

Site Location Plan

### About Chapter Homes:

At Chapter Homes we pride ourselves in offering stylish and spacious new homes ensuring the customer is at the centre of everything that we do.

Since launching our first development at Newton Aycliffe in 2015 we've delivered 270 high quality new homes and have quickly become known as a leading and trusted new homes company in the North East of England.

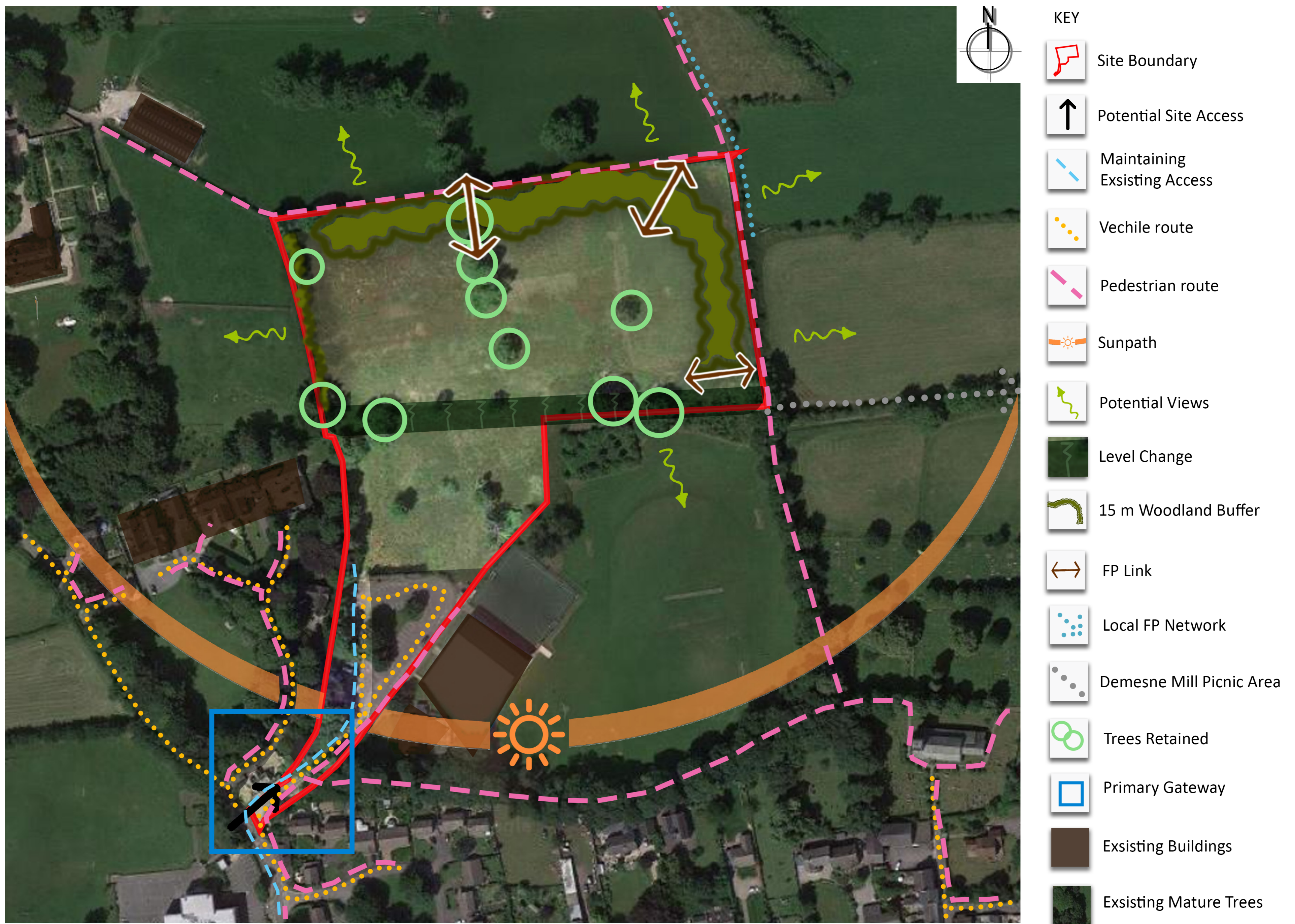
### Development Proposals:

A planning application for the development of 40no. new homes on land off Leazes Lane, Wolsingham is currently being prepared on behalf of Chapter Homes.

The proposed development site is located to the north of Wolsingham Sports Complex and Swimming Pool on land that was previously the Wolsingham Secondary School.

The site has been identified within the County Durham Plan for residential development under allocation reference H43.

The purpose of this consultation is to offer the opportunity to review the proposals ahead of the formal planning submission.



Site Analysis Diagram

### Site Analysis and Opportunities

In developing the proposals for the allocated site, it has been important to understand the characteristics of the site and surrounding context.

The diagram above illustrates the site constraints and opportunities that have helped to inform the current development proposals:

- Single point of access off Leazes Lane
- The development site lies adjacent to open fields with existing trees and hedges defining the boundaries to the north, east and west.
- The proposals should consider views into the site from the areas of open countryside to the north.
- A buffer should be provided to the perimeter of the site (north and eastern boundaries) to provide a landscaped edge to the development.
- Trees within the site area should be retained where possible.
- Routes within the site should consider the potential to create links with existing routes and Public Rights of Way adjacent to the site.
- Dwellings should be orientated to provide outward facing development to the perimeter of the site.

## PROPOSED LAYOUT



- The current development proposals include the following:
- 40no. new homes with a mix of 2, 3, 4 and 5 bed homes
  - Affordable homes
  - Bungalow accommodation.
  - A range of housetypes are proposed including bungalow accommodation.
  - Retention of trees and hedges as part of areas of public open space.
  - Sustainable drainage including SUDS basin and roadside swales.
  - The existing car park to the leisure centre is to be remodelled to provide additional parking spaces and bus parking.
  - Perimeter paths within proposed open space to connect with existing routes adjacent to the site.
  - New areas of open space incorporating enhancements for biodiversity and natural planting and trim trail play equipment.

Proposed Layout

## EXAMPLE STREET SCENES AND HOUSE TYPES



Example Street Scene 1



Example Street Scene 2



Example Street Scene 2

### Materials and Appearance

The vision for the scheme is to design a bespoke development that compliments the wider context of Wolsingham, reflecting the local character of the town and addresses the council aspirations for the site.

The new homes have been designed to reference local materials and use stone and render as the principal materials with slate roofing.

All homes have been designed to meet the requirements of National Space Standards ensuring that the new homes provide adequate room sizes, storage and flexibility for future needs.

## ILLUSTRATIVE VIEWS



Illustrative Massing View - Outward Facing Development



Illustrative Massing View - Central Open Space



Illustrative Massing View - Typical Street