Hewitt&CarrArchitects

Design & Access Statement

Development of up to 49 Residential Properties on Land off
Tenford Lane, Tean
Mr A R Alcock

Document Version: 00438-DAS2
Date: Dec 2016
Completed By: Natalie Hewitt

Design and Access Statement in support of a

Development of up to 49 Residential Properties on Land off Tenford Lane, Tean for Mr A R Alcock

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 INTRODUCTION

This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design and Access Statements: how to write, read and use them*.

This proposal is submitted in outline and seeks approval for access only. All other matters, e.g. layout, appearance, scale and landscaping are reserved for a subsequent application.

The proposal is bought forward for a residential development of up to 49 dwellings, with a mixture of detached and semi-detached units. The scheme has been developed to include an element of affordable units in line with the local authority's current requirements.

The site sits as a piece of agricultural land which extends to 4.33 hectares and is located on the Northern fringe of Upper Tean off Tenford Lane.

The site benefits from an existing access point off Tenford Lane which has been used to this point for field access for agricultural vehicles. It is our intention to utilise and improve this access point for the proposed residential development.

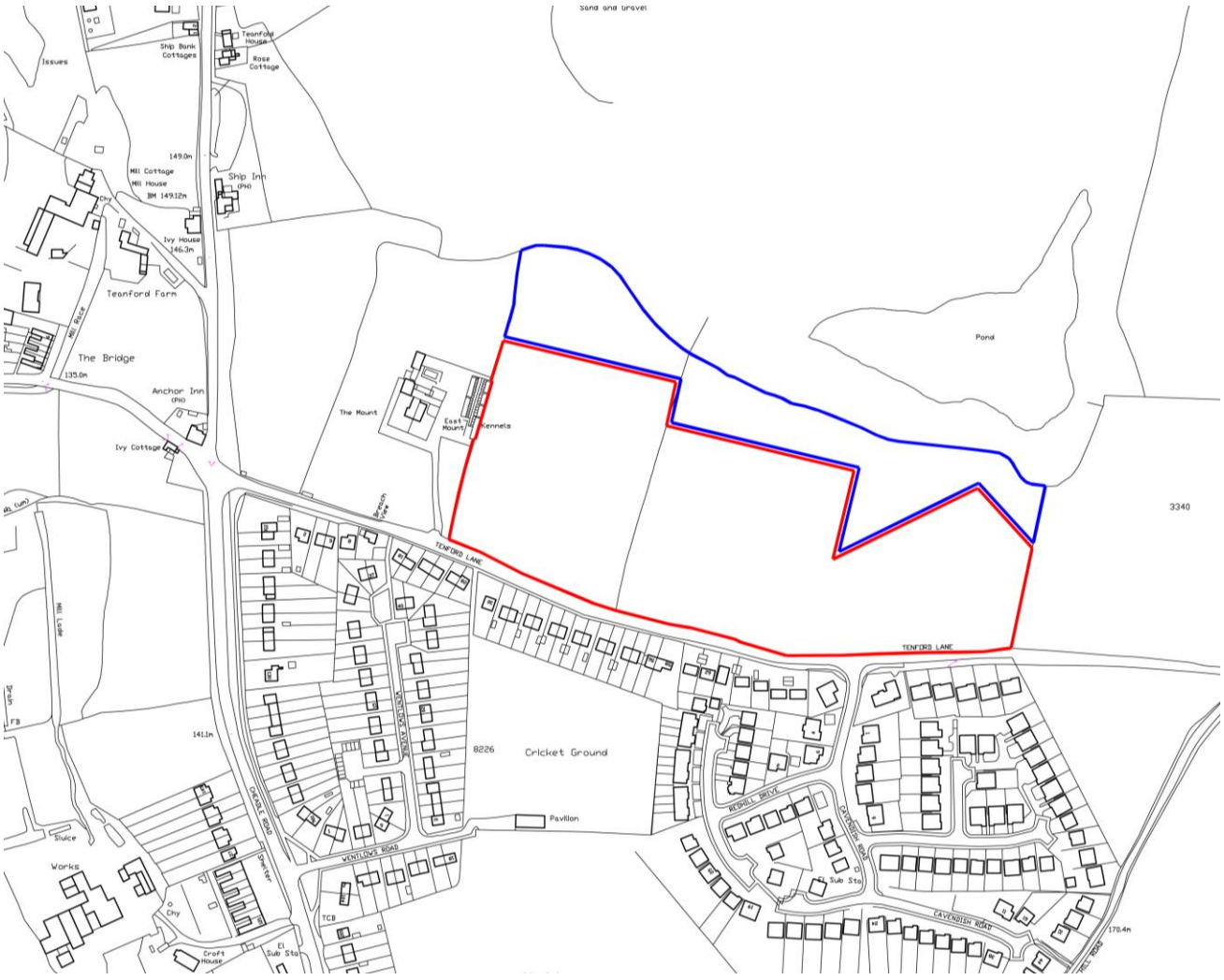


2.0 USE

2.1. The site is currently used as agricultural land and is bordered by a mix of hedgerow, the occasional mature trees and Tenford Lane which is bounded on the opposite side by established housing with a mix of detached and semi-detached properties.

2.2. As the local authority is still to achieve its five-year supply of deliverable housing sites, this development will provide much needed housing in the district. Identified in the SHLAA as UT041 this site has been shown as a viable possibility even though the final allocations are yet to be released.

2.3. The proposal includes for the use of the site for up to 49 residential dwellings in a mix of detached and semi-detached properties. A significant contribution towards the affordable housing provision is also identified within the indicative site plan.



3.0 SITE CONSTRAINTS

3.1. The main site constraints with regard this development have been identified as the access and the possible drainage of the site. Both of these have been investigated in greater depth and form part of this submission.

3.2. With regards the drainage it has been demonstrated that surface water can be dealt with via a number of soakaways both individually for the units and in more general locations for the main site infrastructure.

3.3. Much discussion has taken place with regards the highways and a detailed study has been commissioned as part of the application. It demonstrates that the existing road infrastructure is capable of the proposal.

3.4. A final constraint has arisen regarding the nearby kennel facility and the noise that it generates. A study has been completed and the scheme has been designed to ensure that no residential dwellings are located within 90m of the facility and that bedroom windows within 115m shall not face West towards the kennel facility. 90m has been used as a distance due to the locality of existing residential dwellings already located at this distance.

4.0 AMOUNT

4.1 As this proposal is for outline only we are only proposing numbers of dwellings rather than specific sizes at this stage.

4.2 We are therefore proposing the development to consist of up to 49 dwellings in a mix of detached and semi-detached units.



5.0 LAYOUT

5.1. The site will be accessed from off Tenford Lane at the most Westerly part of the site. There will be a main road that runs parallel to Tenford Lane which will feed branch estate roads.

5.2. The proposal is bought forward on the grounds that all houses will be provided with off road parking and good amenity space to the front, rear and sides.

5.3. The road layout has been considered to allow good visibility and turning areas for fire appliances and refuse vehicles.

5.4. The dwellings have been designed so as not to encroach on the amenity space of neighbouring properties.

5.5. The houses have been mixed up to provide a varied grain to the street scene and this will be further enhanced when the detailed design of the individual properties is carried out. Although the development is quite linear this has been derived from the linear nature of the houses on Tenford Lane itself.

5.6. In terms of development, space standards have been adhered to with regards the distances between dwellings. The indicative layout has also demonstrated that a more spacious design can be achieved on the site providing a high quality residential development.

5.7. The proposal has also included for a large public open space at the entrance to the site, adjacent to the kennel boundary, which once landscaped, subject to a reserved matters application, and will aid in the migration of any nature that use the site and noise generated from the kennels.

6.0 SCALE

6.1. It is proposed that the dwellings will all be two storeys in height which is very much in keeping with the surrounding area. It will also offer a varied range of house types for the village as a whole. We note here however that scale will be reserved for a future detailed planning application.

7.0 LANDSCAPING & ENVIRONMENT

7.1. The landscaping for this proposal will form a detailed part of any further application however the nature of this site will lend itself well to a countryside landscaping proposal making use of the existing trees and strong hedgerows which can be maintained.

8.0 APPEARANCE

8.1. Appearance does not form part of this application. It will be considered through any further detailed applications on the site but should be used to provide the proposal with a varied house type in a village which already benefits from a varied style of architecture.

9.0 ACCESS

9.1. Vehicular and Pedestrian

Vehicular and pedestrian access is obtained from Tenford Lane. The approach to the doorway will be graded to allow disabled access. Parking is provided within the curtilage of each plot, with either a garage and/or external parking.

9.2. Transport Links

The site is just a short walk from the centre of the Village with regular transport connections to the wider area, including Hanley, Cheadle, Uttoxeter and Burton.

9.3. Inclusive Access

The proposed dwellings will have level access and flush thresholds generally, which will allow access for less abled occupants.

10.0 SUSTAINABLE DESIGN

10.1. The site lays on the edge of the village of Upper Tean. It is also a short walk via pavement to the larger town of Cheadle.

10.2. The Village and district as a whole has been identified as needing additional housing by the local planning authority and is therefore suitable for additional residential development to meet much needed housing needs.

10.3. The applicants support sustainable design and it is proposed that the future detailed design will take account of key sustainable drivers such as good insulation values, building for life, rainwater harvesting, soakaways and porous surfacing.

10.4. Given the nature of the site it is seen that these can all be achieved to create an exemplar housing development on a site which is a short walk from the village centre with all of the village amenities that it has to offer.