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Land adjoining Derwent House

Old Malton Road Malton

YO17 7EY

Design & Access Statement

Incorporating

Flood Risk Statement

Introduction

This document accompanies the application for planning consent for the construction of a new dwelling adjacent to Derwent House, Old Malton Road, Malton YO17 7EY on behalf of Mr&Mrs H Johnson. The location of the development is marked on the location map right. The application is being made by O'Neill Associates and this document accompanies the architectural drawings for the scheme.

Planning Consultant

O'Neill Associates

Lancaster House

James Nicholson Link

Clifton Moor

York

YO30 4GR

Site Location (not to scale)

Site Existing

The application site is shown outlined in red on the aerial view below. The site is adjacent to Derwent House and fronts on to Old Malton Road. There is a disused railway line to the south of the site and woodland to the west in the former Pye Pits quarry.

The site is then surrounded by residential buildings beyond to north and west.

Aerial view of development site

Site Existing

Existing access from Old Malton Road to Derwent House at northern end of site

Site Existing

Existing access from Old Malton Road to Derwent House at southern end of site. This access to be blocked off and wall re-instated to back of footpath

Site Existing

Proposed development site looking east to boundary with former railway cutting

Derwent House looking across development site

Hedge boundary to south east adjacent to former railway cutting

Site Proposed

3.1 The development comprises a new single dwelling, 3 storeys high, constructed of stone and zinc cladding, the third floor being a lightweight pavilion set back above a two storey base. The building sits on current lawned area to the south of the current dwelling. The site of Derwent House currently has two access points to either end of the site along Old Malton Road. The northern access is retained for Derwent House, whilst a new access is formed for the new house. The current access to the southern corner of the site will be blocked off, and a stone wall re-instated along the back of the pavement.

3.2 This particular part of Malton, along Old Malton Road, is characterised by villas set back from the road in landscaped settings. The new dwelling follows this idiom, being conceived as a villa set back from the road, and also set back behind Derwent House. The new house will enjoy distant views over the Derwent Valley, but be screened from the road and pavement by the existing planting and trees to the frontage.

3.3 The new house is shown in ashlar stone, with elements of bronze coloured zinc cladding. The zinc picks up the colours of autumn foliage, which will sit well within the landscaped setting. Zinc will be used for the roofing material to both house and garage block.

3.4 The garaging and utility area, is set forward of the house to create an enclosed entrance courtyard and turning area. The garage block also acts as a screen boundary with the adjoining Derwent House. A new hedge is shown planted between the two dwellings and further planting towards the front of the site.

3.5 The stair enclosure of the new house will have obscure glass facing across to Derwent House, to give privacy from overlooking, but also to achieve good levels of daylight to the stair.

SOUTH EAST ELEVATION

NORTH WEST ELEVATION

4.0 Sustainability Statement

This statement sets out our analysis of the relevant sustainable planning policies which need to be considered in support of this application for a new two storey dwelling.

4.1 Planning Policy

The national planning policy framework (NPPF) is a material consideration in determining this planning application as it has now replaced most other national planning policies. A key point of the NPPF is a presumption in favour of sustainable development, which should be seen as a having a primary role in both plan-making and decision-taking. The aim of this report is to demonstrate how this scheme has incorporated the principles of sustainable development and how these proposals will meet the needs of the locality now without compromising the future generations

4.2 Code for Sustainable Homes

The Code for Sustainable Homes uses a sustainability rating system indicated by a mark of 1-6 (plus an additional star rating for each level) for the overall sustainable performance of a home. Code 1 is the lowest level and 6 is the highest. The code level achieved is awarded following a design assessment of the proposal and a post construction assessment following completion of the development.
The code is broken down and assessed on the following categories:

- Energy/CO2
- Water
- Materials
- Surface water run-off
- Waste
- Pollution
- Health and well-being
- Management
- Ecology

In recognition of the importance of water and energy efficiency, there is a requirement to meet at least a Code Level 3 star

rating in these categories. Whereas the other categories will have to achieve an overall average Code Level 3 in accordance with the requirements of the Building Regulations. This application will seek to achieve compliance with Code Level 4 and whilst it is hoped that a higher level will be achieved until working drawings are prepared the proposals should be considered as compliant with the statutory requirements.

4.3 Sustainability of the Proposed Development

One of the overriding considerations of the design has been the energy performance of the proposals and the environmental impact of this new home.

At this stage of the design process, it is difficult to be precise about the environmental performance of the finished property. The fabric of the property will be constructed of a cavity wall construction with full fill Xtratherm rigid cavity batts giving excellent air tightness and high performance in thermal transmittance. Additional insulation in the roof will provide a super-insulated external envelope of high air tightness.

A ground source or air source heat pump will be provided and photovoltaic panels on the roof to supplement the electricity consumption of the unit. The heat pump will supply a large thermal water storage tank which will have both a solar thermal panel additional heating coil (on main house south facing roof) and an electric immersion heater as an absolute fallback.

We are aiming for code level four (Code for Sustainable Homes) and a Sedbuk rating of A.

In addition to the requirements in meeting Code Level 4, the following local minimum standards should be met:

Minimum standard (water use): The sustainability statement must also include an evaluation of rainwater harvesting systems, grey water systems and sustainable urban drainage systems (SUDS). Also a water butt is required to be fitted to all new residential properties with gardens or landscape areas and this we have incorporated into the design. The intention is for the use of water butts and a rainwater harvester allowing for the re-use of rain water run off within the garden and house.

Minimum Standard (Renewable Energy): A minimum 10% of energy will be be produced on site. In addition parts of the development should be identified that could accommodate renewable energy installations in the future, for example the number/area of south facing roofs. The scheme will provide this.
In accordance with the requirements for the introduction of renewable energy for new developments, we have considered a number of options; Wind technology is not appropriate for the site due to a close proximity to adjacent properties and the size constraints of the site. The most appropriate and chosen solutions are for the use of heat pumps and solar PV's for the production of electricity with additional solar thermal panels on the higher level roof for hot water gain.

Minimum Standard (Recycling): The building will have dedicated space to store at least 2 x 180 litre wheeled bins (one for residential waste and one garden waste) and associated recycling facilities.

Additional Sustainable Measures Proposed as Part of the Scheme:

The proposal and its local area have been considered in the sustainability of the development, the application site is located within an existing urban settlement and by virtue of its location and has excellent links to infrastructure. The site is situated on a bus route and is only a short walk from Malton Railway Station and town centre facilities.

To achieve a significant sustainable development it is the efficiency of the building that is sought to be maximised rather than a basic level on construction with token stuck on renewables. The building has been designed to help in reducing its energy demands and be assisted by renewable energy technologies. This is achieved through higher levels of thermal insulation that current building regulation standards.

Local economic factors are also to be considered as part of a sustainable development, where new construction can bring a significant boost to the local economy. This is a proposal for a new single dwelling and where possible the development will seek to employ local skilled trades men and locally sourced materials.

Other basic measures the application proposes to utilise in order to achieve a sustainable development include

100% of light fittings to be energy efficient
White goods to be eco labelled and rated A
External Lighting to be on timer switches and energy efficient
The use of composting facilities

4.4 Conclusion

Given the above assessment of this application against current sustainable planning policy the following conclusions can be made:

Sustainability Statement

- The scheme has been set out to achieve compliance with the Building Regulations and Code for Sustainable Homes Level 4
- The proposed dwelling would be heated through a combination of maximising solar gain, heat pump, photovoltaic panels and solar thermal panels delivered through under floor heating. Maximising the use of insulation will ensure a reduced reliance on artificial heating and cooling.
- The site will have dedicated recycling provision.
- The site is located along a bus service route and in ready walking distance of all town centre facilities.

It is considered that the proposed application meets and goes beyond the requirements and expectations of the sustainability policies of the development plan and planning policy guidance including the provisions of the NPPF and it has been demonstrated that this application meets the council's accepted definition of sustainable development.

Sustainable development means 'development that meets the needs of today without compromising the ability of future generations from meeting their needs'.

Planning Policy

5.1 A planning statement for the application is being prepared by O'Neill Associates. This short response is supplementary information. National Planning Policy is now to be largely shaped through the NPPF [National Planning Policy Framework] which notes a number of core planning principles:

5.2 These 12 principles in italics are followed, where appropriate by comments in plain text.

• *be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*

• *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*

The project is for Mr&Mrs H Johnson who currently live in the adjoining large house to the plot, who wish to downsize and construct and easy to maintain and economical new home, suitable for their needs.

• *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*

• *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

The practice was approached due to their commitment to design and construct new dwellings to a high quality design. The clients have seen first hand, a number of local buildings designed by the practice and wanted to achieve something of a similar approach. The site offers opportunity for a distinctive dwelling on an attractive plot, which adds to the character of the area in a positive manner. The building does not cause overlooking to either Derwent House or any adjoining properties.

• *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*

The immediate character of dwellings along Old Malton Road, is one of large stone villas set in landscaped gardens. The existing house, Derwent House is set to the northern edge of a large site, which includes the former Pye Pits quarry to the west and the former railway line and cutting to the southern boundary. The new house is sited on current lawned area to the

south of Derwent House, but the bulk is set back behind the current dwelling. This siting retains good open landscaped space around both dwellings and continues the idiom of villas in a landscaped setting.

• support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

The new dwelling will be built to a minimum of Code Level 4 and will incorporate a ground source or air source heat pump together with solar PV panels.

The NPPF notes that it is important to achieve sustainable development:

• contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;

As part of the application, supplementary planting will take place to enhance both site and ecology. Existing trees on the site will be retained and a belt of further planting noted on the boundary between the new house and Derwent House. Features to encourage biodiversity will be put in place-bird and bat boxes will be established as part of the development.

• encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

• promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

• conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

• actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and

• take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Access and Accessibility

6.0 Access & Accessibility

The dwelling has been designed to meet the requirements of Part M of the Building Regulations (Access to and Use of Buildings) as a minimum standard. Level access from car parking to properties and external areas.

A free draining bound gravel turning and parking area is to be laid out to the front of the property giving adequate room to get into and alight from vehicles off the public highway. A compliant Part M ramp then leads to a level access at the main entrance to the dwelling.

There is a ramped access into the site from the footpath, which is Part M compliant.

Flood Risk Assessment

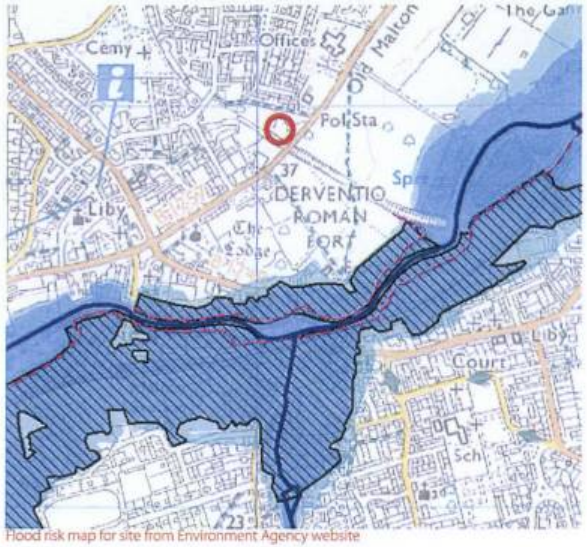
7.0 Flood Risk Assessment

The extract below from the Environment Agency Map notes that the existing property is outside recognised flood zones.

The plan shown blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas (indicated by light blue) are possibly affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. The dark blue areas indicate a risk from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

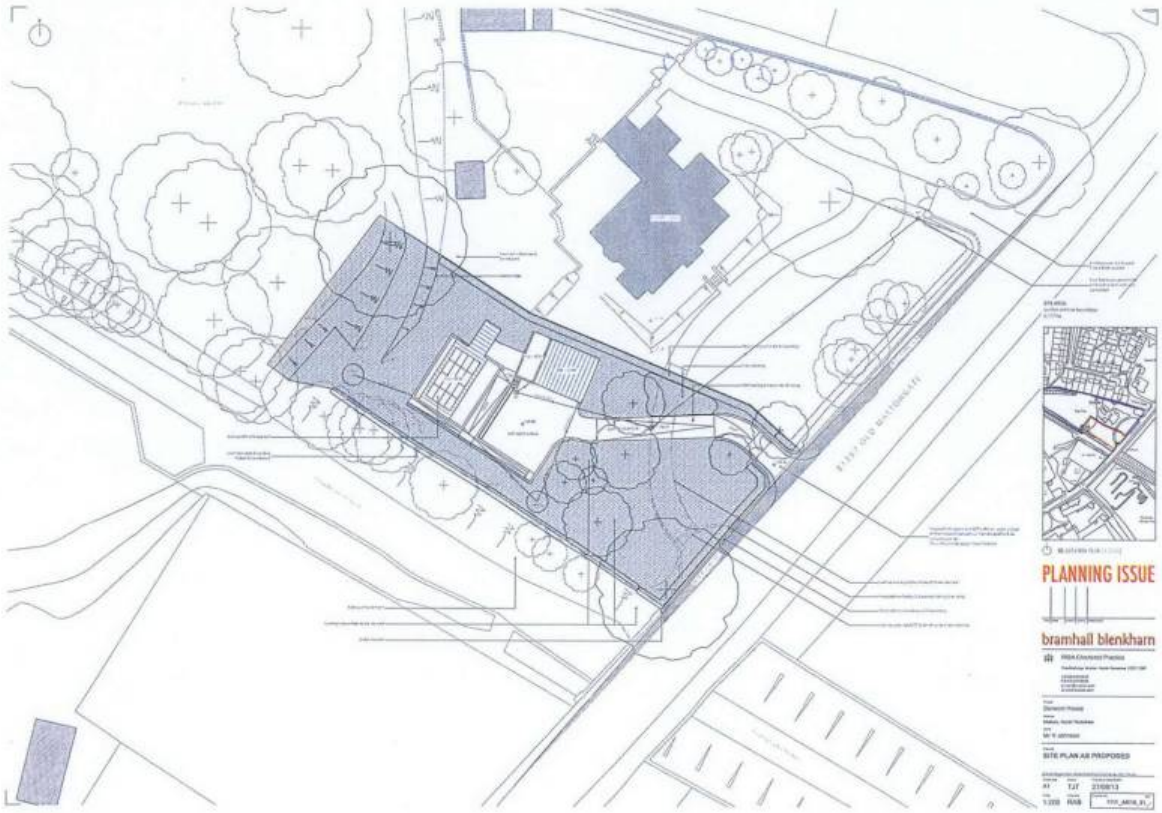
The existing property sits at a level some 15m higher than the flood plain.

Foul drainage is connected to the existing system and surface water is dealt with on site through the use of soakaways. Permeable paving is utilised for the drive and turning area within the site.-hence creating a sustainable drainage solution.



Flood risk map for site from Environment Agency website

Scheme Drawings



Scheme Drawings

Scheme Drawings