

DESIGN & ACCESS STATEMENT
IN SUPPORT OF THE RESERVED MATTERS
PLANNING APPLICATION FOR NEW BUILD
RESIDENTIAL DEVELOPMENT AT
ALLEN STREET, CHEADLE

FOR
STAFFORDSHIRE MOORLANDS DISTRICT
COUNCIL
AND
MOORLANDS HOUSING ASSOCIATION
AS PART OF A JOINT VENTURE

Agent : Triangle Architects Ltd
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CONTENTS

A. THE PROCESS

- 1.0 ASSESSMENT: Context and Background
- 2.0 INVOLVEMENT: Liaison and Consultation to Date
- 3.0 EVALUATION: Option Appraisal Method
- 4.0 DESIGN: A Brief Summary of Current Proposals

B. USE

C. AMOUNT

D. LAYOUT

- Building Line & Arrangement
- Building Set-Back
- Private Amenity Space
- Public Open Space
- Security
- Parking Provision

E. SCALE

- Massing

F. LANDSCAPING

- Hard Landscape Materials
- Garden & Boundary Treatment

G. APPEARANCE

H. SUSTAINABILITY

I. ACCESS

A. THE PROCESS

This report is written in support of the Reserved Matters Planning Application for new affordable housing at Allen Street, Cheadle by Moorlands Housing Association. This statement should be read in conjunction with the drawings and other reports submitted.

1.0 ASSESSMENT: Context & Background

This brown-field site is a primarily derelict depot site, located at the southern end of Allen Street. The site is bounded by South Moorlands Leisure Centre to the east, housing to the west and then a steep embankment, housing and garages to the south. At the northern end of the site there is a small independently owned garage servicing cars.

Around the edge of the site there are several mature trees and hedges. The remainder of the site contains the remains of demolished buildings large amounts of banded rubble, abandoned services and various derelict ground finishes (tarmac / concrete etc.) Large parts of the southern end of the site have been left fallow and are overgrown.

The site is in a primarily residential area, with a mix of housing of differing styles from differing periods, including large semi detached properties on Allen Street, turn of late 19th early 20th Century terrace housing on Plant Street, 1980's-90's development on Bradshaw Acre adjacent to the site and 1960's houses and bungalows on Bramley Close.

A 450mm diameter combined sewer runs through the site. Severn Trent Water has requested a 5m easement either side of this sewer. No construction can take place or trees planted within the easement area

The site is currently owned by Staffordshire Moorlands District Council and is to be developed as part of a joint venture with Moorlands Housing Association. As owners of the site the application is being submitted by SMDC Council. The scheme is the first of many proposed joint venture projects between the two partners, and as such the brief is to produce an exemplar development which will re-enforce the Moorlands 'brand' and establish the high standards which other JV projects have to meet.

Policy Context

The development is in accordance with the following policies at local regional and national level. The following is a summary of significant policies that have influenced the project.

Local Plan

Policy H14 Affordable Housing

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT AFFORDABLE HOUSING BOTH FOR SALE AND TO RENT IS AVAILABLE TO MEET THE NEEDS OF PENSIONERS, SINGLE PERSONS, FIRST TIME BUYERS, LOW INCOME GROUPS AND THOSE WITH MORE SPECIALISED HOUSING NEEDS

The development will provide affordable rented accommodation for Moorlands Housing Association

Policy B13 Design

WITHIN THE PLAN AREA DEVELOPMENT PROPOSALS WILL BE EXPECTED TO:

(A) DEMONSTRATE A GOOD QUALITY OF DESIGN WHICH TAKES ACCOUNT OF THE SCALE, CHARACTER, SITING, ALIGNMENT, MASS, DESIGN, COLOUR AND MATERIALS OF THEIR SURROUNDINGS.

Triangle Architects have produced a design which has consideration to all of the above.

(B) PROVIDE DESIGN AND LANDSCAPING OF THE SPACES BETWEEN AND AROUND BUILDINGS THROUGHOUT THE WHOLE SITE WHICH TAKES ACCOUNT OF AND ENHANCES THE SCALE AND CHARACTER OF THEIR SURROUNDINGS. EXISTING SITE FEATURES SUCH AS TREES AND WALLS SHOULD BE MAINTAINED WHERE THEY CONTRIBUTE TO THE CHARACTER AND APPEARANCE OF THE SITE AND ITS SURROUNDINGS. WHERE HARD LANDSCAPING IS APPROPRIATE, NATURAL MATERIALS SHOULD BE USED WHERE POSSIBLE, PARTICULARLY IN THE SPECIAL LANDSCAPE AREA, IN CONSERVATION AREAS AND WITHIN THE SETTING OF LISTED BUILDINGS. WHERE SOFT LANDSCAPING IS APPROPRIATE, IT SHOULD FOLLOW ECOLOGICAL PRINCIPLES AND INCORPORATE PLANT SPECIES WHICH ARE INDIGENOUS TO THE LOCALITY.

Preliminary Landscape design has been indicated on the proposed site layout, this will be updated and detailed landscaping proposals will be provided at later stages. Tree reports and ecological surveys have been carried out on the site in line with the outline planning permission and their recommendations have been incorporated in the design. Indigenous plant species will be used in accordance with Code for Sustainable Homes guidance.

(C) PROVIDE SATISFACTORY STANDARDS OF AMENITY FOR EXISTING AND PROPOSED USERS OF BUILDINGS THROUGH THE SPACE BETWEEN BUILDINGS, THEIR DESIGN, INTERRELATIONSHIP, WINDOW SIZES AND POSITIONS.

The design incorporates the relevant key aspects of the Staffordshire Residential Design Guide and also applies SMDC's recommended overlooking distances between dwellings.

(D) MITIGATE ADVERSE ENVIRONMENTAL EFFECTS, INCLUDING NOISE, AS FAR AS POSSIBLE THROUGH THE LOCATION OF NOISE SENSITIVE DEVELOPMENTS AWAY FROM EXISTING SOURCES OF SIGNIFICANT NOISE AND THROUGH THE LOCATION OF NOISY DEVELOPMENTS WHERE NOISE IS LESS IMPORTANT AS A CONSIDERATION OR WHERE ITS IMPACT CAN BE MINIMISED THROUGH DESIGN OR CONDITIONS.

Noise impact reports have been carried out, in line with the requirements from the Outline Application. Recommendations from this report will be addressed in the design

(E) MAKE ADEQUATE PROVISION FOR PEOPLE WITH RESTRICTED MOBILITY THROUGH THE DESIGN OF SITE LAYOUTS, THE RELATIONSHIP BETWEEN

BUILDINGS AND PARKING AREAS AND THE PROVISION OF ACCESS TO SHOPS AND OTHER PUBLIC SERVICES AND FACILITIES.

The development has been designed to Lifetime Homes and Approved Document Part M standards, incorporating many components of BS 8300. Externally slopes of gradients of more than 1:20 have been avoided to allow easier access.

(F) MAKE PROVISION FOR SAFETY AND SECURITY BY MAXIMISING OPPORTUNITIES FOR NATURAL SURVEILLANCE THROUGH THE RELATIONSHIP BETWEEN ADJOINING LAND USES AND THROUGH THE LAYOUT AND DESIGN OF BUILDINGS AND SPACES.

The scheme will conform to Secure By Design Standards which is a nationally recognised method of making new build housing secure.

Policy N28 Contaminated/Derelict Land

THE DISTRICT COUNCIL WILL ENCOURAGE AND WHERE POSSIBLE ASSIST PROPOSALS WHICH WILL RESULT IN THE RECLAMATION AND APPROPRIATE REDEVELOPMENT OF CONTAMINATED AND/OR DERELICT LAND.

The scheme re-develops a former derelict council depot site.

Regional Spatial Strategy

Policy - QE2 - Spatial strategy

Policy -Restoring degraded areas and managing and creating high quality environments

Target - Increase proportion of derelict land reclaimed

Policy EN2: Energy conservation

Minimise energy demands from development, redevelopment and improvement by encouraging the use of sustainable construction techniques, best practice in energy efficient design, and orientation of all building

Planning Policy Guidance / Statements.

Planning Policy Statement 3 - Housing

The development conforms to PPS 3 with particular reference to sections 16 - 24 and 27 - 30 below

- Offering types of dwellings which are relatively new for the area. The proposals include 22 'affordable' dwellings for both socially rented and shared ownership, all properties will be built to the same standard and will achieve Lifetime Homes standards
- Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
- Provides new housing which promotes energy efficiency (a Code for Sustainable Homes level 3 rating will be attained and the development will provide 10% renewable energy).
- The development attains a density of 27 dwellings per hectare. Although this is lower than PPS 3 targets of 30 dwellings per hectare, the scheme does include a proportion of the site to be given over to public open space, with out the public open space, a density of 30 dwellings per hectare is met.
- Has good transport linkages.

- As many mature trees have been retained as possible.
- External works, parking facilities and landscaping have been designed - further detailed design work will take place after the planning process.
- Gardens front and rear gardens have been provided, rear gardens are secure and have a minimum size of 65sqm.
- CABE and Staffordshire Residential Design Guides have been referred to extensively during the course of the design.
- The provision of two, three and four bedroom houses provide an appropriate mix of housing on site.
- The number and type of dwellings have been informed by SMDC housing strategy.

Planning Policy Statement 25 - Development and Flood Risk

Following on from the Outline Planning Application, a flood risk assessment and remedial report has been completed. The recommendations of this report will be incorporated into the design. Being able to appropriately and effectively deal with surface water run off to mitigate flooding is a key part PPS25. PPS25 requires that surface water run off after the development is complete is no greater than it is at the moment. The intention is to implement rainwater harvesting or a sustainable urban drainage system, depending on which is the most appropriate to the site.

2.0 INVOLVEMENT: Liaison and Consultation to Date

There has been a process of liaison and consultation to date, which is outlined in further detail below. Liaison and consultation to date have included:

- Pre-application consultation with SMDC Planning department in May 2009 Planners written comments have been received and are responded to in the design submitted and this statement.
- Pre-application, preliminary site layout has been issued to the Staffordshire Highways department. Recommendations have been included in the design
- Information has been forwarded to the Police Architectural Liaison Officer for Staffordshire Moorlands for comments on security.
- Meetings with the head of Property Services and Housing Strategy.
- Acoustic reports have been commissioned and the recommendations will be incorporated into the design.
- A Breeding Bird Survey has been commissioned and the recommendations incorporated into the design and working methodology
- A Bat Survey has been commissioned and the recommendations will be incorporated into the design and working methodology
- Arboricultural Reports have been commissioned and the recommendations incorporated into the design and working methodology
- Consultation with SMDCs Parks and Countryside Officer.

3.0 EVALUATION: Option Appraisal Method

Moorlands Housing Association with Triangle Architects investigated various designs as part of the development of the project. From several proposals, four options were discussed in depth and eventually one layout agreed on. The final proposal offered the best solution in dealing with the site constraints, such as the large sewer, the mature trees, the existing steep embankment and the proximity to the sports centre.

The proposed layout also allowed for the mix of housing that most suited Moorlands Housing Association and SMDC Housing requirements. The agreed layout, being mostly semi detached properties, also had a density that worked well in the context and also corresponded to SMDC policy of providing incurtilage parking.

4.0 DESIGN

The Outline Planning Permission and attached conditions (ref 06/00948/GRG3MJ) formed the basis of the brief to develop the Allen Street Site. However due to the site constraints and SMDC development policy the site layout has been revised from the one originally proposed.

On closer examination of the site, the site layout shown as part of application 06/00948/GRG3MJ could not be built for several reasons. There is a 450mm diameter sewer running under the proposed houses, this is too large and costly to divert. The layout also does not take into account the mature trees around the edge of the site. There is no incurtilage parking, going against SMDC parking policy and also Secure By Design principles. There is also no provision for a turning head within the cul-de-sac location. The proposal also uses land designated as public open space without replacing it elsewhere. For these reasons the Triangle Architects re-designed the site layout to the one shown.

The proposal is for 22 houses, 2no four bed six person, 8no three bed five person and 12no two bed four person houses. This mix was determined by SMDC Housing, as part of an overall strategy to fulfil the requirements of the local area. All houses are to achieve Lifetime Homes Standards and Code for Sustainable Homes level three and will be constructed using modern methods of construction. The development also conforms to the guidance set out in Manual For Streets and the Staffordshire Residential Design Guide.

The entrance to the site from a new road at the end of Bramley Close connecting through to Allen Street at the other end of the site, with courtyard houses off this new road. The connection to Allen Street has a traffic barrier as conditioned in the Outline Permission only allowing access for emergency services and refuse vehicles.

To the south of the site, there is a small area of land designated as public open space. This is poor quality public open space as it is behind garages, not overlooked, overgrown and not accessible as it is fenced and gated off. The development proposes to use this land for dwellings as indicated in the outline application and replace the space with newly designated public open space, which is accessible and overlooked, making it more useful amenity.

B. USE

The proposal is for residential family houses for social rent and shared ownership. The site is recognised as a residential development site, established by the outline planning application.

The scheme seeks to provide a sustainable modern housing solution whilst integrating a good standard of amenity space appropriate to the dwelling type and size and integrating this well into the local area.

C. AMOUNT

The proposal is for 22 no. new build houses on a site area of 0.82 hectares. The net density of the development is therefore $22 / 0.82 = 27$ dwellings per hectare. This is less than the PPS3 guidelines of 30 dwellings per hectare. However the proposal takes into account the new allocation for public open space. If public open space was not taken into account the densities are: $22 / 0.74 = 30$ dwellings per hectare. In line with the PPS 3

The 2 storey houses have a net internal plan area of 76.3 m² for an A1 type (2 bed), 90.2m² for a B1 (3 bed), 91.9m² for a B2 (3 bed) and 105.3m² for a C1 (4 bed). All these areas are generous for social rented housing.

D. LAYOUT

ARRANGEMENT

The proposal is for a simple arrangement in an urban infill context. Houses are accessed off a street or a shared surface. The houses are positioned to allow incurtilage front or side garden parking, and suitable overlooking distances for privacy between neighbours as SMDC Planning guidance.

The scheme attempts to create well defined building lines and a sense of enclosure and clear orientation with a simple building layout (No.: 3, Building for Life, CABE 2005). The building line of the development has been kept strong to:

- Provide a continuous common building line to reinforce and define the street. The development creates an unambiguous distinction between public and private spaces (By Design: Urban Design in the Planning System DETR & CABE 2000).
- Keep blank walls and gaps between buildings to a minimum, to increase overlooking and surveillance onto the street and avoid opportunities for anti-social behaviour, for example graffiti (By Design: Urban Design in the Planning System DETR & CABE 2000).

BUILDING SETBACK AND STREET SCAPE

The buildings are set back to allow for the front parking arrangement and an appropriate overlooking distance to the existing houses opposite. The use of front garden walls rather than railings helps to provide a good streetscape and create a sense of place. The inclusion of front gardens and side gardens between the pavement (or shared surface) and the building provides added security and privacy to the ground floor of the properties. The garden wall will help to clearly distinguish between private and public areas.

PRIVATE AMENITY SPACE

The houses include a good sized private rear garden exceeding the 65m² SMDC Planning minimum standards. They include patio, grassed areas and large sheds for bike storage.

Front gardens will be block paved for parking and pedestrian access and each will have a planting bed.

PUBLIC OPEN SPACE

As previously stated, land at the rear of the garages to the southern end of the site is currently land designated as Public Open Space. This land is not currently accessible due to security fences and a permanently locked gate. The land is over grown and being behind the garages it is not overlooked. The proposal is to take part of this land and develop it with two dwellings, thus maintaining the building line from Bramley Close into the site. Land to the south east of the site will be given over as P.O.S in lieu of taking the current inaccessible and unsuitable designated land. The land given over as P.O.S. contains mature trees, is accessible from the new street and will be overlooked by houses on the development, making it a useful public amenity space which will be directly associated with the scheme. The building of the two units on the P.O.S removes approximately 720m² of designated land the proposed P.O.S. to the south east provides approx. 680m². The increased access and amenity will be more of a benefit than the net loss of 40m² of land.

We have consulted with the Parks and Countryside Officer, on this matter, who was generally agreeable to the proposals.

Moorlands Housing Association and SMDC Housing are willing to discuss the maintenance requirements of this land to come up with suitable arrangements for the up keep of the Public Open Space.

We anticipate that detailed landscape proposals will be conditioned as part of the decision notice.

SECURITY

The site layout and house type design allows good natural surveillance of the streets and at corners. 'Fronts' and 'backs' are clearly defined with secure rear boundary treatments and defensible spaces at fronts and sides. Rear access is provided adjacent to the houses leading from the front garden to the rear, alleyways and throughways are avoided. The concept of 'active frontage' is adopted with frequent doors and windows and no blank gables on the street frontages.

The design of large windows to the front gives an impression of overlooking to those in the street and public realm. The principle living spaces are to the front of the houses, thus increasing natural surveillance over public areas.

The secondary 'gable end' windows and lower side garden boundary treatments enable greater overlooking and openness of the adjacent alleyways to discourage crime and anti-social behaviour.

The scheme layout follows the principles of Secured By Design and advice has already been sought from the Police Architectural Liaison Officer and incorporated into the design. A Secure By Design Application will be made for the scheme.

SMDC Housing and Property Services departments are encouraging this development with a view to reducing antisocial behaviour and crime on site and in line with the council's obligations under Section 17 of the Crime and Disorder Act.

PARKING PROVISION

Incurtilage parking is provided by a minimum of 1 incurtilage space per dwelling, where space allows 2 spaces have been allowed for.

Total: 46 parking spaces to 22 dwellings = 209% parking provision.

There are 36 incurtilage parking spaces for 22 dwellings = 163% parking provision.

Due to the constraints on the site, it is not possible to achieve 200% parking incurtilage, though we have in excess of 200% parking over the whole development.

The development provides social rented housing, and as such these families are less likely to own more than one vehicle. Cycle storage is also provided in the way of over sized sheds for a minimum of two bicycles per household, in line with the Code for Sustainable Homes guidance. The development is also sited close to the town centre, and local transport routes mitigating the need for cars.

The non curtilage parking is primarily designed for use by visitors. However, it can be utilised by residents with extra cars if required.

E. SCALE

MASSING

The majority of the houses on the development are semi detached, with four units forming a small staggered terrace at the entrance to the site. This massing and layout take its cue from the housing in the area, which is primarily semi-detached, with some terraces along Plant Street and Bramley Close. All houses have been designed to be two stories in line with all the surrounding houses.

F. LANDSCAPING

HARD LANDSCAPE MATERIALS

Hard surfaces such as paving, block paving, walls, retaining walls and ramps will be co-ordinated across the site to create identity and to integrate with the building design.

Existing footpaths and drainage and any other utilities surrounding the site will be adapted and/or made good as necessary to the relevant standards for adoption.

Shared surfaces are also used in two locations on the site. The use of shared surfaces has been incorporated to:

- encourage low vehicle speeds
- create an environment in which pedestrians can walk or stop and chat without feeling intimidated by motor traffic.
- make it easier for people to move around

- promote social interaction.

The use of shared surfaces is compatible with 'Manual for Streets' in this context.

It is anticipated that full detailed materials specification will be submitted under a Planning Condition.

GARDEN & BOUNDARY TREATMENTS

The new boundary treatments will follow the main principles of the Secured By Design scheme with robust construction of an appropriate height and transparency to provide a good level of physical security combined with the well recognised approach towards natural surveillance, defensible space and residents' need for privacy.

Front gardens are generally defined with 600mm low walls. The front gardens are extended around the side of the semi detached houses where gates and timber fence mark the access to the rear garden.

External retaining walls will be necessary between some front gardens due to the slopes across the site. These walls will be built in keeping with the rest of the development

Rear boundaries between properties include a 3 metre length of 1.8 high fencing positioned between patio areas for privacy. This fence then drops to 1.5 metres in height up to the rear boundary. Where shown on the site plan side walls, bounding public space will be 1.8m brickwork with 300mm trellis.

It is anticipated that full detailed materials specification will be submitted under a Planning Condition.

G. APPEARANCE

The design of the new development aims for a contemporary but contextual response to the scale and character of the area. We would characterise the design as 'modern cottages' with simple shapes, elegant proportions and good quality materials.

The palette of materials has been kept deliberately small to compliment the clean elegance of the design. Strong and well proportioned window patterns produce an animated facade. End gable elevations will include windows at ground and first floor level where they overlook public space to add to the natural surveillance of the street and create elevational interest. Windows are timber finished in a natural looking stain with a wetcast artstone surround which allows the windows to have a deep reveal. The main material is a buff brick which will be complemented by a coloured glazed brick in the entrance recess to add individuality and interest to each property.

With no singular style of housing in the immediate area, and all houses closely reflecting the period in which they were built, we felt that it would be appropriate for the scheme to demonstrate that it is a modern development in the appearance and construction, whilst using the layout of the site and the use of semi-detached properties to reflect the suburban context of the scheme.

It is anticipated that full detailed materials specification will be submitted under a Planning Condition.

H. SUSTAINABILITY

The scheme will be specified to achieve Level 3 of the Code for Sustainable Homes. This will include improved carbon emissions performance of at least 25% over the current Building Regulations, building on a 'passive design' approach to energy saving with high insulation levels, low air leakage rates, as well as an estimated minimum 10% of the energy demand generated on site by solar thermal panels for hot water provision.

The scheme will be carefully specified with environmentally rated materials and construction methods and include other 'lifestyle' features such as kitchen recycling bins, drying facilities etc. designed to improve its environmental performance in use

I. ACCESS

The scheme is designed to Life Time Homes Standards, and will fully comply with Part M of the Building Regulations.

The new road being constructed to access the site will have a gradient no steeper than 1:20. All houses will have level access at the front entrance and grading falls between boundary gates and entrances will be no steeper than 1:20. All front gardens have a 900mm wide pedestrian path alongside the parking space to aid wheelchair users whether arriving by car or wheelchair. Rear doors will also have level access thresholds.

The internal layouts of the new properties have good circulation space in excess of Building Regulation minimum sizes and are designed to comply with National Housing Federation Good Practice standards and Life Time Homes. A Ground floor W.C. can be easily adapted to accommodate wheelchair or other mobility standards by including an inset floor drain and walls suitable for the addition of grab rails and a more specialist basin and WC if necessary. The stairs also have enough wall space and landing space to accommodate a stair lift if required.