Victoria Community Garden
Station Road, Biddulph ST8 6BJ

Design and Access Statement

December 2017

1.0 **Purpose of Statement**

1.1 This Design & Planning statement has been prepared in support of an application by Biddulph Town Council for works to improve an existing Community Garden on Station Road Biddulph .

1.2 As the proposed works are minor a Full Design and access Statement is not required as part of the Planning Application process. This shorter statement has been submitted in order to explain the proposals and Council intentions.

1.3 Pre Application consultation has taken place with Staffordshire County Councils highways Officer in relation to proposals requiring highway comment.

Town Council Officers have spoken directly with Development Control in relation to the proposals as part of their regular consultation on pending applications.

2.0 **The Development Proposal**
Introduction

2.1 The application site falls under Staffordshire Moorlands planning boundary and is set within the Town Centre.

2.2 The proposals relate to an area of land bounded by a short section of Station Road to the east and by Meadows Way to the west. The site is abutted by Brammer's Shoe store and Sainsbury's Supermarket Delivery area to its south.

The site is largely triangular in shape and amounting to 1428m2 on plan.

2.3 The original community garden area was a larger site which was partly taken over by the development of Sainsbury's supermarket and eroded by the construction of the Meadows Way By Pass. Some of the existing footpaths and planting beds have been over developed when a Delivery Bay for the Supermarket was constructed as part of the store development and a planting bay introduced as a screen to the by pass. The site is further disrupted by a truncated part of Station Road which was dissected and stopped by the introduction of the by pass.

2.4 The Town Council want to improve the overall layout of the site to allow better use of the area as a Community Garden which would include use of this area for Community events. The site is situated within short walking distance of the High Street and the Town Hall and is directly opposite the Victoria Centre all of which are regularly used for Community events.

2.5 The remainder of Section 106 money set aside as part of the Sainsbury's Superstore Development is to be used to carry out the proposed works. This money needs to be expended by a November 2018 deadline.

2.6 Biddulph Town Council own the Community Garden area.

2.7 Sainsbury's still own the truncated part of Station Road within the development area, and have therefore been consulted as part of the scheme design development to obtain their

agreement to inclusion of this parcel of land in the overall scheme design proposals.

As such a certificate B notification will be issued to Sainsbury's as part of the Planning Application process.

3.0 **Existing Layout**

3.1 The site currently consists of two meandering tarmacadam footpaths, one running up into the area which was truncated by Sainsbury's delivery bay and the other a pavement running up the south side of station road, both of these footpaths join before a fenced barrier area leading to a crossing over Meadowside into Craigside Road.

Set between these footpaths is an area of ground largely laid to lawn with two small ground based planting beds , further panting beds were decapitated by the introduction of secure fence to enclose the delivery bay to Sainsbury's supermarket.

The two smaller planting beds are to be removed, and area of tarmac path adjusted to suit the proposals.

3.2 On the North side of Station road there is a shorter length of tarmacadam footpath leading into a circular tarmac paving area with a circular raised planting bed and a second raised planting bed adjacent. The planting beds and cobbled walls and edging surrounding are to be retained, and the circular tarmac paving removed.

3.3 A large planting bed has been introduced over time to the west providing a separating screening zone between the garden area and the Meadowside by pass. There is no formal form to this planted zone it appears to have filled the gap between the original retained garden area and making good following installation of the by pass and its footpath.

3.4



3.5 The above image shows the site in 2003 before Construction of the by-pass and Sainsbury's store took place.

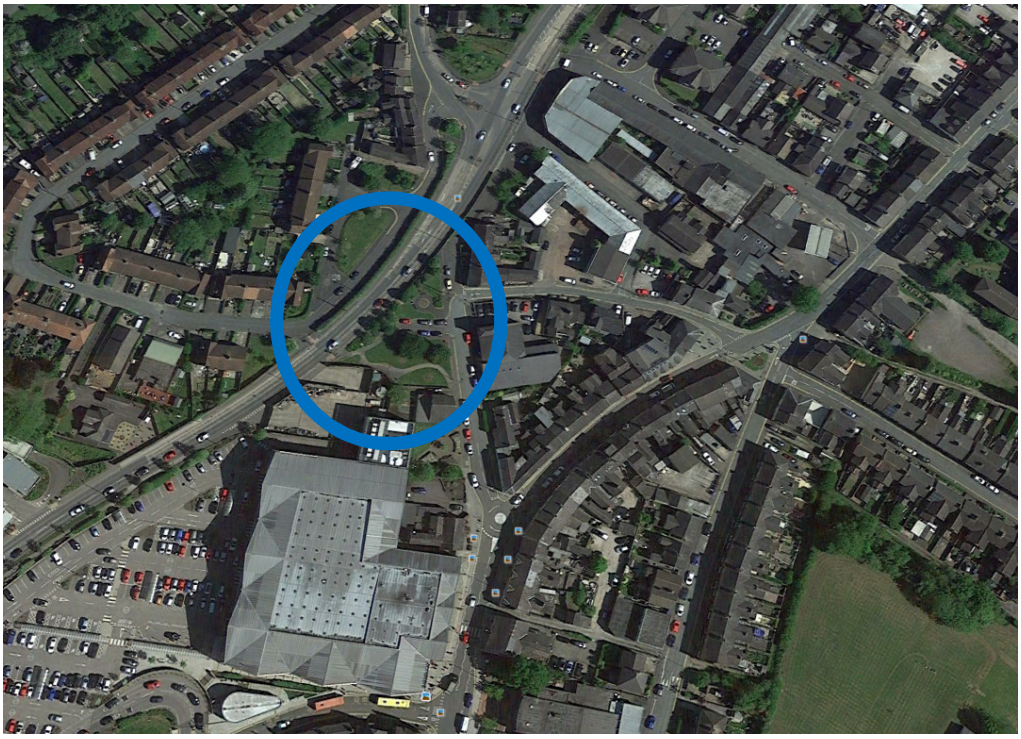
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3.6



3.7 The above image shows the site as it stood after construction of the by-pass and before construction of Sainsbury's store commenced – satellite image 2007.

3.8



3.9 The above image shows the site as it currently stands – satellite image 2017.

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4.0 **Proposed Work:**

4.1 An urban design concept has been produced to rationalise the overall existing garden space and provide an improved new space fit for community use into the future.

Our clients The Town Council asked us to look at rationalising the overall layout of the site and include in the proposals a mining memorial, potential fountains, external paved spaces and landscaped areas better suited to Community events, to be financed from Section 106 money left over from the construction of Sainsbury's Store which would return to Sainsbury's if not expended by a 2018 deadline.

4.2 Five Circular paved areas are to be introduced for pedestrian use which all interlink in their outer circle. These are titled **Floral, Fun & Play** and **Quiet & Relaxing**, creating functional spaces for community use. These are set out on two axis to fill the main body of the external area.

A sixth smaller circle titled **Memorial** will be sited on the junction of the two axis.

4.3 **Circle One: Floral:**

This area provides the setting out point for the main axis, at the centre of a retained raised floral planting bed. The tarmac circular paved area surrounding this is to be removed and replaced with light 400 x 400 paving aligned with the axis. The outer edge of the paved circle is to be finished with Pennant Grey sets flush with the paved area.

4.4 An existing tarmacadam footpath is to lead into this circle. Existing memorial benches are to be relocated in this circle and set to suit the paved layout.

4.5 **Circle Two and Three: Fun and Play:**

Two new identical paved circles are to be introduced to provide a 'Fun' play space in its centre with a pedestrian area in the outer part of the circle. The main light 400 x 400 paving will be aligned with the axis.

The inner and outer circles are outlined in dark pennant grey sets, with two infill bands of pennant grey sets to the inner circle forming a directional band.

Set within the inner circle we have included 8no Dry Deck Fountain heads which are set within a 400 x 400 grille , each grill includes 1 dry deck fountain, 2 small lights and the remaining surround provides a return drainage grille.

4.6



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4.7 A short length of tarmacadam footpath has been introduced from circle two to connect to an existing length of footpath connecting to the pavement along Meadowside, this would allow a desire line direction of travel from Meadowside into the garden and avoid a muddy path forming.

4.8 The existing footpath coming from the top end of Meadowside will be adjusted to come into the top end of Circle 3, maintaining the desire line from the existing pavement leading into the bottom of circle 3.

4.9 **Circle Five and Six: Quiet and Relaxing:**

Two identical paved circles are to be introduced to provide a 'Quieter Relaxing' space. The entire area is pedestrian, the main light 400 x 400 paving will be aligned with the axis.

The inner and outer circles are outlined in dark pennant grey sets, with two infill bands of pennant grey sets to the inner circle forming a directional band, in the sixth circle the dark grey directional band is returned around the end of the inner circle to show the start of the directional route.

Set within the outer circle benches would provide quiet spaces to sit. A 600mm deep planting bed has been provided around the outer edge of both circles into which scented plants are to be planted to provide colour and aroma to encourage relaxation. We would anticipate that scented shrubs would be no more than 4-600mm in height to provide a low level feature not capable of anyone hiding behind, but close enough to those seating that they can touch and feel the plants and will get wafts of scent.

Set within the inner circle we have included 4no pavement lights to provide some low level feature lighting that will also act as wayfinding on the main pedestrian through route between station road and the Meadowside crossing to Craigside.

4.10



4.11 **Circle Four: Memorial:**

A further paved circles is to be formed into which a Memorial Obelisk is to be sited. The inner circle is identical in diameter to circles 2, 3, 5 & 6, but the pedestrian area to the outer circle has been reduced to 1m width between the accent darker Pennant grey setts.

Biddulph as a town was founded on the basis of a mining heritage and many past residents

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would have worked in the Victoria Mined. The memorial is to be dedicated to those who have died in or as a result of the mining industry.

An information stand is to be sited with a sett paved area at the junction of circles 3, 4 and 5 which will explain what mining means historically to Biddulph.

The inner and outer circles are outlined in dark pennant grey sets. Both the main paved area axis terminate with the obelisk as its focal point.

Set within the inner circle we have included 8no Dry Deck Fountain heads which are set within a 400 x 400 grille , each grill includes 1 dry deck fountain, 2 small lights and the remaining surround provides a return drainage grille.

4.12



5.0 Access

5.1 An existing tarmac footpath linking Station road and Meadowside running through the original garden area is to be adjusted /dissected by Circle 4 and 5, an area of this tarmac will also be removed between circle 5 and the fence to Sainsbury's delivery bay.

5.2 The truncated section of road will be stopped up and new kerbs laid to two sides to provide a shorter section of road forming a 'T' junction for vehicles to reverse into.

The pavement to the left of this road will be retained up to the point it meets circle 3, the kerb to its right would be replaced with a 50mm wide paving edge and the road kerb removed.

5.3 This meets an existing section of footpath coming from circle 5 and 3 and will remain as is where it comes out onto Meadowside and a crossing over the by pass into Craigside.

This forms the main direct route through the garden which will now run through the paved and landscaped area.

5.4 This alteration to existing footpaths provides two main routes through the garden and a thirds casual route.

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6. 0 **Landscape**

6. 1 To the South a fence has been introduced forming the boundary to Sainsbury's Delivery yard when the store was constructed. This dissected an original oval feature tarmac area with planting beds at its centre which were taken away with the Sainbury's development.

A linear planting bed is to be introduced in front of this fencing and planted with taller planting and shrubs to soften the fencing and taking away the redundant tarmacadam.

6. 2 Two smaller circular planting beds are to be removed to make way for circle 5 and 6.

6. 3 The existing large Cherry and Sycamore Trees in the south centre of the garden are to be retained.

6. 4 The raised planting ed in circle 1 and raised bed to the east of circle 1 are to be retained and tidied.

6. 5 The main planting bed between the garden and meadowside is to be cut back by introducing a smooth arc between the North East point and the junction with the existing footpath coming into Circle 3, the plants would be set aside and reused where suitable for planting areas elsewhere in the garden. The planting area would be infilled here with grass to bring the lawn around the feature paved areas and allow mowing maintenance to be easier. This will also serve to separate the feature paved areas as features set within the lawned area and define them as a Community space.

7.0 **Access and Highway Works**

7.1 We have also liaised with Staffordshire Highways Officer (DP) to look at modifications to the corner of Cross Street and the end of the pedestrian parking bay in Station Road as larger vehicles coming down Cross Street are mounting the pavement when they turn the bend.

Kerbs are to be adjusted to improve the inside bend and prevent vehicles mounting the pavement returning the pavement to its full width at a point where it reaches the end of the wall into the Methodist Chapel car park.

The outer kerb line is to be modified to suit the swept turning path of a larger delivery vehicle.

7.2 We have retained a portion of the former truncated section of Craigside to allow for turning of larger vehicles who come down Station Road and do not realise that Cross street is one way.

The remaining portion of this road is to be stopped up and incorporated into the proposals. This incorporation has been agreed in principal with Sainsbury's who still own this portion of land. The remaining land is fully owned by Biddulph Town Council.

7.3 A Section 38 Agreement and Stopping Up Agreement would be carried out once Planning Approval has been achieved.

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