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The Planning & Design Partnership Planning.. Architecture.. Interiors.. Landscape

The Chicory Barn Studio, The Old Brickyards, Moot Lane, Stamford Bridge
York, The East Riding Of Yorkshire, YO41 1HU.
Telephone 01759 373656 Fax 01759 371810 e-mail: chicorybarn@the-pdp.co.uk

DESIGN, ACCESS & SUSTAINABILITY STATEMENT, DAYLIGHT, SUNSHINE & PRIVACY ASSESSMENT.

PROPOSED OUTLINE RESIDENTIAL DEVELOPMENT
OF 20 No. DWELLINGS AT FORMER COUNCIL DEPOT
MANOR VALE LANE, KIRKBYMOORSIDE YO62 6EG

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VIEW OF EXISTING SITE FROM THE SOUTH ON MANOR VALE LANE

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1. INTRODUCTION

This design statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice.

This is an outline planning application with all matters reserved for a small housing development in the town of Kirkbymoorside. The site is located on the Northern edge of the town, accessed from Manor Vale Lane, & is currently occupied by a brownfield redundant NYCC highways depot buildings of little architectural merit with permission for demolition. The aim is to re-develop providing an appropriate residential use for the site to provide badly need starter homes & affordable units.

The road dissects the site from south to north & narrows to a single track access road to the local golf club. The site is bounded along its longitudinal sides by stone cliffs formed by historic quarrying which support substantial mature trees. The trees & general fauna have been surveyed by an arboriculturist & the report is included in this application.



AERIAL VIEW OF EXISTING SITE

As can be seen from the aerial view, a modern residential development is located on the top of the cliff to the west of the site with open space to the eastern boundary. To the southwest of the site are two community halls, one of which is a Scout Hut & the second being the Headquarters of Kirkbymoorside Town Band.

Kirkbymoorside is a small market town in the Ryedale district of North Yorkshire and lies approximately 33 miles North of York & 25 miles West of Scarborough on the edge of the North York Moors National Park. It has a population of approximately 3,000.

The site lies partly within the Development Limit as shown on the Ryedale Local Plan Inset Plan for Kirkbymoorside (Fig 2). The application site is approximately 0.38Ha which gives a housing density of approx 52 dwellings per hectare with a 20 unit layout.

2. THE PROPOSALS

The application is for a mix of housing types from affordable 1 bedroom flats to 2/3 bed roomed semi-detached family & starter cottages. Each dwelling includes appropriate amenity & parking spaces. The properties have been designed & sited taking note of the local distinctiveness with landscaping potential to the fronts & larger gardens to the rear. The car parking has been sited nearer the cliff face or between dwellings in order to reduce their visual impact on the street scene. The layout attempts to retain a sense of openness allowing views of the cliffs as one traverses the site with Manor Vale Lane realigned on a curve to enhance the general layout.

The dwellings have been sited away from the cliffs to ensure more than adequate sun & daylight enter the windows of the properties from above the tree canopy. The detailing on the application properties has been designed to be sympathetic with the traditional style of the Market Town. The northern area of the site which is outside the development limits continues a row of cottages & parking utilising & ensuring a transitional open area before accessing the single track road into the Manor Vale valley. These 10 house would be offered under the Rural Productivity Plan.



VIEW OF COTTAGES ON MANOR VALE LANE

Reference has been made to the Kirkbymoorside Conservation Area Appraisal document as the site is adjacent Area 3. The housing is to be built in part stone to main facades and part brick to reflect the more characterful cottage designs found at the entrance of Manor Vale Lane, with pantile roofs & timber sliding sash windows. Please refer to additional documentation submitted entitled 'Landscape & Visual Impact Assessment' & 'Supporting Planning Statement'.

3. PLANNING POLICY CONTEXT

See 'Planning Supporting Statement' by Yew Tree Associates.

4. HIGHWAYS

The principal vehicular access to the site is from Dale End then along Manor Vale Lane. Each dwelling includes designated parking areas for the dwellings. The lane is essentially a dead end currently but a regularised carriageway width is provided on the site with pedestrian areas & a turning head proposed. At the site entrance the footpath narrows a rumble strip could be provided to slow vehicular traffic movement.

Due to existing boundary & building positions at the approach to the site there is currently no footpath. Discussions need to be held with NYCC highways department to improve the pedestrian access along Manor Vale Lane & regularise the carriageway, which would not only be an improvement for the proposed housing but a significant enhancement for current residents & walkers. There are also issues with visibility at the junction of Dale End due to the position of existing buildings, which can only be resolved with NYCC input & agreement.

5. DRAINAGE

A separate Foul & Surface Water drainage system will be installed within the plot for the development proposals, with the systems connecting into the public sewers which exists in Manor Vale Lane. This will be subject to the guidance & exact attenuation requirements of Yorkshire Water & the Environment Agency.

In order to manage & ensure that localised surface water runoff is not increased, the use of an underground water storage chamber with a hydro brake flow control is proposed & will be installed in accordance with Flood Risk Engineer recommendations to provide an effective and sustainable solution.

6. DAYLIGHT, SUNLIGHT AND PRIVACY

National guidance on assessing new development proposals is set out in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" by P J Littlefair (1991). Local plan policies generally protect residential amenity & ensure that adjacent development does not result in unreasonable loss of light, overlooking or overshadowing.

Good design ensures buildings which in their design & form & positioning are compatible with the character of the surroundings, which will not result in an unreasonable loss of privacy or natural light to neighbouring properties & are not detrimental to neighbourhood amenity.

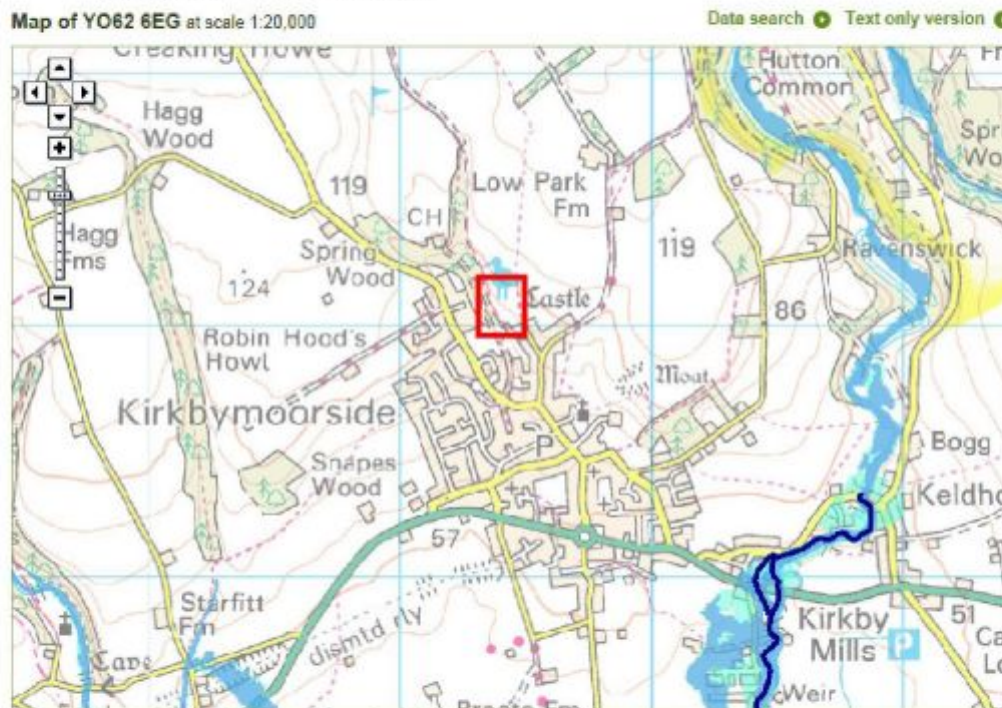
Dual aspect units have been provided for both the detached houses & the flats to improve the quality of daylight & sunlight experienced within the dwellings. The houses & flats to the east & west of Manor Vale Lane have been sited to achieve average garden lengths & distances from the variable cliff face heights.

The existing mature landscape & distances involved within the site helps mitigate any significant overshadowing & privacy issues that may occur from the neighbouring gardens on the western cliff top.

Site planning should ensure that there is sufficient area of sky visible to give good interior light with windows of a reasonable size to the proposed dwellings and the dwellings that may be affected. This is determined by distances and angles of the proposed face to face/rear relationships of the buildings with the 25 degree and 45 degree method for angled relationships but not side to side gable relationships. The site proposal addresses these requirements in their current form.

7. FLOOD RISK

The flood risk map provided by the Environment Agency indicates that the site is in an area described as low risk at extreme flood lying in flood zone 1 and does not require a flood risk assessment.



EXTRACT OF KIRKBYMOORSIDE FLOOD ZONE MAP

8. SUSTAINABILITY

The dwellings will comply with current building regulations & will be efficient in terms of thermal insulation & energy consumption which assists in minimising the carbon footprint. Construction materials & components wherever possible will be selected with regard to life cycle costing impact, the amount of energy embodied within & with a view to re-cycle ability. Reclaimed & recycled materials will also be used & sourced locally wherever possible to benefit the local economy & community. The scheme design aims to create a living environment, which will enhance the health & well being of both its residents & the surrounding community.

The houses will benefit from thermally efficient heating systems & it is intended to supplement the domestic hot water with solar panels included within the design. NB these have not been indicated on the accompanying drawings as they will be sized and designed by specialist installer. They will be located on the south facing roof pitches where ever possible. The use of these Zero Carbon Technologies is intended to reduce the demand on fossil fuels. Existing mains services will be extended as necessary to serve the proposed dwellings.

9. DESIGNING OUT CRIME

The proposed dwellings are arranged to provide close supervision of the shared access road, the parking spaces & the private gardens. The provision of distinct borders with well defined public and private spaces discourage antisocial behaviour & reduce the risk of crime. The development is intended to encourage a community feel & promote a 'crime-watch' conscious neighbourhood.

10. NOISE POLLUTION

See 'Noise Impact Assessment' by Dragonfly Acoustics, it is noted that possible acoustic improvements can be agreed for the development of the adjacent band hall & the proposed dwellings to successfully co-exist

11. CONCLUSIONS

The site currently consists of redundant buildings & extensive concrete hard standing, petrol pumps & former waste transfer areas, confined between tree-topped cliff faces of a disused quarry. It is currently in a poor site of disuse & badly needs a solution to provide an attractive viable link between the town, Manor Vale Woods & the golf course.

The adjoining dwellings on the cliff top are predominantly modern development whilst the housing to the entrance of Manor Vale are of more characterful stone & brick cottage design with pantile roofs.

The proposed new dwellings are intended to reflect the latter housing to sit sympathetically & unobtrusively within this setting & the town boundary to provide

much sought after starter home & family accommodation in this rural location entirely in line with latest government policy.

We believe this design statement has set out a well-considered scheme & the principles behind the evolution of the design & with a pro-active approach a site with the perception of a variety of issues

The material planning considerations relevant to the determination of this application have been set out in relation to the national, regional & local plan policy as described in the Planning Supporting Statement by Yew Tree Associates.

We hope to have demonstrated that the broad principle of development on this site complies with these policies on many levels.

The applicant hopes that Ryedale District Council is able to support this planning application for the development of quality starter homes & family dwellings to provide appropriate residential development for the site.