

# Land off Mill Lane Avenue, Sheriff Hutton

## Design and Access Statement



Detailed Application for 12 Residential Dwellings

June 2016



### OUR VISION

*"to create a sustainable and economically viable development which meets the needs of the local Community with affordable homes, whilst achieving good levels of fitness for purpose in it's appropriateness to its location and creates a pleasant PLACE in which to live."*



# Land off Mill Lane Avenue, Sheriff Hutton

## Design and Access Statement

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## Design and Access Statement

### 1.0 introduction

During the last 18 months, Partner Construction have been preparing details in relation to the residential development off Mill Lane Avenue, Sheriff Hutton. The development has the ability to become a modern residential community whilst retaining a congruence with the surrounding locality.

This Design and Access Statement (DAS) has been prepared by ERGO and accompanies a detailed planning application for a residential redevelopment of the land off Mill Lane Avenue, Sheriff Hutton.

The aim will be to provide sufficient detail and a clear understanding of the project to enable Ryedale District Council to determine the detailed application. As such, this DAS seeks to set out and highlight key design principles embodied within proposals - showing why they are appropriate in terms of use and scale, and how they respond to local context.

Justification for the proposed layout, appearance and overall amount of development is also introduced showing how, in turn, development will fit into existing patterns of land use, movement and access. It is considered that through a sensitively designed scheme, the development overall will provide the optimal solution for the site and surrounding area whilst according fully with Government objectives for sustainable development and the promotion of inclusive, sustainable and vibrant communities. As highlighted within 'By Design - Better Places to Live':

*Where people live has a major effect on their life. If where they live is well planned, well designed and well managed, their quality of life is likely to be a great deal better than that of those who live elsewhere.*

Partner Construction along with their partner RP's, are working together with the HCA to deliver affordable new homes across the UK. With close partnerships and comprehensive in-house expertise, they are able to identify and deliver new and increasingly cost effective methods of procuring affordable housing, ensuring the delivery of sustainable communities and quality homes that meet local need. Accordingly, the application hereby submitted proposes the erection of 12 new dwellings comprising a mix of 2 and 3 bedroom, semi-detached houses.

Ergo Projects is an Architectural Services Company which comprises of a team of energetic, committed and talented people from diverse backgrounds with a range of skills, all focused on a common goal: the design and delivery of sustainable places grounded by the connections between people and places, movement and urban form, the natural and the built fabric, and processes for ensuring a successful new development. "Good design can help to achieve memorable places with their own distinct character -containing streets and public areas that are safe, accessible, pleasant to use and human in scale".



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## Design and Access Statement

### The Need for a Design and Access Statement

Changes to the planning system effective since 10th August 2006 require that most planning applications should be accompanied by a DAS.

Guidance sets out that any DAS should 'explain the design thinking behind a planning application, highlighting the various design principles and concepts that have informed proposals, outlining also how access has been dealt with and incorporated into proposals.

The National Planning Policy Framework (NPPF) sets out the Government's requirements for the planning system only to the policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NPPF states:

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages.
- moving from a net loss of bio-diversity to achieving net gains for nature
- replacing poor design with better design
- improving the conditions in which people live, work, travel and take leisure

widening the choice of high quality homes.

Urban design is the art of making places for people. It concerns the connections between, movement and urban form, the natural and the built fabric, and processes for ensuring successful new development.

Good design can help to achieve memorable places with their own distinct character that contain streets and public areas that are safe, accessible, pleasant to use and human in scale.

Successful design is dependant upon achieving an appropriate relationship between development objectives, development form and a positive response to local conditions. The existing structure, grain, appearance, density, scale and landscape context of an area reflects its history, function and connections with adjoining areas.

Often, existing built form and details can help contribute to the distinct quality of a place.

The design team firmly believe that these factors can be successfully interpreted in new development responses without inhibiting the use of new materials, technology, or the needs of future occupants.



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### The proposed Development

The application proposes the development of 12 number 2 and 3 bedroom properties for Partner Construction on Land off Mill Lane Avenue, Sheriff Hutton.

Partner Construction have brought together an experienced team of consultants to consider the opportunity presented by the development site, with all members of the design team possessing a good working knowledge of the locality.

Both the client and development team are well placed to deliver a holistic solution for the site that accords fully with the aims and aspirations of Ryedale District Council.

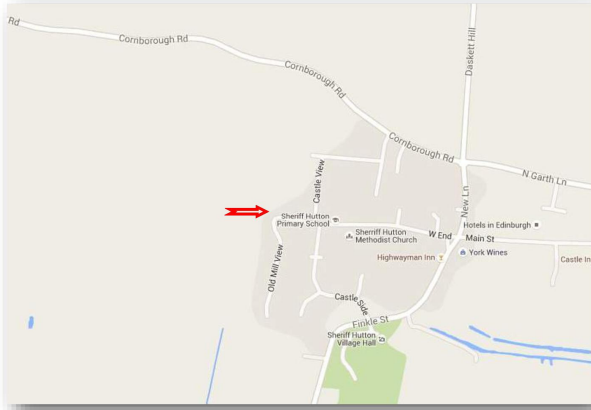
### Understanding the site Requirements

Within this document, Ergo aim to demonstrate a clear understanding of the site constraints and opportunities of the site, and translate that cognizance into a sensitive, high quality, residential proposal. The design statement will demonstrate the following:

An understanding of the site, its constraints, opportunities, and fundamental aims of the project.

An appreciation of both the development site and key policies of the UDP, submission of detailed design drawings and approach undertaken to deliver the project.

The site area is approximately 0.40ha and lies on the western edge of the Sheriff Hutton with the main access off Mill Lane Avenue. The proposed development site is currently farm land which meets the western boundary of the village settlement.



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## Design and Access Statement

### 2.0 site analysis & context

A site visit and tour of the surrounding area provided a sound understanding of the context for this proposal.

The site, extends to approximately 0.40Ha and meets with the side boundary of the existing residential property of Mill House off Mill Lane Avenue.

As the constraints plan shown adjacent demonstrates, there are a number of factors which will have an effect upon the design of any proposed development, with the existing mature trees around the site being the obvious main constraint.

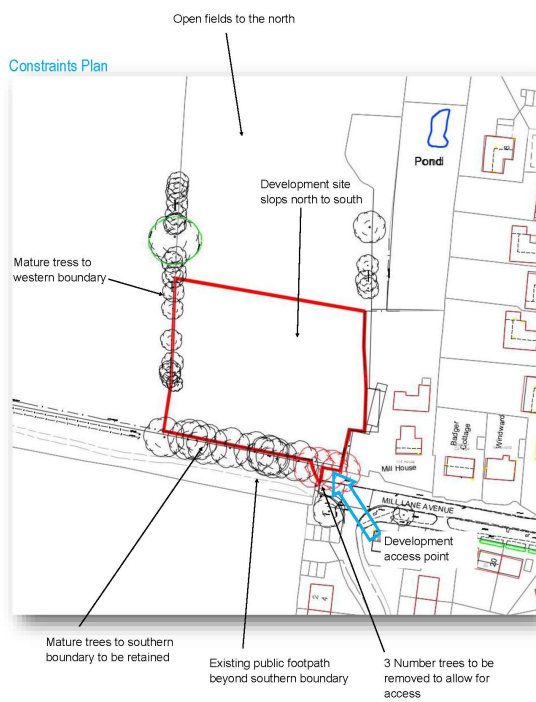
The development site slopes upward from the south with open fields to the north.

The eastern boundary meets the existing property of Mill House.

The southern boundary is lined with mature trees with a public footpath beyond. The proposed access will be from Mill Lane Avenue at the south east corner, it is thought that some trees will need to be removed to allow for access.

The western boundary also has a number of mature trees, all of which have been considered throughout the design process with a view of protecting where ever possible.

It is thought that the proposed development will be an inward facing site in response to the constraints which surround the site.



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View of access from Old Mile View



View of access from Mill Lane Avenue



Aerial View of access point

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# Land off Mill Lane Avenue, Sheriff Hutton

## Design and Access Statement

### 3.0 design standards

The development and client team recognise that planning guidance have approved a range of key standards and benchmarks that must be met in the design and delivery of the proposed development.

Partner Construction and their consultant team are familiar with all of these publications and use them in the delivery of their day to day business and workload. They have been consistently referred to in the collation of this design and access statement.

The proposed arrangements of the dwellings supports the core principles of Secured by Design



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Car parking - What Works Where



By Design



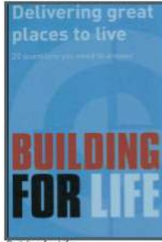
Better Places to Live



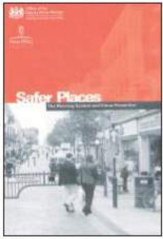
Urban Design Compendium 2



Manual for Streets



Building for Life



Safer places - the planning



Design and Quality standards-April 2007



NPPF-March 2012





# Land off Mill Lane Avenue, Sheriff Hutton

## Design and Access Statement

### 4.0 design concept

*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. 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 area development schemes.*

(NPPF-Section 7 para 56-57)

The proposed design concept for this development site is a considered and sensitive response to planning policy and the unique constraints and opportunities which exist on the site.

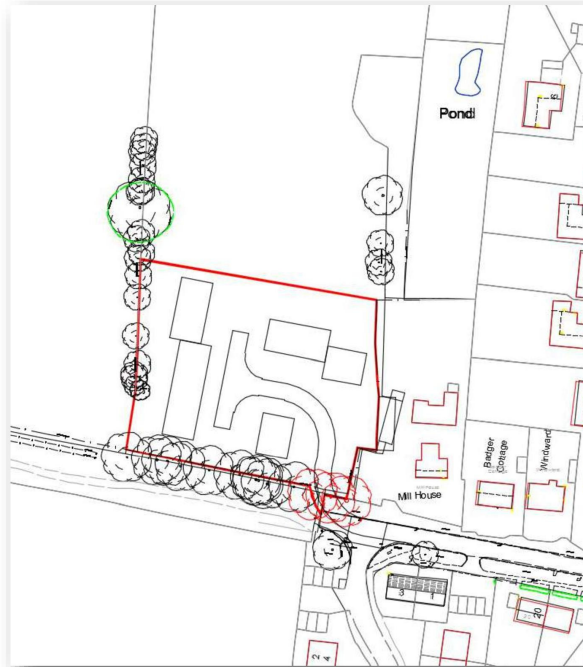
It is the intention of the Design Statement to demonstrate and explain compliance with the requirements set out in both the National Planning Policy Framework as well as local planning policy.

The design statement will also attempt to convey the initial design intentions and aspirations of the design team. It also demonstrates a strong commitment from the developer to achieve the high design ideals demanded of such a development.

The design statement will highlight the following key areas and required standards:

- Dwelling numbers
- Dwelling mix
- Height, scale and massing
- Elevational detail
- Materials

- Existing trees to the southern and western boundaries will be retained where possible except for the proposed access point to the south east corner where it is thought that 3 number trees will be removed
- Dwellings within the site will be off-set from the east boundary responding to site constraints and to reduce impact on existing residents



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## Design and Access Statement

The design proposal for the development site directly addresses the aims and aspirations of both client and local authority requirements.

The layout submitted at the heart of this application is for 12 dwellings comprising of two storey buildings of two, and three bedroom homes as detailed in the schedule below. Drawings showing the individual house type designs, both plans and elevations are submitted with this application.

Accordingly, we very much feel that the proposed mix of house types achieves an appropriate balance, with each dwelling having their own private garden space to the rear of properties.

Each dwelling also benefits from its own private driveway and for two vehicles. Additional bays have been added to adhere to the Local Authority highway parking requirements.

The development has been designed to have an attractive frontage whilst dwellings within the development face inward in response to the site constraints which by default provides natural surveillance to the pedestrian routes, creating a safe and secure feel within the development.

The access point into the scheme allows an attractive and considered internal streetscape to be created, with good levels of aspect and frontage onto the street.

The arrangement of dwellings supports a vibrant street scene, with the core principles of Secured By Design utilised to provide good levels of natural surveillance. Internal spacing standards for the development are in accordance with local design policy.

Parking for the development is described within the access statement section of this DAS.

In summary the scheme design layout is a sensitive and considered response to context.



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CODE	TYPE	NO	SQFT	TOTAL SQFT
YH-114	2 BED 4P	4	818	3272
YH-112	3 BED 5P	8	969	7752
		12		11024



Drawings showing the individual house type designs, both plans and elevations, are submitted with this application.

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## Design and Access Statement

### Privacy and Massing

*Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.*

(NPPF-Section 7 para 66)

The issue of privacy and massing has been a driver of design both in terms of protection of existing properties as well as internal privacy and aspect.

As stated, the units within this development are all of two storeys in height, in line with the majority of surrounding residential properties.

Two-storey units have an eaves height of between 5m- 5.2m and a ridge height of approximately 8m.

Privacy distances for the development exceed spacing standards outlined in local policy.

The development team believe a congruent massing in addition to sensitive placement of development allows the proposed scheme to integrate within the locality.

The figure diagram adjacent clearly shows the proportion of built form to site area.

The scheme is proposed as low density, at 30 units per hectare, which is wholly appropriate to this location and community.

The figure shows the scheme is a good balance between enclosure and amenity space/privacy separation.

density schedule no	density
total houses	12
Site area	0.40Ha 30units/Ha



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## Design and Access Statement

### 5.0 access statement

#### Objectives:

To facilitate and support public transport services, while also encouraging walking and cycling to reduce reliance on the car.

To provide a high quality public realm that prioritises the social and environmental needs of residents and is not dominated by traffic movement or parking.

To provide an environment that is accessible and appealing

**Vehicular Access:** As stated, the proposed access is off Mill Lane Avenue on the south east corner of the development site. The road is designed as a shared surface type arrangement with a width of 4.8m with a 2m wide soft landscaped (grassed) service verge.

Within the development is a turn head (Hammer head type) which terminates the primary routes and will allow the turning of a refuse vehicle. The 4.8m primary route provides access to private drive areas with a front driveway parking solution where all dwellings have space for at least 2 Vehicles.

Parking bays within the development are sized at a minimum of 2.4 x 5m

#### Shared/private driveway

The Primary route provides access to the private and shared access drives. The shared driveways serve a maximum of 4 dwellings. These areas are designed around homezone principles, with a contrasting surface material and pedestrian priority design.

#### Pedestrian Access

Pedestrian access to the scheme is well considered and is via the shared surface road type which has good natural surveillance. Pedestrian access to the development is gained from the same entry point as vehicular access off Mill Lane Avenue. Individual private footpaths from the dwellings main access points to the road will be provided, with level access to all proposed properties.

#### Bin Storage

Bin storage for the development is designed on an individual plot basis, with 3 separate bins provided within rear garden areas.



- Residents will be able to pull straight off the adopted roads into their own driveway or parking space
- A shared surface type road will with Pedestrian priority
- All of the houses enjoy private amenity space at the front and rear and will comply with AD Part M
- All parking provision has been designed in accordance with Council Highways standards.
- All plots have 2 off street car parking space.



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TOTAL DWELLINGS	-	12
ALLOCATED PARKING BAYS	-	24
VISITOR PARKING BAYS	-	2
TOTAL SPACES		26

Allocated parking bay   
 Visitor parking bay 

# Land off Mill Lane Avenue, Sheriff Hutton

## Design and Access Statement

### 6.0 proposed layout

The layout submitted at the heart of this application is for 12 dwellings comprising of two storey buildings of two and three bedroom homes

*Drawings showing the individual house type designs, both plans and elevations, are submitted with this application*

Accordingly, we very much feel that the proposed mix of house types achieves an appropriate balance, with each dwelling having their own private garden space, at both the front and rear of the properties

The layout provides a low density mix to the site and provides a feature, creating an attractive frontage wherever possible, but without causing loss of amenity to existing properties.

Separation distances from the existing dwellings exceed the Local Authority Standards

The existing mature trees are largely preserved and continue to frame the development site



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## Design and Access Statement

### 7.0 housing character & materials

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

(NPPF-Section 7 para 60-61)

The housing character and Elevational treatment for the proposed scheme is conceived as forming a modern development within the locality, however with some traditional detailing such as Stone heads and cills.

The surrounding existing residential dwellings in the area have a mixed use of brick and tile types as shown adjacent with some detailing around the doors and windows.

The design of the proposed units attempts to introduce some of these design features, by introducing some additional architectural detailing such as stone effect window and door heads and cills. With this introduction and by using a limited palette of materials and window types. The result is a traditional Elevational treatment that is in touch with modern needs.

A limited facing palette has been used as the foundation for the house type design. It is the design driver of the house type design to utilise an identifiable material palette augmented by subtle contrasts in window proportion and dwelling design to provide originality and variance. The palette of materials has been kept deliberately small so as to maintain a simple and elegant elevation, reducing the temptation to make the building too busy.

Example Elevation Drawing for the proposed development.

Drawings showing the individual house type designs, both plans and elevations, are submitted with this application

The Image below shows examples of 2 storey dwellings on Old Mill View.



The Image below demonstrate a mixture of elevational styles on Mill Lane Avenue



Wienerberger: Dark Grey Calderdale Slate



Edenhall: Runswick Multi



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## Design and Access Statement

### 8.0 conclusions

- The site provides a sustainable development opportunity
- Our proposals deliver in accordance with the Council's Design principles
- The site contributes to the provision of a balanced mix of housing size, type and affordability in the area
- The site supports the development of the land with an appropriate density to help support local services and to ensure the efficient use of land
- The site has been designed to ensure a pleasant identifiable residential environment, enjoying schools, community facilities, and employment opportunities, all within acceptable distances.
- The site has good connections to facilities and services with bus links to surrounding areas.



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