

Design and Access Statement

Housing development on land at Thornton le Dale Care Home, Hurrell Lane, Thornton le Dale, North Yorkshire

Introduction

This Design and Access Statement has been prepared in support of an application for planning approval, submitted to Ryedale District Council, for the demolition of the existing buildings, the construction of fourteen 2-storey dwelling houses with a mixture of integral or detached garages and private garden/amenity space to the front and rear and an adoptable estate road to provide access to the individual dwellings.

The proposed dwellings on the site are to include 6 detached dwellings, 4 semi detached dwellings and 4 low cost affordable homes for local residents.

The proposed scheme has been designed to reflect both the site's location within Thornton le Dale, in terms of quality of design and proposed materials, and also to ensure that the development is in keeping with the character and appearance of the immediate vicinity. In doing so it also ensures, importantly, that the application proposals accord fully with all relevant planning policy.

In terms of planning policy the principal policy documents relevant to the proposed development comprise the National Planning Policy Framework and the Ryedale Plan which comprises two parts, The Local Plan Strategy was adopted in September 2013 and the Local Plan Sites Document which is currently being prepared. Please see Supporting Planning Statement by Yew Tree Associates submitted with the planning application.

Site description and history

The site, which is approximately 0.6 hectares in area, is located within a predominantly residential area and was until recently, a Care Home/Alcohol Rehabilitation Centre now closed. The site is located at Ordnance Survey co ordinates 484320E and 483141N

The site is currently accessed from Hurrell Lane close to the junction with South Lane and is a large rectilinear single storey building with internal courtyard, gardens

and large carparking area to the area between the building and Hurrell Lane. To the west of the site are open fields with residential buildings beyond, to the south of the site are terraced and semi detached houses with detached houses to the north and east along Hurrell Lane and Winton Road (A170).

The site was previously occupied as a residential Care Home/Alcohol Rehabilitation Centre but has been for sale as a development site since May 2013. The selling agents, GVA prior to placing the site on the open market held discussions with members of the planning department at the local authority and produced a planning appraisal to identify that the site is suitable for housing.

The original buildings are to be demolished to allow for the redevelopment of the site which is currently unoccupied.

Principle of Development

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which is seen as a golden thread running through both plan-making and decision-taking. In terms of the application proposal paragraph 49 confirms that *'housing applications should be considered in the context of the presumption in favour of development'*. In seeking to establish this pro-active approach to development the NPPF confirms that its Core Planning Principles requires local planning authorities to:

- *'encourage the effective use of land by reusing land that has been previously developed, providing that it is not of high environmental value;*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.'*

In light of the above and, following discussions with the planning officers from the Local Authority, it has been established that the principle of residential development on the site is acceptable in planning terms.

The grant of planning consent will allow the opportunity for the applicant to progress with the proposals for the redevelopment of the site.

Design, Scale and Layout

One of the NPPF's 12 core planning principles underpinning both plan-making and decision-taking aims to ensure that planning should

'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Section 7 of the NPPF is dedicated to requiring good design and advises that:

'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'.

Chapter H of the Ryedale Plan also requires good quality design with any development proposals. In terms of the former this advises that:

All development proposals will:

Provide a quality residential environment that reflects local distinctiveness in terms of location, scale, proportions, layout, materials, design, relationship to the street and size of plot and would maintain or enhance the character of the settlement. In addition, the density of the development would avoid the inefficient use of land whilst respecting local character;

In light of the policies highlighted above, with the NPPF and Ryedale Plan emphasising the importance of high quality design with new developments generally, the development scheme the subject of this planning application has been formulated, in close liaison with the Council's planning officer, in order that it accords fully with planning policy in all respects.

In terms of the layout and scale of the proposed development it was agreed with the planning officer that the scheme should comprise 14no 2-storey houses set around an adopted access roadway with 3no houses fronting onto Hurrell Lane.

It is proposed to provide a mix of dwelling types within the development and they will be as follows:

- Two semi detached one bedroom dwellings (low cost affordable dwellings)
- Two semi detached two bedroom dwellings (low cost affordable dwellings)
- Two semi detached three bedroom dwellings
- Two detached three/four bedroom dwellings
- Two semi detached four bedroom dwellings
- Four detached four bedroom dwellings

The plot sizes for each dwelling are commensurate with the existing arrangement of housing in the vicinity of the site and the proposed layout will provide each dwelling with rear private garden areas which are a minimum of 9m in depth.

The external treatment of the proposed houses will include door canopies, porches, chimney stacks and varying traditional window designs with stone/brick lintels and stone cills to provide a large variety of traditional designs around the development and which seeks to compliment the design and appearance of the local vernacular.

The houses are to be fronted predominantly with natural stonework with a small number of dwellings having new facing brickwork which will be complemented with either stone lintel, arched stone lintels or brick soldier course lintels to the windows and doors and with stone projecting cills together with timber framed porches and

door canopies (plain tile covered). The windows will be painted timber double glazed frames and the doors will be composite doors in painted timber frames

The houses will have flush pointed gable verges and the eaves of the houses are to be provided with half round black guttering fixed to the walls by means of gutter spike brackets and all of the roofs to the development will be covered using natural clay pantiles to local authority approval.

Landscaping

The existing site contains areas of landscaping around the perimeter including a number of trees and hedges on the eastern boundary abutting the wooded gardens to the properties on Winton Road. This hedge will be retained and reinforced with additional plants where necessary.

It is the applicant's intention to provide landscaped gardens at the rear of the houses including close boarded timber fences between the individual dwellings. Flagstone paving will be provided within the garden areas with paths to the refuse store area.

An Arboricultural Impact Assessment has been prepared to assess the effect of the development upon the existing landscaping at the site and a copy is attached to the application for consideration.

It is the client's intention to provide a stone wall around the perimeter of the site along the western boundary. The wall will be traditional in appearance.

Additional areas of landscaping will be provided to the southern boundary between the existing dwellings and the new development and also in the south eastern corner of the site around the surface water pumping station and this area of landscaping will comprise medium growth trees of a species to later agreement.

Land Contamination Assessment

The development will not cause pollution to the air, water or land and is not on, or near potentially contaminated or unstable land and therefore complies with the requirements of the Local authorities policies.

A site investigation survey was carried out by Geoinvestigate Limited of Stokesley, North Yorkshire and a report prepared numbered G14161a issued in September 2014.

Section 4.2 of the report assesses the contamination test results taken during the survey work and confirms that the contamination levels on the site are low with no test results exceeding the threshold values for residential usage of the site and therefore no remediation works are necessary.

Housing Mix and Affordable Housing Requirements

The proposals, the subject of this planning application is for the construction of fourteen 2-storey detached dwelling houses with a mixture of integral or detached garages and private garden/amenity space to the front and rear.

Ryedale Local Plan policies states that the Council will seek an appropriate mix of housing on all housing sites and this policy is complied with by the provision of eight house types for the development.

Ryedale Plan policy SP3 relates to Affordable Housing and where a local need exists, the Local Planning Authority will seek the provision of new affordable homes by negotiating with developers and landowners to secure a proportion of new housing development to be provided as affordable units

The local authority seeks to provide 35% of new dwellings as affordable housing on-site (in settlements outside West and South West Ryedale*) as part of developments of 5 dwellings or 0.2 ha or more and the proposed development will provide 4 affordable houses (2 no two bedroom and 2 no one bedroom dwellings). The shortfall to 35% of the total requirement (0.9 units) will be provided by a financial agreement which has been agreed in principle with Mr Barnsley and a section 106 agreement will be arranged in confirmation of this agreement

Waste Audit

A walk over visual survey of the site has been carried out and this survey/ report identified areas of waste on the site prior to any building works commencing.

The survey identified that the site is overlain with areas of concrete and the original buildings which are to be demolished and drainage pipelines below ground. Following demolition works, the materials arising from the demolition and the sub surface materials and the concrete slabs will be excavated and the excavated material stockpiled on site and then crushed and reused as hardcore within the development.

All waste products generated from the development will be sorted and segregated for recycling and will be stored on site in designated skips according to waste type for removal to a licensed waste disposal site as and when required.

Surface water management plan and flood risk in accordance with PPS25

The Environment Agency indicative flood maps have been consulted and they have confirmed that the site is not subject to a risk of flooding and that generally any potential flooding in the area would be from the River Derwent and Thornton Beck on the southern side of the site of the site; The river is approximately 4500m from the site.

The foul drainage from the dwellings will be connected into a new drain/sewer and routed around the private roadway which serves the existing dwellings to the south of the site and then connected into the foul sewer via the existing pumped system

Due to the levels across the site which generally fall from north to south, the surface water and foul drainage from the new dwellings and the highway drainage cannot discharge directly into the existing foul and surface water sewers in Hurrell Lane, The surface water from the road and pavement will therefore be discharged into a small packaged pumping station located in the south east corner of the site and the water will be pumped into the sewer in the main road, Hurrell Lane .

The surface water discharge from the site will be regulated by the use of oversized drainage pipework to allow for onsite storage to accommodate 1 in 30 yr storm conditions and to ensure that a 1 in 100 yr event does not surcharge the site drainage system and can be stored on site without risk to people & property.

Access Statement

The dwellings are all designed in accordance with the most recent Building Regulations and are DDA compliant.

The proposed new houses will be provided with wide entry doors and internal doors to the ground floor together with a level access to the principal entry door and all internal facilities which are required to allow the houses to be fully accessible, as required by current legislation.

The driveways will be level or will have very shallow gradients in accordance with approved document M of the building regulations and will provide a suitable approach from the point of access to the entrance of the house to allow disabled users to be able to gain easy access to the dwellings.

Energy Statement

Harnessing solar power to provide domestic energy and hot water is an efficient way of generating renewable energy. If necessary and in order to achieve the requirements of the building regulations, the development will be adapted to facilitate the use of pv panels, in terms of their orientation, the majority of the dwellings have been located so that either the south- or south west-facing roof of every dwelling can be constructed with photovoltaic panels to provide electricity.

Wherever possible, the house will be constructed in accordance with the principles of the Code for Sustainable Homes, they will exceed the current building regulations and will seek to meet and surpass the Government's requirements for new dwellings.

Transport, Highway and Parking Provision

The site is located in an area which has a range of bus services which serve Thornton le Dale and connect the town with Leeds, Scarborough, York, Helmsley

and Malton together with intermittent services to Whitby and the coast south of Scarborough

Vehicle access to the site is as shown on the submitted plans, and the position of the access to the site on the western boundary has been discussed and agreed with the highways officer. The access road radii at the junction with Hurrell Lane will be 6 metres and the access verge crossing will include dropped kerbs with tactile paving to maintain pedestrian, cycle and vehicle access to this part of Thornton le Dale.

A footpath along the western boundary of the site will be provided from the new access road to connect the site to Thornton le Dale for pedestrians.

Ample access will be provided for emergency and refuse vehicles along the proposed access road within the site which is 5 metres in width and a hammerhead turning area will be provided to the access roadway to allow emergency services, refuse vehicles etc to enter and leave the estate road in a forward gear.

The parking arrangements are indicated on the submitted site layout drawing and every house has either a garage and parking or at least one additional off-street parking space.

Conclusion

This statement has been prepared in support of an application for planning approval for the construction of 14 detached dwelling houses.

The planning policy context outlined above makes reference to the requirement of both the NPPF and the Council's Development Policies to formulate a scheme which is not only of a high quality design in its own right, but also preserves and enhances the character and appearance of the surrounding area. It is the applicant's view that this has very much been achieved with the scale, form and external appearance taking full account of the local vernacular.

In light of the above it is respectfully requested that officers support applications for planning approval for this housing development.

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