Design and Access Statement



Site at The Moorings, Birchall Lane, Leek

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1.0 Legal requirement and planning

1. In June 2006, the Government introduced changes to the planning applications process. The circular (01/2006) giving guidance on these changes to the development control system, effective from 10 August 2006.
2. It sets out the formal requirements with regard to the production of Design and access Statements. This guidance is taken account of in producing this statement.



2.0 CABE advice

There are characteristics successful places share. These are listed in ‘By Design: urban design in the planning system – towards better practice’ (Thomas Telford Ltd, 2000). This is the companion guide to PPS1 and it provides information and guidance on how to achieve high-quality outcomes with the planning system.

It contains seven qualities of successful places that are a good starting point when thinking about whether a planning application shows good design or not.

Character	a place should have its own identity
Continuity and enclosure	public and private spaces should be clearly distinguished
Quality of the public realm	a place should have attractive and successful outdoor areas
Ease of movement	a place should be easy to get to and move through
Legibility	a place should have a clear image and be easy to understand
Adaptability	a place should be able to change easily
Diversity	a place should have variety and choice.

3.0 The site and context assessment

- The site is occupied by a single dwelling - The Moorings.

- The Moorings is set in an overlarge garden.

- The site is within an established high quality residential area with very low density housing to the South of the site with low density housing to the North of the Site.

- The site has a marked slope with the ground rising in level from West to East with the especially so at the Eastern part of the site



4.0. Involvement and assessment

- The applicant decided to notify all adjacent neighbours about the development before the application was submitted.

- A presentation and open evening was arranged locally with most neighbours attending that event and making constructive and critical comments on the scheme.

- As a result of the consultation it is understood that neighbours generally accept and support the proposal in principle but there is concern about the impact on neighbours amenity and privacy is any development is not undertaken with care and respect.

- Any detailed application to be submitted at a later date will need to consider carefully; levels, distances between properties, orientation and window disposition along with detailed design.



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To whom it may concern

25th October 2016

Dear Sir/madam

Re: redevelopment of The Moorings for additional high quality housing.

You may be aware of recent survey work being undertaken at The Moorings. This survey work is being undertaken in advance of a planning application to develop for housing some of the surplus garden space around the house being submitted.

The owners of the site are keen to ensure that any neighbour that adjoins the site are informed about this matter and their development aspirations and that you are given a chance to see and comment on the proposal before a planning application is submitted to the council. They are also keen that their proposals accord with the general space and density norms for this area and that the high quality residential character of the area and neighbours quality of life are not adversely effected. They believe the draft plans achieve this.

A room has been hired at Leek Birchall Golf club between 6 pm and 9 pm on Wednesday 2nd November so that you may call in and see the emerging plans and chat with myself and the scheme architect (Ian Tarpey) about the proposal. Our aim is simply to explain the facts to you about the scheme, to listen what you have to say and then consider any comments you have to make before then preparing and submitting any planning application to the council.

I hope that you are able to call in person to meet and see these plans and discuss them.

5.0 Evaluation

- Use A wholly residential use is sought

- Amount Outline planning permission is sought for 4 new dwellings.

- Layout and levels The indicative layout takes advantage of the spacious site to ensure that the impact of the proposed dwellings on the existing residential properties is minimised. The layout indicates four detached dwellings with large gardens and ample parking space which reflects the densities and plot sizes of the properties in the immediate vicinity of the site.

- Scale The proposal is for four detached dwellings which will reflect the scale and height of the neighbouring properties.

- Landscaping The existing trees will be retained where possible to provide a sense of maturity to the development. Each property will be set within a large garden with hard surfacing areas for the parking of cars.

- Appearance This is an outline application however it is envisaged that the design of the properties will take their visual references from other local properties nearby



6.0 Access

- The site lies within the development boundary of Leek where jobs, services and facilities are accessible by foot and cycle as well as by car. In addition there is a half hourly bus service operating on Cheddleton Road.

- The existing access point on Birchall Lane will be utilised.

- There is ample space on site to provide manoeuvring space and for car parking.

- The dwellings will meet the latest building regulations with regard to disabled access



7.0 PRINCIPLES of SUSTAINABLE DESIGN

Great design is sustainable design: Rather than considering green building design as an externality, designers must think about it as a set of principles for great design. This includes better user experience and comfort, doing more with less to enable the building to easily achieve peak performance, and maximising the effectives of durable, quality materials.

Main principles this development ought to follow:

1 Optimising of the sun
2 Improving indoor air quality
3 Using the land responsibly
4 Creating high-performance and moisture-resistant houses
5 Wisely using Earths natural resources



8.0 Design Detail

- The application is in outline and the design detail will be considered at the Reserved Matters application stage.

- It is envisaged however that the design will reflect and take cues from the properties immediately adjoining the application site.

- Design and siting will need to take into account good principles of sustainable design



Save energy with loft and piping insulation:

9.0 Conclusion

- There is no in principle objection to the proposal in land use planning terms

- The local context has been evaluated to ensure that the proposal, in terms of use and the amount of development, is appropriate to the character of the surrounding area.

- The development can proceed in accordance with principles of good sustainable development.

- The indicative layout shows the development can accord with the prevailing density of the area. Any detailed application will need to comply with space standards and protect the amenity and privacy of neighbours.

