

Design and Access Statements

For

Residential Development, Shaw Lane, Carlton **Plots 36 to 40**

These statements are prepared with reference to the relevant local authority guidance and information, in order to comply with the revised requirements of the General Development Procedure Order and the requirements of SI 2010/567 coming into force on 6th April 2010.

The Design

Planning History

The application site has full planning approval (outline & Reserved matters approvals) for 40no dwellings (App No 2007/0650 dated 24/4/07).

The development works commenced before 24th April 2010 and thus the above application is the valid working document.

The Sites Surroundings – Spaces, landscaping and movement routes

The site is located off Shaw Lane to the South. The site is bounded by Shaw Lane to the North, manufacturing to the South (bakery), residential properties to the North West, Open land to the West, and open land to the East.

Character of surrounding buildings

The surrounding buildings are mostly brick fronted with brickwork to the rear and side elevations. *There are some properties which have been rendered and some which are stone fronted.*

The proposed application is in facing brickwork to match the surrounding new development. The materials have been submitted and approved under the original application.

Identifying opportunities, constraints and design principles.

The applicant believes that the block, being Plots 36 to 40, could be improved and would benefit from changes to the house types to Plots 37 and 38 and by splitting Plot 40 into two separate properties.

The principles of space about dwellings have been considered, particularly with regard to *over looking and privacy, both for the new properties but also the loss of privacy for the existing adjacent dwellings.*

The levels and roof height has also been carefully considered to match those of the original approved dwellings.

Scheme Design – Description of submitted scheme and the justification.

Although the proposed changes are of a small scale, it is important to ensure that careful design will make the project fit in with its surroundings.

The scheme comprises of a block of four townhouses, similar in size to the adjacent properties, with similar size private rear gardens. The two middle house types have been changed to incorporate integral garages. The end unit, Plot 40, has been split in to two units, thus creating an additional plot.

All plots are served by the new adopted road and parking provisions have been improved.

The landscaping scheme previously submitted under the original application will not be affected by the changes brought about by this application.

Social Aspects – How local people will be affected

The proposed development will have minimal impact on local people. The development will ensure that an otherwise undeveloped, untidy and overgrown site will be put to good use and will be maintained for the foreseeable future.

Economic Aspects – the contribution the dev will make to local economy

The development, although small, will provide additional reasonably priced housing, in an area where demand is high.

Involvement of the community – neighbours, councillors, local community groups – planning and building regs consultations.

Due to the small scale of the changes to the original scheme it is not practical to consult with councillors and neighbours, etc at this stage, however we appreciate that this will be done as a part of the planning application process. The applicant will be happy to discuss the proposals with any neighbours or councillors should the need arise at that time.

The scheme has been carefully designed so as to comply with the current building regulations. Careful consideration has been given to the access of building and incorporation of current and forthcoming changes to the building regulations.

The previous approval drawings and approval notice have been considered as part of this scheme and elements incorporated where possible, such as the style of the new dwellings.

Planning Policies

National Guidance including PPS1, PPS 3 etc has been referred to along with the local authority UPD/Local Framework policies have been considered in relation to this application.

Evaluation of the information collected.

All information collected and obtained as part of and during the design process will be considered and incorporated into the scheme where possible and in many cases is included within this document.

The amount – Number of units

The site has previously been granted planning approval for 40 dwellings. The proposed scheme is for one additional dwelling giving 41no in total.

Layout – Relationship of buildings, routes, open spaces

The new buildings have been designed and orientated in a way so as to align with the new adopted road, in the same position and orientation as the originally approved dwellings.

Access to the site is as previously approved from Shaw Lane.

Private gardens have been created to the rear of the properties, which are similar in size and proportion to those adjacent, and as originally approved.

Scale – Justification of height, width and length in relation to surroundings.

The scale of the new dwellings has been carefully considered, and follows the scale of the previously approved scheme.

Landscaping – Hard and soft landscaping to protect and enhance amenities of site

Landscaping is to be provided to private spaces to enhance the amenities of the site through the carefully choice of hard and soft landscaping.

The landscaping scheme as previously approved has been incorporated into the new scheme and comprises of low level shrub planting at the front of the buildings.

Appearance – Materials and character in relation to surroundings, architecture, decorations, lighting.

After careful consideration of the surrounding properties and the previous planning approval, it is concluded that facing brickwork (as previously approved) shall be used on all elevations, along with art-stone window heads and cills.

Low energy lighting will be provided adjacent to each entrance door on the front elevation, such as a coach lamp or similar, with a bulkhead low energy light fitting to the rear of each property. This will help in the interests of security.

Access Statement

This access statement relates only to the access to the development and therefore does not extend to internal aspects of individual buildings, which are covered under the building regulations.

Applicants policy and approach to access for disabled people.

The applicant is fully committed in providing suitable access to the new development for all persons including disabled persons. The building regulations Part M are fully incorporated into the scheme, along with any design ideas and innovations to enhance the use of the premises for disabled users.

Sources of advice on design and accessibility and technical issues.

The Building Regulations Approved Document Part M is fully incorporated into the scheme. Consideration is also given toward the Disability Discrimination Act.

General site description and access to the site

The site will provide easy access for disabled people.

Adequate off street parking is provided for the new development, giving safe space for parking etc for disabled people.

A turning area is provided within the new adopted road to allow vehicles to turn around and leave the site in a forward gear.

Access for emergency services.

Access for emergency services is via Shaw Lane, into the new adopted road. The rear of the properties is accessible using a 40m hose from a fire tender.

Circulation around the site.

A footpath is generally provided around the perimeter of the building, with a ramped access to the principal entrance door (usually the front door). The front parking area links directly onto the Road, giving pedestrians and vehicles alike good access to the site.

Egress in the event of emergency

Escape windows are provided to all habitable first floor rooms on two storey properties, or a protected stairwell is formed on 3 storey properties, for escape in the event of an emergency. All external doors to the premises lead directly outside and clear of the buildings. The Building Regulations Approved Document Part B is carefully considered in the design of the site and dwellings.