

Design and Access Statement

Proposed Residential Development
at Wood Street, Norton,
North Yorkshire
**resubmission of previous planning
application No: 14/00881/MFUL for
Yorkshire Housing**
December 2014

RYEPA1 - DM

- 4 DEC 2014

DEVELOPMENT
MANAGEMENT
14/01335/MFUL



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introduction

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introduction : the scheme

This Design and Access statement forms part of the planning application for 10No new apartments with associated car parking, at Wood Street, Norton, the application is a re-submission of the previously submitted application No 14/00881/FUL.

The scheme is a mix of accommodation incorporating 6No 1 bed apartments and 4No 2 bed apartments.

the applicant: Yorkshire Housing

Yorkshire Housing are an independent, non-for –profit organisation providing social housing across Yorkshire for people in housing needs. Yorkshire Housing manages more than 16000 homes and aim to be one of the best providers of homes and support. Yorkshire Housing car about what they do and aim to demonstrate their values of respect, reliability and enthusiasm in everything they do.

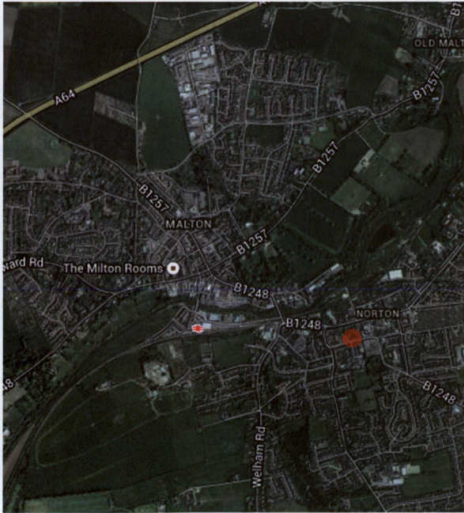
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1.0 Existing: Location

The proposed site is located in the centre of Norton, which is to the South of Malton. The site is very close to Church Street, which passes through the Centre of Norton and links further into the A64, providing good road links to the surrounding area.

The site is located within walking distance from the town centre and other streets containing amenities and facilities. The town centre of Norton contains most of the public services and the site is also located within a walking distance to public transport links



The Site location within Norton



The Site location

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Site Photos

2.0 The Site

The proposed site is located in the centre of Norton, opposite the junction with Grove Street,

The front of the site faces Wood Street which is South East facing. The site is currently a garage. The site has a forecourt adjacent to the street and an asbestos clad steel framed shed covering the back edge of the site.

The site is approximately 16m wide and 39m in length which is approximately 595m²/0.0595Ha.

To the West of the site there are similar constructed units and businesses.

To the East there are 3 storey double fronted residential properties of different scale.

The Northern end of the site adjoins the rear gardens of the properties which front onto Commercial Street.

Wood Street has a mix of commercial and residential buildings along its length including Bright Steels and Norton primary School.

There is a 20mph zone to the street that front onto the site.

The site has been granted planning approval for 8No flats Ref No 11/00243/EXT the date of the approval was 18th June 2008, the previous owner of the site had applied for planning permission.

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The Site located adjacent to Wood Street

3.0 Proposed

The planning application is for a new residential development of 10No apartments comprising of 6No one bedroom apartments and 4No two bedroom apartments.

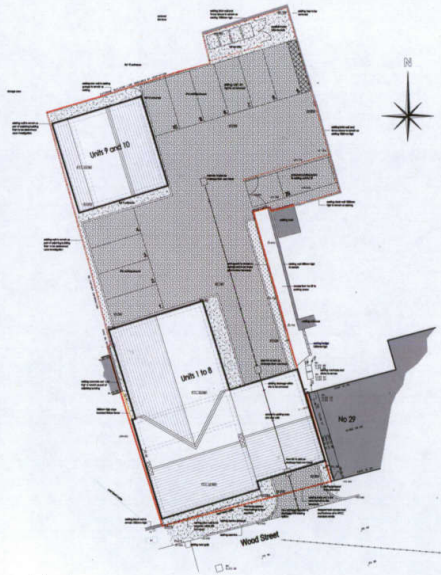
The proposals include new off street vehicle parking related to each dwelling .

The proposals have been designed to be sympathetic to the local setting. The proposed scheme aims to create a development with character which will serve to give a significant enhancement from the current site.

Following consultation with Ryedale District Council the previous application was withdrawn. Following on from the withdrawal and the meeting which took place on the 16th November 2014 to discuss amendments to the scheme the application is to be re-submitted.

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proposed site plan

4.0 Layout

The planning application is for a new residential development of 10No apartments comprising of 6No one bedroom apartments and 4No two bedroom houses with associated parking provisions.

The appearance and architecture of the proposal is intended to be relatively simple yet well-mannered and set within the context of the surrounding area.

The proposals have been influenced by the local vernacular in scale, proportion and style, with the use of a similar palette of materials and detailing found on the existing surrounding buildings.

In line with the approved planning application, the PPS5 and the planning for the historic environment the aim of the new development is to create 8No traditional appearance units which will sit comfortably on the street scene within the conservation area and 2No units to the rear are also to be included.

The proposed development is a significant improvement to the area and aims to have a 'town courtyard' feel with high quality materials and finishes. The existing Wood Street building line has been maintained and respected.

The site is surrounded on its sides by large existing boundary walls and fences and where appropriate these will be repaired.

The site is outside the severe flood risk zone and enjoys a high ordnance datum and is protected now the new flood defence scheme.

Within the boundaries of the site, careful consideration has been given to the design of the dwellings with respect to overlooking, scale and proportions, orientation and impact on the street scene; it is felt that it is an efficient use of a redundant brownfield site improving the preservation of the local environment.

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5.0 Amount

The proposed development has been carefully designed to be sympathetic to the adjacent surroundings. The amount of development proposed has been determined by the needs of the client and the site constraints.

Accommodation Schedule:

Unit 1 -	1b2p -	48.5m ²
Unit 2 -	2b3p -	65.0m ²
Unit 3 -	1b2p -	48.5m ²
Unit 4 -	2b3p -	65.0m ²
Unit 5 -	1b2p -	47.5m ²
Unit 6 -	1b2p -	48.5m ²
Unit 7 -	2b3p -	65.0m ²
Unit 8 -	1b2p -	47.5m ²
Unit 9 -	2b3p -	55.0m ²
Unit 10	1b2p -	50.0m ²

1No parking space per unit.

Communal bin store.

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6.0 scale

The scale of the proposals has been determined after a careful analysis of the surrounding area and buildings. The proposed units have been designed to be a carefully considered scale, in order to reflect the surrounding context.

The proposed Apartment Block facing on to Wood Street is of a similar nature to the adjacent site.

Careful consideration has been given to the design of the dwellings with respect to overlooking, scale, orientation and impact on the street scene.



proposed street elevation

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7.0 character of the site

The architecture of the development is considered to be one of simplicity, yet well mannered and designed to fit in to the existing fabric of Norton. Precedents have been taken from the existing buildings surrounding the site.

The proposals have been influenced by the local vernacular in scale, proportion and style, with the use of a similar palette of materials and detailing found on the existing surrounding buildings



Existing Housing surrounding the site

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8.0 appearance

The appearance and architecture of the proposal is intended to be relatively simple yet well-mannered and set within the context of the surrounding area.

The proposals have been influenced by the local vernacular in scale, proportion and style, with the use of a similar palette of materials and detailing found on the existing surrounding buildings.

The proposal is to include brickwork to match the surrounding residential buildings and artstone window heads and cills, with clay pantile roof tiles.

Traditional local details will be incorporated within the proposals by the use of details such as chimneys.

The use of these materials will allow the appearance and architecture of the scheme to be sympathetic to the existing character of the site and surrounding area.

9.0 Sustainability

The shopping centre of Norton is only minutes away and it is approximately 10 minutes' walk into Malton centre. Scarborough and York can be reached via bus routes train or car.

The living areas have been designed to be bright and well lit, utilising the proposed large windows, all daylight and ventilation factors will improve on the minimum standards which are set out by the building regulations.

The construction of the proposed buildings will include high quality thermal insulation and high efficiency heating, the materials used during the construction of the buildings will be sustainably sourced and the construction of the building envelope will be to the BRE Green Guide.

The scheme design aims to create a living environment, which will enhance the health and wellbeing of both its residents and the surrounding community.

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10.0 access

All parking within the scheme will be within the site. The access into the site and to the parking spaces is located directly off Wood Street.

The design of the dwellings in this application has been informed by a range of accessibility guidance and criteria including Part M of the Building Regulations.

The development is within walking distance to the centre of Norton and to public transport links. The town centre of Norton contains most of the public services and a number of amenities and facilities.

The principles of Secured by Design Section 2 standards are to be incorporated within the new units and in particular the main entrance door which will be to the PAS 21 criteria the ground floor windows will also be to the secure by design standards.

11.0 conclusion

The proposal provides much needed affordable housing on the application site for the benefit of the local community.

All the normal planning and highways guidelines has been followed in the generation of the proposal.

The appearance and architecture of the proposal is intended to be relatively simple yet well-mannered and set within the context of the surrounding area. The proposals have been influenced by the local vernacular in scale.

Therefore the proposed design and use of the materials will allow the proposed scheme to be sympathetic to the existing character of the surrounding area.

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The design of all the dwellings in this application comply with the Secured by Design standards in order to meet 'Code 3' of the Sustainable Homes Standards.

The principles of Secured by Design have been proven to achieve a reduction of crime risk by 25%, by combining minimum standards of physical security and well-tested principles of natural surveillance and defensible space.

Areas of design that are enhanced in order to achieve Secured by Design Certification need to consider the seven attributes of sustainable communities, there need to be incorporated:

- Access & movement - *places with well defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.*
- Structure - *places that are structured so that different users do not cause conflict.*
- Surveillance - *places where all publicly accessible spaces are overlooked*
- Ownership - *places that promote a sense of ownership, respect and territorial responsibility and community*
- Physical protection - *places that include necessary, well-designed security features*
- Activity - *places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times*
- Management and maintenance - *places that are designed with management and maintenance in mind, to discourage crime in the present and the future.*

conclusion

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The site is classified as an exception site by Ryedale district Council. All normal planning and highways guidelines have been followed in the generation of the proposal. A Ryedale Planning Officer and Highways Engineer have been consulted during the process and their guidelines followed.

The proposal is a small-scale development designed to 'Code Level 3' of the 'Code for Sustainable homes'. The main focus of this Code are as follows:

- 25% better than Building Regulations.
- Standard of 105 litres of water usage per day.
- Energy efficient heating - solar thermal.
- Increased insulation.
- Good quality windows and doors.
- Good air tightness with fresh air supply.
- Site wider management of surface water run-off.
- Responsible specification of materials.

All of these above elements facilitate a sustainable dwelling that is very efficient and cost effective to run.

The proposal responds to the local vernacular in scale and proportion using brick, timber painted windows and natural clay pan tiles. The overall density is at the lower end of the guidelines to respond to the rural nature of the site and the aspect from the existing housing on Station Road.

The proposed access roads are to be to an adoptable standard where necessary and have been designed with the future of the site in mind. the widths of these roads and the provision of 2m pavements responds to potential proposed need.