

Design and Access Statement

For a Reserved Matters Planning Application

Linden Homes | Malton Showfield

Issue 2 | 7th May 2015



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Client: Linden Homes



Architect: STEN Architecture



Planning Consultant: FREETHS

1.0 | Introduction

1.0 | Introduction

This Design and Access Statement has been prepared by STEN Architecture on behalf of Linden Homes to accompany a Reserved Matters Application for land at Malton Showground

This document has been prepared in accordance with the Department for Communities and Local Government (DCLG) 'Planning Practice Guidance' (March 2014).

The aims of the statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

The Design and Access statement seeks to explain the design principles and concepts that have been applied to the development. It also aims to demonstrate how the proposed development's context has influenced the design. The Statement also explains the approach to access and how relevant Local Plan policies have been taken into account.

Linden Homes have collaborated with other consultants to prepare an appropriate design solution which responds to planning policy and site context whilst working to mitigate constraints and maximise the opportunities provided.

This document is submitted in support of the planning application and sets out to achieve the following:

- Identify the existing context of the site
- Identify the key development principles and framework which have informed the detailed design of the scheme
- Provide a detailed design analysis and design solution.

The ethos of the design is to:

- Create a high quality residential development
- Create a legible and attractive place with a sense of identity
- Create a sustainable and high quality living environment
- Make efficient use of land in terms of ecological enhancement and density
- Provide a well planned sustainable settlement with dwellings which will meet high architectural standards and the creation of pleasant and well planned streets

2.0 | Summary of Approved Outline Application

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Planning History

Outline Planning Permission for Demolition of existing buildings and structures and erection of circa 227 residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, cut and fill, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 11.90ha) was granted on Tue 24th Mar 2015 (14/00427/MOUTE)

The approval of the details of the layout, scale, appearance, and the landscaping of the site were the reserved matters

Summary of Scheme

The application was made on behalf of Commercial Development Projects & Fitzwilliam Trust Corp. Although the layout of the site was a Reserved Matter, there was an indicative site layout included with the outline application. This layout shows street and landscape infrastructure and cells of development and is shown opposite.

The layout for the reserved matters application will be for the first phase of development for 174 units. This will seek to retain the design principals of this indicative site layout and develop them to a detailed stage.



2.0 | Summary of Approved Outline Application

Design Principles

Within the Design and Access Statement for the outline application there was a series of design principles to help guide the detailed design.

These principles will be considered during the detailed design stage and incorporated where possible. These design principles are shown adjacent for reference together with an artist's impression of the green space to the frontage

- Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement.
- All of the buildings will be traditional in nature and informed by the local vernacular
- Roofs will be pitched
- Windows will have heads either of masonry arches or natural/artificial lintols, and natural/artificial stone cills
- Front doors will be painted in a variety of colours
- Front gardens will generally be bounded by hedges, railings or low brick or stone walls. Rear gardens by hedges or timber fences
- To ensure that the character of the shared areas adds to the overall high quality aspired to, generous areas of landscaping will be created within the site.
- Facing onto Pasture Lane there will be a large grassed communal area, planted with informal groups of woodland trees and shrubs.
- Main distributor roads within the site will be in tarmac, with conservation grade kerbs and good quality concrete slabs on the pavement.
- Subsidiary roads may be in block paviors or sealed gravel, and may include some 'shared-surface' areas
- The line of the roads will meander to create adjacent green edges where trees will be planted
- At two locations larger green communal spaces will run east-to-west across the site to aid legibility and give character
- In order to integrate the development into the overall landscape, and shelter the site from adjoining areas with aggressive environments, shelter belts of native woodland trees, containing a bank and topped by a timber acoustic fence, will be planted along the eastern and northern edges of the site.
- Housing along the northern and eastern edges of the site will follow the principles established in the special house studies, both to give an acceptable environment for eth residents, and to protect eth rest of the site
- Lighting of shared areas will be designed in accordance with BSEN 13201-2:2003, but be sympathetic to the overall character of the development



3.0 | Design Development

3.0 | Design Development

Pre-application Meeting

On Monday 26th January a pre-application meeting was held with Ryedale Council. The adjacent layout was presented at the meeting and below is a bullet point summary of the feedback received:

- Noise bund details / mitigation important – Minimum of 10m wide **(1)**
- 5 % Bungalow required
- Distance to existing houses to southern boundary minimum 21m **(2)**
- Siting of house types around frontage 'Village green' important and should be well thought through **(3)**
- House types adjacent to emergency access onto Pasture Lane to face onto street not back onto. **(4)**
- Materials – Red / Buff brick with pantiles
- Dual aspect units to be used on corner plots **(5)**
- Junction stop dwelling to be centred on junction and be of a non-integral / front parking type **(6)**
- Dwelling design – Simple elevations to suit location



3.0 | Design Development

Pre-application Meeting

A further pre-application meeting was held on Thursday 19th March where a revised layout was presented (shown adjacent) that aimed to address the comments made at the previous pre-application meeting.

It was agreed that the majority of the points had been addressed, but the following comments were made :

- Location of 5 % bungalows welcomed **(1)**
- Section through existing houses to southern boundary to new required but can see distance increased **(2)**
- The use of detached types onto 'Village green' frontage welcomed. **(3)**
- Use of non-integral / front parking types at junction heads welcomed **(4)**
- Dwelling design – Lose gables that have no projections
- Garages doors to be vertical types
- Sections through bund and adjacent industrial estate required **(5)**
- Site sections required due to sloping nature of site.



4.0 | Design Solution & Evaluation

4.0 | Design Solution & Evaluation

Introduction

The site constraints, considerations and strategies discussed in Design & Access Statement that was prepared for the outline application have all been borne with the final scheme incorporating refinements from earlier sketches where deemed appropriate in order to address and improve certain aspects following the consultation process. The following text clarifies the specific detail of the submitted scheme.

Development Proposals

The proposal is for a first phase development of 174 new dwellings on a site area of approximately 6.32 Hectares.

The new development will be served off a single vehicle access from Pasture Lane however a new roundabout is proposed off this road with a turn into the new residential development.

The layout has been designed so that there is good natural surveillance to all areas of open space and roads with new dwellings looking onto these areas.

Dwellings are well laid out with garages set back in rear gardens. Most dwellings or parking is alongside dwellings with some to frontage parking. This mix of car parking arrangement allows for landscaping in the street.

Limited use of blocks of multiple dwellings have been used and these have been kept to where we would have smaller 2 or 3 bedroom housing.

Dwellings are predominantly 2 storey in height with some single storey bungalows in some locations.

Pedestrian connectivity has been thought of within the design allowing safe movement into the site by means of 2m wide footpaths to primary routes.

The new site access also has 2m footpaths either side that run right into the

heart of the development.

The new houses respect the existing dwellings to the west by maintaining sufficient distances from them to minimise overlooking.

Scheme Parameter	Detail
Total Number of residential units	174
Number of affordable units	Off-site Provision at Peasey Hills
Average Density	33 d/h
Storey Heights	Mix of 1 and 2 Storey
Primary Means of vehicle access	Pasture Lane (new roundabout)
Gross Site Area	approx 6.32Ha
Area of Public Open Space	approx 0.55Ha
Mix of dwellings	34 No. 2 Bed
	59 No. 3 Bed
	81 No. 4 Bed

Use and Amount & Scale

The proposed layout follows the principles that were set out in the outline planning application (see page 6)

In total we are proposing a first phase development of 174 new residential dwellings.

The proposed development includes a mix of 2,3 and 4 bedroom mews, semi-detached and detached dwellings.. The majority of dwellings are 2 storey in height with a small number of single storey bungalows in some areas

4.0 | Design Solution & Evaluation

Access

A new vehicle access is proposed from Pasture Lane which has been designed in detail by 'Connect Consultants' (see drawing on right hand side).

A 5.5m wide road with 2m footpaths to both sides brings you into the site and is the main road running into the site which combined with a series of shared surfaces will create a very permeable layout.

Secondary roads will be shared surfaces that will have incidental visitor parking located on them at a ratio of approximately 1 in 5.

There will be 2 emergency vehicle access points into the new development which can be seen identified on page 18. One of these will be to the western end of the site onto Pasture Lane and the second will be on the western boundary onto Outgang Road.

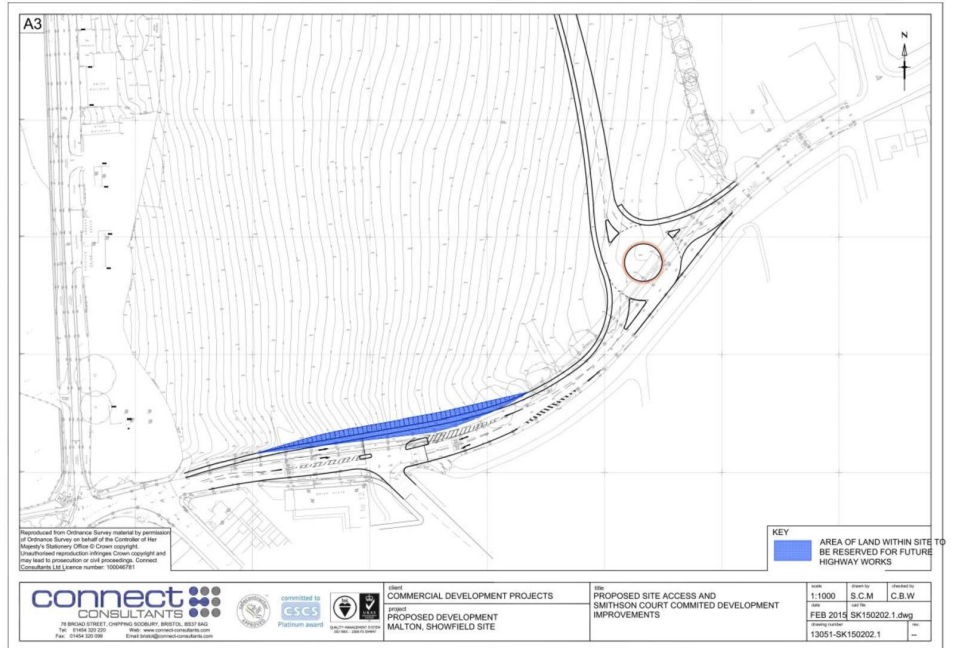
Inclusive access within the layout provides for ease of movement by all social groupings and seeks certain minimum standards for disabled access for such items as steps, ramps, door widths, etc. The 'approach' to the dwelling, the area of land within the curtilage of the property from the boundary of the plot up to the building itself, will have 'accessible' paths and drives wherever possible, taking into account the topography of the site. The use of various surface materials, dropped kerbs, tactile paving, parking and drop off points will be used to facilitate ease of movement by all.



4.0 | Design Solution & Evaluation

Access

A area of land has been safeguarded at the site frontage for the Smithson Court Signal Junction if a future application off Wentworth Street is granted:



4.0 | Design Solution & Evaluation

Layout

The location and orientation of the new dwellings respect the surrounding properties and relate well to one another. They are generally positioned parallel to one another, or at 90 degrees to their neighbours.

There are also some intimate dwelling clusters, typically at the head of the cul-de-sacs.

Certain buildings are located to create focal ends and vista stops.

There is a clear definition between the public and private domain with all properties having 'defensible spaces' to their frontages, and sides on a corner position, with a variety of hard and soft treatments to the street, some giving physical enclosure to the semi-private spaces such as railings, hedges and shrub beds. Additional gable windows are also introduced to overlook public areas and ensure 'active frontages' exist throughout the site creating a safe and naturally surveyed environment.

All the properties will have individual footpath accesses to their rear gardens giving direct control over their own private domain. This will aid security and, with easy access, also enable waste and recycling provisions to be located at the rear of the properties, out of sight from the street.

Where possible the dwelling's private amenity spaces back onto other gardens or are screened from public areas by 1800 high brick pillar/fences or vertically boarded fences, with rails inboard to reduce climbing potential.

Parking

All new private dwellings have car parking in curtilage. Detached dwellings either have a drive to the side leading to a garage or has a drive to the front

with an integral garage.

Semi detached / terraced dwellings will have parking either in front or down the side of each dwelling.

Mews / terraced housing either have parking in front of each house or in some areas to keep the frontage free on cars have a small parking court adjacent to them.

Visitor car parking is provided throughout the layout in the form of incidental parking on the roads and designated visitor parking spaces on the shared surfaces.

Appearance

On pages 23-25 we have included a series of Linden Homes proposed dwellings for the site. The main material for the new dwellings will be brick and further details of the materials proposed for each dwelling can be found on the materials plan that has been submitted as part of the planning application.

The street scenes and site section help to demonstrate the relationships between the new dwellings and the existing site levels and site features. These can be seen on page 25 and 26.

Designing out Crime

All new developments should create pleasant environments for residents where they feel safe and quality of life is not undermined by crime or the fear of crime. To this end opportunities for criminal activity should be recognised and designed out where possible. The following considerations have been taken into account when planning the scheme layout;

4.0 | Design Solution & Evaluation

- Well defined routes for cars and pedestrians which are well overlooked.
- Car parking overlooked, no rear courtyards.
- Structured places with no conflict between uses.
- All publicly accessible spaces overlooked.
- Well defined defensible spaces and the use of suitable planting.
- Management scheme to ensure landscaped areas are well maintained.
- Layout designed to minimise vulnerable rear and side boundaries
- Robust 1.8m high fences and lockable gates provided.

Sustainability

Environmental Design

The development will be designed to meet the requirements of the current Building Regulations, specifically the requirements for Approved Document Part 1 –Conservation of Fuel and Power, and Part F –Ventilation will ensure good levels of heat retention and ventilation are achieved.

Energy Efficiency

The dwellings will be designed to have high standards of efficiency, by limiting the heat loss across the building envelope, in order to minimise the over energy demand in line with the requirements of the Building Regulation Approved Document Part 1.

Waste Management

The development will make adequate provision for the internal and external

storage of non-recyclable household waste.

Delivering a Sustainable Community

The proposed scheme would create a highly sustainable community, which is in accordance with NPPF. The site is within a close range of existing facilities and services, all of which are easily accessible through a series of pedestrian and vehicular routes.

Conclusion

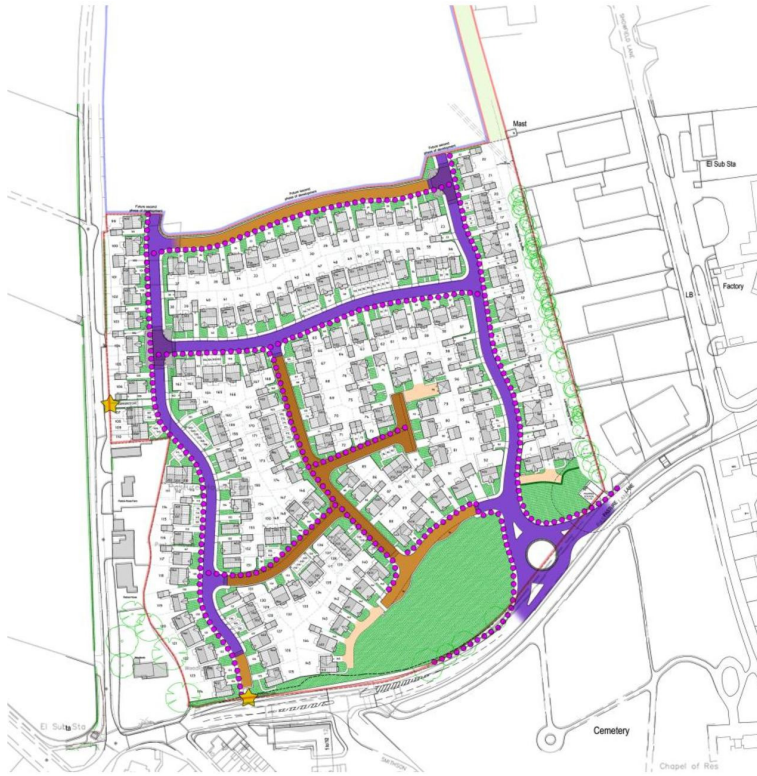
As a whole, the site generally will be designed to meet the current Building Regulation requirements and will therefore achieve the inherent standards of energy efficiency and ventilation

Final Layout






Below is a copy of our final detailed layout that not only follows the principles of the 'Development Framework Plan' approved at the Outline Application stage but incorporates revisions to the last sketch scheme that were made at the pre-application meeting with the Local Authority.

The following pages will explain in an illustrative form the detailed design rationale behind our proposed layout.





Road Hierarchy

-  Primary highway
-  Secondary Highway
-  Private Drive
-  Key pedestrian route
-  Emergency Vehicle Access



Accommodation



4 Bedrooms



3 Bedrooms



2 Bedrooms



Green Infrastructure

-  Existing trees
-  Proposed Public Open Space
-  Proposed Tree Planting



Storey Heights

-  2 Storey dwellings
-  Single storey dwelling
-  Single storey garage



Active Frontages



Active frontage



Key frontages with positive aspect over public spaces

5.0 | Appearance

The images on this page and the following two pages show examples of the house types for use on this development.

These examples show the scale and appearance of the house types will look

Further details can be found in the accompanying drawing pack



MATERIALS

- Mixture of brick types
- Mixture of roof coverings
- UPVC Windows
- Black UPVC Rainwater goods





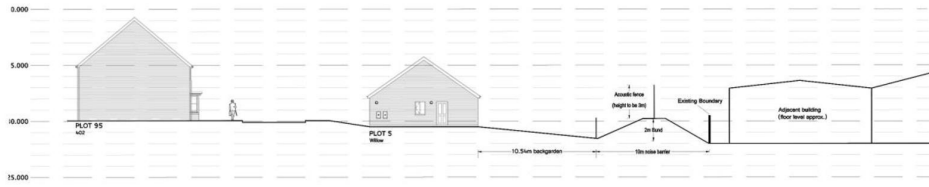
5.0 | Appearance



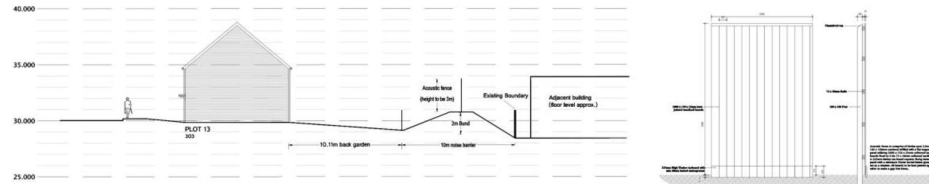
Street Scenes & Site Sections

As the site has changes in level and sloping land combined with existing site features we have produced a series of site sections and street scenes to allow a clear picture of how the new dwellings will look and relate to each other.

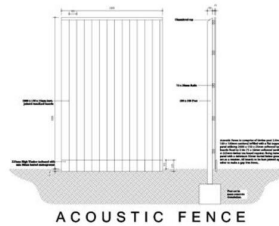
5.0 | Appearance



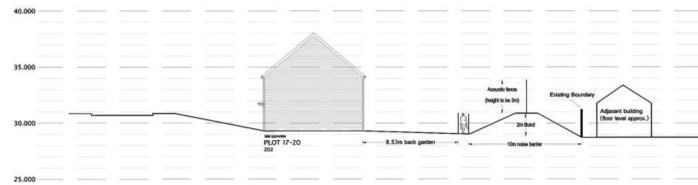
SECTION A-A



SECTION B-B



ACOUSTIC FENCE



SECTION C-C



Street Scenes & Site Sections

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6.0 | Landscaping

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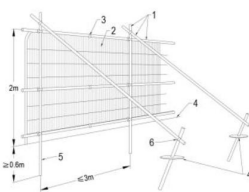
Landscaping

In support of this application Rosetta Landscape Design have produced a number of documents including:

- Arboricultural Impact Assessment,
- Arboricultural Method Statement,
- Tree protection Fencing Plan,
- Landscape Proposals.

Extracts from these documents are shown here but more information can be found in the planning application pack.

Default Specification for Protective Barrier
N.T.S.



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps



7.0 | Summary

7.0 | Summary

This statement seeks to establish the most suitable potential design solution for the development of the site.

This design solution has evolved from the outline planning application through a number of options, with overriding design principles in place to guide the development. It is considered that the approach to the development of the scheme provides a robust design and it can be demonstrated that the final plans and proposals are those most suitable for the site within the context of the development and use proposed.

Below is a summary of the scheme proposals with the final layout on the following page:

Scheme Parameter	Detail
Total Number of residential units	174
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Average Density	33 d/h
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STEN Architecture Ltd

Suite 10, Unit 3 | Benton Office Park | Bennett Avenue | Horbury | Wakefield | WF4 5RA
Tel: 01924 669424 | Email: stuart@sten-architecture.co.uk | Web: www.sten-architecture.co.uk