

**Land adjacent to  
66 Albert Street  
Biddulph  
Staffordshire.**

**Planning Application Supporting Statement.  
(Incorporating Design and Access Statement)**

**Date:** May 2017

## **SUPPORTING STATEMENT (INCL DESIGN AND ACCESS STATEMENT)**

**Introduction:** The design has been approached in a methodical manner, commencing with the collation of information available concerning the physical, legal and architectural constraints on the site. Procedures have been followed which have ensured that as much information and consultation as possible has been gathered in order to avoid the potential for future problems at a later date.

### **Summary and Justification of Proposals**

#### **Background and Statement of Use and Need:**

To develop a large side garden area of land, forming three mews type properties, two bedroom occupancy dwellings and associated landscaping, and incorporating off street parking suitable for two vehicles.

#### **Benefits of the Proposals:**

To integrate the development into the existing natural and built environment and to reinforce local distinctiveness, albeit with its own character.

Be an important part of the community providing good design using locally sourced materials, with safe and inclusive places.

Consider impacts on the natural environment and surrounding urban landscape. Assist in the delivery of housing stock and adhere to planning guidelines and national policy.

#### **General Design and Access Principles.**

#### **Description of Site and Surroundings:**

The site is located on a classification B road comprising of a mix of semi detached and detached, and terrace properties of similar build and type to the proposals put forward for consideration. This area is located in a residential zone with the properties dating to the 1890's. These properties are constructed from a mixture of materials, but are mainly either facing brickwork for the structure and concrete tile to the pitched roofs.

## **Design / Character:**

The proposed layout has been designed in such a way as to offer affordable housing in modern style and to blend in with the properties surrounding the plot and not compete with these properties. The location and position of the units has had careful consideration and a number of schemes and details have been put forward for discussion. The scheme adopted appears to be the most appropriate for the site and area, and parking arrangement.

## **Design / Quality of the Built Environment (Public Realm):**

The new dwellings are to be constructed in such a way as to be sustainable, offering minimum environmental cost to wildlife and the environment. We feel that drainage and the danger of flood are not issues in this instance as the site is elevated and there is no previous history of issues occurring with regards to this. Landscaping is to be designed to provide low maintenance, for an urban environment such as this.

## ***Access / Philosophy and Approach to Inclusive Design:***

The design has been submitted with a commitment to a policy of equality, inclusion and accessibility and in the enjoyment afforded to existing and future users. It is fully recognised that the diversity of individual abilities of its users, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings it uses and in the maintenance practices and daily procedures it adopts.

The proposed development presents issues relating to accessibility and inclusion, which will need to be addressed if the obligations imposed by the Disability Discrimination Act 2005 (DDA) are to be met.

The designers of the development will work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility will also be taken into consideration. The Designer has reviewed new technologies; constructional developments and training to ensure that the on-going and evolving obligations imposed by the DDA are met.

Design principles promoted by CAGE (*Principles of inclusive Design*) have been considered and wherever practicable, incorporated within design proposals;

**Inclusion:** To ensure that the premises can be used safely, easily and with dignity by all.

**Responsive:** That new proposals consider and address what the community and end users say that they need and want.

**Flexibility:** Those proposals permit the premises to be used by different people in different ways wherever practicable.

**Convenience:** To ensure that every occupant and visitor can use the facility as intended without inconvenience or separation.

**Accommodating:** That proposals accommodate use by all people regardless of gender, age, ethnicity, mobility or circumstances.

**Welcoming:** To ensure that barriers or discrimination of use are eliminated.

**Realistic:** To ensure that alternative solutions are provided if it is recognised that proposals cannot accommodate all potential users.

**Understandable:** That proposals are designed to facilitate orientation and recognizable circulation routes.

***Access / Sources of Advice and Guidance:***

The Approved Document to Part M (2004)

BS 8300:2001

Guidance on Access Statements (DRC)

Planning and Access for Disabled People – A Good Practice Guide (ODPM)

## **Project Specific Design Statement.**

### ***Use:***

Starter home dwellings.

### ***Amount of Development:***

Each dwelling has a ground floor space of 45m<sup>2</sup> dwelling and will be constructed on gardens will be equally split on a site measuring approximately 410m<sup>2</sup>. 76m<sup>2</sup> will be tarmac wearing course to ease non-ambulant circulation, and the remainder will be non-defensive planting as shown on the attached site plan.

### ***Layout:***

The building has been designed in such a way in order to provide a focal point within the lounge area and attempt to give, a greater feeling of space. The location of the stairs and internal environment has mainly been configured with the building regulations in mind to lend support and provide suitable containment in the event of fire.

### ***Scale, Height and Massing:***

Details relating to scale height and massing are illustrated on the drawings accompanying this application. They are largely dictated by the relationship of the existing accommodation. We feel they have been designed to compliment the scale and materials of the existing buildings as opposed to competing with them for prominence or imitating them in style. With the exception of the brickwork of the existing buildings there are few vernacular architectural features deemed necessary for incorporation within the scheme proposals. The design has therefore related mainly to integration through scale, height and massing.

### ***Appearance:***

External walls will be constructed in rustic lbstock brickwork. Windows will be of UPVC, colour and styles as per attached drawing. The roof will be a suitable pitch design and be clad in Marley pan tiles.

### ***Services:***

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation caused by gaps within the various elements, at the joints between the elements, and at the edges of elements such as those around windows and door openings.

Reasonable provision should be made to adopt approved design details such as those in the publication "Limiting thermal bridging and air leakage. Robust construction details for dwellings and similar buildings. TSO, 2002"

### **DESIGN LIMITS FOR FIXED BUILDING SERVICES.**

#### **HEATING AND HOT WATER SYSTEMS**

Reasonable provision for the performance of the heating & hot water system would be:

- a. The use of an appliance with an efficiency not less than that recommended for its type in the Domestic Heating Compliance Guide, i.e. seasonal efficiency of 75% or more and
- b. The provision of controls that meet the minimum control requirements in the Domestic Heating Compliance Guide, for the particular type of appliance and heat distribution system.

## INSULATION OF PIPES, DUCTS & VESSELS.

Reasonable provision would be demonstrated by insulating pipes etc. to standards that are not worse than those set out in Domestic Heating Compliance Guide, NBS, 2006.

The electrical installation will utilise low energy light sources in conjunction with lighting controls and occupancy sensors and photocell controls to reduce energy consumption to a minimum. Hot water will be provided via a separate direct gas fired heaters. A mixture of natural and controlled ventilation will be provided to ensure good environmental conditions and reduction in sound transference with minimum energy consumption.

### ***Landscaping:***

Landscape proposals relate mainly to the sites perimeter. This has been designed to enable clear, unobstructed and level access to the main entrance for visitors to the dwelling. This area is to be generally hard landscaped with demarked margins (raised planters) to the perimeters and around soft landscaping features, located to the rear will be timber close panel fence which will denote the boundaries and grassed areas for low maintenance. This area will be illuminated with attractive light fittings mounted on the building and inset within the access ramps to ensure safety during evening use.

### ***Sustainability:***

The design has a commitment to investing in sustainable design and the incorporation of features within the current proposals will be investigated and confirmed as the project develops into detail design stage. Proposals will be designed in full compliance with the Building Regulation, especially Part L2 with respect to notional carbon emission reduction targets.

- Natural ventilation.
- Use locally sourced materials wherever possible ie, brickwork for the wall covering.
- Use of recycled materials wherever possible.
- Efficiency of heating boilers, fuel source and type.

### **Project Specific Access Statement.**

The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting ongoing management of the facility will also be considered.

### ***Accessible public transport / Approach:***

The following checklist was used to consider the requirements: -

Building within convenient walking distance of public highway/ public transport?

Route free of kerbs?

Wide enough?

Surfaces even and slip-resistant?

### ***Parking:***

Car park surface smooth, even and free from loose stones?

Adequately lit?

Close enough to facilities the car park serves?

### ***Visibility / Entrance and Exits:***

All entrance and exit points will have a level threshold and will be designed in accordance with Approved Document B and M of the Building Regulations.

### ***Horizontal Circulation:***

Levels vary across the site, it will be the intention to reduce the levels down from current heights in order to minimise the impact on the adjoining properties, in the event of level differential it will be our intention to provide ramps incorporated to provide level access throughout the whole site in order to provide a level access for all as illustrated on the general arrangement floor plans submitted with the application.

### ***Means of Escape:***

Safe means of escape will be provided in accordance with Approved Document B of the Building Regulations as illustrated on the general arrangement floor plans submitted with the application.