

Thornton Road, Kendray

Design & Access Statement on behalf of Haslam Homes

Job No: 7148

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INTRODUCTION

This Design and Access statement is submitted in support of the planning application by Haslam Homes for a residential development consisting of 12 apartments on land off Thornton Road.

The D&A has been compiled having regard to the advice contained in Circular 01/2006 and the advice produced by CABE. It does not form part of the formal application, but provides a descriptive support of the scheme.

The D&A seeks to explain how the form of the development sits in the proposed location, and how its scale and mass fits in within the surrounding location, and with nearby buildings..

CONTEXT OF SITE



(008)



(004)



(006)

The site is located in an area where there are established residential properties, as shown on the attached photograph (008). Those properties are red brick semis and are typical of the surrounding area. The application site slopes down from the rear to the front. To the rear, on the west side, and at a higher level, is a care centre with associated car parking, behind fencing. (004) The building is new, and again is constructed in red brick with brick band coursing. On the other side is an even newer constructed commercial development in a brown brick. (006) There are residential properties opposite, and schools to the south of the site

The application site is currently open and unused, and appears to be a leftover from adjacent recent developments, off the new mini roundabout.

USE

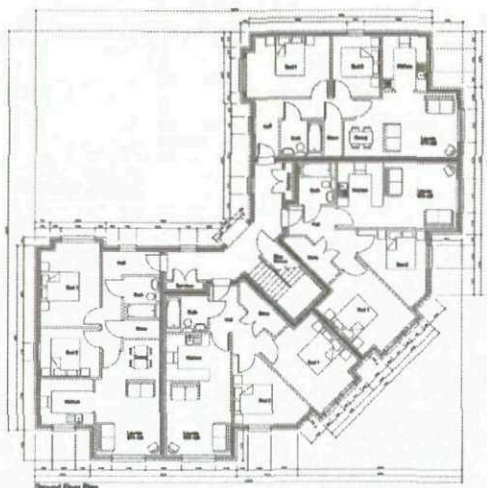
The proposal is for a residential development of 12 apartments. This represents an appropriate use for this site. It is immediately adjacent to existing long established semi-detached properties, and opposite residential development.



APPROPRIATE DEVELOPMENT

The nature of this site, surrounded by different uses, means that the site is suitable for residential development. An apartment scheme will compliment the surrounding stock of semi-detached dwellings, to ensure that an improved housing mix is achieved.

The national planning policy PPS 3, states that a minimum density of 30 dwellings per hectare has to be achieved. The site has a proposed density of 111 units per Hectare



SCALE & MASS

The proposal is for a three storey 'bespoke' apartment block on the site frontage, with parking to the side and rear. The scale and massing is appropriate given the levels of the site in relation to the buildings to the rear, and having regard to the distances to the side of the existing dwelling. The frontage will be broken up by the careful use of gables and balconies to create interest.

LAYOUT

The proposed layout has access between the proposed block and the end semi. Parking for 12 vehicles is located to the side and to the rear, along within a bin and cycle store. The apartment block is semi-circular in shape, fronting towards the highway and the mini-roundabout in particular. The effect of this layout is to provide a development that provides a focal point on the corner, but also ensures satisfactory stand off distances to the residential properties in the vicinity of the site. The layout is also constrained by an existing easement that crosses the corner of the site.



Architectural elevation drawing of the rear facade of the Pleasant Champion Parkside building. The drawing shows a three-story structure with a gabled roof, multiple windows, and balconies. Elevation markers are provided on both sides of the drawing.

Left Side Elevation Markers:

- +3070, Head
- +4000, 3rd
- +4015, 3rd
- +4020, Head
- +3500, 2nd
- +3515, 2nd
- +3520, Head
- +2500, 1st
- +2515, 1st
- +2520, Head
- +1500, 3rd
- +1515, 3rd
- +1520, Head
- 000, GFC/Garage
- 100, G.L.

Right Side Elevation Markers:

- +3070, Head
- +4000, 3rd
- +4015, 3rd
- +3500, 2nd
- +3515, 2nd
- +3520, Head
- +2500, 1st
- +2515, 1st
- +2520, Head
- +1500, 3rd
- +1515, 3rd
- +1520, Head
- 000, GFC/Garage
- 100, G.L.

Annotations:

- Pleasant Champion Parkside rear elevation including roof.
- Hand-drawn Walnut Ashburn Antique looking WSW.
- Hand-drawn Walnut Parkside rear elevation including roof.
- Hand-drawn Walnut Parkside rear elevation including roof.
- Hand-drawn Walnut Ashburn Antique looking WSW.

LANDSCAPING

It is expected that landscaping will be conditioned as part of any approval of this application.

ACCESS



Vehicular access will be between the apartment block and the existing residential properties on Thornton Road. The vehicle access point is designed to meet LPA requirements, in terms of the visibility splays required to the public highway. The access location is in the most appropriate position having regard to the proximity to the 'new' mini roundabout.

Appropriate parking at 100% is provided.

Refuse collection is located within the car park area, as is a cycle store. External access to the buildings will be designed to account for the sloping ground levels on this site.

In terms of alternative modes of transport to the car, there are 8 bus stops within 600 metres of the application site. This represents evidence that this site is in a sustainable urban location.