



PUBLIC CONSULTATION

Land at Marsworth Road
and Vicarage Road
Pitstone
Leighton Buzzard

WAKELIN ASSOCIATES ARCHITECTS
FOR
NICHOLAS KING HOMES



Introduction



Welcome to the Wakelin Associates Public Consultation on behalf of Nicholas King Homes presenting proposals for residential development on land at Marsworth Road and Vicarage Road, Pitstone.

The consultation presents plans to develop land on the corner of Marsworth Road and Vicarage Road and proposes a development of 77 units of which 23 will be affordable; representing 30% in line with AVDC policy. The development takes full account of the sites location, the amenities of the proposed occupants and those of the adjoining owners, which includes their future requirements.

The scheme is based upon the Pitstone Neighbourhood Plan and the Development Brief Design Guidelines. It complies with regional and local planning policy and aims to provide new integrated residential accommodation with a new focus on the village centre.

EXAMPLES
OF RESIDENTIAL
PROJECTS
UNDERTAKEN BY
NICHOLAS KING
HOMES



EXAMPLES
OF RESIDENTIAL
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WAKELIN
ASSOCIATES



About Us

Wakelin Associates are a firm of Architects and Planners working from offices in Kings Langley, Hertfordshire. We provide specialist planning advice, architectural design services and masterplanning.

Our clients include public and private organisations, house builders and property companies. In the past we have worked on a number of large residential projects including Oaklands College in St Albans and Smug Oak Lane in Bricketwood.

We would like to hear the views of the local community, your comments are important to us if we are to make progress with our plans. Your views will help us to develop our proposals as we move towards the next stage of the planning process. Thank you for your visit.

Existing Site

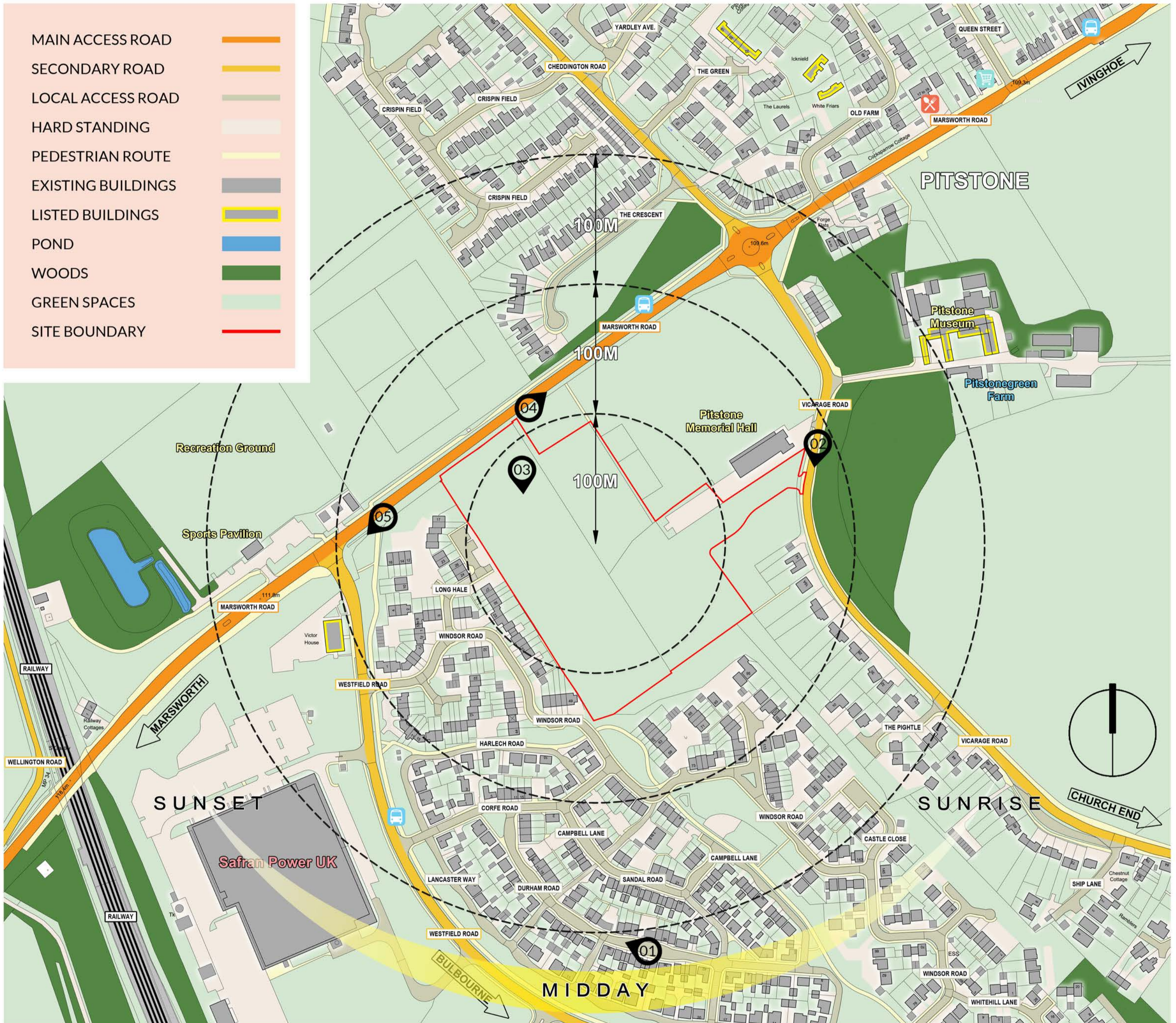


IMAGE 01



IMAGE 02



IMAGE 03



IMAGE 04

IMAGE 05

Comprehensive Plan



IMAGE 01



IMAGE 02



IMAGE 03



IMAGE 04



IMAGE 05

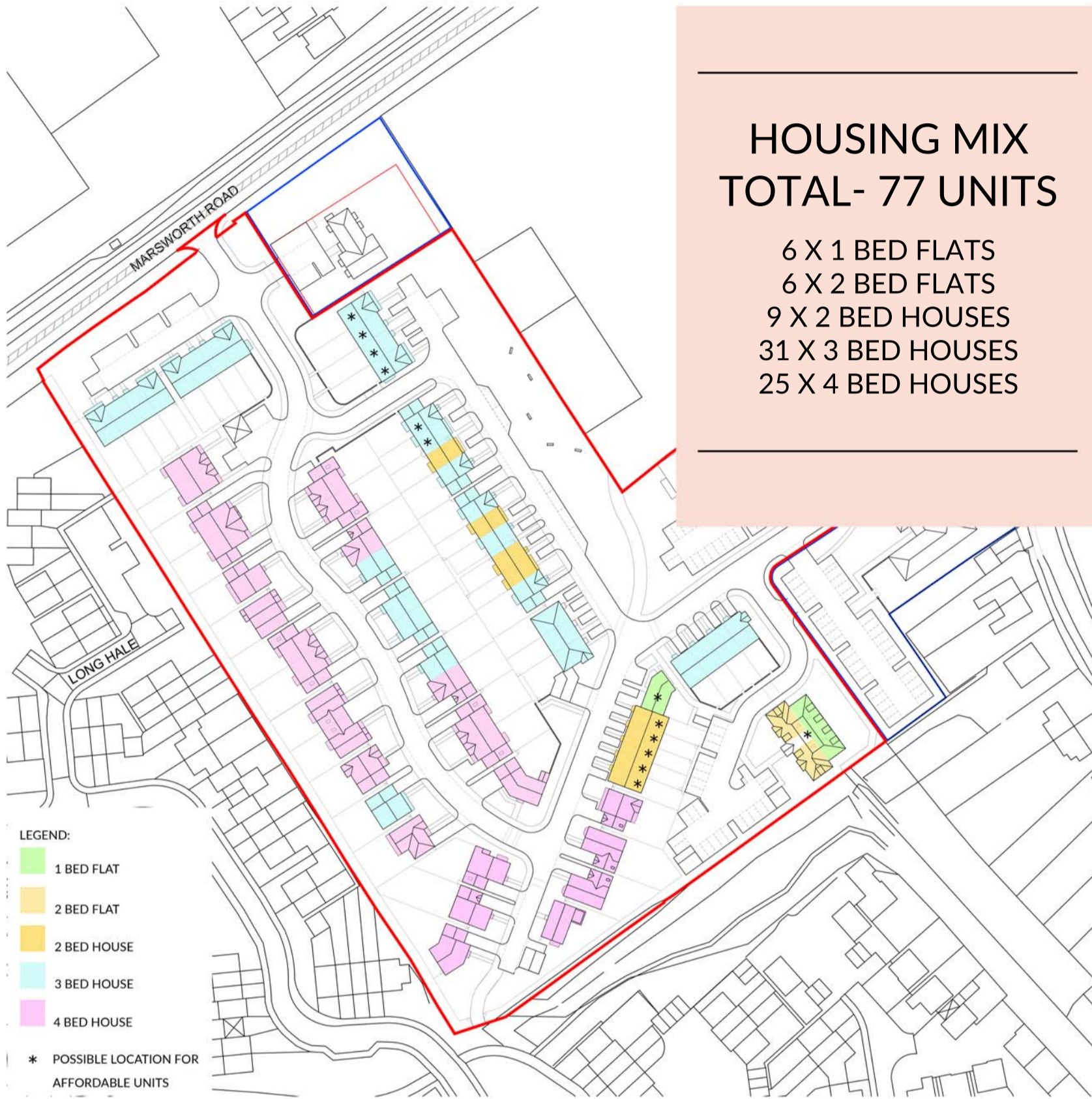


IMAGE 06

Proposed Site



Residential Design



DESIGN AND MATERIALITY



Roof Details:

- Open & Boxed Eaves
- Sprocket
- Gable Ends
- Bargeboard Moulding
- Ridge Tiles

Casement Windows

- Window Headers:**
- Segmental Arch, Flat Gauge Arch, Soldier Course Header

Bays Windows:

- Square Bay and Semi-Octagonal Bay

Brick Detailing:

- Projecting String Courses, Contrasting Brick Banding, Double Brick Plinths

Porches:

- Apex, Lean-to

Chimneys



Transport



EXISTING ROAD NETWORK



PROPOSED SURFACES

HIGHWAYS AND ACCESS PRINCIPLES

MANUAL FOR STREETS AND BUCKINGHAMSHIRE COUNTY COUNCIL LOCAL DESIGN GUIDE:

Department for Transport and Buckinghamshire County Council guidance for the safe layout and convenient access to new residential developments has influenced the proposed layout and access strategy

SAFE PEDESTRIAN AND CYCLE ENVIRONMENT:

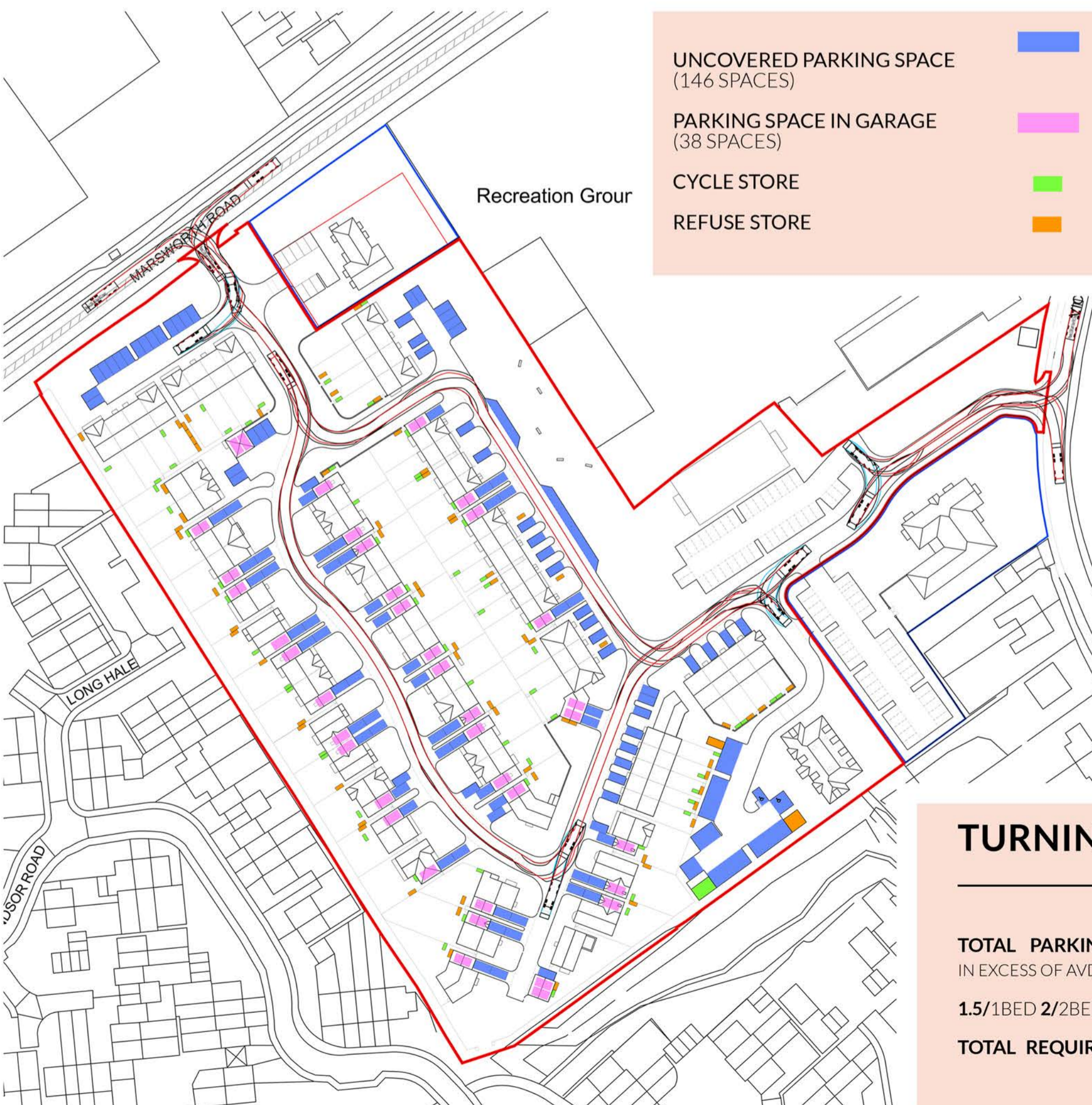
A site designed to promote priority for safe pedestrian and cycle access and limit vehicle priority including local footway and road crossings providing good access to the wider footway network

TRAVEL PLANNING MEASURES:

Facilitating and promoting sustainable travel choices for local journeys to minimise the traffic and environmental impacts of the development

ACCESSIBLE LOCAL SERVICES:

Short walking and cycling distance to local school, convenience store, recreation and community uses providing safe local access



TRAFFIC MOVEMENTS

LOW TRAFFIC SPEED LAYOUT:

Design features to manage low traffic speeds and provide a safe environment for pedestrians and cyclists creating a safe environment

PARKING PROVISION:

Resident and visitor parking in excess of local parking standards designed to reflect local car ownership and provide uncluttered streets

TOTAL TRAFFIC MOVEMENT:

70-80 additional vehicle movements during the morning and evening peak periods distributed through the local highway network

LOCAL HIGHWAY IMPACT:

Initial junction modelling and traffic surveys conclude there would be a minimal impact on the operation of local highway network and key local junctions

HIGHWAY SAFETY:

The development layout, proposed access and pedestrian improvements reviewed by independent Road Safety Auditors

TURNING ANALYSIS AND PARKING

TOTAL PARKING 184 SPACES
IN EXCESS OF AVDC REQUIREMENTS

1.5/1BED 2/2BED 2/3BED 3/4BED

TOTAL REQUIRED 176 SPACES

CYCLE PARKING 173 SPACES
AS PER AVDC REQUIREMENTS

1/1BED 2/2BED 2/3BED 3/4BED

TOTAL REQUIRED 173 SPACES

Landscaping & Ecology



Land at Marsworth Road & Vicarage Road, Pitstone

Landscape Masterplan

client Nicholas King Homes

scheme Land at Marsworth Road and Vicarage Road, Pitstone

drawing Landscape Masterplan

date Jan 2017 scale 1:500@A1

drawn PF/JN checked HCS

dwg no. NKH20804 10C

Rev	Date	Details	Drawn
A	17.02.17	Layout revision	OS
B	20.02.17	Client comments	IN
C	20.02.17	Client comments	IN

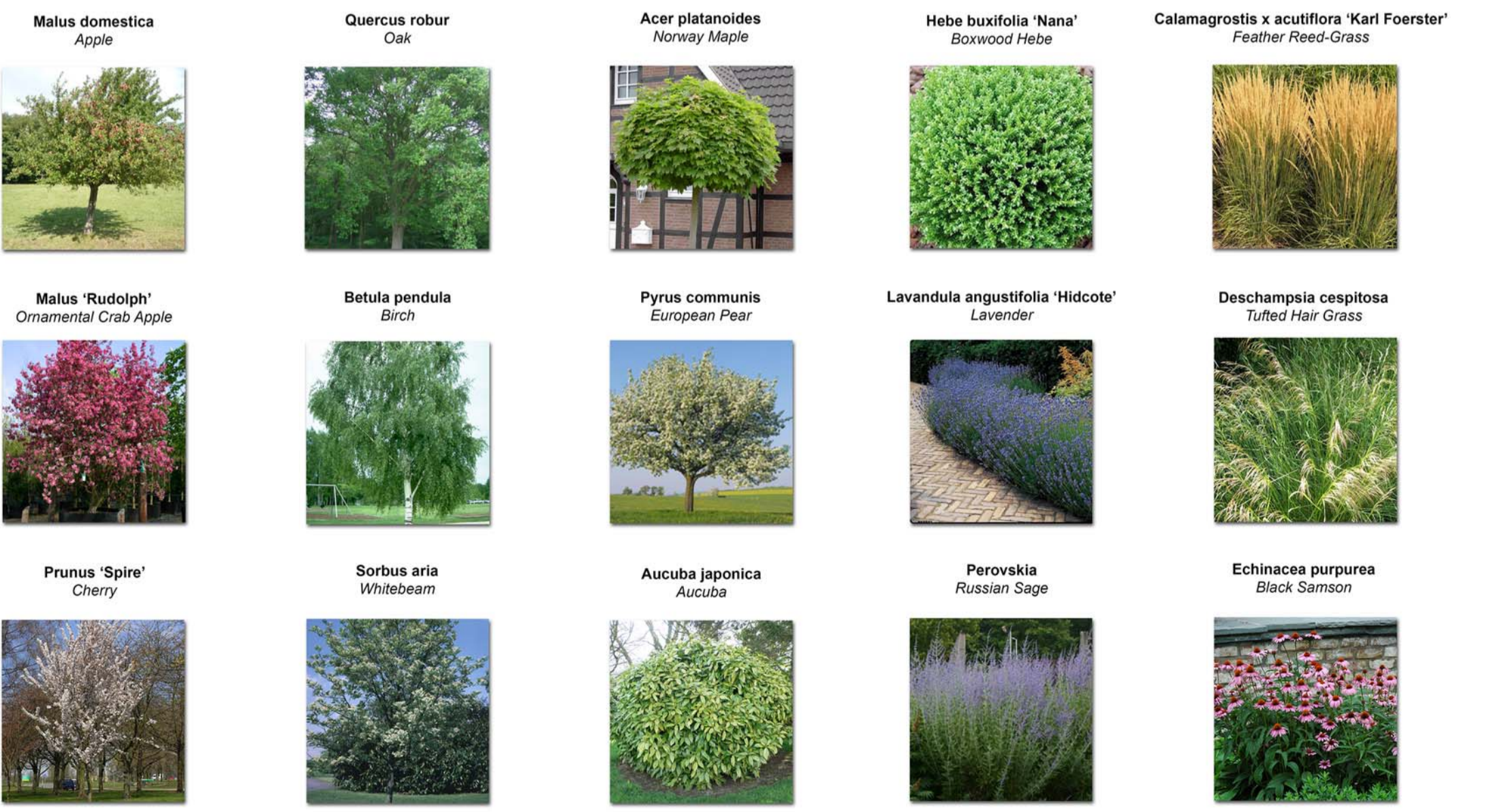
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ACD ENVIRONMENTAL

Ecology
 Archaeology
 Arboriculture
 Landscape Architecture





THE PROPOSALS SHOW THE COMPREHENSIVE DEVELOPMENT OF THE DIFFERENT AREAS AND FULL CONNECTIVITY

THE PLANS MAKE FUTURE PROVISION FOR THE DESIRED RANGE OF LEISURE AND COMMUNITY FACILITIES

THE LAYOUT INCOPORATES A RANGE OF HOUSE TYPES, AT THE SET DENSITY OF 28 DPH AND AFFORDABLE HOUSING IN LINE WITH AVDLP POLICY AT 30 %

The scheme promotes high standards of layout and design, enhancing the village centre around the recreation ground and creates a heart for Pitstone village

Proposals address site specific issues arising from the new development such as Access, Parking, Layout and Design.

The development responds to site specific characteristics in respect to Archaeology, Ecology, Landscaping and Sustainability

Thank you for taking the time to attend today's event. Please share your thoughts with us on the proposals by completing the short questionnaire.

Once the consultation responses have been recieved, Wakelin Associates will review all the comments made. If you require any further information on the proposals and the development please send emails to hattie@wakelin.co.uk