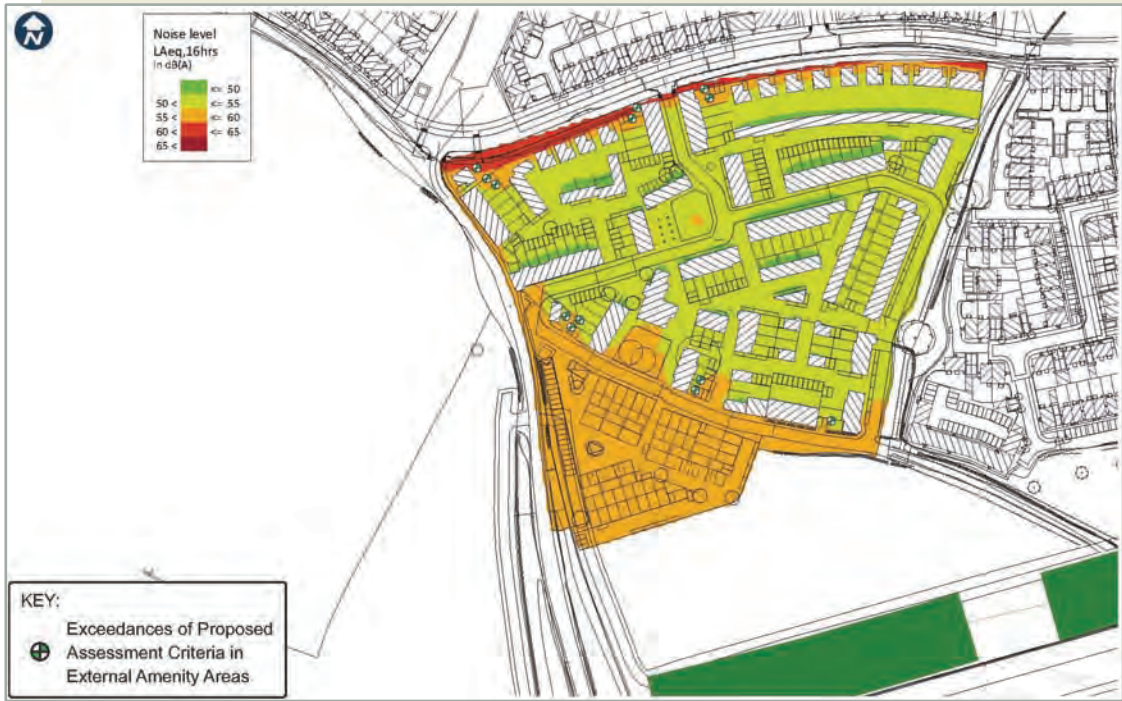
1.15 Well defined streets and squares together with the mixture of uses and carefully considered architectural treatment give this neighbourhood a unique sense of place and identity designed to contribute to the long term wellbeing of all the residents of Hunts Grove.

1.16 Within this document, the areas FHT, FHTE, and the Community Centre are referred to as the 'historic centre'.

1.17 The 'historic centre' is subject to some noise from the adjacent M5, which runs in parallel with the development to the south; this is no different to the rest of the southern edge of Hunts Grove which is often closer to the Motorway. The most effective way of alleviating this is to use the buildings themselves as a barrier parallel with the motorway, shielding the external open space and gardens within the development. FHTE provides means to create a public square in front of the retained farmhouse where two fine existing specimen trees stand and makes it possible to provide appropriate sound attenuation to both this public space and the residential properties themselves. Without the FHTE, sound attenuation in relation to open space its functionality would be compromised. [See Fig. 3]



Above: Examples of houses and public spaces within the surrounding development of Hunts Grove.



1.18 In order to achieve this, the development boundary as set out in the outline planning application - needs to be extended into the triangle of land South of the FHTE. As per the outline planning permission and reserved matters application submitted on January 8th 2020 [see Fig. 4], this is allocated for:

Figure 3. Impact of noise on the significant public space in front of the Farmhouse.



- A green buffer zone between the neighbouring M5 and development.
- Allotments.
- A retained pond.

Figure 4. Land south of Farmhouse Triangle - allocation as set out in outline masterplan

## 2. Context and Site:

2.1. In order for this site to become available for the FHTE, the following alterations are proposed:

2.1.1. The green buffer zone that currently borders between the FHT and allotments will be relocated to the border between the FHTE and new allotments, whilst existing hedging will be retained and used as part of a new green buffer zone for the FHTE. [See Fig. 5]

2.1.2. 2.1.1. As shown on the reserved matters applications for the site submitted by Crest, the area allocated for allotments totals 1.2 Hectares. The proposal will provide 1.39 Hectares of allotments across two sites, 0.64 Hectares on the main FHT site and 0.75 Hectares have been moved to another site South of M5, creating a more even distribution. This new allotment site forms part of this application.

2.1.3. Given that the current pond proposed for the newts would be surrounded by FHTE, its location is inappropriate. It is therefore proposed to provide enhanced and managed wildlife landscaping in a more appropriate location which has been guided by BSG as the ecologist. This is to be collocated it with the proposed Pool Lane allotments.

Below: Examples of houses and streetscapes within the surrounding development of Hunts Grove.





### 3. Site Analysis

Figure 5. Land south of Farmhouse Triangle - allocation as proposed

3.1. For design purposes, the FHT together with the FHTE and Community Centre and playing fields, referred to as the 'historic centre', have been considered as a whole. The FHTE is integral to the functioning of the 'historic centre'. To explain



Figure 6. "Historic Centre" and proposed allotments are well connected to the whole of Hunts Grove.

the function of the FHTE, therefore, the design of the 'historic centre' must be explained in its entirety.

3.2. The FHT is designed as a series of well-defined streets, lanes and alleys that link together several squares, investing the centre with the character of an 'historic centre'. These tight streets and lanes then connect into the footways and



cycleways to the surrounding development which converge on the Community Centre. These include:

3.2.1. A play trail that runs south past the new Community Centre square and playing fields and continues east through the FHT. [See Fig. 6]

3.3. The Community Centre and playing fields form the main focus of the Hunts Grove Community. The Community Centre building also provides changing rooms for the playing fields, a coffee shop, parish office and indoor sports hall.

3.4. In addition to the Community Centre and playing fields, the allotments south of FHTE also form a focus for the Hunts Grove Community.

3.5. The farmhouse, the only original structure to be retained in the centre, is within the FHTE. It is intended that this too would provide a commercial use for the local community and is part of this application. The farmhouse is also inhabited by a colony of bats, and another within an adjacent barn that is to be demolished. Replacement roosts are proposed in a new bat house located within the allotments site at the Southwest Corner of the FHTE site and a full explanation of the proposed approach to the bat roosts can be found in the Ecology Assessment.

3.6. As explained in section 1.7, one of the key principles behind the FHTE design has been to use it to create an improved outside environment ensuring that noise levels from the M5 are further minimised. In order for this to work, the built form must be positioned between the source of the noise and the protected area. However, it is very difficult to achieve any effective noise shielding on a triangular site, particularly when the site frontage runs at an oblique angle to the source of the noise and is additionally flanked by Haresfield Lane on the west - itself a source of traffic noise. The addition of the FHTE site allows for a satisfactory resolution of this matter by providing a build form capable of delivery of improved noise protection.

3.7. There are two significant views into the 'historic centre' area:

3.7.1. The first is as one approaches the site from the west along the spine road. It is important to signal the Community Centre square as the preeminent public space at Hunts Grove. To this end, a landmark is proposed to draw people into the 'historic centre' site and towards the Community Centre as they approach along the Spine Road. [See Fig. 6]

3.7.2. The second is on entering the site from the south across the Haresfield Lane bridge over the M5. This is important as it provides the main, memorable view towards the landmark feature, integral to Hunts Grove's identity, and needs to be choreographed very carefully. The FHTE site is vitally important in this regard. [See Fig. 6]





Above: JSA designed street with a landmark building terminating the view of Dickens Heath at Solihull near Birmingham.

4. Design Concept:

- 4.1. The 'historic centre' of Hunts Grove is designed as a well-defined, relatively tight network of streets and lanes connecting into the surrounding areas. A hierarchy of spaces has been developed within this network with a number of key squares and a short avenue of trees. The most significant public space is the Community Centre square to the west of the FHT which forms the hub to which all footpaths and cycleways lead. Complementing this is a tall landmark in the form of a spire on the northwestern edge of the FHTE designed to pick up the view as traffic approaches from the west along the spine road, drawing people into the square.
- 4.2. There are two further squares within the 'historic centre':
- 4.2.1. One created in front of the farmhouse where two existing trees sit on the FHTE site. A green space has been formed around these existing trees with all construction, except for access roads, outside the tree protection zones.
- 4.2.2. The second square is proposed on the FHT at the vehicle entrance into the site. Both squares are connected back to the main Community Centre square.
- 4.3. Facilities are proposed to serve the community on each of the squares. A prime candidate for a small business support centre for the community, the farmhouse, presents an ideal opportunity on the FHTE site. On the square outside the FHT site, a mixed-use building is proposed which will allow for 156sqm of retail space in two units with 6 residential flats above. This could be used for a small newsagent or convenience shop. An open public structure is also proposed for the square which could be used in tandem with the retail units.
- 4.4. A short avenue leads out of this square on the FHT site running east and into the development.
- 4.5. A scenario that mimics the organic growth of a 'historic centre' has been superimposed onto the development to give it the appropriate character. This is illustrated in a series of diagrams [see Fig. 7] a likely sequence of growth, should it have occurred over a period of time. These diagrams have been used to inform the masterplan in respect of where to place landmarks and features and has been a key criterion in the design of the different housing groups, each with their own architectural character, individual features and materials reflecting their place within the sequence. By doing this, variety is introduced that avoids the haphazard artificial architectural styles that characterise so many suburban estates. Instead, a more structured set of differences are achieved which provide variation while at the same time leading to a cohesive overall design that invests Hunts Grove with the 'historic centre' it needs as a central feature.
- 4.6. The FHTE provides the opportunity to alter the frontage of the site to run roughly parallel with the neighbouring M5 to

Figure 7. A likely growth sequence devised to inform the distribution of housing character groups, landmarks and features. Periods 1 and 2





the south in order to further reduce noise impact. A relatively straightforward line of terraced buildings can be used to do this.

4.7. The FHTE also provides the opportunity to deal with noise from Haresfield Lane through a series of flats acting as a sound barrier. This will ensure that the new green square around the farmhouse is suitably protected with sound levels reduced to an acceptable level.

## 5. Urban Blocks

5.1. The 'historic centre' divides into 4 blocks which form its streets, lanes and squares.

5.2. To define these public spaces, terraced housing is used along the edge of the block. This enables mews areas to be created in the centre of the blocks at the back of the houses. Not only does this provide a means of servicing houses, but also parking spaces which would otherwise potentially overwhelm the streetscape and be difficult to provide from the street.

5.3. The mews spaces created at the centre of blocks allow for:

Cars to be parked in allocated spaces, relieving pressure on the street so space there can be used for visitors and occasional parking. These allocated spaces are located in garages under mews accommodation or unallocated spaces in the mews area so as to avoid parking courts which can be troublesome. Moreover, residential accommodation within

Figure 8 Right: A likely growth sequence devised to inform the distribution of housing character groups, landmarks and features. Periods 3 and 4



Figure 9 Below: Diagram illustrating sequence of streets, squares and mews areas forming Farmhouse Triangle - the "historic centre" area



the mews has the added benefit of providing self-policing which contributes to the overall safety of the development.

Rubbish to be collected at the backs of houses leaving the streets clear of bins on collection days.

Provision of secondary entrances to the terraced houses and gardens, as well as easy access to cars, kitchens, rubbish bins.

5.4. The FHTE is organised as a simple block following the principles listed above. [see Fig. 9]

Below: JSA designed example of public square incorporating a small office building at a development in Dorset.





*The Farmhouse Triangle masterplan embodies principles of beauty, character and sense of place. It is designed to form the centre of Hunts Grove and built around a tight structure of interconnected streets, lanes and squares, the sort you would expect at the heart of a traditional settlement. It provides this new settlement with much needed identity.*



Figure 10. Farmhouse Triangle Extension Masterplan shown in context of approved Farmhouse Triangle.



## 6. Housing types

6.1. The 'historic centre' uses four interwoven groups of buildings. Location and character at each of these groups follows a scenario devised to mimic the organic growth of a small town [See Fig. 7 and 8]:

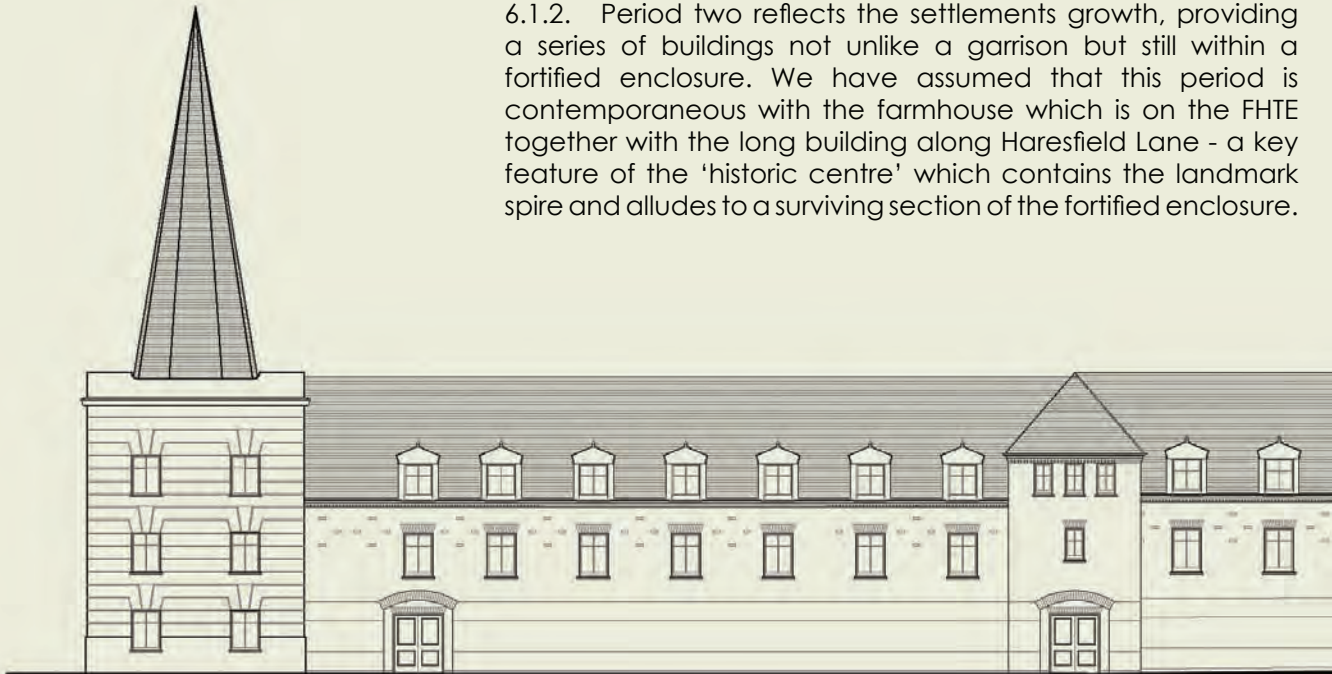
6.1.1. Period one alludes to the origins of the town as a fortified settlement. There are few of these buildings and they appear as features with steep pitched roofs, rendered walls, and smaller windows. Used on the Farmhouse Triangle site only.



D: FRONT ELEVATION

E: REAR ELEVATION

6.1.2. Period two reflects the settlements growth, providing a series of buildings not unlike a garrison but still within a fortified enclosure. We have assumed that this period is contemporaneous with the farmhouse which is on the FHTE together with the long building along Haresfield Lane - a key feature of the 'historic centre' which contains the landmark spire and alludes to a surviving section of the fortified enclosure.



C: WEST ELEVATION

6.1.3. Period three reflects subsequent development into a small town with terraced houses built in buff brick with slate roofs or similar and railings picking up on a very eighteenth century feel which was common to some buildings in the locality.



C: FRONT ELEVATION

D: REAR ELEVATION

6.1.4. Period four reflects further growth with bay windows, red brick, and slate roofs or similar again picking up on a later type of building common to the locality.



C: FRONT ELEVATION

D: REAR ELEVATION



FARMHOUSE TRIANGLE EXTENSION

6.2. The different housing types also dictate the relationship between the street and houses:

6.2.1. The front boundary of period four houses has hedges planted in front of the houses and provides a permanent green presence within the development.

6.2.2. Railings are positioned at front of the houses for period three.

6.2.3. Period one and two houses sit at the back edge at pavement.

6.3. By using these housing types, the development is built according to a pattern that mimics the growth of a town to ensure that the design of the 'historic centre' is appropriate whilst providing variety cohesively. Moreover, by referring to other prominent local buildings, the development is further tied to its context. (refer to Figure 11)



Figure 11 Below: Farmhouse Triangle Extension street elevation with a mix of housing types mimicking organic growth.

6.4 The quality of the space created depends to a great degree on the quality of architecture, its design, detail, and execution. John Simpson Architects have been involved with numerous settlements as masterplanners, architects and many cases both. Some of them are now fully realized and have proved themselves to be successful and popular, so much so that they were used as examples of good practice in various government publications. We have applied our experience to the design of the historic centre to ensure that it will positively contribute to Hunts Grove as a whole.

6.5 Some examples of the realised projects in Dickens Heath, Fairford Leys and Poundbury are shown below to illustrate the outcomes of our approach to the design of new settlements, where streets and squares are defined by terraced housing used along the edge of the block creating mews areas in the centre of a block and the variety is introduced in considered and structured manner which mimics organic development.

Left Top and Bottom: Examples of JSA designed townscape incorporating buildings of varying scale and character.







Above: Streets with variety of housing types including mews accommodation, small terraces and detached houses as designed by JSA.

7. Landscape

7.1. Landscape proposals for the development have been designed to retain and enhance existing mature site features as well as incorporating new shrub and tree planting where appropriate. Tree species have been chosen to provide year-round interest with smaller fruiting varieties selected for inclusion within rear gardens.

7.2. An integrated sustainable drainage system has been designed to deal with surface water run off. The inclusion of raingardens provides functional and attractive landscape features. The planting has been selected to provide attractive flowering species such as Achillea and Kniphofia for spring and summer interest and winter present foliage in the form of grasses such as Stipa and Miscanthus.



Figure 12. Allotments site 1

7.3. The site will provide two new allotment sites. One directly to the south of the proposed development (see Figure 12) and one to the south-east (see Figure 13).

7.4. Allotments have known health and wellbeing benefits and encourage communities to be more sustainable. Their provision not only provides space for food growing but also an active social space.

7.5. The design provides allotment plots at a range of sizes in line with best practise guidance provided by the National Allotment Society along with raised beds. Plots are separated





by mown grass strips and water troughs are located throughout.

7.6. Tree planting across the allotments incorporates a variety of edible fruiting species such as Apples, Pears, Cherries, Plums and Mulberry. Edible nut producing tree species have also been selected such as Walnut, Sweet Chesnut and Hazel.

7.7. A chain link fence with lockable access gates will provide security to the allotments with Hedgehog holes to give Hedgehogs access through the allotments. Car and cycle parking is provided to ensure that the allotments are able to serve those within the wider community. The access road and parking areas within the allotments are to be surfaced with a permeable reinforced grass system.



Figure 13. Allotments site 2

7.8. The second allotment site will provide an additional area for ecological enhancement for the benefit of local wildlife. This includes the provision of ponds, woodland, native structure planting and meadow grassland. An informal mown footpath will provide access to the local community along with interpretation boards (see Figure 13).

7.9. Hard Landscaping:

7.9.1. Pavements will be dressed with a concrete cast conservation curb.

7.9.2. The open structures will have paving underneath.

7.9.3. Refer to JSA drawing PL.26

7.10. For further information refer to the Landscape Architects design package.







## 8. Ecology

8.1. An Ecological Assessment for Farmhouse Triangle Extension and Allotments, Colethrop Farm was prepared by BSG Eccology, and it concluded that:

8.1.1. The proposed development comprises residential development (Use Class C3), community hub (Use Class E), local retail and commercial space (Use Class E), allotments, bio-diversity habitat and associated infrastructure and landscape works at two physically separate sites: the Farmhouse Site and the Allotment Site. The development will result in the renovation of the farmhouse and the loss of other farm buildings, the farmhouse garden and associated pond, hedgerow, an arable field, small areas of neutral grassland a, scrub and tall ruderal vegetation and improved grassland. It will also require the translocation of the great crested newt population from the Farmhouse site to the Allotment Site and the provision of new bat roosting habitat and bird breeding habitat (See Fig.14).

8.1.2. A number of designated sites of internationally importance for nature conservation occur within a 10 km radius of the application Site. No statutory designated sites occur within 2km of the Site. Given the scale and nature of the proposed development and distance from designated areas, no direct or indirect impacts on such sites are predicted.

8.1.3. The majority of the habitats on the Sites are common and widespread with limited ecological value. However some



Figure 14. Elevations of the proposed bathhouse building providing a new bat roost.

habitats such as the hedgerows, the pond, the shorn Brook and associated broadleaved woodland and the two mature redwood trees are considered to be of value in the Local context. The Farmhouse Site supports roosting and foraging bats with up to 6 species recorded, great crested newts, and nesting birds, all of which are considered to be of value in the Local context

8.1.4. Potential impacts arising on habitats and species of ecological value (Local value and above) have been assessed taking account of proposed mitigation measures and impacts are assessed as being either neutral or positive significant at the Local Level. The proposed development will deliver a 57% net gain in biodiversity value.

8.2. For full details please refer to the Ecological Assessment by BSG Eccology.

## 9. Energy and sustainability statement

9.1. The Farmhouse Triangle buildings are to be built to meet the new 2021 building regulations, so there will be significant carbon reduction/ energy saving. We propose to employ a mix of techniques:

- Fabric first- energy need reduction.
- Terraced dwellings- reduced thermal loss
- Solar orientation for some buildings.
- Through administration of the new building regulations the likely expectation is to source some energy from Air-source Heat Pumps.
- Where a dwelling has on-plot parking, one space will have an EV charging point.









10. FHTE housing types:

Preceding Page: View of Farmhouse Triangle Extension as seen from Haresfield Lane marking the entrance to Hunts Grove with a landmark building.

10.1. Residential Accommodation: the ‘historic centre’ as a whole provides a mix of different types of houses, mews accommodation and flats.

10.2. The FHT provides 127 units:

Housing Types	Numbers
Four bedroom detached houses	12
Three bedroom semi-detached houses	4
Three bedroom terraced houses	64
Four bedroom terraced houses	9
Two bedroom mews houses	3
One bedroom mews flat	22
Two bedroom mews flat	8
Three bedroom detached house	1
Three bedroom Castle House	4
Total	127

Below: View of JSA designed street showing use of different building types to create a picturesque scene that appears to have evolved over time and looks as if it has always been there.



10.3. The FHTE contributes an additional 76 units, 30% of which are provided as affordable units:

Housing Types	Units for the Private Market	Affordable Units
4 bedroom terraced houses	23	-
3 bedroom terraced houses	15	-
2 bedroom houses	4	-
2 bedroom mews houses	8	-
1 bedroom mews houses	1	-
4 bedroom flats	-	3
3 bedroom flats	-	2
2 bedroom flats	-	11
1 bedroom flats	2	6
Studios	-	1
Mixed Use Flats	-	-
Total	53	23

Below: View of an entrance to a mews area designed by JSA showing the different scale between a house facing the street and a mews building with garage and a low eaves height.





11. Other uses:

11.1 Farmhouse

11.1.1 The existing farmhouse (Figure 14,15 and 16) is to be refurbished to use it as a small business support centre for the local community. In a post covid world with more people working from home this centre would provide facilities to support residents looking for a workspace locally that is close to but not part of their homes where they can get the technical, secretarial, and social support that they would be unable to access working in isolation at home. For photographs of the farmhouse as existing please refer to Appendix 3.



Figure 14. Existing Farmhouse building to be retained and used as a business support centre for the local community.

*The old farmhouse is retained and restored for community use providing a natural connection to the locality and its past. The houses are designed to ensure a diversity of architecture drawn from the local vernacular of the surrounding area so that the result is familiar and once complete appears as if it had always been there.*

11.1.2 The centre would also provide meeting rooms, printing, scanning, video conferencing and other facilities that would be difficult to maintain at home. It could also be augmented by a small cafe/health food shop, gym facilities with some workout machines and perhaps even a creche to facilitate those working from home and provide them with the space they might need that may not be available in their own homes.

11.2 Market Building

11.2.1 The proposed mixed-use building will allow for approximately 150sqm of retail type space in two units with 6 residential flats above. This could be used for a small newsagent/ convenience shop, a takeaway, a café, small restaurant or for a vet. An open public structure is also proposed for the square and was approved as part of FHT application. This will

provide some covered public space which could be used in tandem with the retail units, particularly if one is used as a café or restaurant

11.3 Allotments site A and B

11.3.1 To enable the completion of the Farmhouse Triangle design concept and to support the creation of a gateway to Hunts Grove, a proportion of allotments have been relocated. The site (north of Pool Lane) is too small for meaningful agricultural food production but is ideal for allotments and net bio-diversity gain. It is readily accessible for residents in the north and eastern parts of Hunts Grove by walking, something we are actively encouraging over car travel. For half of Hunts Grove, the new allotment site is closer to walk to than those provided at Farmhouse Triangle. There is an existing metalled footpath from Hunts Grove which is already regularly used as a recreation route by residents. When necessary, vehicular access is available via Pool Lane and parking provision is made in accordance with that already agreed for the Farmhouse Triangle allotment site.

11.3.2 The allotments themselves are secured with fencing and hedgerows in the same manner as those at the Farmhouse Triangle and will be provided with access to water and power. Around the allotments a substantial area of managed wildlife space is proposed. Along with the Shorn Brook, it provides an opportunity to improve bio-diversity for species such as Newts. Through carefully selected planting, the wildlife area will complement local food production on the allotment site.

11.3.3 By retaining a significant number of allotments at Farmhouse Triangle and supplementing these with a second site, the overall provision exceeds that currently approved. It also supports the delivery of a community workspace hub, affordable housing, self-build and provides the gateway identity that was previously lost in this part of Hunts Grove.

11.3.4 Access to allotments at Farmhouse Triangle is via the residential streets as was originally required in the Hunts Grove permission. The layout makes provision for parking and vehicle turning within the allotment site.

11.3.5 Pedestrian access to the further allotments at Pool Lane will be via the existing public footpath across the M5 giving direct access from the eastern part of Hunts Grove. The route for cars will be via Haresfield Lane for northbound vehicles and M5 Junction 12 for southbound vehicles, as for general traffic. The circuitous route for vehicles would deter car use. Car access will be on the alignment of the southern length of public footpath from Pool Lane, with the footpath being widened to the allotment entrance to allow safe passing of vehicles and pedestrians. Parking is provided in accordance with the existing Section 106 Agreement requirement, and includes parking for the disabled.



Above Figure 15: View of Existing Farmhouse building.

Below Figure 16: View of Existing Farmhouse building.



Preceding Page: Farmhouse Triangle Street View towards the Square in front of the retained Farmhouse.









Figure 17. Carparking distribution diagram

## 12. Highways, Accessibility, car and cycle parking

12.1 The movement networks in the FHTE will be integrated with those of the permitted development, which in turn will connect to the footway and cycleway routes in Hunts Grove and to the surrounding area. Traffic flows and speeds within the FHTE will be low, which will help encourage walking and cycling. Hunts Grove bus services will pass along the spine road, with bus stops nearby.

12.2 Car parking will be provided in accordance with Stroud District Council requirements. As with the permitted scheme, provision will be via a mix of allocated and unallocated spaces. This will allow the required spaces to be provided and used in efficient way. This avoids unnecessary over-provision and allows flexibility to help meet the quality of place objectives. (see Fig.17)

12.3 Provision is made for 111 allocated spaces and 67 unallocated spaces, (a total of 178 spaces). For the FHTE, this accords with the Local Plan standard of 1.5 spaces per dwelling plus 20%. The provision also takes account of adjustments to the permitted development parking resulting from modifications to where there is an overlap. (see Fig.20)

12.4 Secure cycle parking is provided to Stroud District Council requirements for all dwellings, either within the curtilage of dwellings or in secure cycle stores.

12.5 The FHTE is partly within and partly immediately adjoining the development permitted via the Hunts Grove outline permission. The distances from the Extension land to the primary school, neighbourhood centre and other local facilities are comparable to or less than those from elsewhere within the Hunts Grove development.

12.6 As such, access to facilities is comparable to that from the area covered by the outline permission.

12.7 For further information please refer to Transport Statement by Peter Evans Partnership.

## 13. Drainage strategy

13.1. Flood Risk

13.1.1. The site resides within Flood Zone 1 with no notable interaction with overland surface water flow routes. The nearest watercourses have been identified as the Shorn Brook and Beaurepair Brook situated 460m to the north east and 200m to the south west respectively.

13.1.2. As such the site is at very low risk of flooding.

13.2. Drainage



FARMHOUSE TRIANGLE EXTENSION

13.2.1. The site forms part of the approved Hunts Grove development and as such the surface and foul water drainage work in conjunction with the wider, holistic drainage strategy.

13.3. Surface Water

13.3.1. Surface water flows are to be captured from impermeable areas through source control Sustainable Drainage Systems (SuDS). This includes the use of tree pits and bio-retention areas offering increased amenity and biodiversity. Captured flows will be discharged to the greater Hunts Grove drainage network at a controlled rate.

13.3.2. The hunts Grove network will further offer treatment of surface waters through the use of open attenuation structures as part of the approved wider drainage strategy. Both the wider Hunts grove strategy and Farmhouse Triangle strategy have been designed to cater for the 1 in 100 year storm event plus an allowance of 40% for climate change leading to a robust, sustainable system. (see Fig. 18)

13.4. Foul Water

13.4.1. Foul water flows will be captured by a dedicated

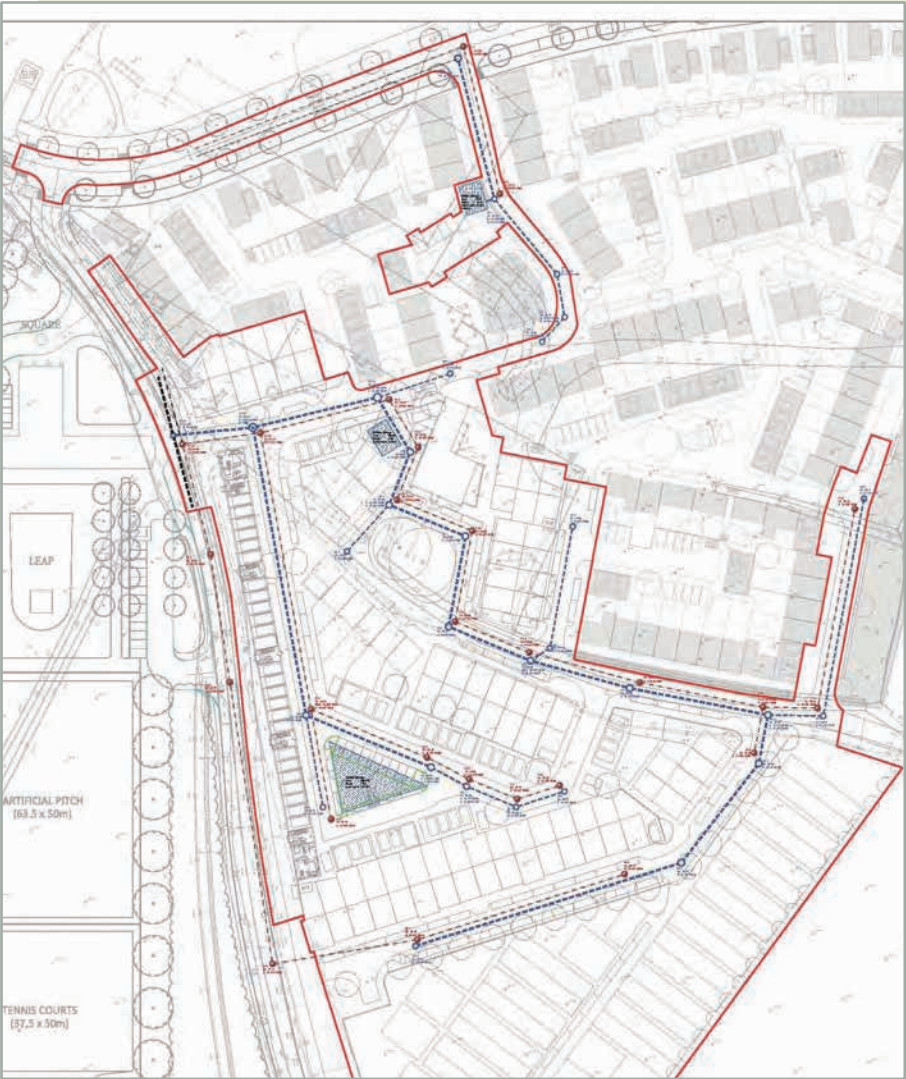


Figure 18. Drainage layout

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sewerage network located within the proposed highway, which will convey flows to the approved Hunts Grove drainage network as per intended in the wider drainage strategy. The Hunts Grove drainage system has been designed to accept flows from the proposed development, as such there is ample capacity.

13.5 For further information refer to Flood Risk Assessment and Drainage Strategy by Hydrock.

14. Refuse strategy

14.1. A Pre-Construction Site Waste Management Plan has been prepared by Stantec for FHTE. The statement considered the combined sites of Farmhouse Triangle, Hunts Grove and the FHTE as a whole.

14.2. The report incorporates the principles of waste

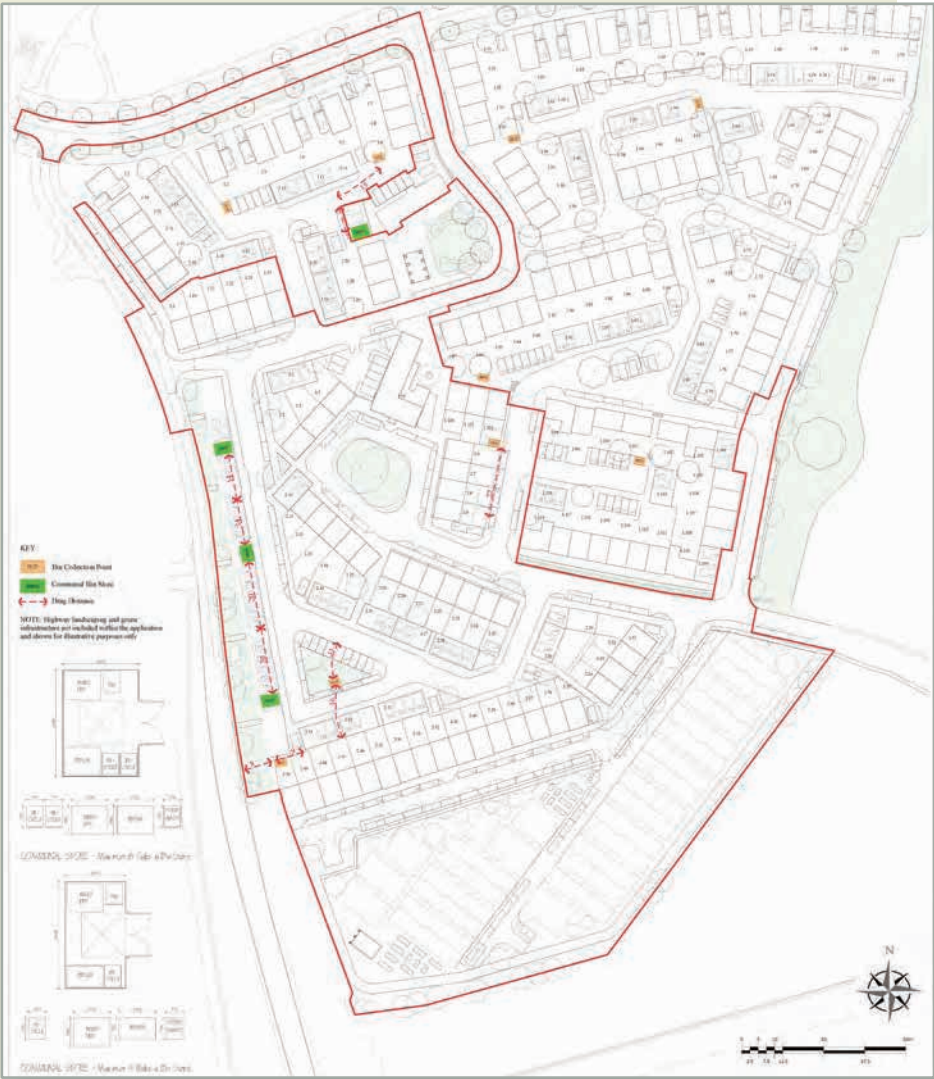


Figure 19. Refuse collection strategy



minimisation to be taken forward by the Principal Contractor and provides high level operational considerations.

14.3. The masterplan proposals have been developed with regard to the local operational waste servicing requirements. All residents having access to the required containers in order to maximise levels of recycling, and with agreed presentation points to enable the prompt and efficient collection of operational waste and recycling (see Figure 19).

14.4. For further information refer to Pre-Construction Site Waste Management Plan by Stantec.

## 15. Noise attenuation strategy

15.1. An acoustics review has been undertaken of the proposed masterplan to support the planning application for the Farmhouse Triangle Extension site within the Hunts Grove development site.

15.2. Based on acoustic modelling of the site it has been determined that the layout has been appropriately designed to allow noise levels in private external amenity areas to meet guidance levels. (See Fig. 20)

15.3. Therefore, further mitigation measures are not required, and the site should be considered suitable for residential development in relation to noise considerations.

15.4. For further information please refer to the Technical Note: Acoustic Review of Proposed Masterplan by Stantec.

## 16. Secured by design

16.1 The principles of safety and security have been applied to the proposals. Secure by Design (Homes 2019 Version 2) has been used to inform the layout. Sections 1 and 3 of the

Figure 20. Build form designed to ensure appropriate noise levels in private external areas as well as in an important public space in front of the Farmhouse.



document are relevant to the planning process. In summary the following points are made about the reference to dead frontages and no passive surveillance:

- Pedestrian routes are visually open, direct and would be well used.
- Defensible space around buildings is well defined by different methods, walls, fencing etc.
- Wherever there is mews parking, this is overlooked either by the mews themselves or by housing on opposite sides of the street.
- The layout and approach to reducing car speeds improves the likely occurrence of activity anticipated throughout the mews.
- There are no 'leaky or long' cul-de-sacs within the proposals.
- Through providing a series of connected spaces, routes across the site are intuitive and increase activity as opposed to the extensive use of rear-parking based perimeter blocks.
- There are no isolated footpaths with the proposals; there are always one or more active frontages (looking internally into development and externally onto open space).
- Rear gardens are often accessed via garages and where not, secure gates are proposed to be provided; there are no long alleyways to access gardens.
- Side boundaries facing onto the public realm are generally walls rather than fencing. Fencing is used to partition between gardens.
- There are no isolated rear footpaths at the rear of properties.
- Most of the allocated parking is provided in locked garages or on plot.
- Due to the spread of mews housing, parking across the development is overlooked by active rooms/ windows.
- Where not available on-plot, secure external storage is provided for cycles and bins. There is no communal cycle storage.

16.2 There are 8 mews properties in FHTE, all with ground floor front doors and first floor windows. Space is created between buildings to encourage activity and as through-routes these represent typical and successful forms of development (see enclosed images). In addition active ground floor uses are introduced within 6 of the mews within FHTE.

Below: An example of JSA designed by mews house with accommodation above the garage.





## 17. Conclusion:

- 17.1. The FHTE site is key to the design of the 'historic centre'.
- 17.2. It makes it possible to complete the square in front of the farmhouse.
- 17.3. It provides acoustic attenuation.
- 17.4. It enables the construction of a landmark spire to mark the 'historic centre', drawing people towards the Community Centre Square as they approach along the spine road from the North Well.
- 17.5. It completes the key view from the bridge over the M5 along Haresfield Lane as you approach Hunts Grove from the south. This view will come to define Hunts Grove.
- 17.6. The Farmhouse Triangle is designed to fulfil an important role for the Hunts Grove development by providing a visible and identifiable Centre to the settlement. This is particularly significant as the commercial element that was intended to be located there and was to underpin this as a local centre was moved to a new location adjacent to the A38. This left only the Community Centre, which does not have sufficient critical mass or architectural presence on its own to do this. In order to maintain the logic and organisation of the original masterplan and create a social heart for Hunts Grove the area that forms the Farmhouse Triangle together with the Community Centre and the Farmhouse Triangle Extension has been used to create a distinct quarter with an identity of its own so that it looks and feels like an historic traditional local settlement. This not only gives Hunts Grove the centre it lacks but has the effect of tying it into to the local architectural vernacular. This

has been done by creating new streets and squares using terraced buildings and mews areas as well as provide other community related facilities to augment the Community Centre building which are linked into the surrounding fabric. It uses buildings designed drawing from the local architectural vernacular used in a pattern that corresponds to the organic growth of an historic town. This has provided a network of public spaces with a clearly identifiable character related to the local architectural vernacular of the area. In addition to the creation of a series of public spaces that form a centre to Hunts Grove the terraced form of the buildings has the effect of shielding these public and private spaces from the noise of the adjacent M5 motorway.

17.7. The Southern boundary of the Farmhouse Triangle site defined by the current outline permission forms an unsatisfactory edge to the settlement and particularly so in relation to the M5 motorway. It also has the effect of leaving the farmhouse, the only historic building surviving on site, together with the space in front with some handsome mature trees completely exposed to the noise of the motorway rendering them effectively unusable. By keeping the farmhouse and using it as a community related building and creating a new public square in front incorporating the existing mature trees the design celebrates the history of the site as well as making the most of existing resources. It also makes it possible to link the Farmhouse Triangle site with the Community Centre to the west. The addition of the Farmhouse Triangle extension as such is essential in finishing off the design of the centre of Hunts Grove in an aesthetically pleasing manner that creates an attractive public realm that can be shared as a local centre by all the residents of Hunts Grove. It also allows for the best use of the resources provided by the site.





APPENDIX 1

PLAN ILLUSTRATING NEW AND  
PREVIOUSLY APPROVED DWELLINGS







APPENDIX 2

DETAILED HOUSING SCHEDULE



Appendix 1					
John Simpson Architects					
Doc.013.1 Rev C January 2022					
FHTE Detailed Housing Schedule					
Plot Number	House Type	Number of New Dwellings	Number of Bedrooms per Dwelling	Drawing Number	Notes
2.1	Period 4 C Terraced House	1	4	PL 112 rev B	
2.2	Period 3 Mews 2 Bed Flat	1	2	PL 105 rev *	
2.3	Period 2 Two Bed House	1	2	PL 133 rev *	
2.4	Period 2 Two Bed House	1	2	PL 133 rev *	
2.5	Period 2 Two Bed House	1	2	PL 133 rev *	
2.6	Period 3 B Terraced House	1	3	PL 101 rev B	
2.7	Period 3 B Terraced House	1	3	PL 101 rev B	
2.8	Period 3 B Terraced House	1	3	PL 101 rev B	
2.9	Period 3 B Terraced House	1	3	PL 101 rev B	
2.10	Period 4 Mews 2 Bed with ground floor accommodation	1	1	PL 139.1 rev *	
2.11	Period 2 A Terraced House	1	3	PL 130 rev *	
2.12	Period 2 A Terraced House	1	3	PL 130 rev *	
2.13	Period 2 A Terraced House	1	3	PL 130 rev *	
2.14	Period 2 A Terraced House	1	3	PL 130 rev *	
2.15	Period 2 A Terraced House	1	3	PL 130 rev *	
2.16	Period 4 Mews 1 No 2 Bed Flats	1	2	PL 114 rev A	
2.17	Period 4 Mews 1 No 2 Bed Flats	1	2	PL 114 rev A	
2.18	Omitted				
2.19	Period 3 B Terraced House	1	3	PL 101 rev B	
2.20	Period 3 B Terraced House	1	3	PL 101 rev B	

2.21	Period 3 B Terraced House	1	3	PL 101 rev B	
2.22	Period 3 B Terraced House	1	3	PL 101 rev B	
2.23	Period 3 B Terraced House	1	3	PL 101 rev B	
2.24	Period 3 B Terraced House	1	3	PL 101 rev B	
2.25	Period 3 C Terraced House	1	4	PL 102 rev B	
2.26	Period 4 Mews 2 Bed with ground floor accommodation	1	2	PL 139 rev A	
2.27	Period 4 Mews 2 Bed with ground floor accommodation	1	2	PL 139 rev A	
2.28	Period 4 Mews 1 No 2 Bed Flats	1	2	PL 114 rev A	
2.29	Period 4 Mews 1 Bed Flat	1	1	PL 113 rev A	
2.30	Period 2 Two Bed House	1	2	PL 133 rev *	
2.31	Period 4 XX Terraced House	1	4	PL 144 rev *	
2.32	Period 4 XX Terraced House	1	4	PL 144 rev *	
2.33	Period 4 XX Terraced House	1	4	PL 144 rev *	
2.34	Period 4 XX Terraced House	1	4	PL 144 rev *	
2.35	Period 2 XX Terraced House	1	4	PL 143.1 rev *	
2.36	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.37	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.38	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.39	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.40	Period 2 XX Terraced House	1	4	PL 143.2 rev *	
2.41	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.42	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.43	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.44	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.45	Period 2 XX Terraced House	1	4	PL 143.2 rev *	
2.46	Period 2 XX Terraced House	1	4	PL 143 rev *	



2.47	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.48	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.49	Period 2 XX Terraced House	1	4	PL 143 rev *	
2.50.	Period 2 XX Terraced House	1	4	PL 143.1 rev *	
2.51	Period 4 Mews 2 Bed with ground floor accommodation	1	2	PL 139 rev A	
2.52	Period 4 Mews 2 Bed with ground floor accommodation	1	2	PL 139 rev A	
2.53	Period 2 Flats	19	varies	PL134 rev* PL134.1rev *	
2.54	Market building	6	varies	PL106 rev A PL106.1 rev *	
2.55	Farmhouse	0	0	PL200 rev *	
				PL201 rev A	
				PL202 rev *	
				PL203 rev *	
				PL204 rev *	
				PV201 rev A	
				PV202 rev A	
				PX201 rev A	
				SL201 rev *	As Existing Drawings
				SL202 rev *	
				SL203 rev *	
				SL204 rev *	
				SV201 rev *	
				SV202 rev *	
				SX201 rev *	
Allotments	Bat House	0	0	PL 145 rev *	
1.10.	Period 4 B Terraced House	0	3	PL111 rev B	Planing permission granted part of FHT
1.21	Period 4 B Terraced House	0	3	PL111 rev B	Planing permission granted part of FHT
1.22	Period 4 B Terraced House	0	3	PL111 rev B	Planing permission granted part of FHT
1.23	Period 4 B Terraced House	0	3	PL111 rev B	Planing permission granted part of FHT
1.24	Period 4 B Terraced House	0	3	PL111 rev B	Planing permission granted part of FHT
1.30.	Period 3 Mews 1 Bed Flat Market Mews	0	1	PL 109 rev B	Planing permission granted part of FHT, plan adjusted to show refuse store for the Market building
1.120.	Period 3 A Terraced House	0	3	PL 100 rev B	Planing permission granted part of FHT
1.121	Period 3 A Terraced House	0	3	PL 100 rev B	Planing permission granted part of FHT
1.122	Period 3 A Terraced House	0	3	PL 100 rev B	Planing permission granted part of FHT
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APPENDIX 3

PHOTOGRAPHS OF EXISTING FARMHOUSE



FARMHOUSE TRIANGLE EXTENSION



View 1. South Elevation



View 2. East Elevation 1

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View 3. South Elevation 2



View 4. West Elevation 1



FARMHOUSE TRIANGLE EXTENSION



View 5. West Elevation 2



View 6. Interior 1

DESIGN AND ACCESS STATEMENT



View 7. Interior 2



View 8. Interior 3



## FARMHOUSE TRIANGLE EXTENSION



View 9. Roof space 1



View 10. Roof space 2



View 11. Roof space 1



View 12. Roof space 2