

# Welcome to our public exhibition



Illustrative view along the copse

The exhibition boards provide plans and an update on our proposals, setting out:

- Location
- Overview of the site's history
- Parameters of the Outline planning permission
- Cock Lane's new access and the widening improvements
- Landscaping, footpaths and rights of way
- Timeline

## How can you be involved?

We invite you to read the panels, ask the project team any questions and then:

- Scan the QR code; and
- Fill in the online feedback form

[www.ashwellsfield.co.uk](http://www.ashwellsfield.co.uk)





# Location

The site is in Tylers Green, High Wycombe off Cock Lane.





# Overview of the site's history



View looking south along the eastern boundary



View across the site





# Parameters of the Outline planning permission

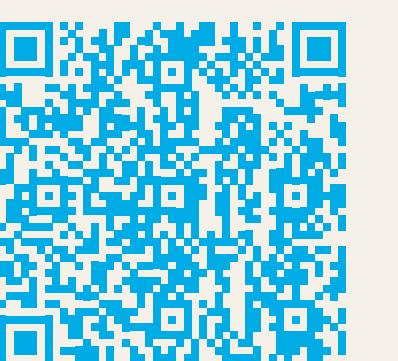
The parameters of the Outline permission included:

- Set maximum number of homes to 109, equivalent to an average density of 29/dph including a minimum of 5% self-build/custom build homes.
- Maximum heights of homes 2.5 storeys across the whole site except those backing onto Ashwells and Lancaster Rise.
- A masterplan setting out where housing is to go.
- Ashwells road to be used for two-way access route into the development.
- Construction of a new vehicular access route off Cock Lane.
- Details on the widening of Cock Lane and development's internal roads.
- Field's landscape leading the development's design with incorporation of play and drainage.

**Illustrative parameter plan defined in Outline permission**



**Illustrative parameter plan defined in Outline permission**





# Key benefits



Up to 109 homes, 34 being shared ownership



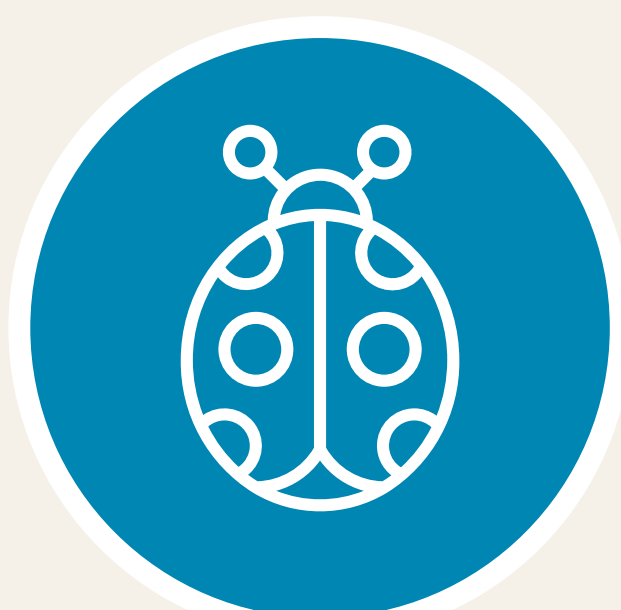
A mixture of detached and semi-detached homes



Two play areas for children of all ages



Sustainable development features including EV charging, air source heat pumps and SUDs



Maximising habitats for nature on site



Landscape led approach, seeking to retain existing features & enhancing through new planting



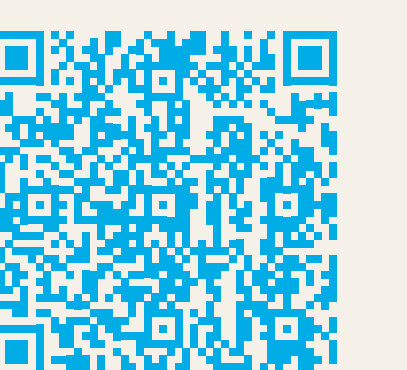
Local road improvements



Connections to existing Public Rights of Way and the locale



A landscape led approach, seeking to retain existing features





# Wider highways improvements

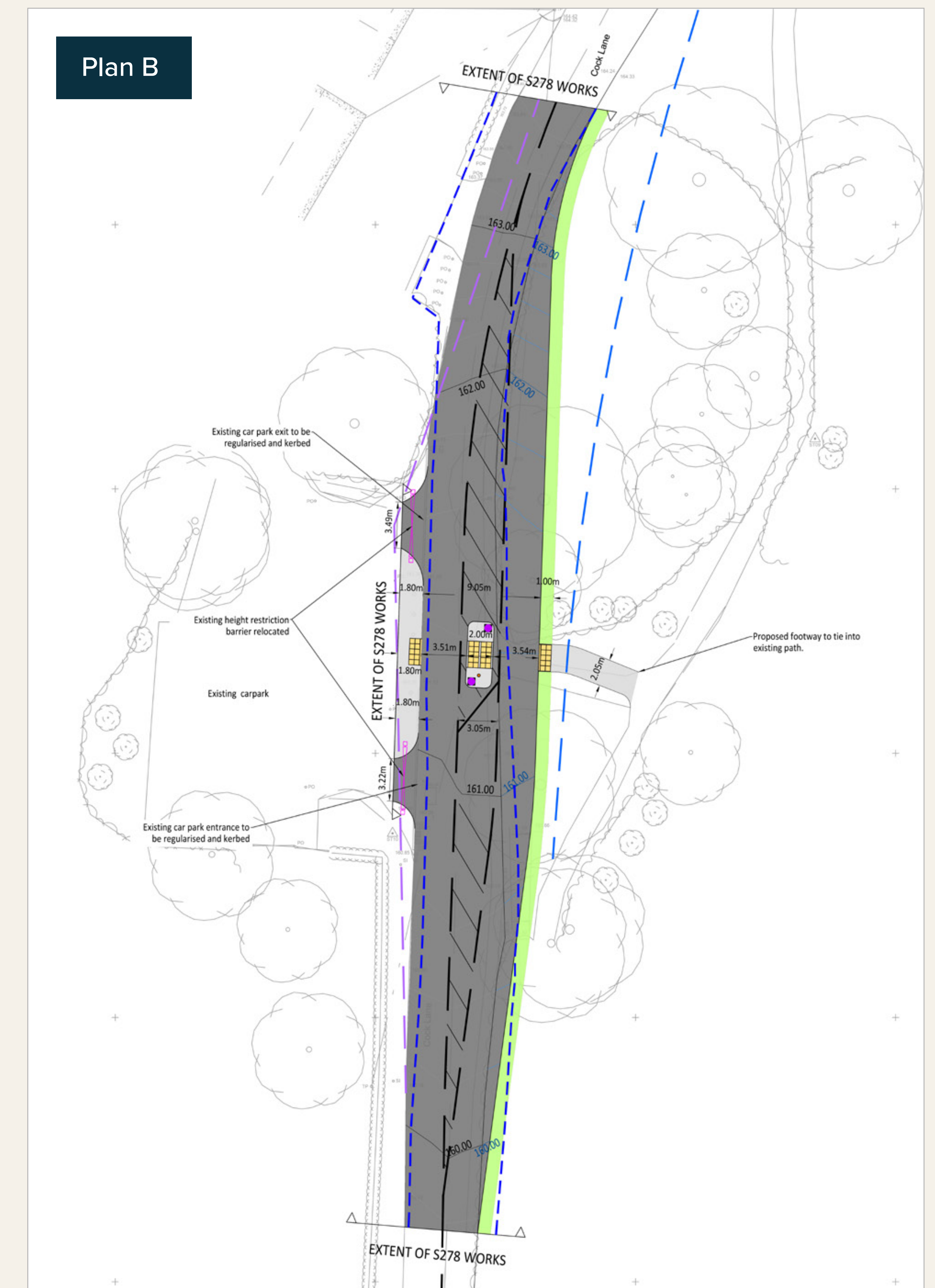


Cock Lane will be widened to a carriageway (road) width of c.6m in the vicinity of the access to the site from Cock Lane to deliver a safe junction for vehicles to turn in and out of the site.

At either end of this the carriageway will tie into its existing alignment.



In addition, widening will take place over an extent of approximately 80m between the access to the Parish Council building to the south and the entrance to Tyers Green Middle School to the north. This will provide the necessary space to deliver a pedestrian refuge island in the centre of Cock Lane directly opposite the car park on the western side of the road.



It will also link up with the footpath on the opposite side which routes towards the school entrance.

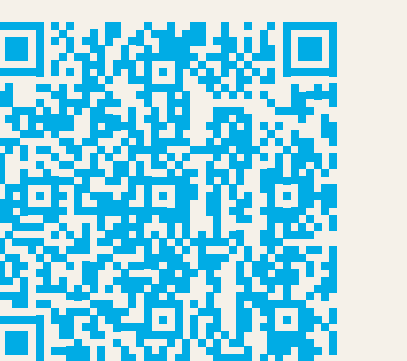
The introduction of the refuge island will improve the safety for those walking along this route.





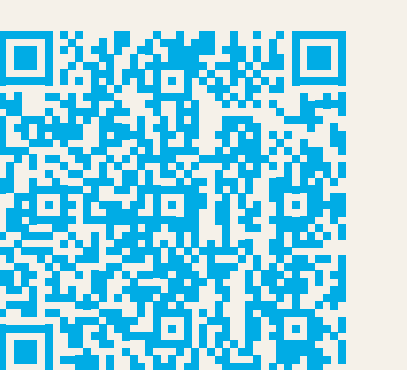
# Emerging masterplan

3D Emerging masterplan





# Landscape strategy





# Public play areas and green space

What do you think of our ideas for the play areas and paths?

Do use a Post-It-Note to let us know – please stick it below:



Meandering pathways designed to accessible gradients with seating and informal play elements interspersed along routes.



Informal mown paths taking more direct routes through meadow.



Timber play equipment and planting to create a natural play space.



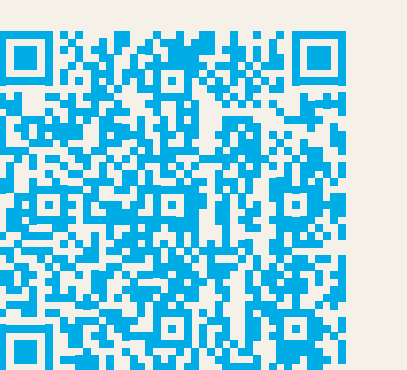
Opportunities for picnic seating.



Timber equipment adapted to change in levels.



Area where water will collect when it rains to disperse naturally.





# Chalk Pit pocket park



Bearing in mind the designs must align with the Gomm Valley and Ashwells Development Brief, what do you think of our naturalistic ideas for the chalk pit?

Do use a Post-It-Note to let us know – please stick it below:



Potential opportunity for boardwalk access across water features.



Example of informal play set within planting.



Seating nestled into planted slopes.



Opportunities for environmental and wildlife interpretation.



Opportunity for informal play providing LAP provision for toddler age.

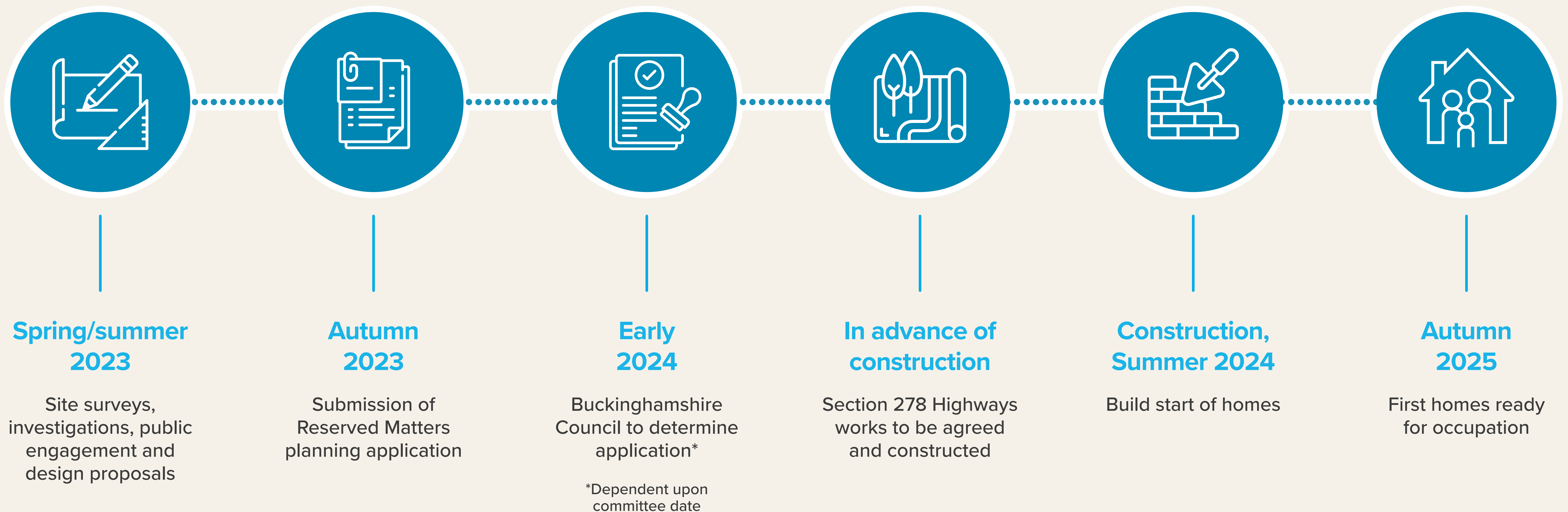


Opportunity for informal play referencing former chalk pit.





# Planning timeline





# Character areas



The new homes are arranged in character areas which respond to the individual landscape edges previously outlined. These create small neighbourhood clusters that respond to both each other and their immediate setting to harness its specific qualities.

## The Hill

Detached executive homes that respond to the steep topography and open views towards the south and west.

## The Crescent

Detached and semi-detached family homes that radially align to the chalk pit and the copse.

## The Courtyard

Detached and semi-detached family homes arranged in clusters around the semi-private courtyards, which follow the eastern boundary of the site.

## The Avenue

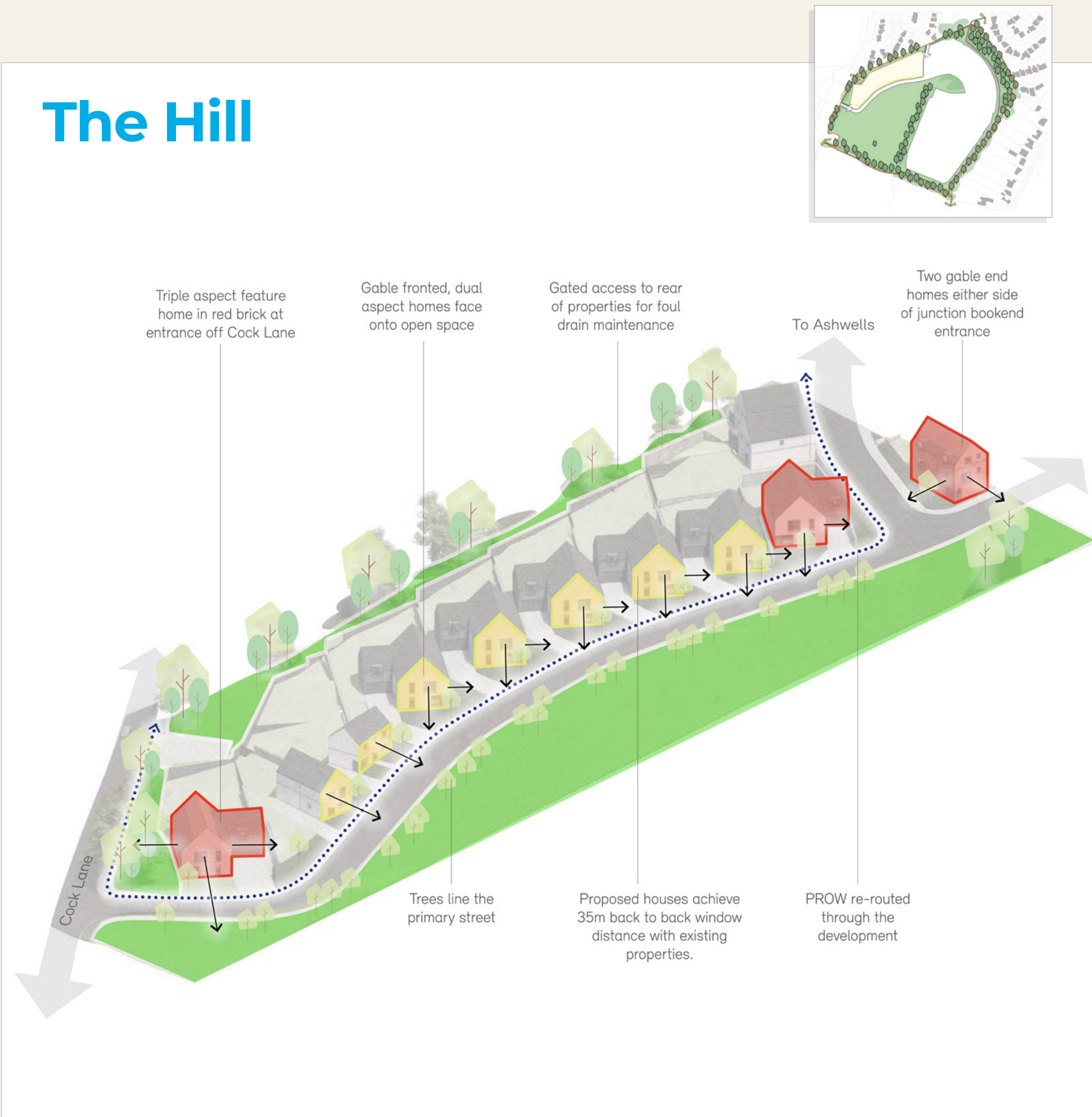
The Avenue houses majestically follow the line of the central hedge.



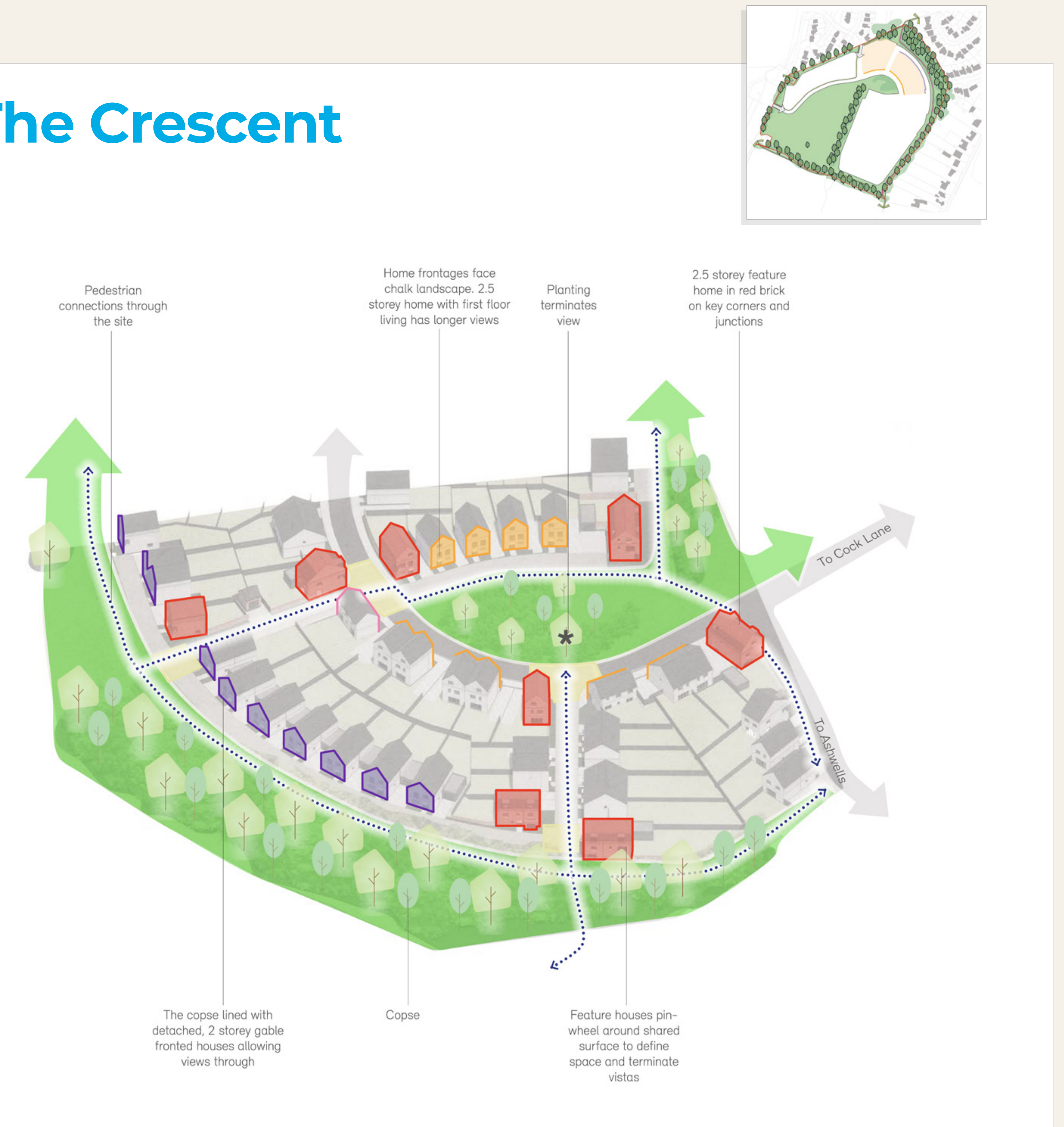


# Character areas

## The Hill



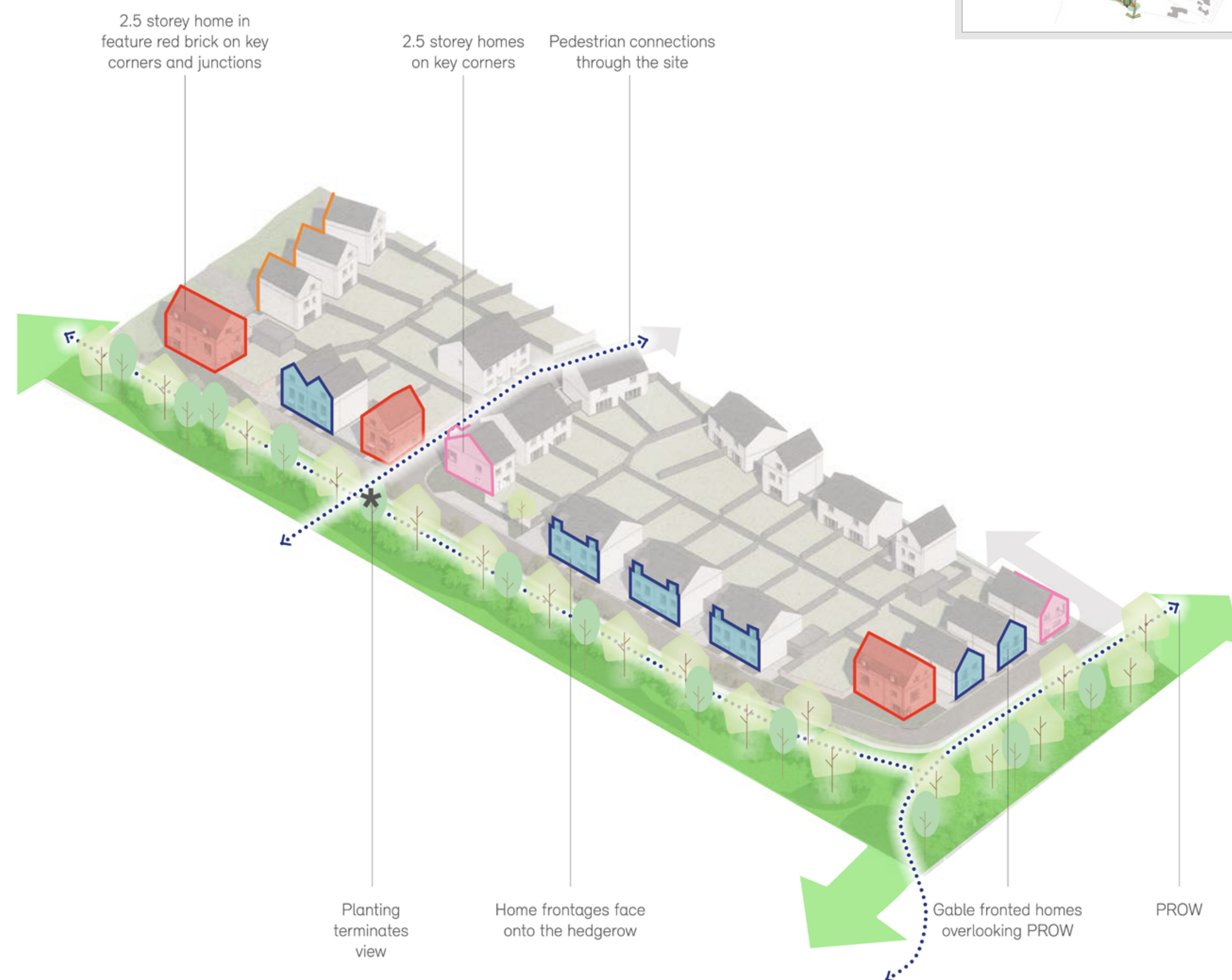
## The Crescent



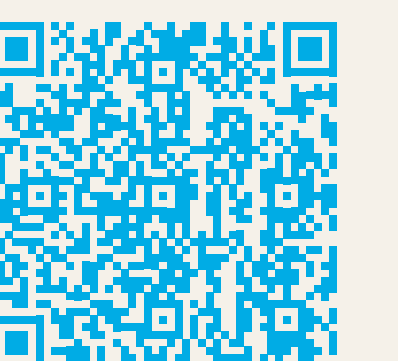


# Character areas

## The Avenue



## The Courtyard





# Local character's influence



Penn and Tylers Green sits within a semi-rural setting on the outer limits of the suburban expansion of High Wycombe. There is a mixture of local vernacular to draw inspiration from that can then be interpreted in a contemporary manner. The commons and open spaces play an important role in the overall character of the area, similarly to the Ashwells site.

1. Timber garages
2. Flemish bond with dark headers
3. Gables fronting Carter Walk to the north of the site
4. Wide frontage homes facing towards Widmer Pond
5. 2.5 storey gable frontage
6. Heritage colour scheme





# Local character's influence

## Material palette and detailing

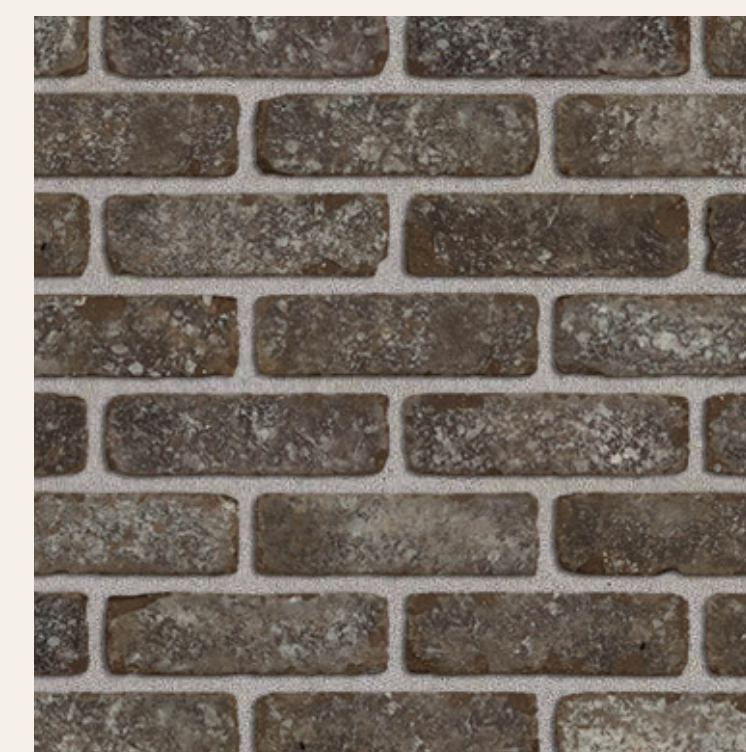
Building materials will draw inspiration from Penn and Tylers Green rich fabric. This will establish an overall familiarity and comfort within a contemporary approach.

It is proposed that brick will be the predominant material and a simple combination of bricks is proposed. Varied tones of grey brick that can draw on the tonal qualities of flint and a multi red brick used on 'feature' house locations.

Black timber weatherboard has been traditionally used on functional building is Tylers Green such as barns and outbuildings. Similarly within the proposed scheme it will be utilised on the garages and 1.5 storey elements ensuring it is easily accessible for maintenance.



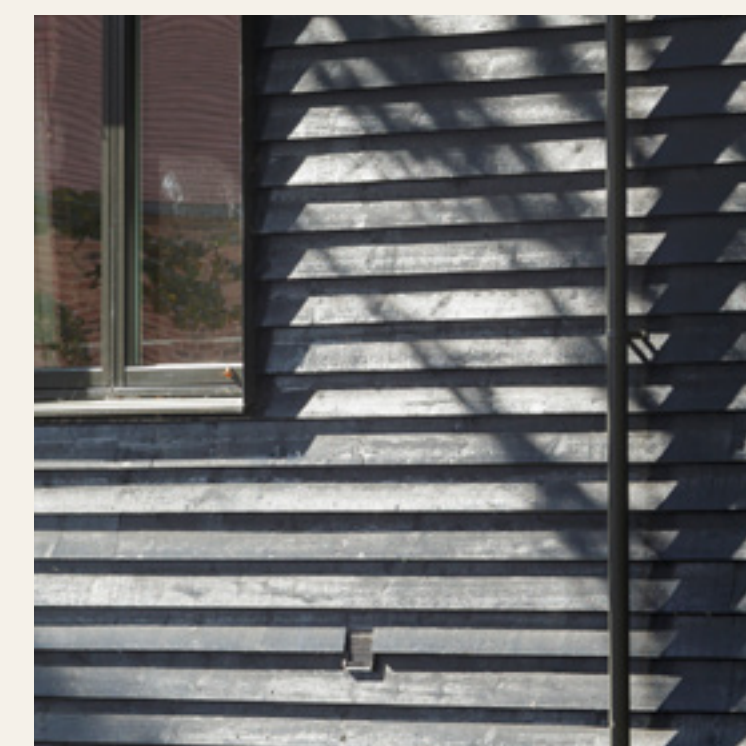
Light Grey Brick



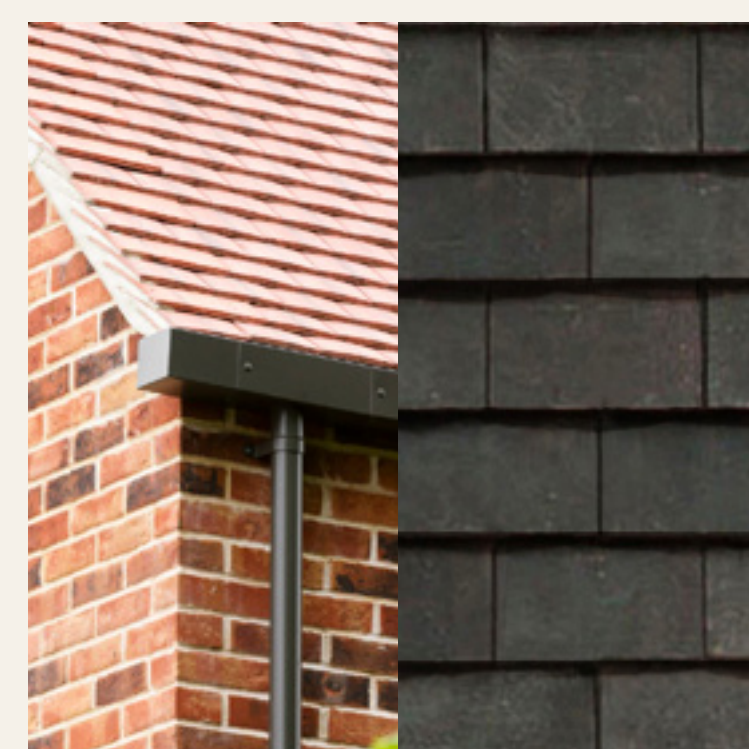
Dark Grey Brick



Multi Warm Grey Brick



Horizontal timber cladding

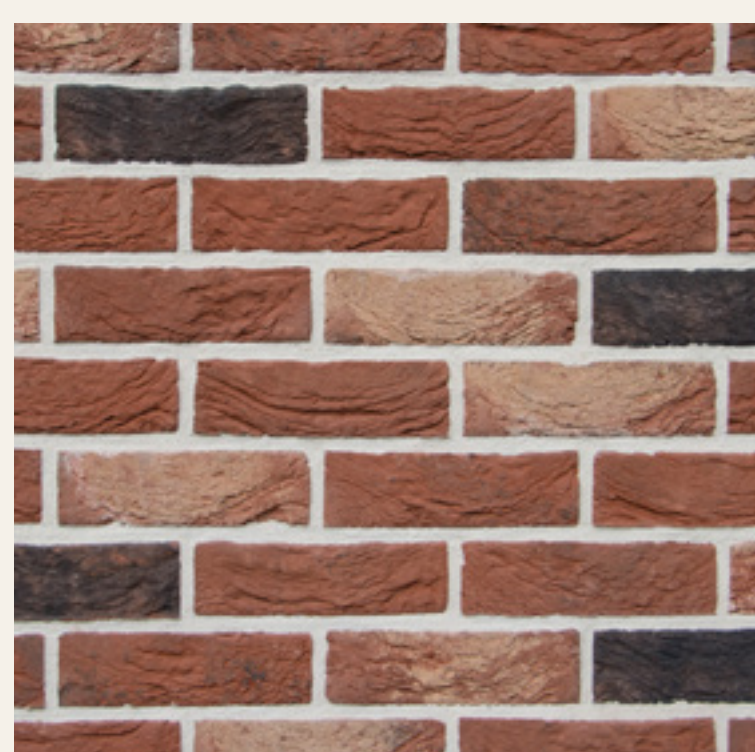


Contrasting dark and red roof tiles



Precast lintels

## Accent materials



Multi Red Brick



Decorative Brick Bonds



High quality masonry details

## House type design: sample typologies

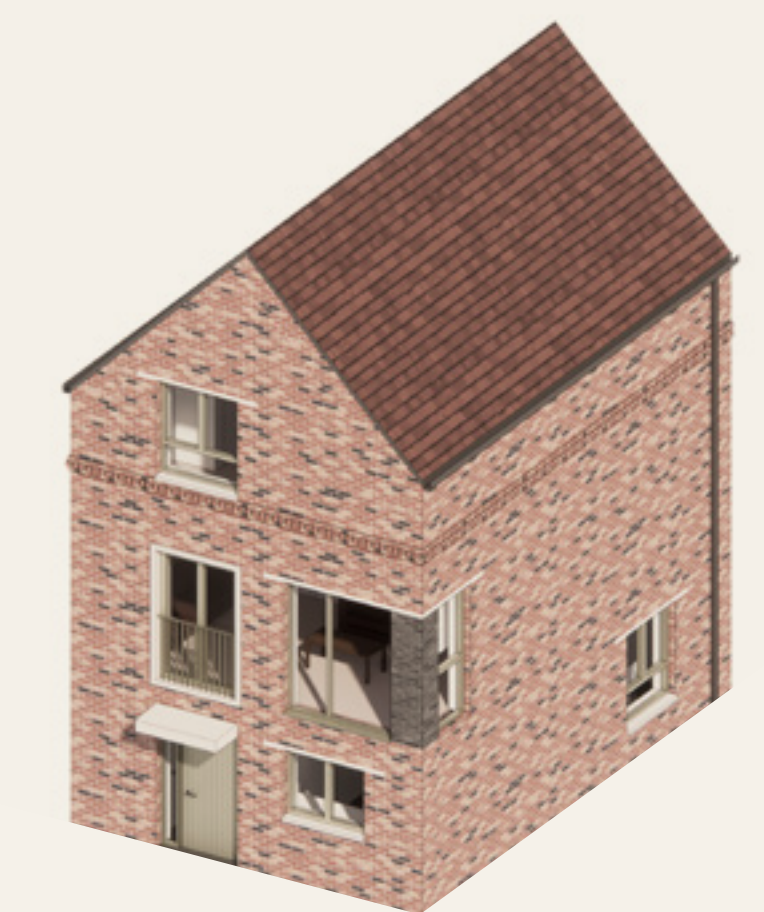
The proposed house types provide Cat 2 accessible homes throughout.



2 Bedroom Semi-Detached House - 2 Storey



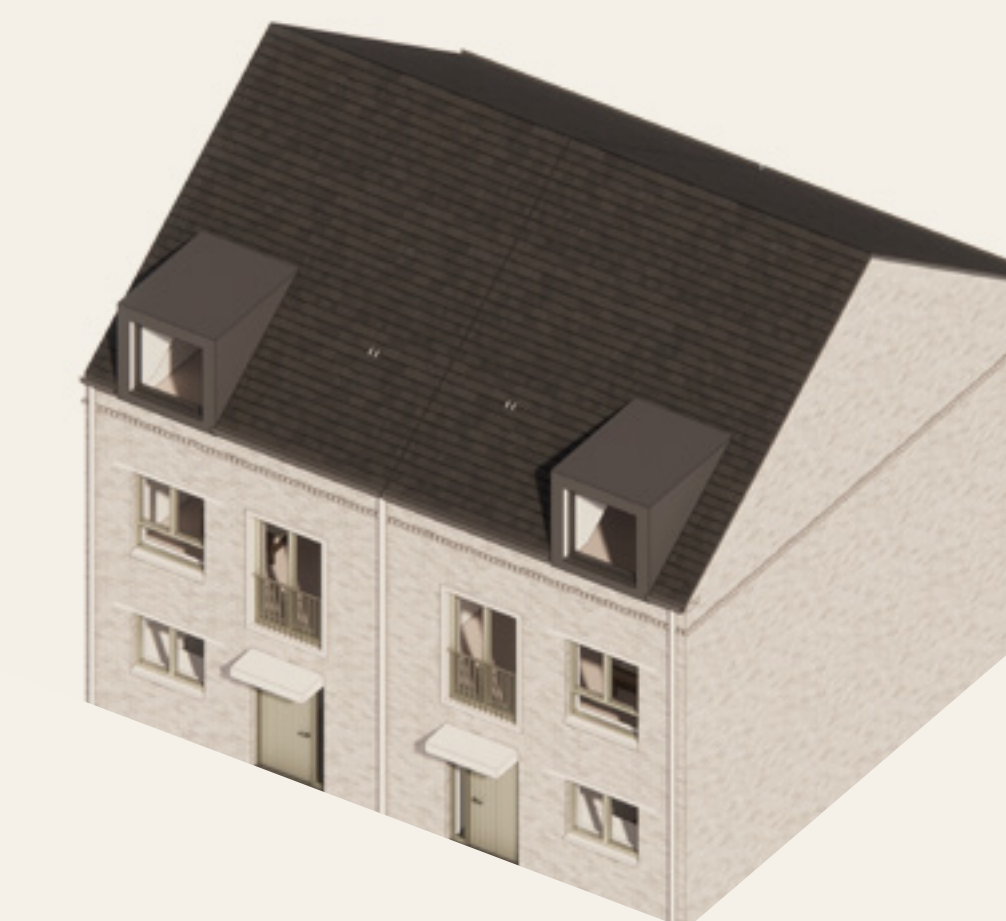
3 Bedroom Detached House - 2 Storey



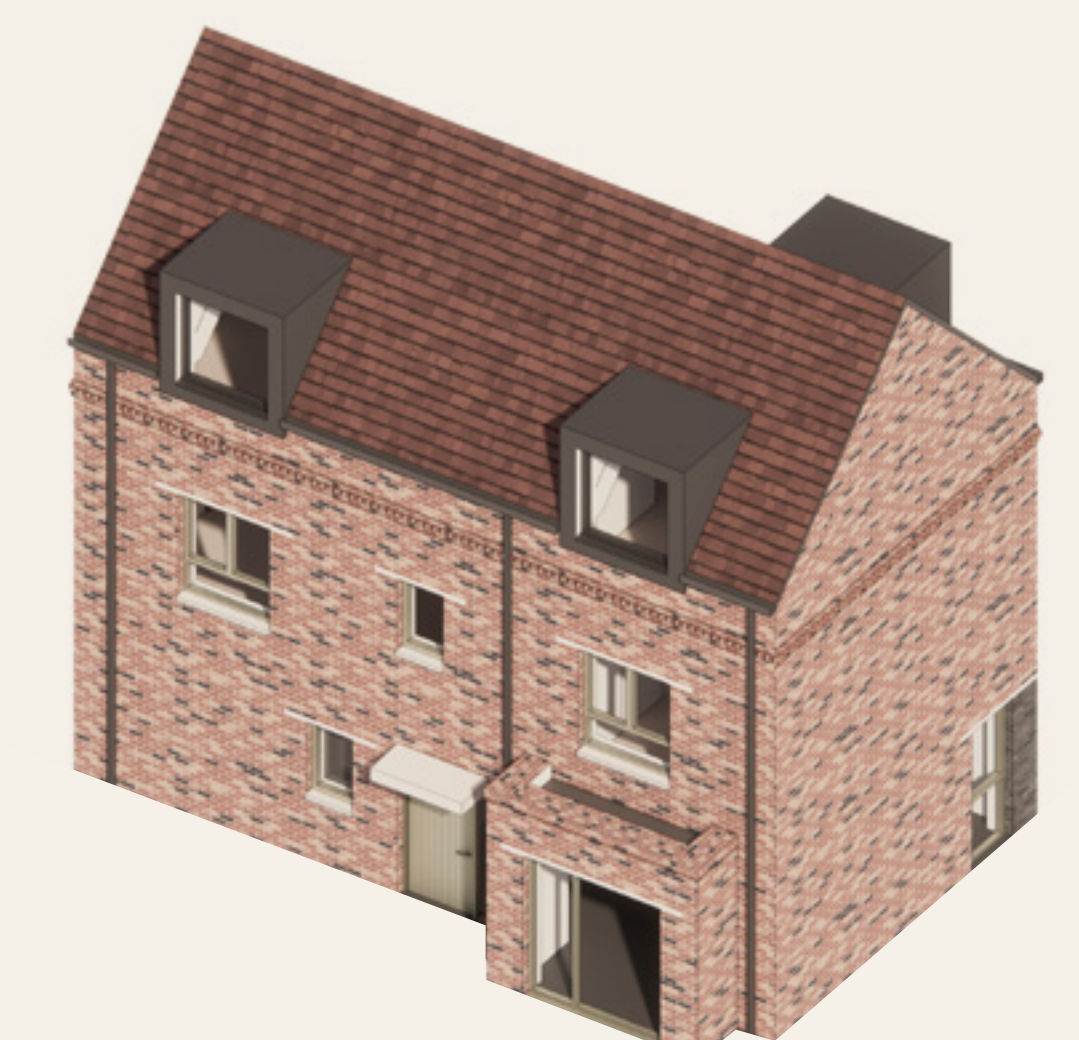
3 Bedroom Detached House - 2.5 Storey



3 Bedroom Semi-Detached House - 2.5 Storey



4 Bedroom Semi-Detached House - 2.5 Storey



4 Bedroom Detached House - 2.5 Storey



4 Bedroom Detached House - 2 Storey



5 Bedroom Detached House - 2 Storey



5 Bedroom Detached House - 2 Storey

