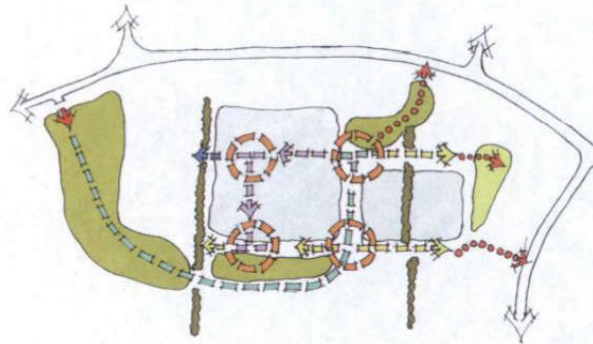


RYEDALE DM

20 NOV 2014
DEVELOPMENT
MANAGEMENT

14/01259/MPK.

— | LAND AT FIRTHLAND ROAD | —
PICKERING



DESIGN & ACCESS STATEMENT

SEPTEMBER 2014

Persimmon Homes (Yorkshire) Ltd

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1 INTRODUCTION

1 INTRODUCTION

Planning Application Summary

This Design and Access Statement has been written to accompany the outline planning application for residential development on land south of Firthland Road, Pickering. The proposal includes the development of 52 residential dwellings of which 35% (18 no) will be affordable.

Purpose of this Document

It should be read in conjunction with the accompanying documents, particularly the planning statement.

The purpose of this Statement is to examine the character and structure of the development in accordance with the requirements for Design and Access Statements defined within DCLG Circular 01/2006 'Guidance on Changes to the Development Control System' and those identified in the Town and Country Planning (Development Management Procedure) Order 2010.

The Statement assesses the environment immediately surrounding the site along with the constraints and opportunities proposed by the site itself within the context of local and national planning policy.

It sets out the rationale for the design, breaking down into its component parts to explain how each element has been developed and its relationship to the surrounding area including matters in respect of:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access

It seeks to demonstrate that the design rationale for this development has been carefully thought out within its context and will make a positive contribution to the character and fabric of the local area and the town of Pickering as a whole.

In order to consider and explain the principles and concepts that have been applied to particular aspects, this statement is divided into the following sections:

SECTION 1: INTRODUCTION

Outlines the background and purpose of the document and the relevant planning

policies relating to design which have been considered.

SECTION 2: THE SITE

Provides an understanding of the sites geographical local within a national, regional and local context.

SECTION 3: ASSESSMENT + EVALUATION

An assessment of the strategic and local context of the proposals and a description of the context of the site itself. This includes the identification of the opportunities the site presents and also the constraints that need to be addressed.

SECTION 4: DESIGN + MASTERPLAN

Demonstration of design evolution based upon intital site assessments. Presentation of the design proposals, including uses proposed, amount, layout and scale of development, landscaping and appearance, access and sustainability.

SECTION 5: INVOLVEMENT

A description of community involvement as part of public consultation.

SECTION 6: CONCLUSION

Provides an overview of the merits of the development

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Pickering Town Centre

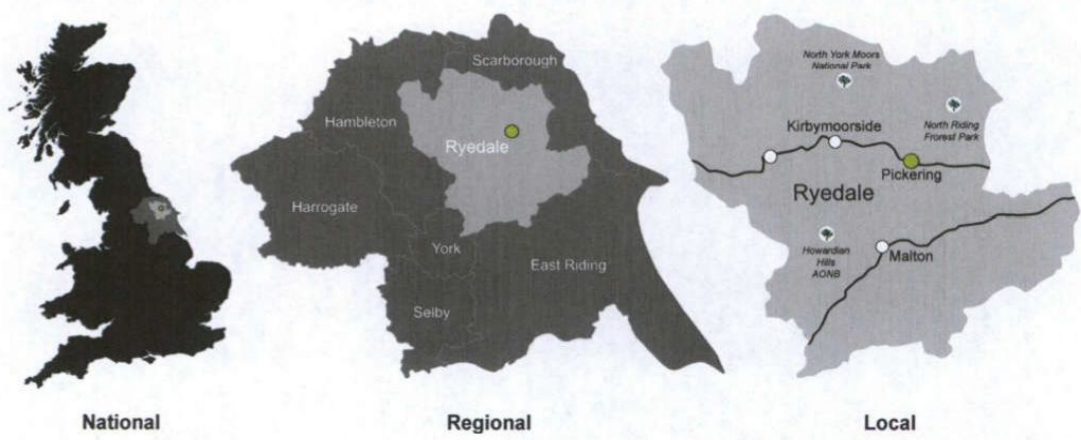
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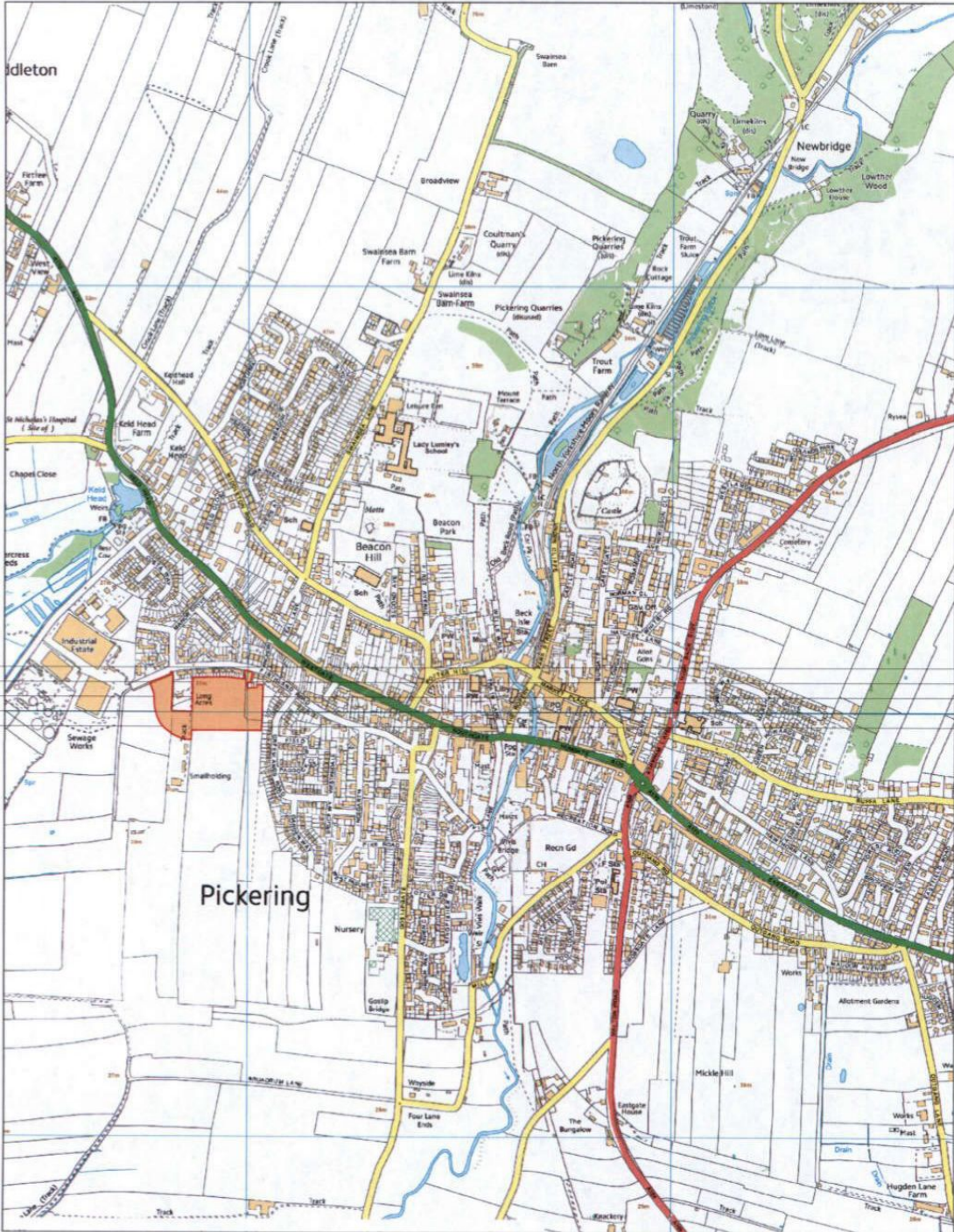
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Site Location

Pickering is an ancient market town and civil parish in the Ryedale district of North Yorkshire, on the border of the North York Moors National Park. Historically part of the North Riding of Yorkshire, it sits at the foot of the moors overlooking the Vale of Pickering to the south. It is situated at the junction of the A170, which links Scarborough with Thirsk, and the A169 linking Malton and Whitby and occupies a broad strip of land between the Ings and Low Carrs to the south of the main road and a ridge of higher, sloping ground which is surmounted by the castle to the north.



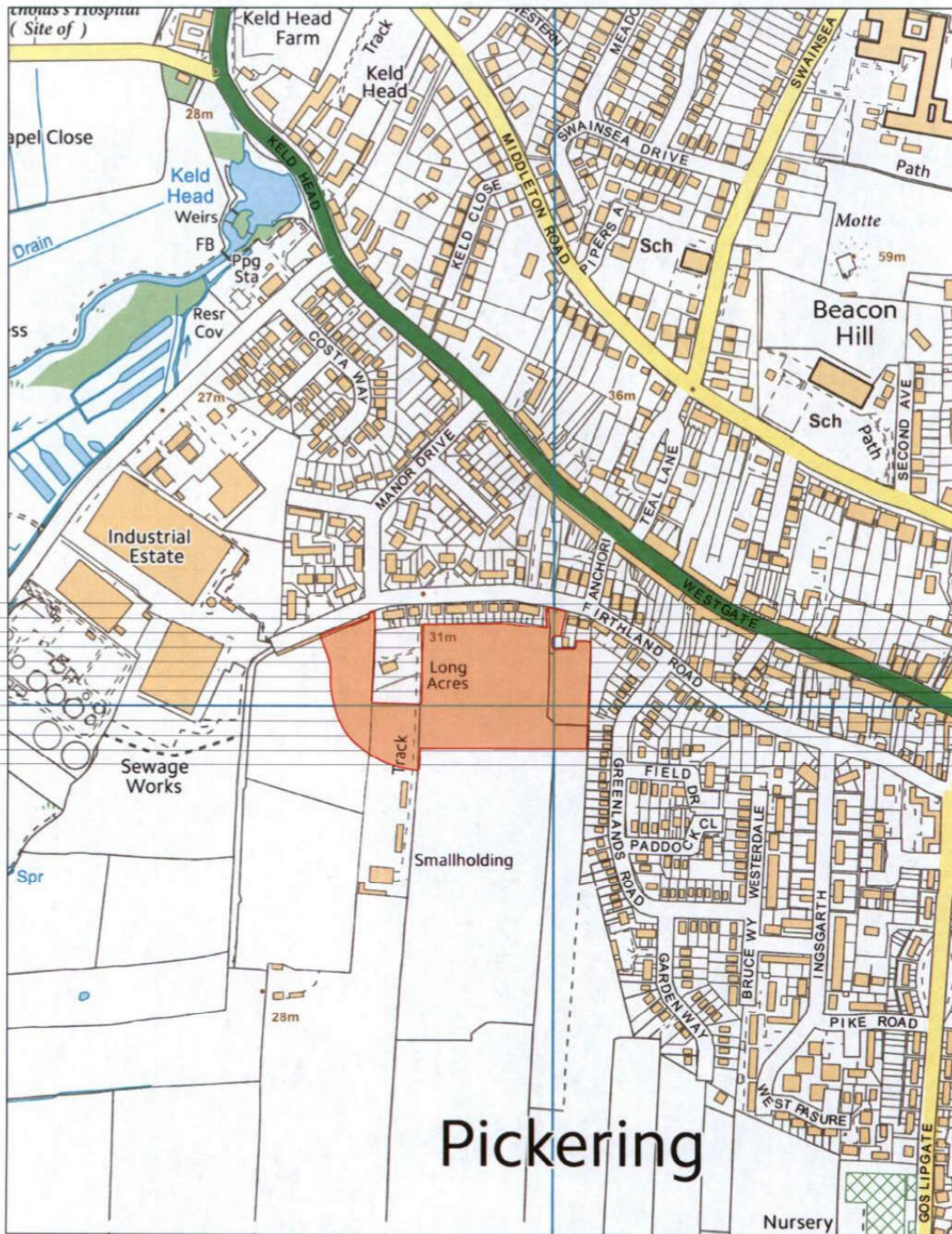
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 The Site

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Planning Context

The proposed residential development has been formulated in light of the relevant design policies within the adopted Local Plan as well as advice in SPDs, the NPPF and Circulars. Those considered to be of particular pertinence relating to design are set out below:

National Policy Context

The National Planning Policy Framework (NPPF) was adopted on the 27 March 2012 and sets out the Government's national and overarching policy on planning matters.

Paragraph 50 of the NPPF requires local planning authorities to "deliver a wide choice of high quality homes, widen choice for home ownership and create sustainable, inclusive and mixed communities".



National Planning Policy Framework



This Design and Access Statement demonstrates that the proposal ensures that a range of high quality homes is delivered.

Chapter 7 of the NPPF sets out the government's requirements to good design of the built environment. Paragraph 57 states it is "Important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes".

Paragraph 58 of the NPPF states planning policies and decisions should aim to ensure that developments:

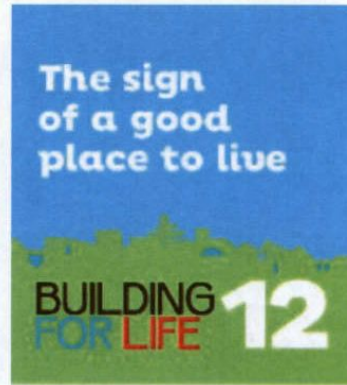
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development,
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit,
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 60 places an importance on promoting local distinctiveness whilst Paragraph 63 states that great weight should be applied to outstanding or innovative designs.

Paragraph 64 requires that permission be refused for developments that fail to take the opportunities for improving the character and quality of an area.

Other Government Guidance includes:

- Safer Places - The Planning System and Crime Prevention (ODPM 2004)
- Building for Life 12
- Design & Access Statements (CABE)

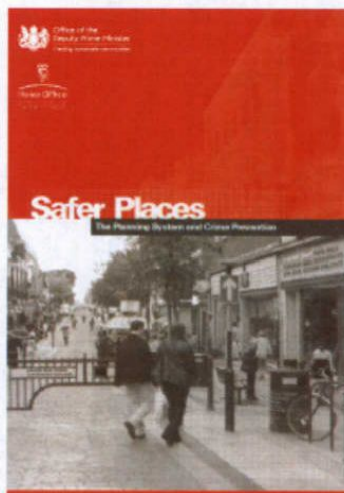


Local Policy Context

The Ryedale Local Plan Strategy (2013)

The Local Plan Strategy provides for the management of change in development and conservation throughout the District over the next 15 years. It sets out the framework to achieve the difficult balance of facilitating the delivery of much needed homes for local people, new jobs, improved sports and recreation facilities and better opportunities for all, whilst minimising the impact on the high quality environment and distinctive character of the District, and avoiding harmful and inappropriate development.

The key policies of relevance to the design of this scheme are:
Policy SP4: Type and Mix of New



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Housing

The type and size of new housing is expected to address identified stock imbalances or, alternatively, in those locations where the stock is currently more balanced, to ensure a range of dwelling types and sizes provided in order to retain a balanced housing stock and provide choice in the housing market.

To ensure housing is well designed and supports safe and inclusive communities;

- Adequate private, individual amenity space will be required to be provided as part of the development of new houses or retained and existing homes are extended.

- Communal amenity space will be

required as part of flatted development, where this is feasible and practicable.

- An appropriate level of safe play space will be provided for children and young people within larger development sites providing family housing in line with Policy SP11.

- Outdoor environments will be designed to be safe and inclusive and to take account of the requirements of people of all ages and abilities.

Policy SP13: Landscapes

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities.

Policy SP16: Design

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated
- Protect amenity and promote well-being



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To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- Topography and landform that shape the form and structure of settlements in the landscape.
- The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale.
- The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings.
- The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement.
- Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The design of new development will also be expected to:

- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space.
- Contribute to a safe and well

connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking.

- Reduce crime and fear of crime through careful design of buildings and spaces.
- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces.
- Make efficient use of land and to build at a density which is appropriate to its surrounding context. In general new housing should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context.
- Proposals for major

development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated.

SP20: Generic Development Management Issues

Policy SP20 sets the general development management criteria against which all developments will be assessed. These criteria cover the following matters:

- Character
- Design
- Amenity and Safety
- Access, parking and Servicing



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Strategic Context

Pickering is a historic market town in the county of North Yorkshire with a population of approximately 6800. It is situated at the junction of the A170, which links Scarborough with Thirsk, and the A169 linking Malton and Whitby and also benefits from good vehicular access to other nearby towns and the city of York further afield via the A169 and A64.

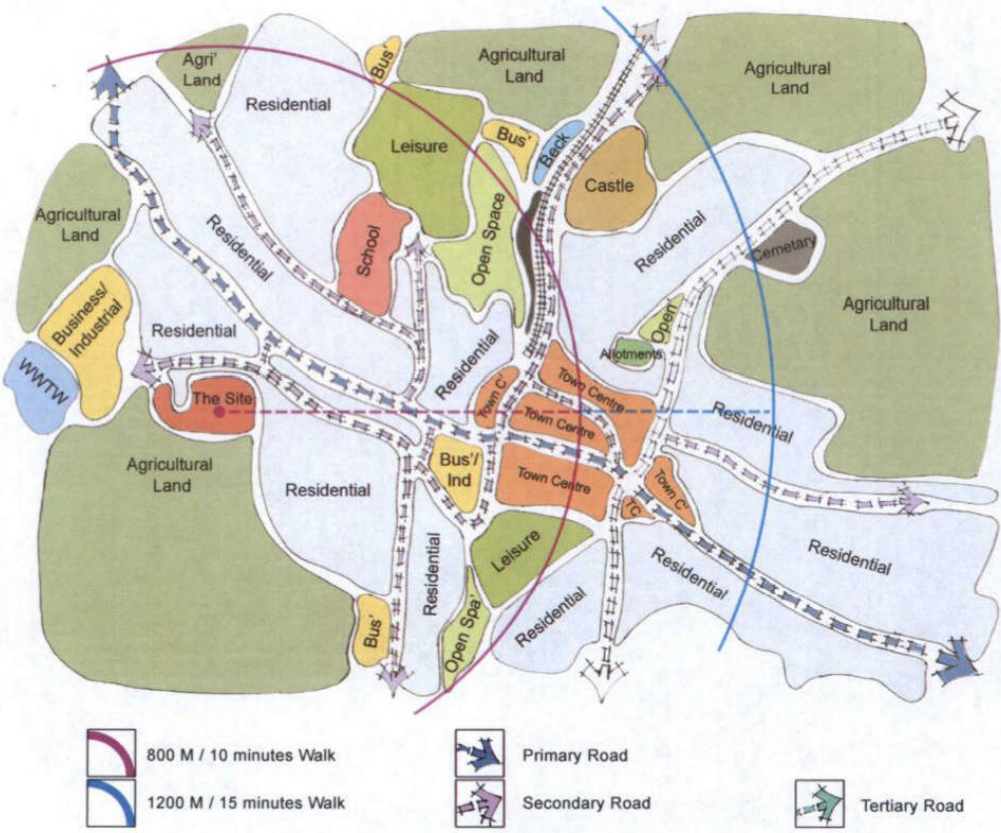
The town benefits from bus services providing direct connections to York (via Malton), Whitby, Thirsk and Scarborough. There is a town bus which travels a circular route around the town. The nearest mainline railway station is at Malton 8 miles away. The North Yorkshire Moors heritage railway runs seasonal services to Grosmont and Whitby. There are also several Primary Schools and a Secondary school which have a large geographical catchment of students.

Site Context within Pickering

The application site is located on land to the south of Firthland Road, east of Greenlands Road to the south west of the town, bounded by residential development to the north and east and industrial/commercial premises to the west. The land to the south remains in agricultural use. The site is edge-of-settlement but well related to the existing adjacent residential

developments on Firthlands Road and Greenlands Road and would provide a natural extension to the settlement limits of Pickering. This location was identified as one of the 8 areas of search within the Council's 2007 "Accommodating Growth and Managing Change report used to inform the Core Strategy and Ryedale's Local Plan Strategy now subsequently identifies the need for Greenfield extensions within the town.

Pickering Town



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Pickering Vernacular

Pickering, is renowned for its unique architecture and distinct local vernacular. The aim of this assessment is to identify the vernacular of Pickering both generally and within the immediate context of the site to help inform the proposed development.

The town is noted for its historic core with the 12th century Grade I listed parish church at the eastern end of the Market Place dominating views of Pickering from all directions. North of the church at the top of the hill is Pickering Castle, which was built in the late 11th century whilst the sloping Market Place between the church and the beck is lined with two and three storey buildings dating from a variety of periods. Most are listed for their historical or architectural interest and this area is the centre of the town's main Conservation Area.

Built Vernacular

Although the acknowledged distinct character of the town is a key consideration in the assessment of the scheme, the immediate environment in which it sits requires equal consideration as it is against this

backdrop that any future development will be seen.

The built character of the surrounding area is defined by the properties on Firthlands Road (and the surrounding streets) and the later developments around Greenlands Road. Each of these are distinct from one another in their age, massing, design and general vernacular. Firthlands Road comprises almost universally of 1950's semi-detached or terraced properties constructed in the traditional style of the time with red or brown brick and slate roofs. There are properties at the eastern end of the road that have been developed later and include bungalows.

Properties on Greenlands Road comprise of primarily semidetached and detached properties dating from the 1970's. They are similarly proportioned to the older properties but with fewer

architectural features of note and less vertical emphasis in the fenestration. They are constructed primarily of buff brick with facing concrete tiles in red or buff on the front elevations. Most are set back from the highway with front gardens and frontage and side off street parking.

Viewing the built vernacular in the round, there is little to suggest a dominant built form or style to the area surrounding the site to give a detailed design cue for the scheme. However, despite the varying age and style of the properties the majority are two storey in height with front and rear gardens with the more modern properties benefitting from off street parking. The materials palette is equally as mixed with red/brown engineering and buff bricks being the main facing material of choice whilst the older properties have slate roofs, concrete roofs are also prevalent.

Landscape Character

The built up areas adjacent to the site sit on three sides to the north, east and west whilst the land to the south remains undeveloped and very much part of the open countryside around Pickering. Tree belts and hedgerows are also a feature of the landscape surrounding the site, limiting long distance views and providing a sense of enclosure, along with the 'built frame' provided by the existing development. The fields that comprise and are adjacent to the site are predominantly in pastoral use, and there are a number of urban fringe businesses in the vicinity of the site.

The site itself comprises several fields, all of which are grassland and bounded by mature hedgerows. The hedgerows running north-south separating the fields are substantial and freely growing with varying heights. There are no known landscape designations affecting the site.



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Constraints + Opportunities

In order to ensure the development compliments and enhances its surroundings it is important to assess the sites's constraints and opportunities. This understanding helps inform the design process to create a successful development.

Constraints

- Opportunities for vehicular access are limited and can only be achieved through the north west of the site.
- Existing residential properties directly overlook the site, requiring careful treatment and design to prevent any loss of amenity.
- A minimum stand off from the adjacent Waste Water Treatment Works is required, preventing development in part of the site.
- Historic, mature field boundaries divide the site in two places running north-south.

- Existing rights of access into the site will need to be accommodated

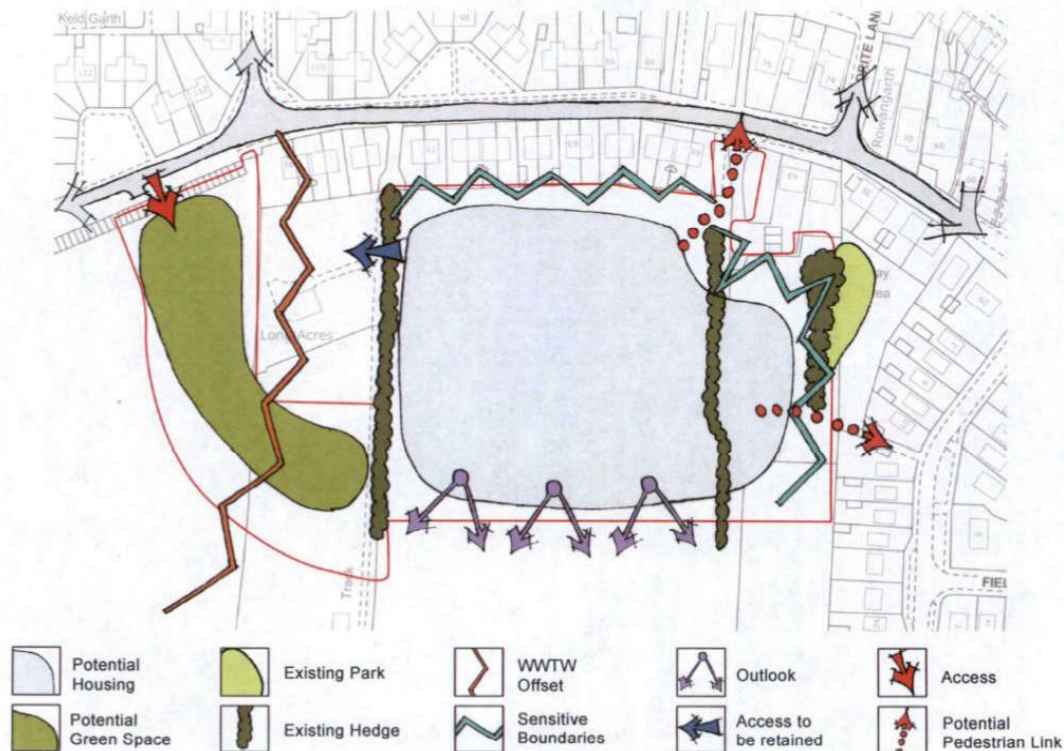
Opportunities

- Stand off from the Waste Water Treatment Works allows for the creation of a larger open space and the creation of a 'soft entrance' to the scheme.
- Accommodating existing rights of access allows for the creation of an emergency and pedestrian/cycle access to the north east of the site, improving permeability.
- Likewise, the opportunity to the east of the site improves permeability and connectivity, helping to integrate the

scheme into the surrounding area.

- Will provide the settlement of Pickering with a range of new housing to accommodate identified existing need.
- The development will support a range of housing tenures to meet the needs and aspirations of future occupiers from within the local area.
- Where possible, retention of existing features within the site, such as the hedgerow, provide a connection to the open space to

Site Constraints + Opportunities



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Vision

The vision for the Proposed Development is to create a new sustainable urban extension for Pickering that is integrated with both the existing town and the adjoining rural character, in particular with the existing community on Firthlands Road and Greenlands Road.

Design Objectives

The assessment of the site and evaluation of the constraints and opportunities, alongside drawing upon design inspiration from the local area, the following design objectives have been identified:

DESIGN OBJECTIVE 1

Integration with the surroundings by reinforcing existing connections and creating new ones.

DESIGN OBJECTIVE 2

Provide a mix of house types and tenures that suit local requirements.

DESIGN OBJECTIVE 3

Create a place with a locally inspired and distinctive character.

DESIGN OBJECTIVE 4

Take advantage of existing topography, views and landscape features.

DESIGN OBJECTIVE 5

Design a building layout with landscaping to define and enhance streets and spaces.

DESIGN OBJECTIVE 6

Design a street layout which is easy to find your way around and encourages low vehicle speeds.

with the potential for emergency access to the north east. The topography of the site and orientation of the surrounding properties however precludes additional or alternative accesses elsewhere.

From the outset there were some key principles which were considered logical:

- the retention of open space to the south offsetting views from this direction; and
- the setting back of development along the northern boundary where there was a direct interface with existing properties.
- The creation of two large open spaces on the fringes of the site, which would be landscaped and 'bleed' through the site, opening up to other spaces.
- It was considered that more informal, and intimate green spaces integrated into the development would achieve a sensitive transition from the countryside and that this was the appropriate approach to green infrastructure, rather than providing solely open and quite formal green spaces not synonymous with this urban/rural fringe location.

- A central route through the site to break up the massing of the blocks and provide an open visual corridor between the two formal open spaces.
- Key properties at focal locations within the development.

Framework Plan

As the design proposals progressed a layer of built form was added which helped to identify and frame the key circulation routes through the site. The built form suggested that along the primary spine route dwellings could be arranged in small groups or rows in a similar fashion to some of the streets surrounding the site. It is acknowledged the urban grain of the surrounding area is not wholly laid out in this way, but it is also considered that the specific site constraints and mixed character of the surrounding area generally do not preclude such an approach either. Larger, detached properties are located around the open spaces and more prominent positions on the site. The aspiration is to provide greater legibility to these areas, frame the spaces and provide visual end stops.

Developing a Design Concept

The assessment of the surrounding area of Pickering provided a useful starting point for the development of a design concept for the scheme. It was clear from the outset that the development requires a sensitive transition from rural to urban as opposed to a hard edge and that leaving sufficient areas for open space and landscaping was a key priority.

Medium and long distance views of the development would be ones of a mix of roofscapes, against the backdrop of the existing developments to the west, east and north.

An initial concept sketch was produced which takes vehicular access from Firthland Road in the north west corner,

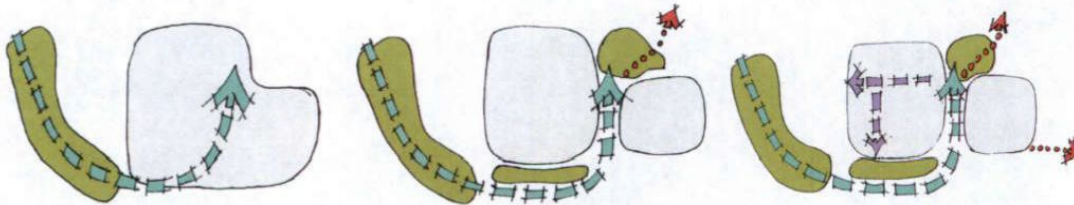


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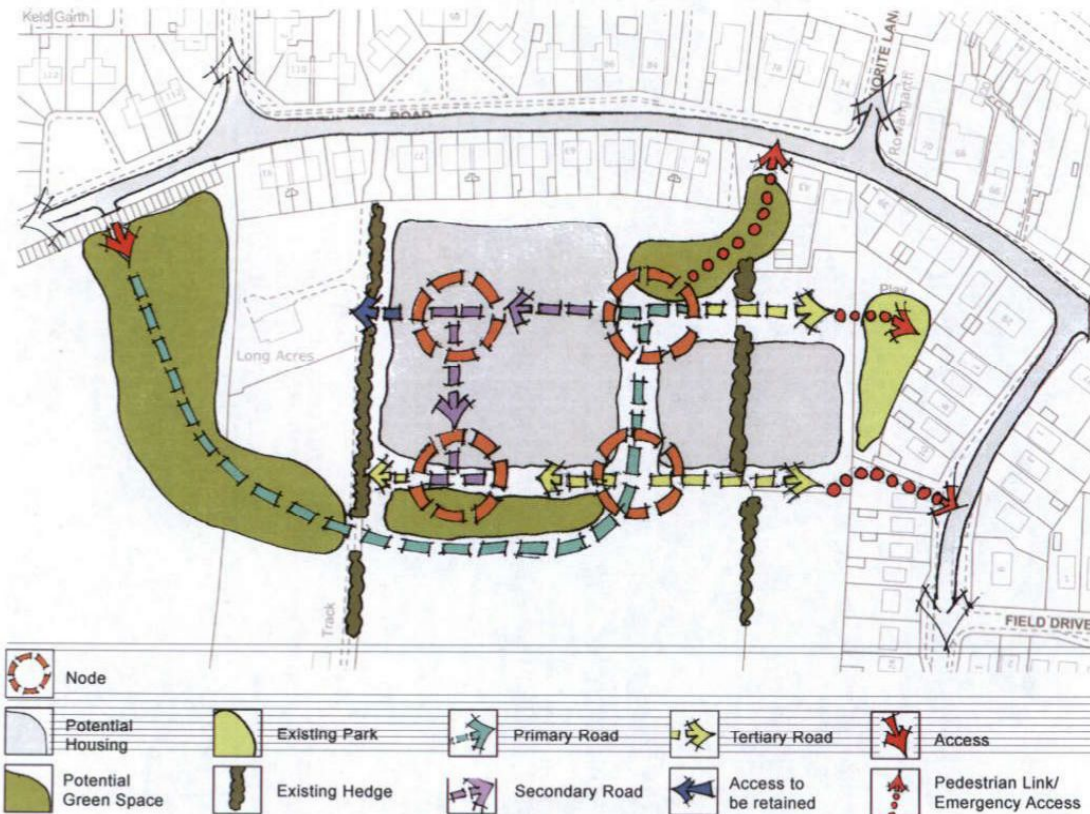
In addition, the built form served to highlight how the various green spaces could be integrated into the development so that they were provided with active frontages for natural surveillance with rear elevational aspects avoided. This framework plan has also created two semi-formal greens located to the north and south of the development. The principle was to break up the mass of built form in the centre of the site and to provide a sense of the less formal, peripheral open spaces connecting through the development. Furthermore, the retention of the hedgerows has provided a 'green buffer' within the site to break up massing and provide a landscaped link between the open spaces through the site.

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Concept Development



Design Concept



4 DESIGN + MASTERPLAN

Design Masterplan



4 DESIGN + MASTERPLAN

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Open Space + Recreation

The development has created three distinct areas of open space each providing varying benefits whilst connections have been made to the existing open space to the east to improve the overall open space offer for future residents.

To the west of the site the access road is framed by a large area of open space. This area is to be grassed and made available for informal recreation. It is intended to provide a 'soft entrance' to the development and provide a subtle transition reflecting the rural-fringe setting of the site.

Likewise, the open space along the southern edge is also intended to provide some transitional relief between the agricultural land to the south and the built form of the development.

Properties have been arranged in short blocks and runs to positively front this space providing natural surveillance and a looser built form.

Accommodating an additional open space to the north east has allowed some of the impact on existing residents to be offset and maintain existing points and rights of access. A pedestrian/cycle and emergency link is also provided through this part of the site.



Open Space Precedent

Open Space Framework



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Scale + Massing

The houses are to be two storey in the main with a small number of 2.5 storey properties, the maximum dimensions of which are set out below.

The scale and massing of the properties has been designed to reflect that of the existing properties surrounding the site whilst also taking account of the fact that this is a rural fringe location. As a result, properties are more tightly arranged within the site and closer to the existing properties whereas those on the southern fringe tend to be in shorter runs with regular visual breaks to provide relief in the visual impact when viewed from the south.

Scale + Massing Schedule

Building Type	Max Eaves Height	Max Ridge Height
2 Storey	8 metres	10 metres
2.5 Storey	8 metres	12 metres

Scale + Massing Plan



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Access + Movement

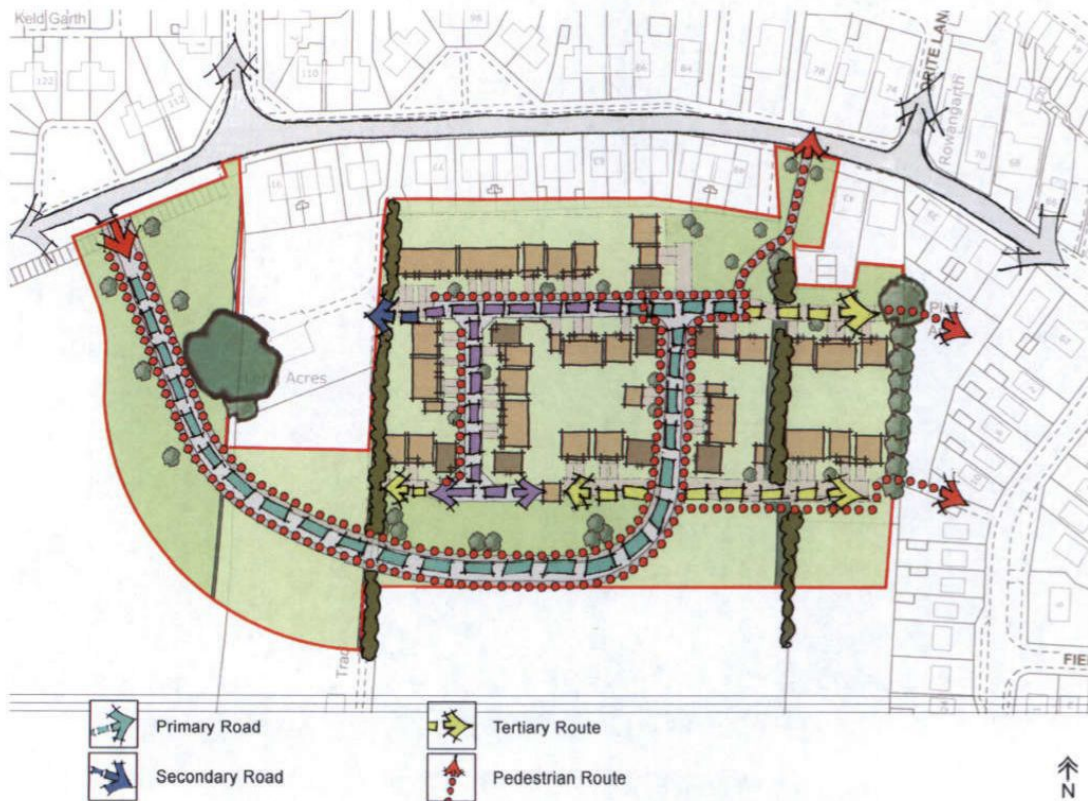
The location for the site entrance is fixed by the site constraints. Upon entering the built envelope of the scheme it tracks along the southern boundary and turns north, splitting the development into two broad blocks. Secondary roads and private drives are served from this with the size of each diminishing the further into the site it progresses.

The focus for the movement network is for pedestrian and cycle permeability with three additional links provided over and above the single vehicular access, located along the natural desire lines towards Pickering town centre. The rationale behind this is naturally to reduce the need and convenience of private motor vehicles and encourage the use of more sustainable forms of transport.

has been laid out in very short runs with clear and sharp turns at regular intervals to keep vehicle speeds down and maintain road safety.

This is further compounded by the internal highway arrangement which

Access + Movement



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Land Use + Layout + Appearance

In terms of the appearance of the built form the images on this page provide a flavour for the type of properties that are proposed for the site with the buildings having a traditional appearance. As the adjacent visuals show, the properties are to be elevated in a relatively simple fashion but taking account of key proportions and features characteristic of the better designed properties in the surrounding area.

All are intended to reflect the vertical emphasis of the features on the older properties and are marked out through the appropriate use of door surrounds and window styles to reflect this. The style of glazing and other elevational features (such as the style of window heads and cills, brick and roof tile types) seek to further support this approach.

As previously identified there will be a variation of 2 and 2.5 storey properties with a variety of roof pitches. The 2.5 storey properties are considered to be a suitable approach away from the edges

of the site or where they can be reasonably well screened whilst the 2 storey properties line the main route through the site, key end stops and frame the green corridors where a legible edge to these spaces are required. It is maintained that this style and type of housing are a modern reflection of some of the better properties in the immediate environment surrounding the site.

The masterplan also identifies that to create the scale and massing of buildings reflective of the local

vernacular analysed in this document terraced properties are arranged in rows of no more than 4, either connected or with very limited gaps between buildings.

The approach that should be taken to the tertiary streets/private drives that are proposed within the masterplan in particular where the objectives is to create an active edge to open spaces with dwellings fronting the space. These streets can be laid out with shared-surfaces to elevate the role of pedestrians at the street level.



Illustrative Street Scene



Persimmon House Types



Persimmon House Types

5 INVOLVEMENT

5 INVOLVEMENT

Public Consultation

In response to the national and local guidance on the need to carry out community engagement, consultation on the proposed development took place in the form of an exhibition at Pickering Memorial Hall on 17th August 2014 between the hours of 2pm and 7pm.

At the public exhibition a number of information boards were set up to show the proposed development and the various facets of the design, access and other key issues, such as sustainability and landscape and visual matters. Invitations were also sent out to local Councillors in advance of the event.

At the exhibition, comment sheets were available to all of those who attended to allow people to provide comments on the proposed development and either return them on the day or take them

home and fill them in and post them to Persimmon at a later date. There were members of the developer team present to allow members of the public to ask questions on various aspects of the design and other technical matters.

Following an excellent turnout of 42 residents, 15 individual submissions was received in relation to the proposed development providing feedback which we set out and respond to in the Statement of Consultation.

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Pickering Public House

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Conclusion

It is maintained that this Design & Access Statement sets out the relevant principles and design parameters in order to deliver an attractive place to live and sets out how the site can be developed in a sustainable way to deliver new housing in Pickering of a high quality.

It is maintained that the design proposals accord with the objectives set out for development with the scheme integrating into the surrounding area and the wider area providing direct links to public transport and also will deliver an appropriate mix of housing.

The development is locally inspired by the surrounding residential area, achieving a 'green character' through the open spaces and green corridors which embrace existing landscape features and opportunities for views.

The layout indicates buildings have been placed to frame views, enclose streets and turn corners. Importantly the green routes through the site and green spaces have taken precedence, with buildings use to provide active edges with the highways layout configured to suit. The main vehicular routes are well defined, with buildings of a greater scale making the route legible and key open spaces running parallel.

It is maintained the proposals will deliver safe streets and spaces as they are

overlooked by the active edges of properties. The layout also avoids long straight lines in order to reduce vehicle speeds and where appropriate shared surfaces are proposed on lower grade residential streets where no through access for vehicles is possible (only to pedestrians and cyclists).

On this basis it is maintained that this Design and Access Statement accords with the requirements identified within NPPG and those identified in the Town and Country Planning (Development

1 INTRODUCTION

2 THE SITE

3 ASSESSMENT + EVALUATION

4 DESIGN + MASTERPLAN

5 INVOLVEMENT

6 CONCLUSION



Illustrative Masterplan



Illustrative Street Scene