

# Phases R1-3 - Fonnereau, Westerfield Road, Ipswich

---

Reserved Matters Application  
Design & Access Statement

November 2023



## SECTION 1

### Introduction & Background

- 1.1 Introduction & Purpose of the Statement
- 1.2 Location & Context
- 1.3 Site Photographs
- 1.4 The Outline Application & Planning Context
- 1.5 The Design Codes
- 1.6 Planning Policy
- 1.7 Opportunities & Constraints

## SECTION 2

### Design Response

- 2.1 The Proposal
- 2.2 Dwelling Mix
- 2.3 Tenure Integration
- 2.4 Townscape & Massing
- 2.5 Defining the Public Realm
- 2.6 Density
- 2.7 Managing the Car (Parking)
- 2.8 Refuse and Servicing Strategy
- 2.9 Access and Circulation
- 2.10 Amenity Space
- 2.11 Material Strategy

## SECTION 3

### Creating Distinct Character

- 3.1 Character Analysis
- 3.2 How the Site's Context Inspires the Design
- 3.3 The Design Code
- 3.4 The Core
- 3.5 The Streets
- 3.6 The Green Edges

## SECTION 4

### Design Development

- 4.1 Consultations
- 4.2 Layout Development
- 4.3 Character Development Areas

## SECTION 5

### Landscape

- 5.1 Landscape Strategy: (Landscape Principles)
- 5.2 Character Areas: The Green Edges
- 5.3 Character Areas: The Streets
- 5.4 Character Areas: The Core

## SECTION 6

### Future Proofing

- 6.1 Adapting for the Future
- 6.2 Sustainability

## SECTION 7

### Compliance with the Design Codes

- 7.1 Compliance Statement: Overarching Design Code
- 7.2 Compliance Statement: Phase Design Code
- 7.3 Compliance Statement: Site Wide Phasing Strategy

## SECTION 8

### Accommodation Schedule Summary

- 8.1 SOA Summary





SECTION 1:

# Introduction

A brief description of the proposals, location,  
site context and planning policy



## 1.1 Introduction & Purpose of the Statement

This document has been prepared by GSA on behalf of Bellway Homes Ltd (Essex) to support the reserved matters application for the northern parcel of the Fonnereau scheme, Westerfield, known as R1, R2 and R3.

This Design & Access Statement relates to the first residential phase of development. The application seeks approval of Reserved Matters with the following description:

Reserved matters application for the phases R1, R2 and R3 relating to appearance, scale, layout and landscaping for residential dwellings, residential amenities, open space, parking and associated development details pursuant to outline permission reference IP/14/00638/OUTFL.

This scheme comprises 198 dwellings of mixed type and tenure including 11% affordable housing, with a mix of 1-2 bedroom apartments and 2, 3 and 4 bedroom houses. The design, siting and layout of dwellings within the residential parcels has been informed with regard to key design criteria outlined in the approved Design Codes.

The document includes a summary of the context, planning policy, design development, and the proposals that form this reserved matters planning application.



Aerial photo with site boundary in outlined in red.



## 1.2 Location & Context

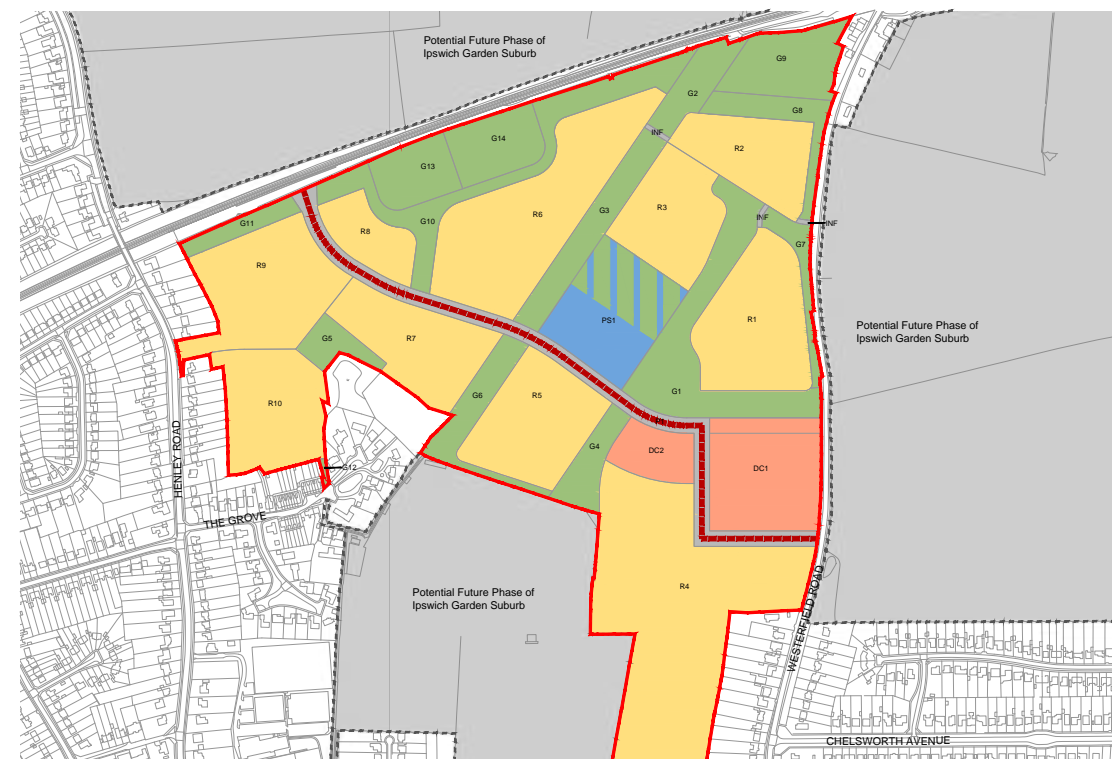
The Site is located to the north of Ipswich, approximately 2km from the town centre. Ipswich is located in the County of Suffolk and has connections to London, the Midlands and Cambridgeshire via a network of strategic roads and rail links.

The development of Fonnereau, which forms part of the wider Ipswich Garden Suburb (IGS) - a strategic development site to the north of Ipswich - is adjacent to Westerfield. IGS comprises of 'Fonnereau' in the centre, 'Red House' in the east and 'Henley Gate' in the north.

The Fonnereau site is located within the administrative area of Ipswich Borough Council (IBC).

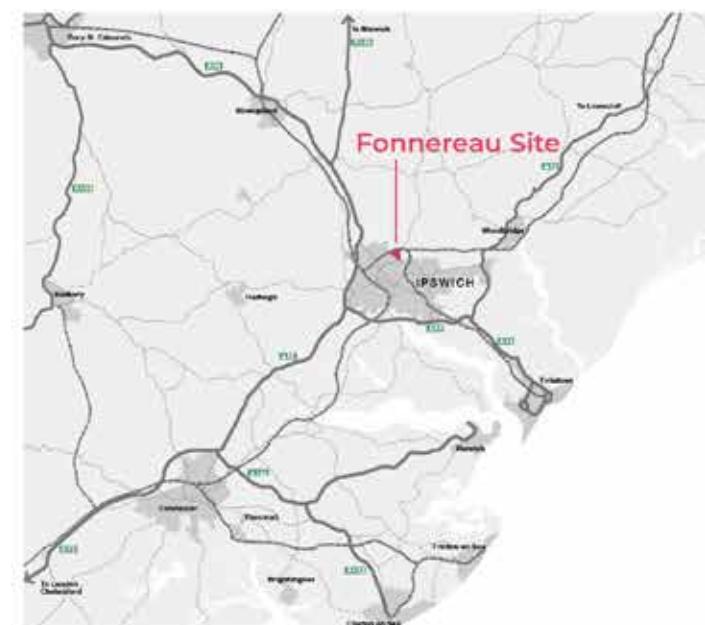
Phases R1, R2 and R3 sit to the north east of the site to the west of Westerfield Road, as identified on the adjacent diagram. It currently consists of mostly arable fields, there are no buildings on the site.

Further details of the site's context can be found with the Outline DAS and it is not the intention to repeat that here.



Development Framework Plan

- Outline Planning Application Boundary
- Potential Future Phases of Ipswich Garden Suburb
- Primary Street Infrastructure
- Secondary Street Infrastructure
- Residential Development
- Primary School
- District Centre
- Green Infrastructure



Local Connections (from the Design Code)



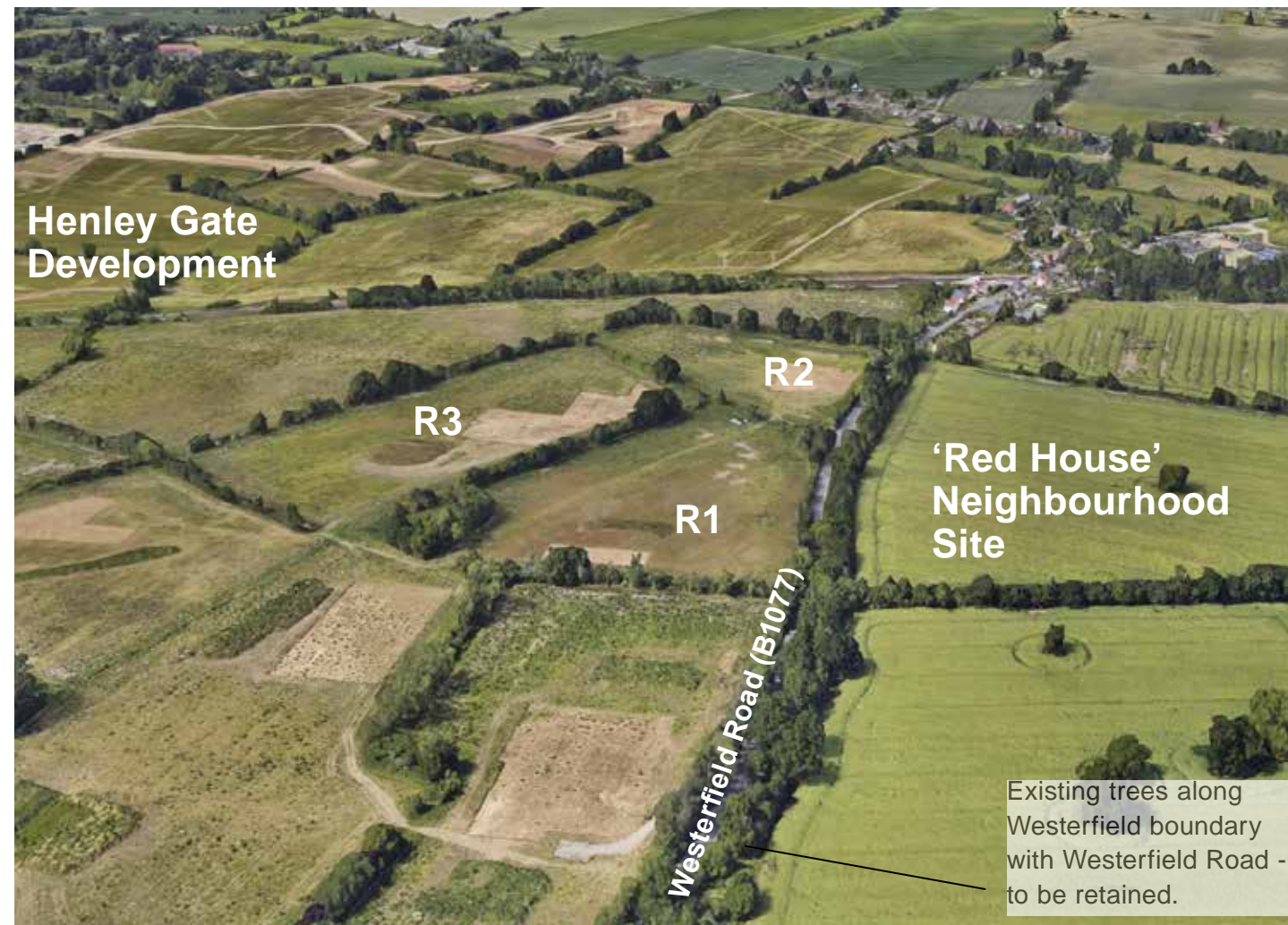
## 1.2 Location & Context



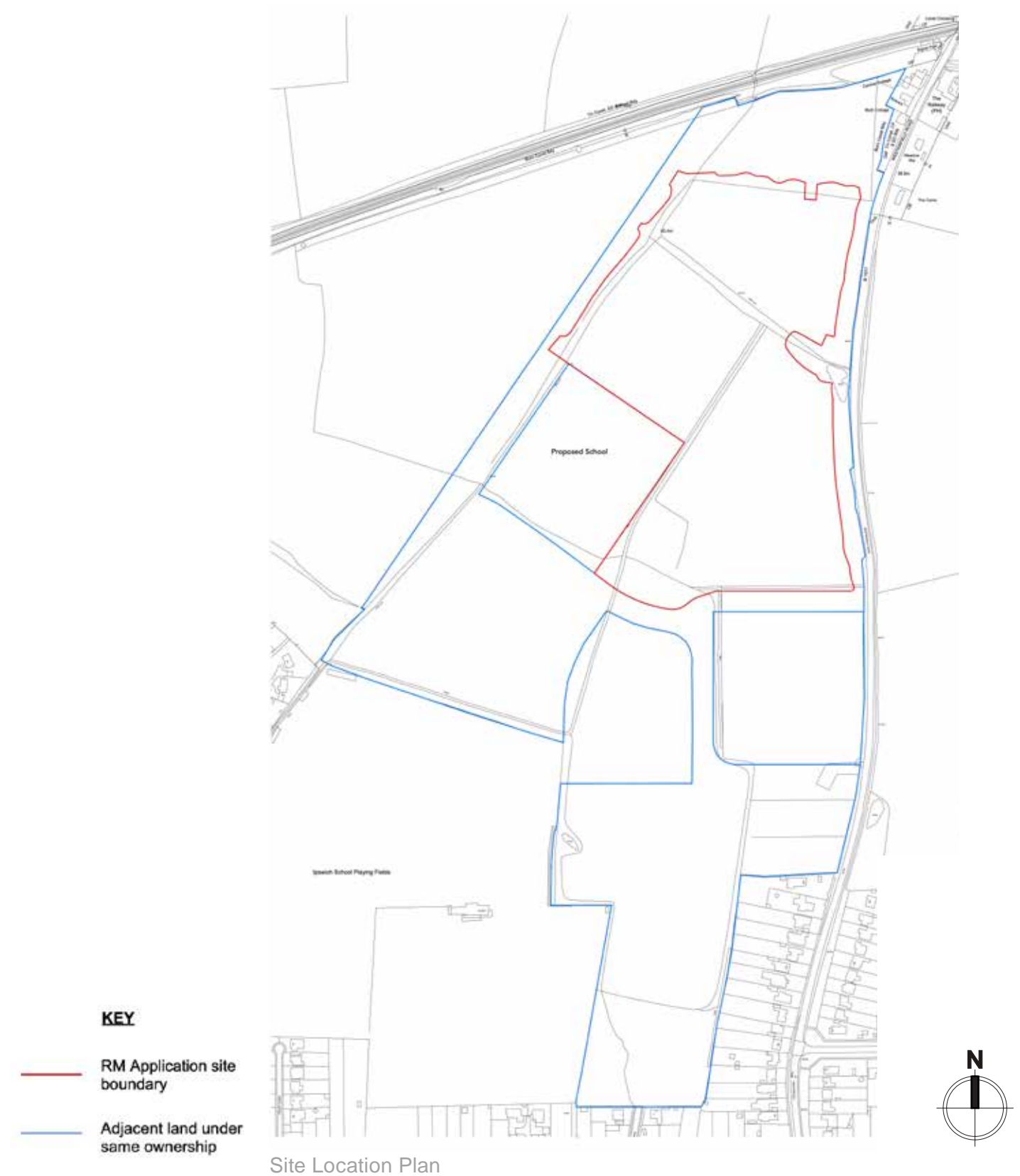
Aerial View of the Site (looking south from above Westerfield station), courtesy of Google



## 1.2 Location & Context



Aerial View of the Site (looking North from lower Westerfield Road), courtesy of Google





1.3 Site Photographs

Existing site



Aerial Plan - courtesy of Google



1



2



3



4



5



6



## 1.3 Site Photographs



Aerial Location Plan - courtesy of Google



1 Westerfield Road - Looking North



2 Westerfield Station - Looking West



3 Westerfield Road - Looking South



4 Lower Road



5 Swan Lane - courtesy of Google



## 1.3 Site Photographs

### Local Character



Westerfield Road



Village Edge



Westerfield Road



Lower Road



Lower Road



Sandy Lane



Sandy Lane



Sandy Lane



## 1.3 Site Photographs

### Westerfield Road



Westerfield Road



Westerfield Road



Westerfield Road



Westerfield Road



Double gabled



Westerfield Road



Westerfield Road



Westerfield Road - Aerial - Courtesy of Google



## 1.3 Site Photographs

### Lower Road and Church Lane



Lower Road



Lower Road



Church Lane



Lower Road



Church Lane



Church Lane



Church Lane



Lower Road



Lower Road



## 1.3 Site Photographs

### Fullers Field Development

Fullers Field is a new residential development to the north of Westerfield Village by Harrison and Wildon, comprising 26 dwellings.





## 1.3 Site Photographs

### Henley Gate

Henley Gate is a new residential development to the west of the Bellway site by Crest Nicholson and is part of the Ipswich Garden Suburb.

Images below - Courtesy of website: <https://www.crestnicholson.com/developments/suffolk/henley-gate>





## 1.3 Site Photographs

### Fullers Field Development

Fullers Field is a new residential development to the north of Westerfield Village by Harrison and Wildon, comprising 26 dwellings.





## 1.3 Site Photographs

### Boundary Conditions



Brick walls at garden interface with public realm



Bin storage must be considered and located in rear gardens with convenient access - to avoid cluttering the street



Formal boundary conditions (clipped hedge) to primary streets



Soft planted boundary conditions are common



Timber fence along green edges



Estate railings and timber posts at Fullers Field



## 1.3 Site Photographs

### Materials & Detailing



Full Stack Chimney



Multi Light Red Brick and Grey Slate Roofs



Black weatherboard



White window frames



Off White Render



Gablet



Brick header above white framed window



Dormer



## 1.4 The Outline Application & Planning Context

In January 2020, the whole site received outline planning approval for the following:

- Up to 815 residential dwellings (C3).
- A district centre, including up to 6,040 sqm of floor space in the following use classes:
  - A1 retail (not exceeding 4,540 sqm; to include a supermarket of up to 1,700sqm net)
  - Financial services (A2)
  - Restaurants, pubs and takeaways (A3, A4, A5)
  - Business uses (B1a)
  - Dwellings and institutional residential uses (C2, C3)
  - Non-residential institutions (including health centre (D1) and leisure uses (D2)).
- A primary school (D1).
- Vehicular access from Westerfield Road (x2) and Henley Road (cycle, pedestrian, emergency vehicle, temporary bus route only).
- Provision of public amenity space.
- Provision of infrastructure (including highways, parking, cycle, pedestrian routes, utilities and sustainable drainage systems).
- Landscaping and engineering works (including ground remodelling and enabling works).

The design concept and strategies for the entire masterplan were developed and defined at the outline masterplan stage.



Figure 3.3 Public Consultation - April 2014 Illustrative Master Plan

Figure 3.4 Revised Illustrative Master Plan

## LAND WEST OF WESTERFIELD ROAD PART OF THE PROPOSED IPSWICH GARDEN SUBURB

## DESIGN & ACCESS STATEMENT

HYBRID PLANNING APPLICATION

CBRE  
GLOBAL  
INVESTORS  
  
merseahomes

July 2014

Prepared by:  
David Lock Associates

Extracts from outline DAS



Figure 8.4 View 1: Main Street

Figure 8.5 View 2: Southern Avenue

Figure 8.6 View 3: Park Edge

Figure 8.7 View 4: Western Edge

### Park Edge

8.19 Along the Park Edge, courtyards will typically comprise larger 4-bedroom family homes with an inset front door and porch detailing brought out through the use of materials, defining the entrance to homes. Large bay-style windows are provided in a contemporary style to provide bright front living spaces. Special windows overlooking the adjacent park edge provide natural surveillance by residents. Car parking is provided on-plot through garaging. Illustrations of the typical house types found within courtyards adjacent to the eastern edge are presented at Figures 8.10 and 8.11.



Figure 8.10 Park Edge illustration



Figure 8.11 Park Edge Part Elevation



## 1.4 The Outline Application & Planning Context

There are a number of parameter plans associated with the OPA, which will be relevant to the R1, R2 & R3 proposals:

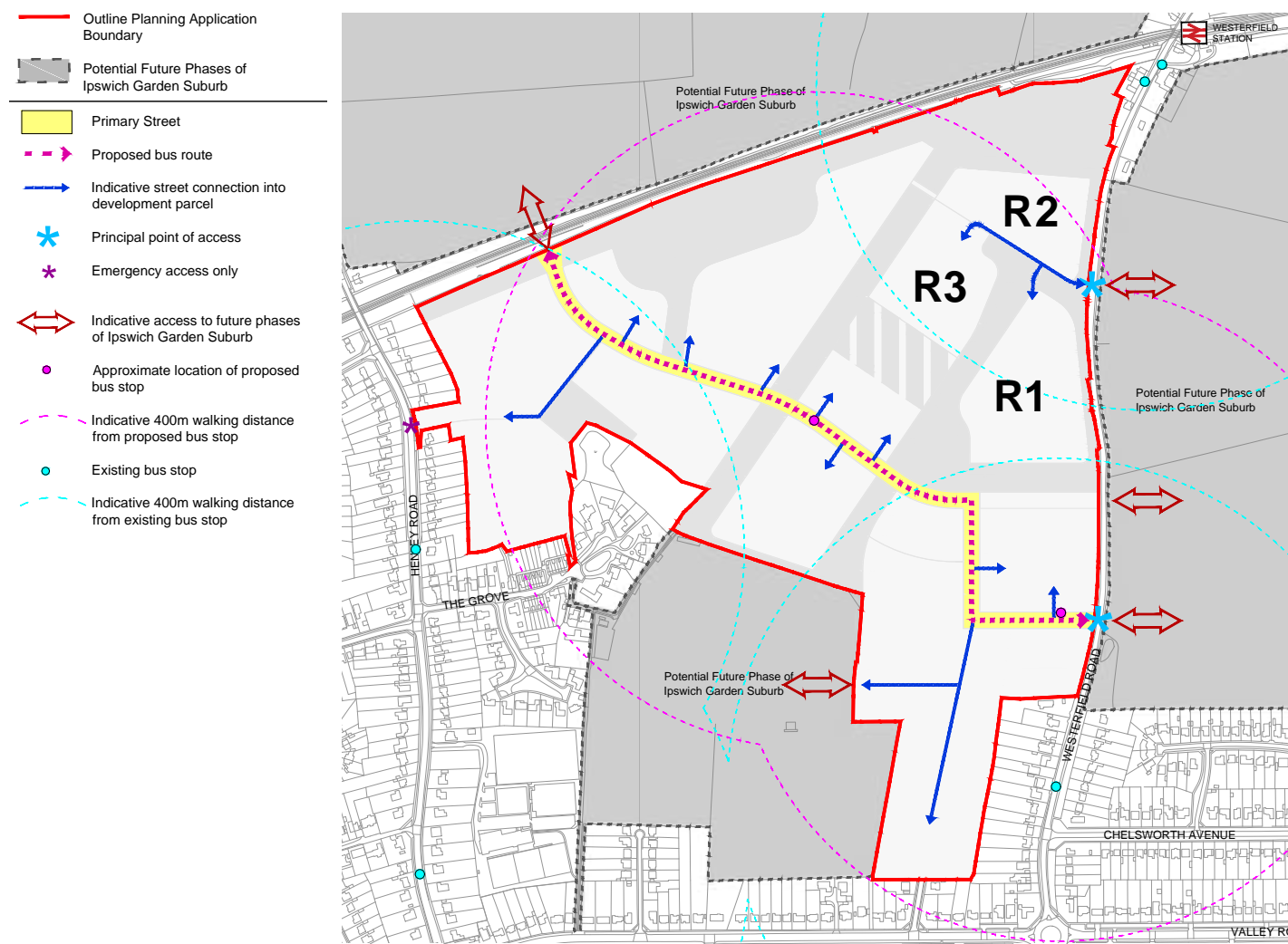
- Development Framework Plan
- Building Heights Layout Plan
- Non Vehicular Movement Framework Plan
- Vehicular Access and Movement Framework Plan
- Landscape and Open Space Framework
- Residential Density Plan
- Site Location Plan

The diagrams on the following pages are extracts from the OPA parameter plans, focused in on Bellway's R1-3 phase.

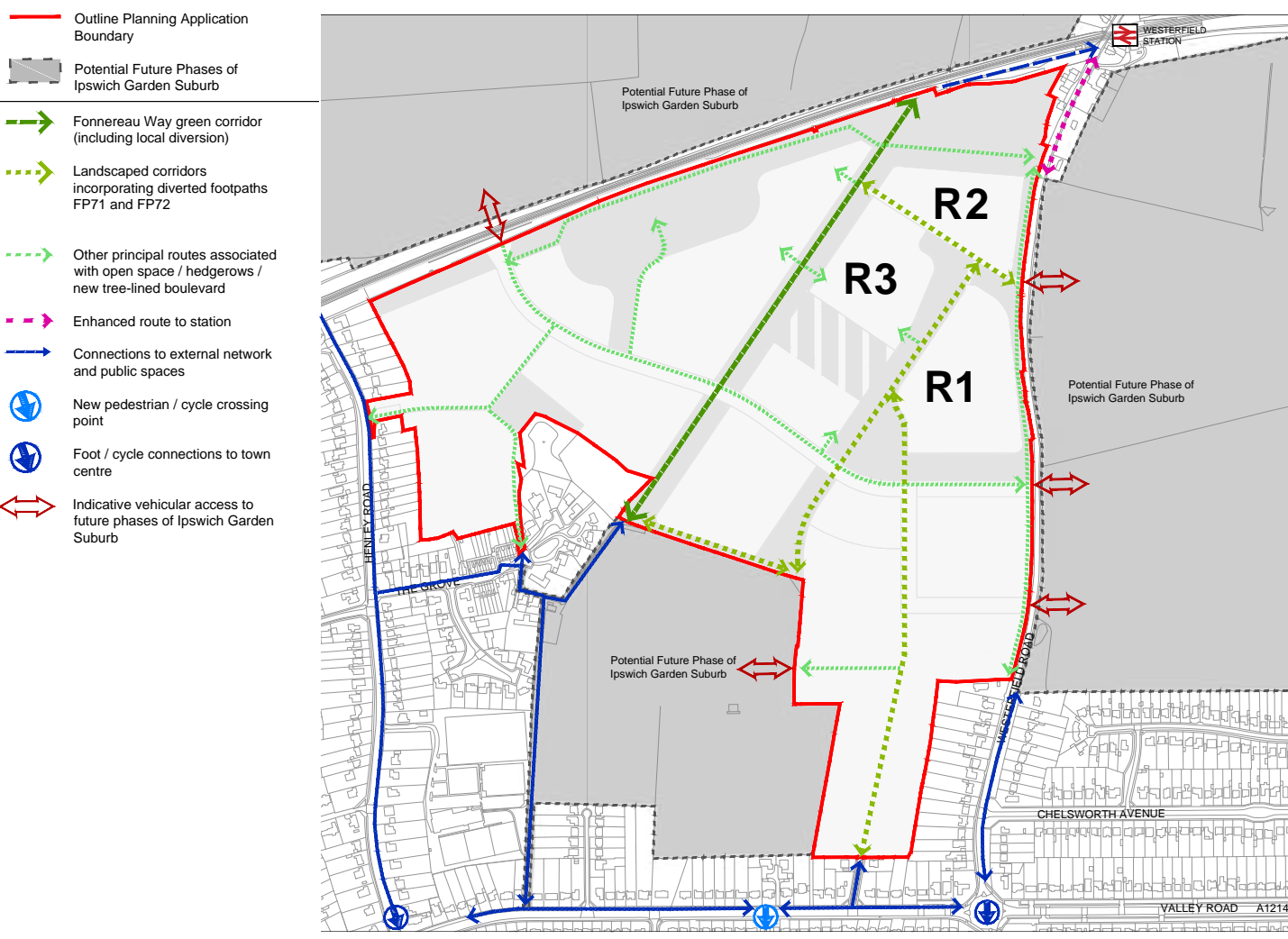
IBC have an adopted Local plan which therefore holds weight for decision making in the Borough. In addition, policies relating to design, open space, drainage and access have also been taken into account during the preparation of this document to ensure that it supports the most relevant aspirations of the Borough.



1.4 The Outline Application & Planning Context



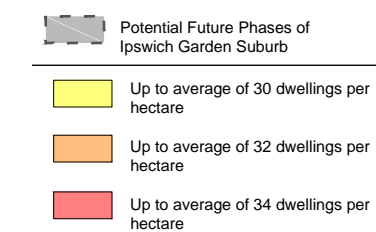
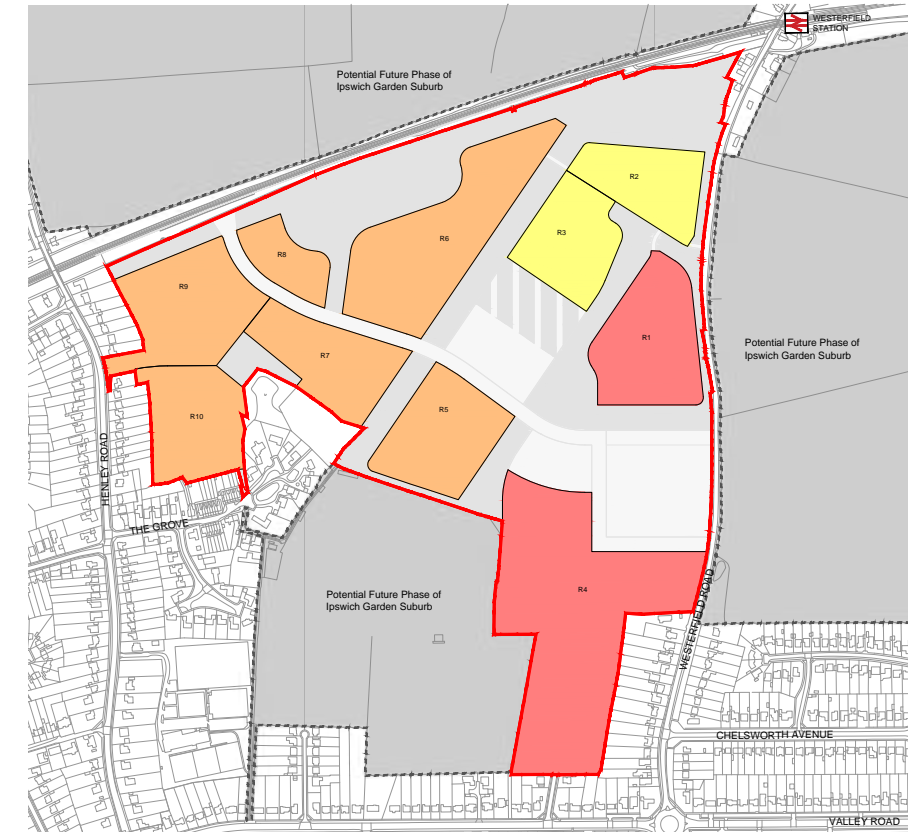
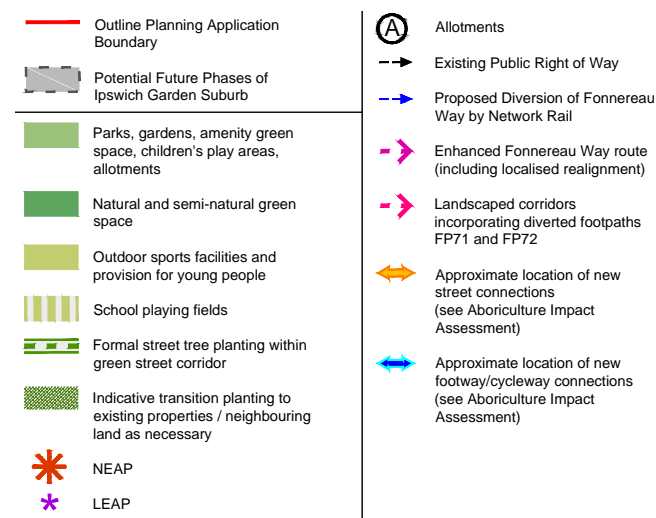
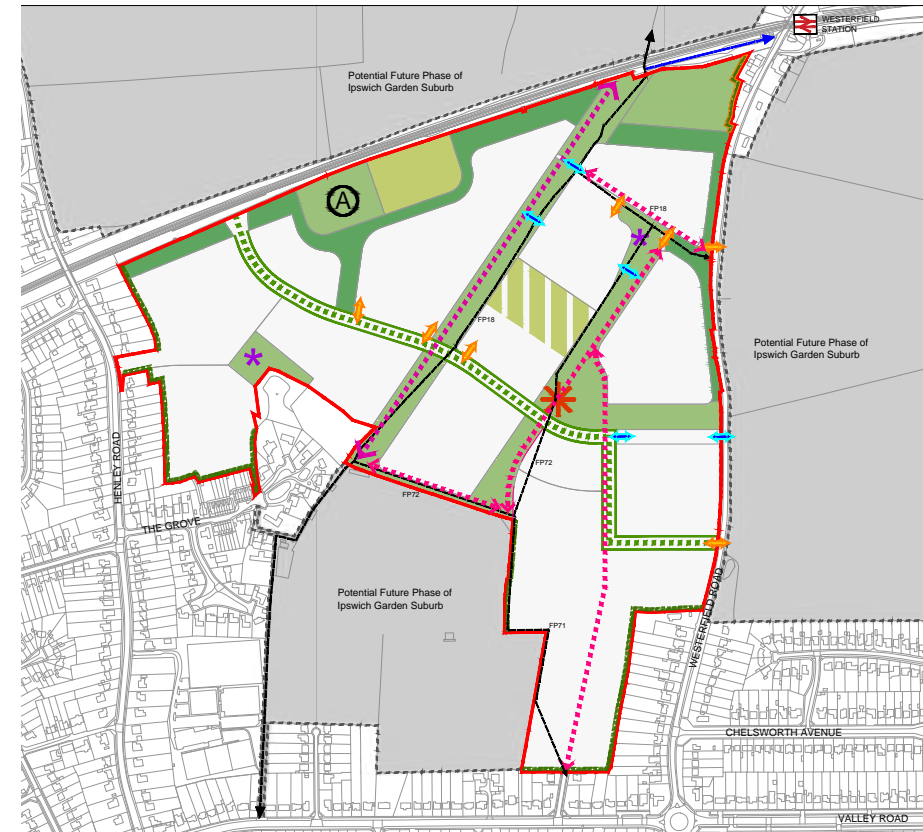
Parameter - Vehicular Access and Movement Framework Plan



Parameter - Non Vehicular Movement Framework Plan



## 1.4 The Outline Application & Planning Context



Parameter - Building Heights Layout Plan

Parameter - Landscape and Open Space Framework

Parameter - Residential Density Plan

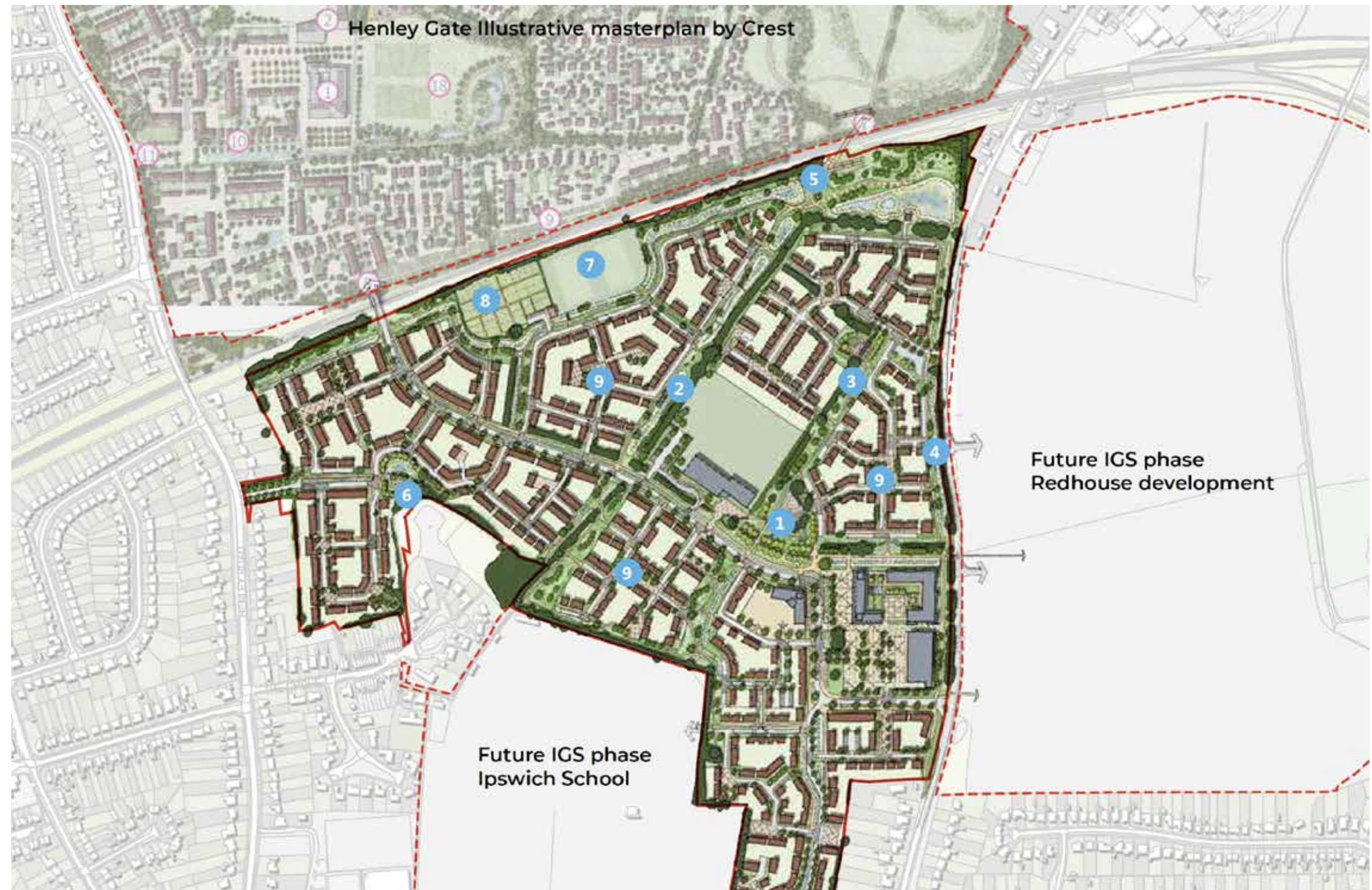


## 1.4 The Outline Application & Planning Context

Whilst not an approved drawing the illustrative masterplan provides a visualisation on how the wider masterplan could be delivered. Including indicative detail on the setting out of the site-wide distributor road, layout of residential parcels, village centre, and playing fields along with associated open space.

Parcels R1-3 are located close to the District Centre (civic heart) and school and benefit from their proximity to both Westerfield Park, Fonnereau Park and the Fonnereau Way Green Corridor. A new footbridge connects the new development to Henley Gate to the north.

- 1 Fonnereau Park (including NEAP)
- 2 Fonnereau Way Green Corridor
- 3 Westerfield Greenway (including LEAP)
- 4 Westerfield Road Green Corridor
- 5 Rail Edge Corridor & Westerfield Park
- 6 Vere Way Park (including LEAP)
- 7 Grove Sports Ground
- 8 Grove Allotments
- 9 Garden Courtyards (inner parcel spaces)



Parameter - Illustrative Masterplan



## 1.5 The Design Codes

There are 2 approved Design Codes associated with the site:

- The overarching Design Code, Fonnereau (as required by Condition 11 of the OPA)
- Phase 1 – 3 Design Code (as required by Condition 12 of the OPA)

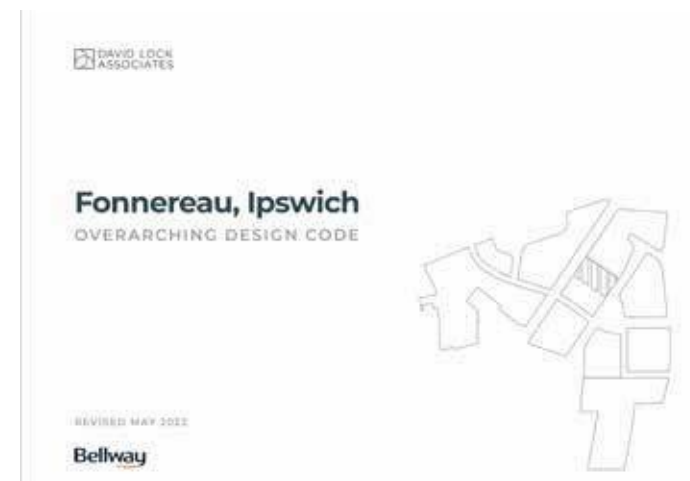
A Site Wide Design Code was required to be submitted under Condition 11 of the outline consent and has been approved by IBC.

The Code responds to the approved parameter plans and provides additional guidance and mandatory items that future Reserved Matters applications must adhere to.

The principles and rules set out are designated as either mandatory or guidance. The Design Code includes diagrams and illustrative material which add detail to the design requirements (mandatory) and provide further guidance (indicative or discretionary).

In developing our designs for R1, R2 and R3, we have followed the principles of the site wide Code, particularly focussing on the following areas:

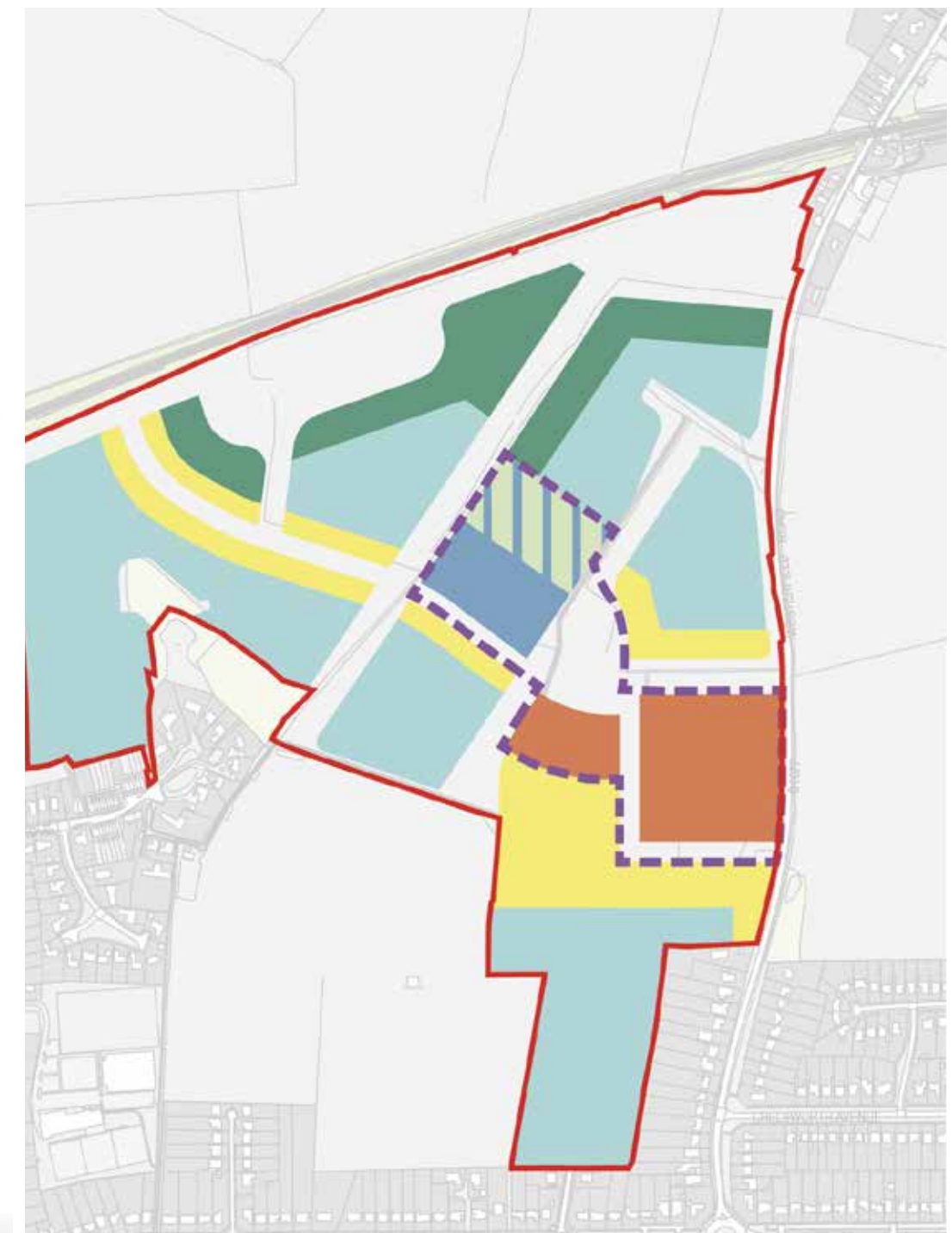
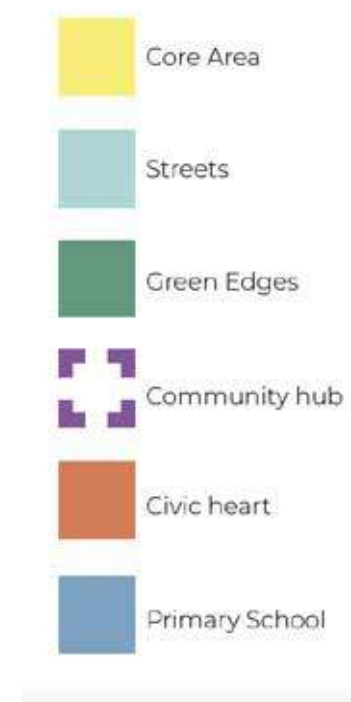
- The character areas:
  - 1.Core Area
  - 2.Streets
  - 3.Green Edges
- Built Form
- Materials Palette



Fonnereau, Ipswich Overarching Design Code



Fonnereau, Ipswich Phase 1 - 3 Design Code



Extract from ODC: Character Areas



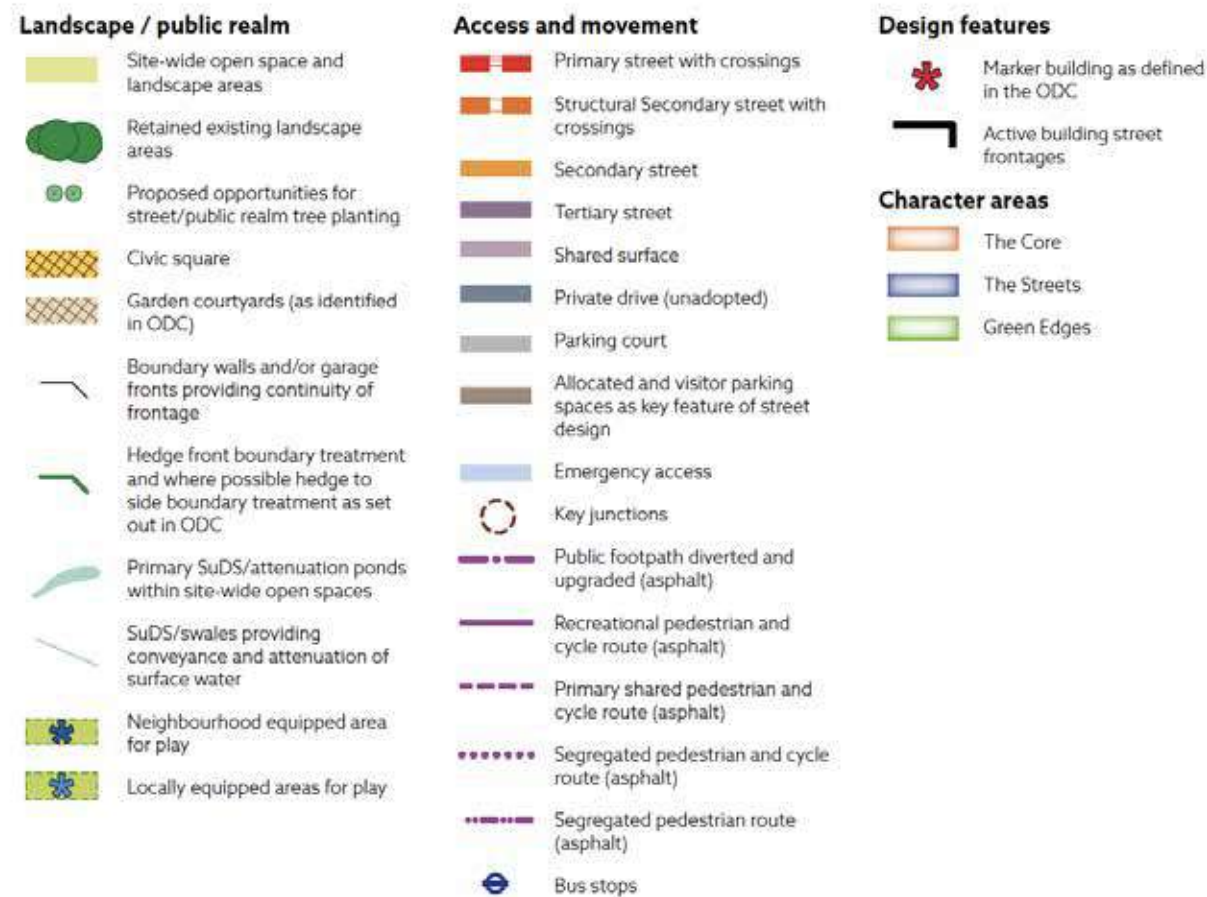
## 1.5 The Design Codes

The Phase 1- 3 Design Code gives more detail on these parcels and provides a Regulatory plan, which should be followed or justification should be given for differing.

The Regulatory Plan for Phase 1–3 has been prepared following the parameters, design principles and infrastructure networks established in the OPP and ODC.

Section 7 of this DAS explains how the design complies with the Design Code and the Site wide strategies and where they do not comply an explanation and justification for this.

Key



Extract, Regulatory Plan R1, R2 & R3



## 1.5 The Design Codes

The Placemaking and Urban Design Plan from the Phase Design Code identifies important ‘marker buildings’, key junctions and potential boundary conditions. Three Garden Courtyards have also been identified within residential parcels, creating landscaped shared surface spaces with clear visual connections out to the wider open space network. The ODC sets out that they should be designed to have a social focus.

Our design has developed following the main principles of this plan - but we have made changes to the road network to create a layout that is more efficient with less road and more frontages onto the wider green spaces. R1-3 is surrounded by high quality landscaped spaces, Fonnereau Park, Westerfield Park and the Greenway corridors, and there are 2 play areas. We would like to encourage residents to enjoy these spaces, all within a few minutes walk away, rather than creating garden courtyards within the road network. There is concern these would be hard landscaped spaces that would not benefit the character of the development.

One of the garden courtyards has been retained (to the north of R2): this ‘green’ is a soft landscaped space with a feature tree, and located on a key view corridor when entering the site from Westerfield Road. Through consultation with Ipswich Borough Council it was felt that seating is not required here as it is so close to the park.

Key junctions within the Core and Streets character areas will be denoted by changes in garden boundary treatments to create greater definition at these important locations within the development. Low walls with planting behind are proposed.

Marker buildings will be ‘different’ by their facing materials, additional detailing and features such as

bay windows, chimneys (offset or apex), gablets and steeper roof pitch.

### Key

- Civic square
- Garden courtyards (as identified in ODC)
- Boundary walls and/or garage fronts providing continuity of frontage
- Hedge front boundary treatment and where possible hedge to side boundary treatment as set out in ODC
- Marker building requiring architectural articulation for emphasis
- Key junctions
- Active building street frontages



Extract, Placemaking & Urban Design: R1, R2 & R3



## 1.5 The Design Codes

The Regulatory Plan draws together the landscape and public realm features with retained existing landscape features and opportunities for further street tree planting and other public realm features identified.

Our proposals follow these principles:

- Retained existing landscape
- Street tree planting
- Play areas
- Integrated SuDS / swales

### Key

- Retained existing landscape areas
- Proposed opportunities for street/public realm tree planting
- Hedge front boundary treatment and where possible hedge to side boundary treatment as set out in ODC
- Primary SuDS/attenuation ponds within site-wide open spaces
- SuDS/swales providing conveyance and attenuation of surface water
- Neighbourhood equipped area for play
- Locally equipped areas for play
- Civic square
- Garden courtyards (as identified in ODC)
- Parks & gardens
- Natural / semi-natural green space
- Amenity greenspace



Extract, Landscape & Green Infrastructure: R1, R2 & R3



## 1.5 The Design Codes

The Design Code outlines a framework street hierarchy plan that provides a clear and legible layout and creates a permeable and connected movement network through the site. Primary, structural, shared surface streets and private drives are clearly defined.

Our layout follows the principles of the Access and Movement Strategy for the secondary and tertiary streets. We have adjusted some of the shared surfaces and key junctions to respond more positively to the surrounding green spaces and reduce the amount of hardscape.

### Key

- |                                                                                     |                                                                      |                                                                                     |                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
|  | Primary street with crossings                                        |  | Segregated pedestrian route (asphalt)    |
|  | Structural Secondary street with crossings                           |  | Bus stops                                |
|  | Secondary street                                                     |  | Civic square                             |
|  | Tertiary street                                                      |  | Garden courtyards (as identified in ODC) |
|  | Shared surface                                                       |                                                                                     |                                          |
|  | Private drive (unadopted)                                            |                                                                                     |                                          |
|  | Parking court                                                        |                                                                                     |                                          |
|  | Allocated and visitor parking spaces as key feature of street design |                                                                                     |                                          |
|  | Emergency access                                                     |                                                                                     |                                          |
|  | Key junctions                                                        |                                                                                     |                                          |
|  | Public footpath diverted and upgraded (asphalt)                      |                                                                                     |                                          |
|  | Recreational pedestrian and cycle route (asphalt)                    |                                                                                     |                                          |
|  | Primary shared pedestrian and cycle route (asphalt)                  |                                                                                     |                                          |
|  | Segregated pedestrian and cycle route (asphalt)                      |                                                                                     |                                          |



Extract, Access & Movement: R1, R2 & R3



## 1.5 The Design Codes

3 character areas are identified with the Phase Design Code. More detail on 'character' can be found in section 3.4 of this DAS.

### THE CORE

Key features include:

- Forms the central zone along the route of the Primary Street
- It will be a well-defined, urban character with contemporary architecture and design influences
- Densities and building heights will be higher than other character areas
- A consistent building line will be a key feature with the predominant house types being short terraces and townhouses
- Development will front on to the Primary School, key public open space and the District Centre as well as the connections of the Primary Street to Westerfield Road and futureproofed Structural Secondary street to the Ipswich School Land

### THE STREETS

Key features include:

- A varied character area comprised of a range of house and street types including the northern structural secondary street access from Westerfield Road
- Providing considered transitions between the Core and Green Edge character areas
- Predominantly 2 storey building heights
- Mainly traditional in its architectural approach with house types including semi-detached, short terraces and some detached
- Built form will be accented at key locations through the use of façade embellishments and occasional marker buildings
- Planting to front gardens, streets and the public realm will contribute to the Garden Suburb character
- Garden courtyards within parcels are a key component of the character area

### GREEN EDGES

Key features include:

- The transitional point between development and open space, embedding the development into its landscape setting
- Providing visual and physical connectivity between inner parcel areas and the wider open space network
- Building heights of 2 to 2½ storeys
- Typically wider building plots and informal building line
- A range of larger detached dwellings interspaced with semi-detached dwellings to front onto the parks and open spaces
- North-east section of Fonnereau Green Corridor and Westerfield Park with natural / semi-natural and amenity open space with integrated walking and cycling routes and SuDS features
- On plot parking through the provision of driveways and/or garages for dwellings

The Phase 1 Design Code gives more detail on the character areas



Extract, Landscape & Green Infrastructure: R1, R2 & R3



## 1.5 The Design Codes

### 1. The Core



**BUILDING HEIGHTS:** Up to 15m ridge height. Predominantly 3-storeys, up to 4-storeys adjacent to District Centre

**DENSITY:** 35-40 dph around Community Hub, 30-35 dph elsewhere.

**HOUSING TYPES:** 2-4 bed houses, 1-2 bed apartments, semi-detached, short terraces, some apartment blocks near to District Centre

### 2. The Streets



**BUILDING HEIGHTS:** Up to 10m ridge height. Predominantly 2-storey, with potential for 3-storeys as marker buildings.

**DENSITY:** 30-35 dph.

**HOUSING TYPES:** 2-4 bed houses, semi-detached, short terraces, some detached.

### 3. The Green Edges



**BUILDING HEIGHTS:** Up to 10m ridge height. 2-2½-storeys.

**DENSITY:** 30-32 dph.

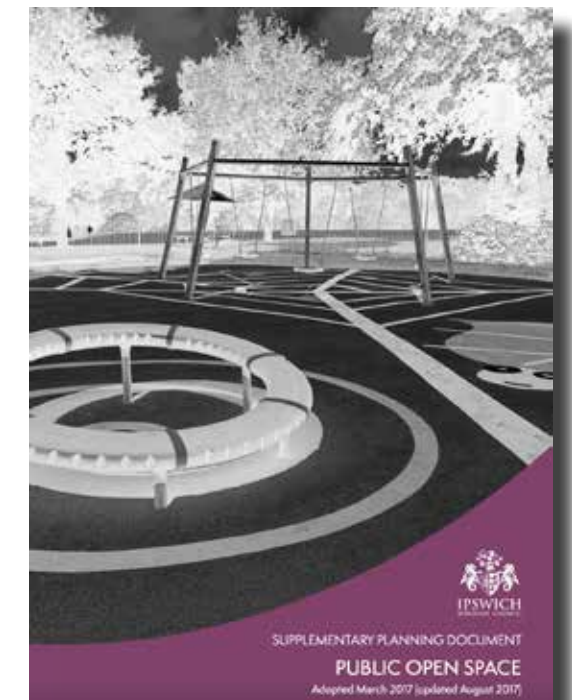
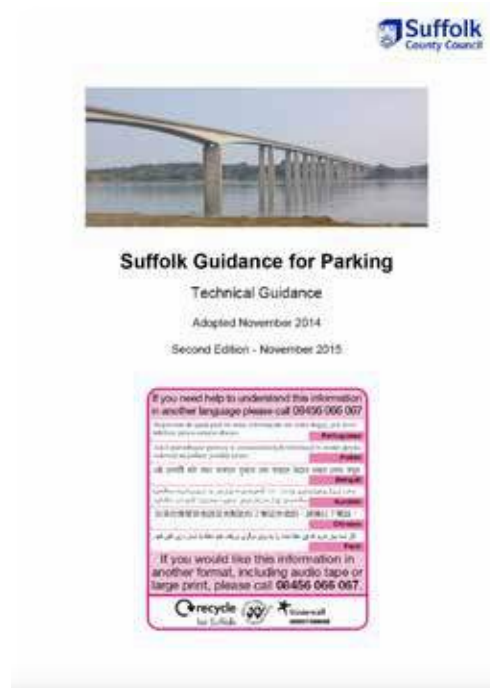
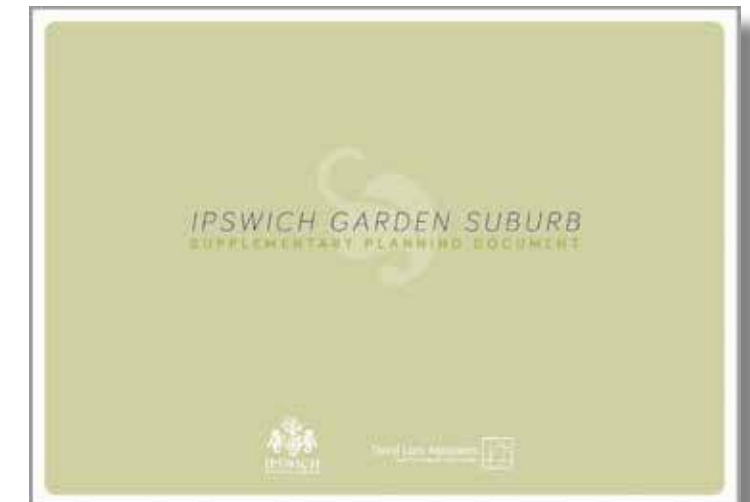
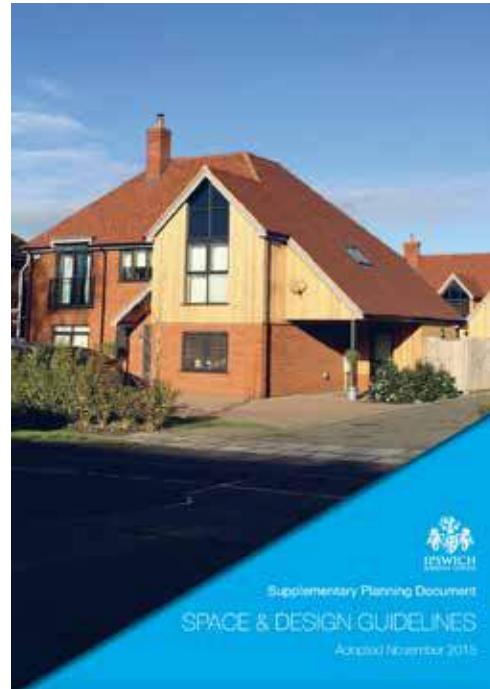
**HOUSING TYPES:** 3-5 bed houses, detached; semi-detached, short terraces where appropriate.



## 1.6 Planning Policy

In preparing this Design and Access Statement regard has been given to relevant national and local planning policy and the guidance provided in third party documents including the following:

- CABE – By Design, Better Place to Live, 2000
- English Partnerships – Car Parking, What works where? 2006
- Department for Communities and Local Government – Manual for Streets, 2007
- Ipswich Borough Council Space and Design Guidelines, adopted SPD 2015
- Space and Design Guidelines SPD 2015
- Cycling SPD 2016
- Public Open Space SPD 2017
- Ipswich Garden Suburb SPD 2017 ('IGS SPD')
- Building for Life 2018
- Suffolk Guidance for Parking, 2019
- Building For a Healthy Life 2020
- National Design Guide 2021
- Low Emissions SPD December 2021
- Core Strategy and Policies Development Plan Document Review March 2022
- Suffolk Design Streets Guide 2022
- National Planning Policy Framework 2023





## 1.7 Opportunities & Constraints

### Constraints

- Existing trees and hedgerows are being retained where possible - a constraint as well as an opportunity.
- There is a LEAP and NEAP within this phase, the appropriate buffer zones must be adhered to.
- There are constraints from the Design Code and Parameter plans such as heights and density.
- The topography is a constraint - as well as an opportunity to create interesting streetscapes.
- The relationship to the school boundary needs consideration.
- The strategic drainage strategy surrounding this parcel places constraints on the parcel edges.

### Opportunities

- There is an opportunity to create a strong attractive streetscape opposite the District Centre.
- The entrance space within R2 and R3 creates an attractive gateway from Westerfield Road.
- The site is surrounded by green spaces – homes can front onto these spaces creating a loose, low density edge.
- Attractive views over open space in the north and in the centre of the development. These will be richly landscaped habitats for people and for wildlife.
- This parcel will be visible from Westerfield Road and will 'set the scene' for the development.



Extract, Opps and Cons: R1, R2 & R3