



DESIGN & ACCESS STATEMENT

Proposed Residential Development Comprising of 12 Dwellings,
Creation of New Vehicular Access and Associated Infrastructure

Land Adjacent to Outgang Lane, Pickering

York Housing Association

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1. Introduction

1.1 This 'Design & Access Statement' has been prepared to support a full planning application by York Housing Association for the development of 12no. residential units (10 dwellings and 2 flats) on land adjacent to Outgang Lane, Pickering. The proposed dwellings would be delivered as affordable homes.

1.2 Design & Access Statements provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design & Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has unpinned the design of a development proposal.

1.3 This Statement explains the key stages in the design evolution of the scheme and how existing constraints and opportunities have led to decisions regarding layout, form, massing of new development, access and landscaping. This Statement is structured around the following headings:

- ⇒ Site Description
- ⇒ Planning Policy
- ⇒ Character Appraisal
- ⇒ Evaluation
- ⇒ Illustrative Site Layout

1.4 This Statement should be read in conjunction with the accompanying 'Planning Statement' which sets out the planning case in favour of the proposed development.



2. Site Description

Pickering

2.1 The application site relates to part of an existing field to the immediate south of Hugden Close and adjacent to Outgang Lane to the south east of Pickering.

2.2 The site is approximately 1.8km to the south east of Pickering town centre which is a 15-20min walk. There are shops and services on Eastgate, including a Co-operative foodstore, fish and chip shop, pub, café and newsagents, within a distance of around 1km.

2.3 Pickering is a key market town within the settlement hierarchy and provides a range of shops, services and employment opportunities and is therefore a very sustainable centre. Pickering is also an important node for public transport with north/south connections between Malton and Whitby as well as east/west connections between Helmsley and Scarborough.

2.4 The site is within easy reach of existing bus stops with the nearest stops approximately 350 metres to the north, near to the junction between Outgang Lane and the A170. These stops provide bus services to and from Pickering, Thornton-Le-Dale, Scarborough, Whitby, Malton and Leeds. Whilst outside of the main built up area of Pickering, the site is within a short distance of the settlement limit which extends to include Hugden Close to the north. The site therefore borders the settlement limit.



Photographs: (1) Market Place, (2) and (3) Terraced Dwellings in Eastgate, (4) Memorial Hall, (5) Park Street, (6) Pickering Liberal Club



The Application Site

2.5 The site is approximately 0.4 hectares in size and is currently used as a grass paddock. Outgang Lane adjoins the frontage of the site to the west where the proposed access would be taken from. The site lies approximately 250 metres to the south of the A170, the main route between Thirsk and Scarborough.

2.6 To the north of the site lies existing residential development in Hugden Close which is served via an access onto Outgang Lane. To the south of the site lies the site of an approved development of four B1/B8 business units (see planning history), with the Express Coachworks site beyond.

2.7 The neighbouring Thornton Road Industrial Estate to the east comprises of modern industrial sheds, offices and car show rooms and is a long-established business use.

Photographs from top left to bottom right: site frontage with Outgang Lane; view looking across the site towards Express Coachworks; rear of properties in Hugden Close; access to Hugden Close; office at front of Express Coachworks; commercial building to south along Outgang Lane.

Site Details		
1	Site Description	Land adjacent to Outgang Lane, Pickering
2	SHLAA Reference	N/A
3	Site Size	0.4 hectares
4	Current Use	Grass Paddock
5	Adjacent Uses	Residential/Commercial
6	Ownership	Private ownership
7	Use	Paddock land
8	Designations	None

3. Planning Policy

National Planning Policy Framework

3.1 At the national level, the revised NPPF places additional emphasis on the importance of design in the planning process. Paragraph 124 of Section 12 states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.'

3.2 Paragraph 127 goes on to state that planning policies and decisions should ensure that developments satisfy a number of criteria. These relate to the need for development to function well and add to the overall quality of the area, be visually attractive and sympathetic to local character, ensure a strong sense of place, provide for an appropriate amount and mix of development and create places that are safe, inclusive and accessible.

Planning Practice Guidance

3.3 The Government's online Planning Practice Guidance contains advice relating to the registration, processing and consideration of planning applications for development. One of the key components of the practice guidance is the issue of design, acknowledging that: 'good quality design is an integral part of sustainable development'. It establishes that:

"Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term."

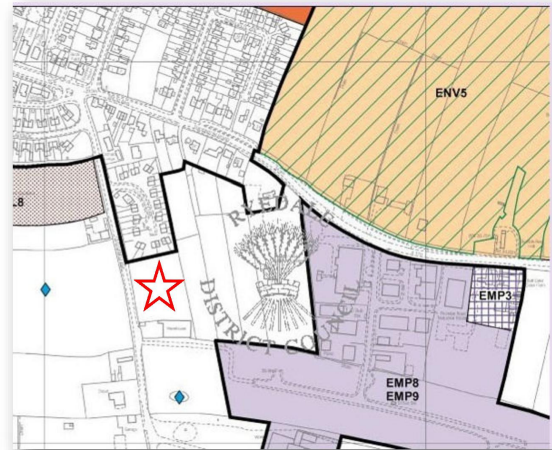
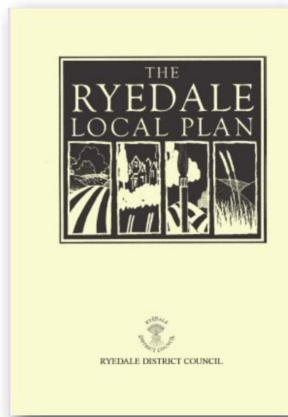
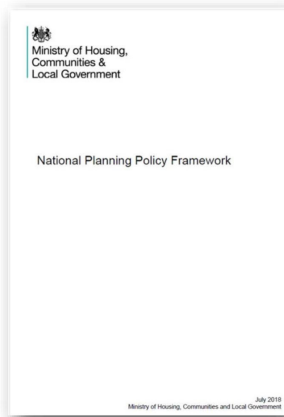
Local Planning Policies

3.4 The 'Development Plan' for Ryedale is currently comprised of the Ryedale Local Plan (2002) and Local Plan Strategy which replaces relevant policies in the Local Plan. The following policies are of particular relevance to this statement:

- ⇒ Policy SP13 Landscapes
- ⇒ Policy SP16 Design
- ⇒ Policy SP18 Renewable and Low Carbon Energy

3.5 Policy SP16 states that development proposals will be expected to create high quality durable places that are accessible well integrated and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated
- Protect amenity and promote well-being



4. Character Appraisal

4.1 The following paragraphs contain a character appraisal of Pickering, with a view to analysing local vernacular and establishing an appropriate architectural theme for development of the site.

Existing Properties

Photograph 1 - Hugden Close. Mainly two storey semi-detached dwellings of traditional construction with pitched roofs. The dwellings are laid out in a simple cul-de-sac arrangement and are all finished in red brick with modern grey/brown roof tiles. The dwellings have a uniform fenestration with modern windows. This is the closest development to the application site.

Photograph 2 - Maudon Avenue. Mainly two storey semi detached houses in a linear arrangement fronting the highway. The facades of dwellings are simple and uniform with ground floor bay windows. Dwellings are of traditional construction although have hipped roofs which reduces their overall massing. A central chimney stack is prominent above the ridge tiles. Dwellings are of brick with modern red concrete roof tiles.

Photograph 3 - Hawthorn Lane. An estate development comprising of a mix of dwelling types, mainly two storey dwellings although bungalows also prominent. Dwellings of traditional construction with red brick walls and pitched roofs.

Photograph 4 - Rybeck Court (Eastgate). Recent development of retirement apartments with aspects onto Eastgate and Outgang Road. The apartments present the appearance of a row of terraced dwellings with Eastgate and respect the traditional terraces further to the west. The apartments successfully merge the use of both red brick, representative of more recent dwellings to the east end of Eastgate and stone which reflects the traditional houses fronting Eastgate to the west, towards the centre of the town. The apartment blocks are two and three storey in height with steps in the ridgeline to promote a more organic character.

Photograph 5 - Eastgate. Detached dwellings to the south side of Eastgate close to the Rybeck Court development. Dwellings are relatively large and set in spacious plots. Mainly two storey although a dormer bungalow is also present adjacent to Rybeck Court. Dwellings are of traditional construction with pitch gable roofs finished in modern concrete tiles.

Photograph 6 - Eastgate. Traditional dwellings to the south of Eastgate further to the west. The dwellings shown are finished using both brick and stone and are presented in a traditional terraced form. The fenestration of front elevations is ordered with vertically proportioned traditional sliding sash windows. Roofs are pitched with gables and some of the taller stone fronted dwellings have traditional dormer windows. These traditional dwellings are within the Pickering (Keld Head) Conservation Area.



5. Evaluation

5.1 This section of the Statement evaluates the site's key features, opportunities and constraints prior to establishing a set of design principles. In summary, there are few physical constraints to developing the site for housing.

Key Features

- ⇒ Site has good enclosure with existing boundary hedgerows and fences
- ⇒ Landscaped frontage with Outgang Lane
- ⇒ Site is open grassland with no significant features within the site itself
- ⇒ Existing field access from Outgang Lane
- ⇒ Outside of the Conservation Area Boundary

Development Opportunities

- ⇒ Available and developable site
- ⇒ Capacity to provide much needed affordable dwellings of varied size
- ⇒ Development of site would form a logical extension to existing residential development in Hugden Close
- ⇒ Site is well related to existing and consented developments
- ⇒ Accessible from Outgang Lane
- ⇒ Can be connected to public footpath network with good connectivity to local services and facilities within Pickering
- ⇒ Close to existing bus stops in Eastgate
- ⇒ Flood Zone 1

Development Constraints

- ⇒ Outside of development limits (albeit out-of-date)
- ⇒ Existing hedgerows and mature trees to site frontage
- ⇒ Proximity to neighbouring dwellings in Hugden Close
- ⇒ Adjacent to consented development for commercial use (to south)
- ⇒ Recorded GCN in nearby ponds

Design Principles

5.2 Upon reflection of the development opportunities, constraints and important features, the design principles for shaping the proposed development can be identified. The proposals should be designed to ensure that the development:

- ⇒ Retains important landscape features
- ⇒ Blends harmoniously with neighbouring residential properties and ensures no loss of residential amenity
- ⇒ Creates bespoke dwellings of varied size
- ⇒ Promotes high quality design (form, siting, scale and materials)
- ⇒ Respects the character and appearance of existing dwellings and reinforces local distinctiveness
- ⇒ Provides development in a way that respects the site's ecological significance
- ⇒ Provides for an accessible and safe environment



Flood Map taken from the Environment Agency's Website
(Site Circled in red)

Site Constraints		
9	Known Contamination Issues	Land has been used as a grass paddock - there are no known contamination issues.
10	Flood Zone	Flood Zone 1 (low probability of flooding).
11	Archaeological Significance	No known significance.
12	Ecological Significance	Some ecological value given presence of nearby ponds with a known GCN population.
13	Geological Significance	No geological significance.
14	Landscape Significance	No landscape significance.
15	Compatibility with Neighbouring Land Uses	There are no compatibility issues. The site borders existing residential development and planned commercial development to the south. Application submitted with Noise Assessment.
16	Topographical Constraints	Gently sloping site - no issues.
17	Drainage Issues	There are no known foul or surface water drainage capacity issues in the area. Some problems of boggy ground following rainfall.
18	Highway Access and Capacity Issues	Safe vehicular access arrangements have been identified and there are no highway capacity issues.

6. Design

6.1 Following an examination of the site's opportunities and constraints, this section of the Statement sets out the design rationale behind the design proposals. It considers the characteristics of the site and how these influence the structure and principles of the illustrative layout. The process considers the location and extent of the built elements of development and its relationship to the settlement.

Vision

6.2 The Applicant's vision is to develop an attractive residential environment that reflects the site's edge of town location and the character of existing dwellings in the locality. The site represents a logical expansion of the built form, relating well to the existing edge up area and future consented development to the south.

6.3 The external appearance of the dwellings would be informed and inspired by the local vernacular and good quality housing found locally (see image below).



Density

6.4 The application seeks to deliver 12 no. dwellings (10 houses and 2 apartments) at a density of around 30 dwellings per hectare, which seeks to respect the character and density of neighbouring properties whilst allowing for the efficient use of the site.

Scale

6.5 Pickering is home to a significant range of house types and styles. The majority of residential properties in the local area are 2 storeys in height although there are single storey, three storey and 1.5 storey dwellings also represented. The proposed dwellings would be limited to 2 storey in height which would reflect the existing scale of development in Hugden Close which minimise impact on neighbouring dwellings whilst respecting the site's edge of town location.



Mix

6.6 The proposed development would provide a mix of sizes and would contribute to the choice and range of housing available within Pickering. The development would provide 1 bed apartments and 2 and three bed properties which are likely to be attractive to families as well as smaller households. The development would be affordable housing and would allow residents with more limited income to access housing and allow them to remain within or move back to Pickering.

6.7 Through the application it has been identified that there is a demand for affordable housing within Pickering. Consequently, the proposed development would help to satisfy an existing need for good quality housing in an attractive market location.

Residential Amenity

6.8 The site lies adjacent to existing developments limits and neighbours existing residential development to the north. New dwellings would be laid out within the site to respect the proximity and orientation of existing dwellings in Hugden Close to the north. The nearest proposed dwellings adjacent to the northern site boundary with Hugden Close would present blank gable elevations to the rear of dwellings to the south of Hugden Close and so avoid any problems of overlooking or loss of privacy.

6.9 Within the development itself, dwellings would be sited to ensure good standards of separation with each other and with the approved development to the south. Each dwelling would have good amounts of private amenity space allowing for good living standards.

Materials

6.10 The proposed dwellings would be constructed from a consistent range of materials which reinforces the characteristics of Pickering and helps to retain a sense of place. Existing dwellings within Hugden Close, immediately adjacent to the site are constructed of brick with modern concrete roof tiles. Moving along Eastgate towards the centre of the town, there are stone built properties and more recent development in this location combines both brick and stone to promote visual interest and assist the integration of new development with historic development.

6.11 Reflecting on the above, the proposed finishing materials would include stone and red brick for the external walls, with roofs finished with pantile roofs or slate effect tiles. These would ensure some variety in the development yet also reflect the predominant building materials represented in the area.



Transport, Access & Parking

6.12 The existing highway network can safely accommodate the additional traffic flows generated by the limited scale of development proposed.

6.13 All of the proposed dwellings would be served from an internal estate road of adoptable standard which would ensure a good means of access. The internal road would connect with Outgang Lane in a location which ensures good levels of visibility in either direction.

6.14 Each dwelling would have a minimum of two car parking spaces to satisfy minimum parking requirements. Additional visitor car parking would also be accommodated on site to ensure appropriate levels of car parking.



6.15 Footpaths within the site and adjacent to the proposed internal estate road would further ensure good connectivity to individual properties. A new section of footpath would also be provided adjacent to Outgang Lane allowing connections with the existing public footpath network.

6.16 The provision of the new footpath would allow future occupiers of the development to safely access local services and amenities within the town, including existing bus services with stops along Eastgate to the north (see photograph below).



Landscaping

6.17 The proposals seek to retain existing landscape features where possible and would include supplementary planting to ensure that the proposed development enjoys an attractive landscaped setting. The landscape design would be focused on retaining the mature setting of the site and undertaking a scheme of hard-landscaping works that reflects the site's edge of town location.

6.18 Details of new landscaping are included with the application so to avoid the need for planning conditions to agree the future approval of landscaping details.

Sustainable Construction

6.19 The following design measures will also be explored in the interests of delivering a sustainable construction ethos:

- ⇒ The use of locally sourced or recycled construction and building materials
- ⇒ Environmentally friendly and sustainably sourced materials;
- ⇒ Porous / permeable paving and surfaces for servicing and parking areas;
- ⇒ Low carbon lighting, energy controls and management;
- ⇒ New planting that will encourage wildlife, and sustainable drainage;
- ⇒ Suitable facilities and storage for recycling and waste.

Security

6.20 The following principles have been applied to the design and layout.

- ⇒ Dwellings have been orientated to maximise natural surveillance
- ⇒ Habitable room windows overlook the main access and private garden space
- ⇒ Security lighting
- ⇒ Overlooking of parking areas

7. Site Layout

7.1 This 'Design and Access Statement' has been written to outline the efforts that have been made to provide a development proposal that responds to the site's unique set of constraints and opportunities. These site specific considerations have been identified via a detailed assessment of the site and its surroundings and following an analysis of relevant planning policy at a local and national level. This approach has provided the physical and planning policy context within which the design principles have been developed.

7.2 Following an appreciation of the site's characteristics, the evaluation stage has identified the principles for development and the main planning issues that need to be accounted for at the design stage. This has led to the identification of clear principles and parameters for an approach to developing the site in a way that meets various tests imposed by planning policy, in particular the NPPF.

7.3 The result of this design process is a good quality and well informed residential development scheme that helps to deliver much needed market dwellings, as well as positive environmental, social and economic benefits to the local community.

7.4 The key design features of the proposed development are outlined as follows:

- ⇒ 12no. affordable homes including 2no. flats
- ⇒ Dwellings limited to 2 storey in height
- ⇒ Opportunity for solar gain on rear roof-plain
- ⇒ Traditionally proportioned and elevated dwellings reflecting the characteristics of neighbouring development
- ⇒ Existing landscape features retained where possible
- ⇒ A minimum of two parking spaces per dwelling
- ⇒ Dedicated storage for waste and recycling
- ⇒ Cycle parking in-curtilage
- ⇒ SUDS basin
- ⇒ Permeable driveways
- ⇒ Wildlife area retained to east boundary



