

Design and Access Statement

in support of Planning Application For;

**4 new semi-detached dwelling houses on the site of the
former Butcher Shop and slaughter house on Cross
butcher Street, Thurnscoe.**

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INTRODUCTION

This design and access statement has been prepared to accompany the planning application for the construction on 4 new dwelling houses on the site of the former Butcher Shop and slaughter house on Cross butcher Street, Thurnscoe.

No buildings remain on the site and the land remains derelict and is gradually becoming overgrown with self-seeded grass and weeds.

The surrounding area is mainly residential with a mixture of privately owned and council owned rented properties.

There are a wide variety of properties in the area ranging from terraced houses to detached and single storey to 2 storey properties. The properties also vary significantly in style, materials and ages.

NATIONAL PLANNING POLICY FRAMEWORK

NPPF was published in March 2012 to replace and simplify the previous guidance in the PPS. The document sets out the basis of the Government's approach to the planning system and how it contributes to sustainable development.

It states

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF outlines some of the ways sustainable and inclusive patterns of urban development should be facilitated included are the following guidelines which have been integral to the developments design process at all stages.

These principles are that planning should:

1. *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
2. *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
3. *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
4. *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*

5. *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
6. *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;*

The site currently derelict and of poor ecological value. A development on this site will serve to enhance the visual environment as well as contributes towards the overall supply of housing in the local area. It is considered that the proposals fit well within the local area contributing effectively to the social, economic and environmental stability of Thurnscoe.

The development provides a high quality development of housing with 2 different footprint thus appealing to a wide range of individuals already residing in local properties. The good design of the development will contribute positively in the local area enhancing Thurnscoe as a desirable place to live.

The development is in a location that will allow all future residents to use alternative means of transport. As footpaths and surrounding road networks are suitable for pedestrians and cyclists. This site also has the added benefit of being in walking distance to local amenities and shops as well as bus and rail networks.

The site is identified as being low risk in terms of flooding and falls within zone 1 of the Environment Agency's assessments. The development will be able to utilize the existing water supply and drainage that served the former Butcher Shop and slaughter house.

Conclusion

In conclusion the proposed development offers an opportunity to develop a derelict site with accommodation in keeping with the area that is in accordance with national, regional and local planning policy guidance.

It provides a unique opportunity for existing local residents to move to another modern dwelling, while still staying in and around Thurnscoe. The development offers this opportunity for 3 bedroom family accommodation thus contributing to an effective economic cycle within the housing market at Thurnscoe.

The position of the site encourages alternative transport with obvious benefits to the environment.

Good design in terms of scale, proportion, form, selection of materials and landscaping will provide dwellings that will further enhance the character of the area. This development will inject into a vacant and now untidy looking site a quality development synonymous with this area.

DESIGN STATEMENT

Introduction of proposals

The Applicants Scheme provides a development of 2 pairs of semi-detached houses on a currently vacant site. The site in general and house types have been designed to building regulation standards, Local Authority policy and guidelines and other guides such as Lifetime Homes Standards. This has ensured adaptability and flexibility has been designed into the homes whilst maintaining high quality design standards.

Design Overview

The development is set on the back from the edge of the footpath and provides one off-street car parking space per dwelling.

Externally the fronts of the houses are set back from the public footpath therefore lessening the impact of the front elevation whilst still maintaining the harmony with the street scene.

To the rear of the site there is private amenity space serving each of the dwellings.

Building Materials

In general the materials used will meet those as set out in sustainable construction guides such as;

- National Green Specification
- BRE
- Department of Trade and Industry
- WRAP

The main structure proposed is to be of traditional construction. Walling finishes materials will be sympathetic to match the character of neighbouring properties. Red facing brickwork to an Approved Sample will be used throughout with artstone cills.

For the roofing we propose a plain grey concrete tile to match the existing roofs adjacent the development.

Double glazed UPVC windows finished in white.

The site will provide safe access for all throughout, with the careful design of layout and proposed materials. Hard standing and access paths will be constructed from complementing porous paving.

High importance throughout the design process has been put on minimising the impact on surrounding properties of the development. To this end careful consideration has been given to maintaining adequate distances from neighbouring properties and garden areas and line with the general characteristic of the area.

Highways

The proposals are to create new access points from the road onto each property by means of a pedestrian footpath and drop kerb to an off-road car parking space.

General Design/Building Standards

The Development will be constructed to comply with current Building regulations.

Local authority design policy and guidelines have been carefully studied and applied throughout the scheme.

Sustainability

The Applicant has researched and studied, throughout the design process, areas where the scheme can become as sustainable as possible.

The design process of the development has taken into consideration of the following issues fundamental to any new build.

1. Energy Supply
2. Carbon Emissions
3. Quality of Local Environment
4. Open Spaces
5. Drainage
6. Waste Management and storage of recycling materials
7. Transport

In conclusion the aim of this development has been to provide the highest quality housing using only the best specification materials that will have the least impact on the environment. This has been achieved by specifying and promoting sustainable construction materials and methods during the design stage, and adhering to local authority planning policies and building regulation standards and recommendations. This ensures the development as a whole will be future proof and sustain and enhance the standards of environment and living found in the locality.

ACCESS STATEMENT

Access considerations

1. Parking

Adequate off-street parking has been provided to each dwelling.

2. Public Transport

Existing bus stops for services into the city are located within 350m of the site. The site is also in walking distance from the local train station for further public transport links.

3. Pedestrians

Footpaths to Butcher Street and Cross Butcher Street have been maintained to the perimeter of the site.

Adequate external lighting can be found along this route, and will continue into the site to meet Part 3 BS5489 and DDA recommendations.

4. Main Entrances

All external entrances will be:

- a) illuminated to required levels
- b) have an accessible threshold. The threshold upstand will not exceed 15mm. The clear opening width of the front door will be 800mm. There will be 300mm to the side of the leading edge of doors on the entrance level.
- c) materials in external common areas will comply with H&S directive on slip testing.

It is considered that due to the careful design of the site and houses all access issues have been addressed.

Photographs



Fig 1: View across site from Cross Butcher Street



Fig 2: View across site from corner of Butcher Street and Cross Butcher Street



Fig 3: View across site from Butcher Street



Fig 4 View across site from pavement of Butcher Street



Fig 5 New development adjacent site on Cross Butcher Street