

Design and Access Statement

For Phase 3

Malton Showfield

Issue 1 | November 2015



1.0 | Introduction

2.0 | Planning History

3.0 | Proposals

COMMERCIAL DEVELOPMENT PROJECTS

Client: Commercial Development Projects

STEN
ARCHITECTURE

Architect: STEN Architecture

FREETHS

Planning Consultant: FREETHS

1.0 | Introduction

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This Design and Access Statement has been prepared by STEN Architecture on behalf of Commercial Developments Limited to accompany a Outline Planning Application for Phase 3 at Malton Showfield.

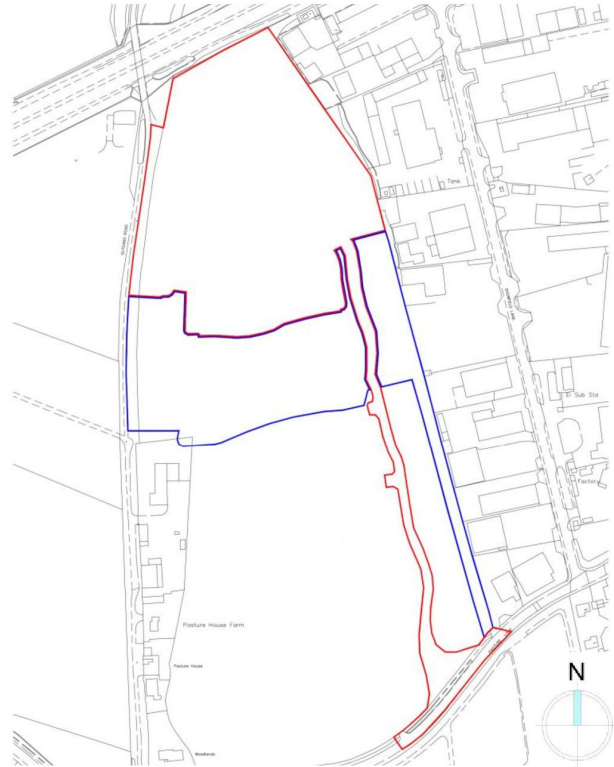
This document has been prepared in accordance with the Department for Communities and Local Government (DCLG) 'Planning Practice Guidance' (March 2014).

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. Commercial Development Projects 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.

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 | Planning History

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

A reserved matters application 15/00616/MREM for the first phase of development for 174 units was submitted by Linden Homes and subsequently approved on the 4th September 2015.

This layout shows how the design was in accordance with the layout / design principles set out in the outline application and is shown opposite.



3.0 | Proposals



-  PRIMARY ROADS
 -  SECONDARY ROADS
 -  PROPOSED RESIDENTIAL DEVELOPMENT
 -  REAR BOUNDARIES TO DWELLINGS
 -  EXISTING HEDGEROWS / TREES TO BE RETAINED
 -  KEY NODAL SPACES WITHIN DEVELOPMENT
 -  KEY DWELLINGS IN PROMINENT POSITIONS
 -  PEDESTRIAN CONNECTIONS
- 1** Primary vehicle entrance point within Phase 1
 - 2** Areas of open space distributed throughout the masterplan
 - 3** A64, dual carriageway
 - 4** Existing adjacent commercial and industrial estate
 - 5** Landscaped acoustic buffer around Northern and Eastern boundary
 - 6** Adjacent existing allotments bounded by open arable fields
 - 7** Emergency access points

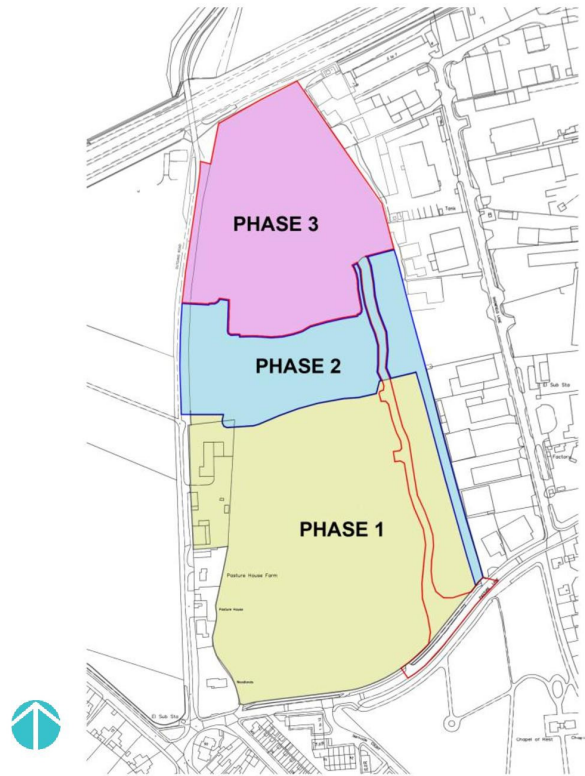
The proposal is for an increase in the overall quantum of development on the site from circa 227 dwellings to 314 units, an increase of circa 87 dwellings on a site area of 3.10 Hectare (28 dwelling to the Hectare).

Our proposals follow the principles set out in the original outline planning permission:-

- Attractive green space to add character to the development
- Highway and Pedestrian connectivity
- 10m Wide planted buffer to North & Eastern boundaries to screen unattractive views and disturbance from noise.
- Attractively planted trees and shrubs to housing parcels

Phasing

- Phase 1 174 Dwellings
- Phase 2 53 Dwellings
- Phase 3 87 Dwellings





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