



**Rickett Architects Ltd**

November 2014

The Green, Cheadle,  
Staffordshire

Design and Access  
Statement

1	Brief	7	Massing Visuals
2	Introduction	7.1	Massing Visuals
2.1	design and access statement	8	Waste consideration
2.2	purpose of document	8.1	refuse and service vehicles
2.3	scheme overview	9.0	Sustainability
3	Context	9.1	policy
3.1	site location	9.2	design
3.2	surrounding context	9.3	building fabric
3.3	local vernacular	9.4	lighting and ventilation
4	Planning Background	9.5	surface water drainage
4.1	planning history	9.6	construction waste management
4.2	planning policy context	9.7	designing for deconstruction
5	Evaluation	9.8	sustainable materials
5.1	opportunities and constraints	9.9	lifetime waste management
6	Design		
6.1	design methodology		
6.2	aesthetic considerations		
6.3	Landscaping		

## 1.0 Brief

This report has been prepared by Rickett Architects Ltd on behalf of Piper Group and Ithacus Land to support an outline planning application for demolition of an existing dwelling and outbuildings and erection of 51 housing units.

It is the intention that the scheme delivers 100% affordable housing, subject to Board Approval of the selected Housing Association and subject to agreement of the tenure mix with local authority stakeholders.

The brief as developed requires an appropriate mix of house types to support a range of end users. This diverse blend of occupants ensures that no one group of society are excluded from residing within the proposed development and satisfies a burgeoning demand.

The site layout and massing should reflect the local architectural context and be appropriately detailed to supply a sustainable housing development within the established for years to come.

The scheme should address the reasons for planning refusal as set out on decision notice SMD/2013/1029 dated 16/12/2013

## 2.0 Introduction

### 2.1 Design and Access Statement

This report has been prepared in accordance with the Department of Communities and Local Government's (DCLG) circular 01/2006 and using the guidance set out in CABE's 'Design and Access Statements: how to Write, Read and Use Them'.

### 2.2 Purpose of Document

The report will explain the design procedure and development and analyse the completed scheme to allow a better appreciation of the issues that have been addressed and resolved provide a background against which the scheme can be assessed.

The document is divided into the following sections:

Introduction.

Context:

Considers the immediate and wider physical environment including historically important features, landscape and built character.

Planning Background:

Assessment of relevant planning policies and considers the planning history of the site and environment.

Evaluation:

Highlights the constraints and opportunities presented by the site and suggests initial responses.

Design:

Present the concept and design principles that have been informed by the context and evaluation of the site, and how these principles have manifested themselves within the scheme. Also describes the development of

the chosen aesthetic and contextual influences

Landscape design considers the integration of the public realm into the design

Building Management:

Addresses the issues of public services access and private management requirements to mitigate impact on the public realm.

Sustainability:

Establishes the strategic aims of the scheme and describes the methods and technology to be used to ensure quality, longevity and flexibility of the design.

### 2.3 Scheme Overview

The application includes an indicative layout for 51 units in the following mix,

12 no. 1 bed 2 person units (47sqm) with one parking space allocated.

24 no. 2 bed 4 person units (77 sqm) with two parking spaces allocated.

15 no. 3 bed 5 person units (95sqm) with two parking spaces allocated.

### 3.0 Context

#### 3.1 Site Location

The site is located to the north of the A521 in Cheadle and is 1.29 hectares in area. Access to the site is via the A521 in Cheadle.

To the northern of the site there are several industrial units which house a textile mill and a large associated yard accessed by Dilhorne Road further to the north. To the Eastern side the site it is adjoined by Beaver Drive which contains mainly residential properties. The Southern side of the site are the rear façades and gardens of a number of residential properties off The Green, whilst to the West of the site is an existing watercourse to the river Cheadle. Across the river Cheadle are some large, residential properties accessed via Brookhouse Road.

The site is located within the settlement limits of Cheadle and part of the eastern side of the site is considered as within the protected floodplain. This area is outside the proposed development footprint and reserved for an ecological buffer zone.

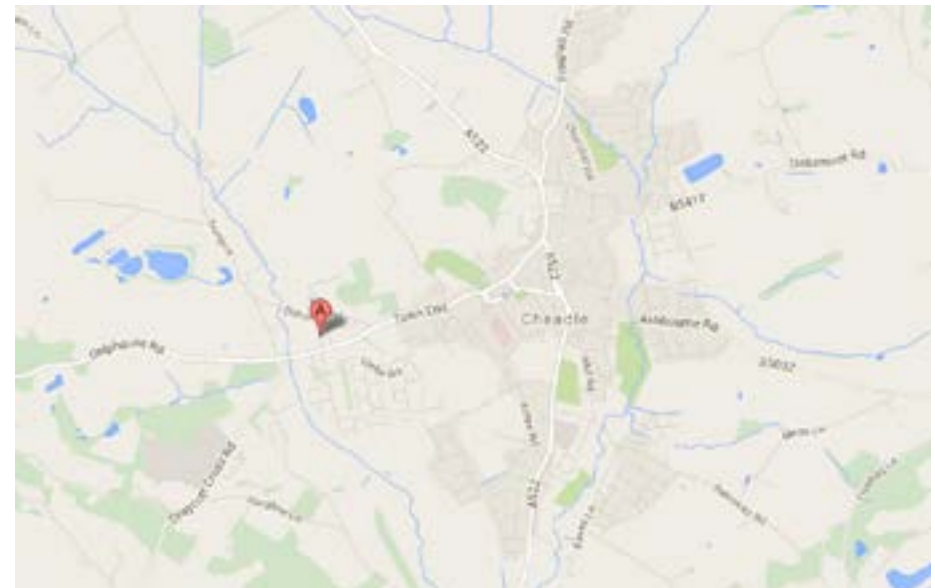
The site is not within the designated Conservation Area.

#### 3.2 Surrounding Context

To the east of the site are a mixture of residential homes ranging from 1940's terraced and detached dwellings to 1980's dwellings including some bungalows. The southern areas of the site sits a collection of industrial units position out of view from The green. To the west of the site sits a line of dwellings include bungalows and two storey dwellings facing towards the open country side further west. North of the site is the A T Moss and sons Ltd warehouses.



Site location off of The Green



Cheadle Town



### 3.3 local vernacular



1 - The Green



3 - Glebe Road



2 - Brookhouse Road



## 4.0 Planning background

### 4.1 Planning History.

This application is a resubmission of planning refusal SMD/2013/1029. The reasons for refusal have been addressed in the resubmission as follows.

1. The scale, massing and numbers of the proposed development have been reduced to an indicative 51 units. The Indicative layout demonstrates how the development will address the site levels including position of retaining walls, and also includes additional details of the topography to the West of the site (adjacent to the stream) and a strategy for dealing with it.
2. An updated marketing and viability report is included to justify the loss of employment use
3. An updated and extended FRA is included, together with a drainage strategy and mitigation study to demonstrate that the development will not increase flood risk.
4. Additional Ecological studies have been commissioned in response to the Phase one report (attached) the results of which will be considered and included within the scheme.
5. It is considered that the scheme will deliver 51 affordable units in a tenure mix to be agreed, accordingly it is submitted that the LPA are in a position to propose HoT for a 106 agreement that can be negotiated during the consideration of the application.

### 4.2 Planning Policy Context.

Planning Policy:

Adopted Staffordshire Moorlands Local Plan (1998)

A number of policies within the adopted Local Plan

have been saved. The site is within the settlement limits of Cheadle and is in mixed use with the site being considered by the council as being an existing employment site, the relevant policies affecting the site are briefly listed below.

Policy H4 sets out that new housing developments will be expected to be located within the development boundaries or towns where it can be satisfactorily and economically serviced and is in sympathy with the character of the existing settlement in terms of density as well as scale and environmental quality.

Policy H16 sets out that in settlements of more than 3000 on housing sites of 40 or more dwellings or greater than 1.5 ha the district council will negotiate to seek the provision of affordable housing to meet the local need.

Policy E7 sets out that developments involving the loss of existing employment sites will not be permitted except where it can be shown that the location is undesirable in environmental or traffic terms and where an alternative site is available.

In terms of saved policies within the Local Plan the general secretary is to locate development in settlements excluded from the Green Belt which occupies much of the western part of the District or in settlements beyond the outer limits of the Green Belt. Most new development is to be focused in the 3 towns (Leek, Biddulph and Cheadle) within the built up areas wherever possible but also by designating some sites on the edge of settlement.

West Midlands RSS -

The adopted RSS seeks to enable all parts of the region to sustain meeting its own needs in a mutually supportive way. North Staffordshire (MUA) also recognises the need for other parts of the region, particularly the main towns and villages to build of locality strengths.

Phase 2 revision of RSS

The phase 2 revision of the RSS does not change the vision, principles or objectives but the spatial options do not include some key differences in the development

## planning background

across the region. The District housing requirement is 600 dwellings between 2005 and 2026 or 300 dwellings per annum. The NLP report did not recommend any increase in the provision for Staffordshire Moorlands.

### Core Strategy Development Plan Document

One of the key themes of the Core Strategy is the creation of distinctive, self supporting settlements (policy SA1). This means ensuring that development and investment is directed to the settlements which have the capacity and scope for growth as well as supporting, in a sustainable way, those other settlements whose needs continue to be met. In accordance with the proposed development approach, the strategy is based on focusing development in the market towns of Leek, Cheadle and Biddulph which will accommodate the bulk of the District's housing and employment needs.

The Strategy recognises the difference in the character, needs and aspirations of each of the market towns and in terms of Cheadle the vision is for it to become a more sustainable settlement better able to meet its own needs. This is to be achieved through the focus on growth in housing and employment provision, investment in the town centre and improvements to infrastructure and sustainable transport links. The strategy is based on taking a comprehensive view on the expansion of the town which will take the form of a major urban expansion involving housing and employment development.

The proposed approach to restrain growth in Biddulph and parts of the rural areas nearest North Staffordshire is considered to be in accordance with the RSS requirement to restrain development in areas closest to North Staffordshire MUA but to increase growth in Cheadle in order to address past underinvestment in the town which accords with the Biddulph Area Action Plan.

Within Policy SA2 the strategy for Cheadle is to increase the rate of housing development from a past average of 42 dw/ annum to 75 dw/ annum reflecting the need to strengthen Cheadle's role in the District, bring forward infrastructure improvements through development and create a more self sufficient town. The Strategy sets out that opportunities for development on brownfield sites

Policy SS4 relates to managing the release of housing land and proposes that the release of land for housing across the District will be managed in order to deliver the distribution of development set out in policies SS2 and SS3. A Housing Implementation Strategy which details the approach to managing delivery of housing is to be set out within a Housing Delivery DPD. Policy SS4 allows for between 25% and 30% of new housing development to also come forward from unidentified (windfall) sites. Policy SS5 sets out the level of development to be accommodated within the 3 towns. Cheadle will need to accommodate 1500 dwellings in the period 2006—2026; 4.8 hectares of employment land; 550 affordable houses and 2,500sqm of convenience and 6,000 of comparison retail floorspace.

Policy SS5c sets out the Cheadle Area Strategy and how the role of Cheadle is to be expanded as a significant service centre and a market town. The housing market area is to be expanded by:

.Increasing the range of available and affordable house types. Allocating a range of deliverable housing sites both within the urban area and, on land adjacent to the urban area. Sites on land in the urban area shall be in locations across the town which have good accessibility to services and facilities with priority given to previously developed sites. Sites for new housing development will be identified and phased through the Site Allocations DPD within the broad locations and in the priority order depending on the need for sites to be brought forward.

- Within the urban area (Areas 8)
- South west Cheadle Urban Extension (Areas 4/5)
- Extension to the urban area to the north of Cheadle (Area 1)

Extension to the urban area to the north east of Cheadle (Area 2) - this location will not be required if capacity is met by the development of the broad locations listed above.

Protecting, increasing and improving the provision of open space.

Providing additional educational, health and community facilities.

Employment growth and increase in the diversity of employment is to be achieved by:

Supporting retention and growth of JCB and other existing businesses within the town Providing improved access to JCB and existing employment uses. Allocating new employment development with good access to the A521 and A522, the preferred broad locations being New Haden/ Brookhouses Industrial Estate (EM1)- 3.8 hectares and Draycott Cross Road (EM2)- 3.8 hectares.

## Site Allocations Development Plan Document

The site allocations DPD will review and define the precise extent of the boundary of the urban area which will be shown on the Proposals Map, to accommodate, where appropriate, peripheral expansion and also to protect the surrounding countryside from further encroachment. There is a 6 month delay from the LDS timetable in the publication of the Issues and Options Allocations DPD, this is now due to be published in the early part of 2010. The allocation of sites will also take place in the Site Allocations DPD with allocations being phased taking into account the availability of sites, their specific constraints and likely construction rates.

## Evaluation

## 5.1 Opportunities

- To allow a considered design for this unusual portion of land to give much required housing to the local community.
- To develop and enhance the surrounding neighbourhood in respect to considered architectural styling.
- New homes for a growing local community and economy.

## Considerations

- Flood areas are to be considered and the design incorporated the required steps to ensure minimal flood risk.
- Careful choice of materials are important to give a balance to the design and enhance to venicular appearance.
- Impact on local facilities such as shops and transport links.



## 6.0 Design

### 6.1 Design Methodology

The design is for a 51 unit residential development predominantly made up of semi detached and terraced dwellings with some 2 storey flats in blocks of 4.

Each unit has an associated off road parking spaces and allocated garden areas.

An Ecological buffer zone is incorporated along the path of the stream and too include the location of the balancing pond as recommended in the FRA

### 6.2 Aesthetic Considerations

The appearance of the residential development will feature materials and designs to reflect the surrounding neighbourhood and local vernacular. Overall demonstrating a much needed revival to this area of the town.

Materials and features to be considered will consist of;

- Casement windows
- Contrasting brick detail coins, heads and cills
- External render
- External facing brickwork
- Slate and concrete tiles

### 6.3 Landscaping

Allocated gardens to each unit are to be grass and general landscaping will be considered as part of the enhancement of the development.

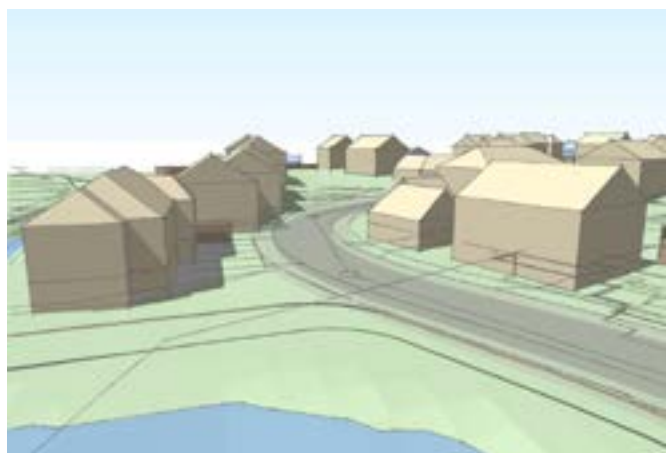


Proposed Site plan

## 7.1 Massing visuals



View looking south east across the site and subsequent flood maintenance area by the river



View from the entrance of the site looking north



Site layout massing visual



## 8.0 Waste Considerations

### 8.1 Refuse and Service Vehicles

Access for refuse and service vehicles will be via The Green.

An area of hard standing will be designed into private gardens of each house. This area is large enough to accommodate future recycling and sewage storage containers. The bins will be placed near to the main service road for collection. Areas of hard standing have been allocated to accommodate waste bin on collection day.





## 9.1 Sustainability

### 9.2 Sustainable Design

Sustainable design underwrites the design principles of the scheme. The location supports a diverse mix of residential accommodation which appeals to a broad spectrum of society and is supported by the SA objectives on 'The built environment'. The structure and aesthetic selection will be developed with sustainable techniques and materials.

### 9.3 Building Fabric

The fabric requirements of the construction will be in full accordance with current regulations. Where appropriate further enhancements will be introduced to bring the building performance in excess of current standards.

### 9.4 Lighting and Ventilation

Low energy lighting in the form of LED spot lights and energy efficient traditional fixing will be used throughout. Ventilation will be achieved via traditional rapid ventilation with background trickle ventilation.

### 9.5 Surface Water Drainage

The scheme will deliver a SUDs compliant surface water disposal system that will limit post development surface water run off to pre development rates as a minimum. A sample water efficiency calculation will demonstrate overall efficiency performance.



## 9.6 Construction Waste Management

Practical project management opportunities will be employed that will assist the process of site based waste management and will include:

- Ordering materials 'just in time' to minimise on site storage, potential damage and loss due to theft.
- Keeping accurate cutting lists and quantity surveys to avoid over ordering and subsequent restocking.
- Organising site facilities to encourage effective waste management.
- Establishment of a separate waste storage area on site.
- Separating waste materials for recycling and reuse.

## 9.7 Designing for Deconstruction

Specific detailing for the deconstruction of the buildings will be incorporated where appropriate, aimed at maximising materials and resources and reusing where possible.

Consideration of future requirements and possibilities for reuse, adaption or alteration of the designed structure will be given to ensure longevity and flexibility of the design.

Construction techniques that allow for effective deconstruction of the building will be used where appropriate and will potentially include:

- simple fixing methods that do not require special tools.
- Reversible construction and assembly sequences.
- Component parts that can be easily separated.



## Sustainability

- Mechanical fixings preferred to adhesives, chemical welding or welding.
- Connections and components designed to withstand the deconstruction process.

## 9.8 Sustainable Materials

The scheme will consider at the detail design stage:

- Responsible sourcing of materials, especially timber products, from renewable resources and where possible limiting travelling distances.
- Investigate opportunities of prefabrication and off site manufacture to limit site waste.
- Incorporate the use of recycled materials in the construction

## 9.9 Lifetime Waste Management

The scheme will integrate at the detail design stage:

- Integration of recycled waste storage and collections from both individual units and communal areas to be collected from central disposal point.
- The building management team will be responsible for managing the separation of waste and promoting recycling throughout the scheme.