

MAWSONKERR
Architecture & Sustainability

Outline Planning Application – Land at The Balk, Slingsby, York, YO62 4AQ

Contents

- 1.0 Introduction**
- 1.1 The Site and Surroundings**
- 2.0 The Proposals**
 - 2.1 Policy**
 - 2.2 Involvement**
 - 2.3 Evaluation**
 - 2.4 Design Principles**
 - 2.4.1 Scale**
 - 2.4.2 Layout**
 - 2.4.3 Appearance**
 - 2.4.4 Detailed Design Guidelines**
- 2.5 Access and Parking**
- 3.0 Summary**

1.0 Introduction

1.0.1 This Design and Access Statement (DAS) has been prepared by Savills (UK) Ltd and MawsonKerr Architects on behalf of Castle Howard Estate and the Cundill family. This DAS supports an outline planning application for the erection of up to 38 dwellings on land to the south of Aspen Way, Slingsby.

1.0.2 The application is supported by the following documents and plans:

- Application Forms and Certificates;
- Location Plan (MawsonKerr Architects);
- Indicative Site Layout (MawsonKerr Architects);
- Transport Statement and Layout Plan (S.A.J Transport Consultants Ltd);
- Planning Statement (Savills);
- Flood Risk Assessment and Drainage Strategy (ARP);
- Archaeological Evaluation Report (CS Archaeology);
- Geophysical Survey (CS Archaeology);
- Utilities Note (JBA Consulting);
- Built Heritage Assessment (Savills);
- Noise Assessment (Echo Acoustics);
- Bat Survey (Wold Ecology Ltd);
- Phase 1 Ecology Survey (Wold Ecology Ltd); and
- Arboricultural and Landscape Report (Mark S Feather).

1.0.3 The purpose of this Statement is to describe in detail the site and its surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.

1.0.4 The statement seeks to follow the CABE good practice guide on design and access statements and is set out under the same headings as this document, commencing with an assessment of the site and its context, followed by an evaluation of the proposals.

1.1 The Site and Surroundings

1.1.1 The site is located to the south of Aspen Way, Slingsby, York.

1.1.2 The site is approximately 1.75ha in size and is bounded to the south by Malton road (B1257) with agricultural fields beyond; to the east by The Balk with residential dwellings beyond; to the north by residential dwellings on Aspen Way; and to the east by agricultural fields. Robin Hood Caravan Park is located to the north east of the site.

1.1.3 The site is currently a vacant agricultural field.

1.1.4 The topography of the Site is relatively flat, the area is open in character with a gentle sweeping rise of land in a southerly direction to the road (B1257).



Site Location Plan



Site Photographs

2.0 The Proposals

- 2.0.1 The proposed development is an outline application for up to 38 dwellings with access on land to the south of Aspen Way, Slingsby.
- 2.0.2 An illustrative site layout plan is submitted with this application which indicates how the site could be developed in terms of density, scale and massing.
- 2.0.3 The site will deliver a mix of housing types and sizes including 2, 3, 4 and 5 bedrooms, in an attractive landscaped setting whilst making ample provision for natural open space. The illustrative site layout plan shows a mix of unit types including detached, semi-detached and terraced housing. The breakdown of the size of units proposed is as follows:
- 2 bed dwellings (3 units)
 - 3 bed dwellings (4 units)
 - 4 bed dwellings (17 units)
 - 5 bed dwellings (1 unit)
 - Affordable dwellings (13 units) of 2, 3 and 4 bed.
- 2.0.4 Detailed landscaping within the site has not been indicated at this point and would be expected to be determined at Reserved Matters stage. Irrespective of this, the site is bounded by mature trees to the west and includes mature trees and hedgerows in the eastern third of the site. All existing trees and hedgerows will be retained as part of the proposals aside from Trees T3 and T9 which are proposed to be removed due to their poor condition as stated in the Base Tree Survey. A small section of existing hedgerows to facilitate the site access and internal road layout will be removed, but predominantly retained as the site has been arranged as such to incorporate the existing hedgerow positioning.
- 2.0.5 The proposed development will also seek to include open space and tree planting throughout the development to enhance the visual impact and integrate the development into the wider landscape setting, minimising any adverse impacts on the surrounding environment and respecting the Conservation Area designation.
- 2.0.6 Vehicular, cycle and pedestrian access into the site is proposed from Aspen Way to the north of the site. A pedestrian access is proposed in the south east corner of the site and runs along the western boundary of, parallel to The Balk, and adjoins Aspen Way. Further pedestrian connectivity has been illustrated on the indicative site layout plan.
- 2.0.7 The majority of development will be served by internal roads built to adoptable standards to allow safe turning space, access and egress of vehicles needed to serve the development.
- 2.0.8 The indicative site layout plan demonstrates 82 parking spaces which equates to a minimum of 2No. Spaces per dwellings in addition to garage parking. This is considered an ample provision of parking spaces to reduce the potential of on-street parking and therefore help alleviate any adverse impacts of the proposed development with regard to parking. The car parking has been located to minimise impact on built form and is provided either outside, or close to, properties. Car parking details will be determined at Reserved Matters stage.

Proposed Site Plan



2.1 Policy

- 2.1.1 Numerous reports have been prepared in support of this application including a Planning Statement and a Heritage Assessment. Both documents consider the planning and heritage matters arising from this development which partially falls within the Conservation Area.
- 2.1.2 In summary, the site partially falls within the Conservation Area however the proposed development is considered to have a neutral impact on the setting of the Slingsby Conservation Area and the Grade II* listed All Saints Church.
- 2.1.3 The site is a draft allocated site for a residential use of approximately 36 dwellings within the emerging Local Plan Sites Document which is at an advanced stage of production (submitted for Examination in May 2018). The proposed development is supported in principle by both local and national planning policy.
- 2.1.4 As advised by Planning Officers, the Ryedale Local Plan SPD: Ryedale Rural Design Guide (1995) has been considered in detail in the writing of this design and access statement. Particular consideration has been given to the Howardian Hills design characteristics, represented by the village of Nunnington, as this is the group which the village of Slingsby sits within. Nunnington has been selected to represent the Howardian Hills area as it is considered to best represent the architectural traditions of the surrounding area.

2.2 Involvement

- 2.2.1 This application follows extensive pre-application consultation with both the local planning authority and local residents.
- 2.2.2 To summarise, pre-application discussions have taken place with Ryedale Planning Officers during the emerging Local Plan Sites Document and during a pre-application meeting in April 2017. Pre-application discussions have also taken place with the general public largely through a public consultation event which was held at Slingsby Village Hall in June 2018.
- 2.2.3 Further information on pre-application discussions are included within the associated Statement of Community Involvement and Planning Statement also submitted in support of this application.
- 2.2.4 Further detailed discussions have taken place with planning officers since the submission of the application in July 2018 to inform this design and access statement.

2.3 Evaluation

- 2.3.1 The applicants and the appointed design team have carried out extensive assessment of the site, its character and constraints. This work includes the wide range of technical reports that accompany this submission.
- 2.3.2 The Ecology Phase 1 Habitat Survey work was undertaken and concludes that there are no ecological constraints to the delivery of development on the site.
- 2.3.3 A Transport Statement has been prepared to assess the transport implications of the development. This concludes that the development is well located to provide good accessibility to the local area and available transport facilities and will not adversely impact on existing traffic on the transport network.

- 2.3.4 The proposed access achieves the required visibility splays of 2.4m x 20m.
- 2.3.5 Parking provisions will be provided in accordance with local car and cycle parking standard. Car parking at the proposed development would be provided at a rate where it is envisaged that the demand for spaces will be met entirely within the site.
- 2.3.6 A tree and root protection plan accompanies this submission. The survey has highlighted that on the whole, the condition of trees on the site is are good, however a few trees have been highlighted for removal. The indicative layout has been prepared taking the trees lining the Balk into special consideration, their retention and protection is integral to the conservation area as well as to the application.
- 2.3.7 The site is partially located within Slingsby Conservation Area albeit no development is proposed within the Conservation Area itself. The conservation area statement considers Slingsby to be a *'large, attractive village [which] has a nucleated form, centred around the village green and school'*.
- 2.3.8 The Site is located within the south-eastern part of Slingsby Conservation Area, away from the historic core of the village and surrounded by modern development; the immediate setting of the Site is characterised by rural countryside to the east, and the modern residential development to the north and west. A built heritage assessment has been undertaken to accompany the application and considers the development to have a 'neutral' impact on the conservation area since the site is only considered to make a minimal contribution to the setting of the Conservation Area.

2.4 Design Principles

2.4.1 Scale

- 2.4.1.1 The proposal comprises 38 dwellings across the site. These proposed 2 storey dwellings are achieved through a combination of detached, semidetached and terraced houses, or varying sizes to reflect the need of the local area.
- 2.4.1.2 Whilst the outline application suggests that design will be finalised at reserved matters stage, the indicative housing mix is as follows:
- 2 bed dwellings (3 units)
 - 3 bed dwellings (4 units)
 - 4 bed dwellings (17 units)
 - 5 bed dwellings (1 unit)
 - Affordable dwellings (13 units) of 2 and 3 and 4 bed.
- 2.4.1.3 The application site makes ample provision for natural open space. The illustrative site layout plan shows a mix of unit types including detached, semi-detaches and terraced housing.
- 2.4.1.4 Discussions with officers at Reserved Matters Stage will determine the exact housing mix delivered for market housing.
- 2.4.1.5 Following discussions with the Housing Officer the affordable housing mix will be as follows:
- 2 bed dwellings (6 units) (minimum floor area of 79 sqm)
 - 3 bed dwellings (6 units) (minimum floor area of 84 sqm)
 - 4 bed dwelling (1 unit) (minimum floor area of 106 sqm)

2.4.1.6 Of the above, 2 x 3 bed affordable dwellings will be shared ownership (intermediate) with the remaining 11 affordable dwellings (6 x 2 bed dwellings, 4 x 3 bed dwellings and 1 x 4 bed dwelling) available for affordable rent.

2.4.1.7 Whilst the outline application suggests that design will be finalised at reserved matters stage, the maximum housing parameters are as follows:

Maximum Housing depth: 8.4m

House width:

2 bed: 6m

3 bed: 6.6m

4 bed: 7.7m

5 bed: 9.6m

Maximum House height:

Eaves: 5.8m

Ridge: 9m

2.4.2 Layout

2.4.2.1 The proposed development seeks residential dwellings on this greenfield site and as comprehensive scheme has been developed for both fields which make up the development site.

2.4.2.2 The layout of the site has been carefully considered to comply with the brief, the site constraints, the host of specialist planning reports and responses from the previous pre-application discussions and public consultation.

2.4.2.3 In order to achieve a generous, desirable and sustainable place to live, high standards of layout design have been used. The new layouts negotiate the existing hedgerows and mature trees in order to retain the rural character of the site. A maximum number of breaks in the existing hedgerow within the site could be secured via condition in this regard.

2.4.2.4 The development maximises green space around the new properties with front and back gardens to each property and green open public space between the new streets. The front gardens of the properties that sit along the West elevation start 2m East from the Conservation Area boundary and the front gardens along this façade do not exceed 3m in length. Public spaces will be maintained by a management company which will be secured via a Section 106 Agreement.

2.4.2.5 All houses facing existing residential properties maintain a standoff distance of 21m to ensure that the amenity of the existing residents at Aspen Way is maintained.

2.4.2.6 The dwellings will be highly sustainable and meet current building regulations standards in terms of conservation and fuel.

2.4.3 Appearance

2.4.3.1 The over-arching aim of the design process has been to develop a scheme that can be recognised as being appropriate, not only to this site but within the context of the Slingsby Conservation Area.

2.4.3.2 The proposed dwellings will be of a high quality and will consist of dwellings no higher than 2 storeys to mirror the properties on Balksyde albeit some roof space could be used to provide a variety within the development. High quality materials are to be used on the scheme that are sensitive to the context.

2.4.3.3 The setting of the Conservation Area is maintained through the retention of the mature trees lining the balk, and the orientation of the rear gardens of the dwellings to the west of the site to retain the green, open character of the area.

2.4.3.4 The new dwellings adopt similar key principles to the existing buildings, responding to the setting using the following features;

- High quality materials which adopt key principles of the local vernacular
- Verticality in the fenestration throughout
- Double frontage onto The Balk to mirror that of the existing buildings opposite the site

2.4.4 Detailed Design Guidelines

2.4.4.1 In line with the Ryedale Rural Design Guide SPD (1995), the following design principles will be incorporated in a substantially similar way into any reserved matters application moving forward:

- Some houses should be of simple rectangular form with roofs pitched at not less than 35% however a variety should be provided within the scheme to avoid a regimented sub urban layout;
- Other features (for example, porches, dormers and garages) should be smaller in scale than the principal building;
- Windows and doors should be symmetrical and uniform;
- All chimneys provided should emerge from the ridge of the roof;
- Fanlights, where used, should be located above doors;
- Houses should follow the building line of adjoining older houses and their storey and roof heights;
- Materials should be used which match or closely resemble those historically used in the village, coursed and bonded in the local tradition; and
- The use of carriage lamps, mill and cartwheels and weathervanes to decorate and to age artificially the new housing should be avoided. Similarly, the temptation to make the new house "stand out" from its neighbours should be avoided. Quality and simplicity are the hallmarks of Ryedale's rural buildings.

2.4.4.2 In addition to the above, the following design principles shall be incorporated in any forthcoming reserved matters application:

- Window proportions differ between ground floor and first floor;
- Brick chimneys;
- Low eaves;
- Elevated gravel footpaths;
- Painted panel doors;
- Gable ended roofscape;
- Clay pantile roofs;
- Limestone / Brick walls to ensure a mix across the site;
- Mixture of gables and fronts;
- White painted windows;
- Grass verges;
- Narrow paths; and

- Variety of enclosed walls/boundary treatments to ensure privacy whilst maintaining visual amenity.

2.5 Access and Parking

- 2.5.1 The new houses are provided with at least two parking spaces per dwelling, with an additional 6 visitor parking spaces allocated elsewhere on site.
- 2.5.2 The new vehicular access would run to the east of the first house on the western frontage, running behind the new houses lining the west of the site. These houses are to have front elevations and front gardens facing the western boundary, this will allow the development to have a rural feel when viewed from the Balk.
- 2.5.3 The internal roads on the site will be designed to an adaptable standard with a high-quality treatment. The roads re-designed to ensure for accessibility of refuse and emergency vehicles.

3.0 Summary

- 3.0.1 Detailed and careful consideration has been given to the outline proposals. The proposals create a development that not only respects the site and its surroundings but also creates a high-quality development in this location that enhances the character of the area.
- 3.0.2 In light of the evidence submitted in support of this application it is considered that consent should be granted for the proposed development.