

## 1. INTRODUCTION

1.1 This Design and Access Statement has been prepared by Picea Design Ltd to accompany an Outline Planning Application for the partial demolition of existing buildings, erection of up to 12 no. dwellings, vehicular access, associated garaging, car parking and landscaping at Endon Riding School Coltslow Farm Stanley Loss Lane Stockton Brook Stoke on Trent ST9 9LH.(All matters reserved except access) It should be read in conjunction with the following documents which also form part of the Application:-

- Supporting Planning Statement - APD
- Tree Survey & Report – TBA
- Landscape Visual Appraisal – Barnes Walker
- Landscape Scheme – Barnes Walker
- Ecological Assessment – Absolute Ecology & Charnia
- Transport briefing Note – SCP
- Accession Appraisal – SCP
- FRA & Drainage Strategy – Campbell Reith
- Geo-environmental Assessment – Lees Roxburgh

1.2 Although the Application is an Outline Application, a substantial amount of information has been prepared as part of the submission to illustrate the potential form of development as follows:-

Location Plan 1:1250 scale @ A3 610-LOC-01  
Site Analysis Plan 1:500 scale @ A3 610-SA-01  
Site Analysis Photographs 1-12, 13-24  
Existing Area Assessment Plan 1:500 scale @ A3 610-E-AAP-01B

Concept Plan 1:500 scale @ A3 610-CP-01  
Sketch Proposals 1:500 scale @ A3 610-SKL-01/02/03  
Illustrative Site Layout 1:500 scale @ A3 610-SL-04A  
Controlling Parameter Plan 1:500 scale @ A3 610-CPP-01B  
Proposed Area Assessment Plan 1:500 @ A3 610-P-AAP-01  
Proposed Streetscenes 1:200 scale @ A2 610-SS-01  
Illustrative Housetypes :  
5 bed. det. house 1:100 scale @ A3 610-2484-01  
5 bed. det. house 1:100 scale @ A3 610-1929-01  
5 bed. det. house 1:100 scale @ A3 610-1738-01  
2 bed. mews house 1:100 scale @ A3 610-592-01  
Detached garage 1:100 scale @ A3 610-DG-01  
House – Existing Plans 1:100 scale @ A3 610-H-E-P-01  
House – Existing Elevations 1:100 scale @ A3 610-H-E-E-01  
Annexe – Existing Plans 1:100 scale @ A3 610-A-E-P-01  
Annexe – Existing Elevations 1:100 scale @ A3 610-A-E-E-01  
Annexe – Proposed Plans 1:100 scale @ A3 610-A-P-P-01  
Annexe – Proposed Elevations 1:100 scale @ A3 610-A-P-E-01

1.3 This statement sets out the design principles that have been followed in the preparation of the Application. The statement is in six sections as follows:-

1. Introduction
2. Context
3. The Process
4. Design

5. Access
6. Conclusions

## 2. CONTEXT

- 2.1 It is widely accepted that development which responds sensitively to the site and its setting is more likely to create a place that is attractive and distinctive.
- 2.2 The site is located on the north side of Stanley Moss Lane which lies to the east and midway between the settlements of Stockton Brook and Endon.
- 2.3 The site lies within Staffordshire Moorlands District Council. The Staffordshire Moorlands Local Plan previously formed part of the Development Plan for the District although not all of its policies were saved beyond 2007.
- 2.4 In 2001, the Council began a review of the Local Plan to extend the plan period to 2011. However work on the review was suspended in 2003 in the light of the introduction of the new LDF legislation. As the revised Local Plan was never adopted, it did not form part of the Development Plan and carries little weight as a material consideration in the determining of planning applications.
- 2.5 The Core Strategy was adopted on 26th March 2014 and is the key LDF document. It is a strategic District wide plan which influences how and where the Staffordshire Moorlands will develop in the future.
- 2.6 The Development Plan also takes reference from the NPPF with its underlying '*presumption in favour of sustainable development*' and the government's requirements with respect to its '*plan for growth*' agenda.

2.7 The site is considered by the Applicant to be sustainable in terms of location as the area hosts a range of amenities and public transport services serving the local and wider area. *(refer to SCP Accession Appraisal)*

2.8 The Planning Policy context and references are discussed in more detail within the Supporting Planning Statement, but it is noted that the site lies within greenbelt.

2.9 The Endon Riding School site comprises the house, annexe, a number of associated outbuildings and extensive paddock areas. The overall land holding measures 4.67 Ha (11.55 acres) with the Application site measuring 1.30 Ha (3.20 acres), which is only 27.84% of the land holding. *(refer to drawing 610-LOC-01).*

2.10 Photographs of the site and the surrounding area provide the context within which the development is sited. *(refer to Photos 1-12 & 13-24 and Site Analysis Plan, 610-SA-01).*

2.11 The Application site includes the numerous buildings adjacent to the Stanley Moss Lane frontage, the small paddock area on the western side and the trailer park, horse walker and ménage to the immediate north of the stream which traverses the site.

2.12 The site's gradients are clearly shown on the Site Analysis Plan, demonstrating that the site falls to the north and east with a significant embankment down to the stream.

2.13 The analysis of the site included an assessment of the various existing land uses so that this could be compared with the proposed development.

2.14 The assessment identified that within the Application site, 0.78 Ha (1.92 acres) of land is taken up by buildings and hard landscaping/hardstanding/paved areas. This equates to 60% of the Application site area. *(drawing 610-E-AAP-01B).*

### 3. THE PROCESS

3.1 Enquiries to the Council were originally made by DLDC Ltd on behalf of the Applicants in 2013.

3.2 Draft design proposals were initially prepared by Picea Design Ltd in June 2014 and these formed the basis for a pre-App meeting with the Planning Officer at SMDC and Highway Engineer (Staffordshire CC) in July 2014. *(refer to drawings 610-CP-01 & 610-SK-L01).*

3.3 The scheme retained the existing vehicular access to serve a development of approximately 23 no. dwellings. The proposal demonstrated a range of dwelling types, including detached and mews properties. It was assumed at that juncture, that the existing house would be converted into 5 no. apartments.

3.4 It was agreed at the pre-App that an alternative highway access should be considered (subject to appropriate sightlines), allowing the existing access adjacent to the western boundary and the existing access serving the house and annexe to be closed.

3.5 A formal written response to the pre-App was received via e-mail on 29th July 2014 which included the following points. *(Our notes and responses are attached in brackets)* :

- *Development should be focused to the brownfield area of the site and not lead to any further loss of openness in view of GB 'appropriateness' tests. Therefore development should be excluded to the northwest 'green' area of the site. (The submitted illustrative site layout and CPP takes this into account).*
- *The current development form appears to be engineered / structured and needs to be a looser / informal group of buildings. (The submitted scheme has fewer formal mews groups and is predominantly detached. The scope has been reduced to only 12 no. dwellings).*
- *New builds may wish to appear as a barn style conversion and some development should face the road frontage. (The proposed scheme now has frontage onto Stanley Moss Lane with a multi-aspect unit at the entrance).*
- *Parking courts are dominant and reflective of a more urban style of development and should be reduced. (There is now only one small parking court).*
- *Proposal requires an integral landscaping scheme. (refer to Landscape Scheme by Barnes Walker)*
- *Privacy interface and shading potential highlighted. (Layout takes account of tree canopy spreads and rpa's).*
- *Alternatively, no intensification above the existing use. (Yes – reduction in physical massing on submitted scheme).*
- *A new access would be acceptable subject to provision of adequate visibility and closure of other, redundant accesses. (Agreed – proposed scheme incorporates this suggestion).*

- A technical note should look at current traffic generation compared to proposed traffic generation. (refer to SCP Technical Note)
  - Parking should be provided at 200% for apartments; 2 spaces for up to 3 bed dwellings and 3 spaces for 4 bed and over dwellings.(yes)
  - Depending on layout, roads may be adoptable. (Access and internal road layout design to SCC standards and M4S2).
- 3.6 As a consequence of the pre-App meeting and above response, the proposals were updated. The scheme, drawing 610-SKL-02, proposed a reduced scope of 17 no. dwellings, made up of a higher proportion of detached units. The vehicular access was revised and the encroachment onto the paddock area on the western part of the site reduced.
- 3.7 Further discussions were held with the project team and as a consequence the scheme was further revised to introduce alternative detached houses which reduced the scope to 15 no. units. (refer to drawing 610-SKL-03).
- 3.8 In October 2014 a public consultation event was held at the Riding School, attended by local Parish Councillors, neighbours and interested parties.
- 3.9 The public consultation event raised the following issues :
- Attendees wished to see the details of the proposed housing even though it was explained that as it was intended to submit an Outline Application with all matters reserved except access, the details on display were for illustration only.
- There was concern raised that the development could expand beyond that illustrated on the plans. It was confirmed that the development would be strictly defined by the proposed Controlling Parameter Plan with access to the retained land restricted for pedestrian and agricultural purposes only.
  - Potential discrepancies between Title and the proposed site boundaries were raised. These have been addressed on the submitted plans.
  - Concern was raised with respect to the proposed levels of the proposed houses. It was agreed that this matter could be covered by an appropriate Condition being attached to the Outline Planning Approval.
- 3.10 Following the public consultation event, the proposed illustrative site layout has been refined to reduce the encroachment into the greenfield paddock area on the western side and numbers reduced to a maximum of 12 (of which 9 are new build). The design also incorporates the recommendations of the landscape assessment, substantial planting scheme and the inclusion of visibility splays in accordance with the work carried out by SCP.
- 3.11 The current proposals also now assume that the existing house will remain as a single dwelling, allowing the area of the private parking courtyard to the rear of the house to be reduced. (refer to drawing 610-SL-04A)
- 3.12 The annexe is converted to form 2 no. duplex apartments, which together with the proposed mews houses will provide accommodation that could be offered as affordable units. (refer to drawings 610-592-01 & 610-A-P-P-01).
- 3.13 Although the current site layout is illustrative at this stage, it has allowed the preparation of a Controlling Parameter Plan, which defines the access details and extent of development. It also importantly demonstrates the proposed landscaped areas and no-build zones. (refer to drawing 610-CPP-01B).
- 3.14 The extent of the build zone from the Controlling Parameter Plan has been transposed onto the Existing Area Assessment Plan. This shows that the proposed building zone covers an area of 0.58 Ha (1.42 acres) which equates to only 44.62 % of the Application site area, compared to the 60% coverage of existing buildings and hard landscaped areas.(refer to drawing 610-E-AAP-01B)
- 3.15 The illustrative site layout has allowed an assessment of the proposed land use areas to be undertaken. This assessment shows that only 29.23% of the Application site will be made up of buildings, roads, hardstanding etc. and therefore 70.77% of the site will be provided as soft landscaping, woodland, green space. (refer to drawing 610-P-AAP-01).
- ## 4. DESIGN
- 4.1 This section is set out under the following headings as recommended by CABE:-
- Amount
  - Layout
  - Scale
  - Appearance
  - Landscaping

**i) Amount**

4.2 The submitted illustrative scheme provides a scope of 12 no. dwellings, made up of a range of property formats :

		(sq.ft.)
1 no. 5 bed. detached house (ddg)	2484 sq.ft.	2484
3 no. 5 bed. detached house (ddg)	1929 sq.ft.	5787
3 no. 5 bed. detached house (idg)	1738 sq.ft.	5214
2 no. 2 bed. FOG (mews) (isg)	592 sq.ft.	1184
1 no. existing house (dsg)	2940 sq.ft.	2940
1 no. 3 bed duplex (annexe) (dsg)	1389 sq.ft.	1389
1 no. 2 bed duplex (annexe) (dsg)	1166 sq.ft.	1166
	Total	20164

**ii) Layout**

4.3 The illustrative layout (*drawing 610-SL-04A*), takes the form of a simple cul-de-sac arrangement served off Stanley Moss Lane.

4.4 The vehicular access to the development is positioned along the Stanley Moss Lane frontage to provide visibility splays which will ensure safe access/ egress to and from the development.

4.5 The road surface of the cul-de-sac road is expected to be block paved where traffic speeds will be slow and where pedestrians will be able to walk safely within the carriageway.

4.6 The road has been designed to be a minimum of 4.8m wide with 2.0m service margins/footpaths and with a turning head at the end of the road network to allow all vehicles to safely turn around and exit the site in forward gear.

4.7 The layout demonstrates how the use of a multi-aspect house type (plot 11) and the siting of plot 12 will create an attractive frontage onto Stanley Moss Lane without compromising the safe traffic flow along this Lane.

4.8 Car parking has been illustrated to fully comply with the adopted Council standards and has been shown so that it is properly legible to the dwellings to which they relate. The use of contrasting surfacing, planters and other landscape features will ensure that the circulation areas and car parking spaces will not unduly dominate the development.

4.9 The layout will allow the opportunity to emphasise particular buildings as focal points within the scheme. This can be realised by the introduction of feature detailing on specific plots.

4.10 It is proposed that the area of land to the north of the stream currently used for trailer parking, ménage and horse walker will be excluded from the development zone and therefore can be used to create additional green space.

**iii) Scale**

4.11 It is appropriate that the scale of the development reflects that of neighbouring properties.

4.12 It is recognised that the development faces Stanley Moss Lane which has a surrounding context of 2-storey residential development and therefore, notwithstanding the scale of the existing house and the extent of the existing associated buildings, it is appropriate to continue this context.

4.13 The proposed scheme can provide separation distances to existing properties which far exceed the Council's minimum

standards, with the development itself fully complying with these SAD dimensions.

4.14 The streetscene drawing (*610-SS-01*) clearly illustrates the potential massing and relationship of units, together with the comparable outlines of the existing buildings. This drawing also illustrates the site levels and the proposed landscaped context.

**iv) Appearance**

4.15 The surrounding built form along Stanley Moss Lane and to a wider degree within this part of the Borough presents a mixture of styles and materials.

4.16 However, the predominant vernacular for the area is that of brick and/or rendered facades, stone features and with pitched tiled roofs. Fenestration is varied but chimneys remain a feature of the roofscape.

4.17 The proposed scheme therefore presents a sympathetic approach to this traditional form with predominantly brick facades with feature rendered panels and limited timbering details.

4.18 Window openings are formed with arched soldier brick heads and stone cills.

4.19 It is anticipated that the development will be constructed with a limited brick choice, taken from a red/brown palette with roof tiles being likely grey or slate.

4.20 The stone wall along the site frontage will be reconfigured to provide an attractive frontage onto Stanley Moss Lane and enclosure for the retained gardens of both the house and converted annexe.

## **v) Landscaping**

- 4.21 The Planning Application is supported by a full tree survey report which has identified trees to be retained and their associated root protection zones.
- 4.22 The majority of existing trees will be maintained in accordance with the tree survey recommendations.
- 4.23 Although this is an Outline Application, a full landscaped scheme has been prepared to demonstrate the potential enhancement of the embankment to the stream and the further screening around the western paddock areas in addition to plot landscaping opportunities.
- 4.24 The scheme provides an opportunity to create additional landscaping that will expand the existing context and which will also further enhance the ecological opportunities.

## **5. ACCESS**

- 5.1 This section assesses the accessibility of the site in terms of both access to the site itself and internal inclusive access. The aim is to achieve a development that is adaptable and accessible to all.

### **i) Access to the Site**

- 5.2 Vehicular access to the development is by way of an adopted single access cul-de-sac.
- 5.3 An assessment by SCP proposes sightlines of 2.4m x 33m either side of the site access. These are demonstrated on the enclosed illustrative site layout (*drawing 610-SL-04A*).

- 5.4 Access for pedestrians and for agricultural purposes will be provided to the west and north of the site to the retained land.

### **ii) Internal Inclusive Access**

- 5.5 The proposed scheme provides footpath access to all properties from the proposed shared surfaced access road.
- 5.6 The internal road network has been designed to allow turning space for refuse and service vehicles within the shared surface area where traffic speeds will be very low and where pedestrians will have priority of use.
- 5.7 Individual dwellings will be fully compliant with Part M of the Building Regulations and thus provide a level threshold to the properties and ground floor facilities for disabled persons.

## **6. CONCLUSIONS**

- 6.1 The Application provides an illustrative scheme of 12 no. dwellings, made up of new buildings and the reuse of the existing house and annexe.
- 6.2 The development will provide a range of properties with potential for some to be offered as affordable units which could be allocated and managed by an approved RSL.
- 6.3 The scheme will retain many of the existing trees and hedgerows which will provide the opportunity to enhance the landscape context and ecological opportunities.
- 6.4 The illustrative site layout demonstrates that the proposed scope is achievable in spatial terms and in a form that fully

complies with the design ethics of both 'By Design' and 'Manual for Streets'.

- 6.5 The scheme will therefore comply with the general principles of the NPPF and at a more local level with the adopted Core Strategy of the LDF.

REF: Design & Access Statement – December 2014