

Design and Access Statement

To accompany a Reserved Matters Planning Application

Phase 2, Luke's Lane, Monkton

May 2015



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Client: BDW North East



Client: Taylor Wimpey North East



Architect: **STEN Architecture**



Landscape: Southern Green

1.0 | Introduction

This Design and Access Statement has been prepared by STEN Architecture on behalf of Barratt Homes / Taylor Wimpey homes to accompany a Reserved Matters planning application at land at Phase 2, Luke's Lane, Monkton

This document has been prepared in accordance with the Department for Communities and Local Government (DCLG) 'Planning Practice Guidance' (March 2014).

The aims of the statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

The design and access statement seeks to summarise the outline approval and demonstrate how the principals of the illustrative master plan have been taken forward to the detailed design stage .

Barratt / Taylor Wimpey Homes have collaborated with other consultants to prepare an appropriate design solution which responds to planning policy and site context whilst working to mitigate constraints and maximise the opportunities provided.

This document is submitted in support of the planning application and sets out to achieve the following:

- Summarise the existing consent for the site
- Demonstrate the evolution of the scheme design
- Provide a detailed design analysis and design solution.

The ethos of the design is to:

- Create a high quality residential development
- Create a legible and attractive place with a sense of identity
- Create a sustainable and high quality living environment
- Make efficient use of land in terms of ecological enhancement and density
- Provide a well planned sustainable settlement with dwellings which will meet high architectural standards and the creation of pleasant and well planned streets

2.0 | Summary of Approved Outline Application

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Planning History

The development was a Hybrid planning application consisting of:

- (1) A detailed proposal to build 157 houses on arable land north of Monkton Lane with associated vehicle access from Monkton Lane, new landscaping, widening/resurfacing of existing bridleways, and a new footpath link to Bowes Railway Path.
- (2) An outline proposal with all matters reserved except for access to build a further 308 houses with drainage pond on 12.2 Ha of arable land south of Monkton Lane/east of Lukes Lane with new roundabout, vehicle access and road widening scheme to Monkton Lane

The approved documents being approved

Amended drwg no. 2127-D-00-14 Revision J received 04/02/2013

Amended drwg no. 1N/MONK/02-21 Revision A received 22/10/12

Drwg No 1N/MONK/01-02 received 29/06/2012

Drwg No GARAGES/PL2 received 29/06/2012

Drwg No GARAGES/PL1 received 29/06/2012

ST/0947/12/FUL House Type Portfolio:

Taylor Wimpey

AA22/3/PL1-A, AA22/3/PL3-A, AA32/3/PL1-A, AA33/3/PL3-A, AA43/3/PL1-A, AA43/3/PL2-A, PA33/3/PL1-B, PA33/3/PL3-B, PA41/3/PL1-B, PA41/3/PL3-B, PA44/3/PL1-B, PA44/3/PL3-B, PD32/3/PL1, PD32/3/PL3, PD49/3/PL1, PD49/3/PL3, PD410/3/PL1, PD410/3/PL3,

Barratt

2010/BAM/A/01, 2010/BAR/A/01, 2010/BAR/A/02, 2010/CHE/A/01, 2010/GUI/A/01, 2010/NWT/A/01, 2010/SOM/A/01, 2010/TAV/A/01, 2010/THO/A/01

The reserve matters application will seek to discharge:-

- (a) siting of the building;
- (b) the design of the development proposed;
- (c) external appearance;
- (d) planting and landscaping of the site.

Summary of Scheme

The extract on the next page is the approved illustrative master plan 1N/MONK/02-21 Revision A received 22/10/12 . The detailed layout will seek to retain the design principals of this indicative housing plan

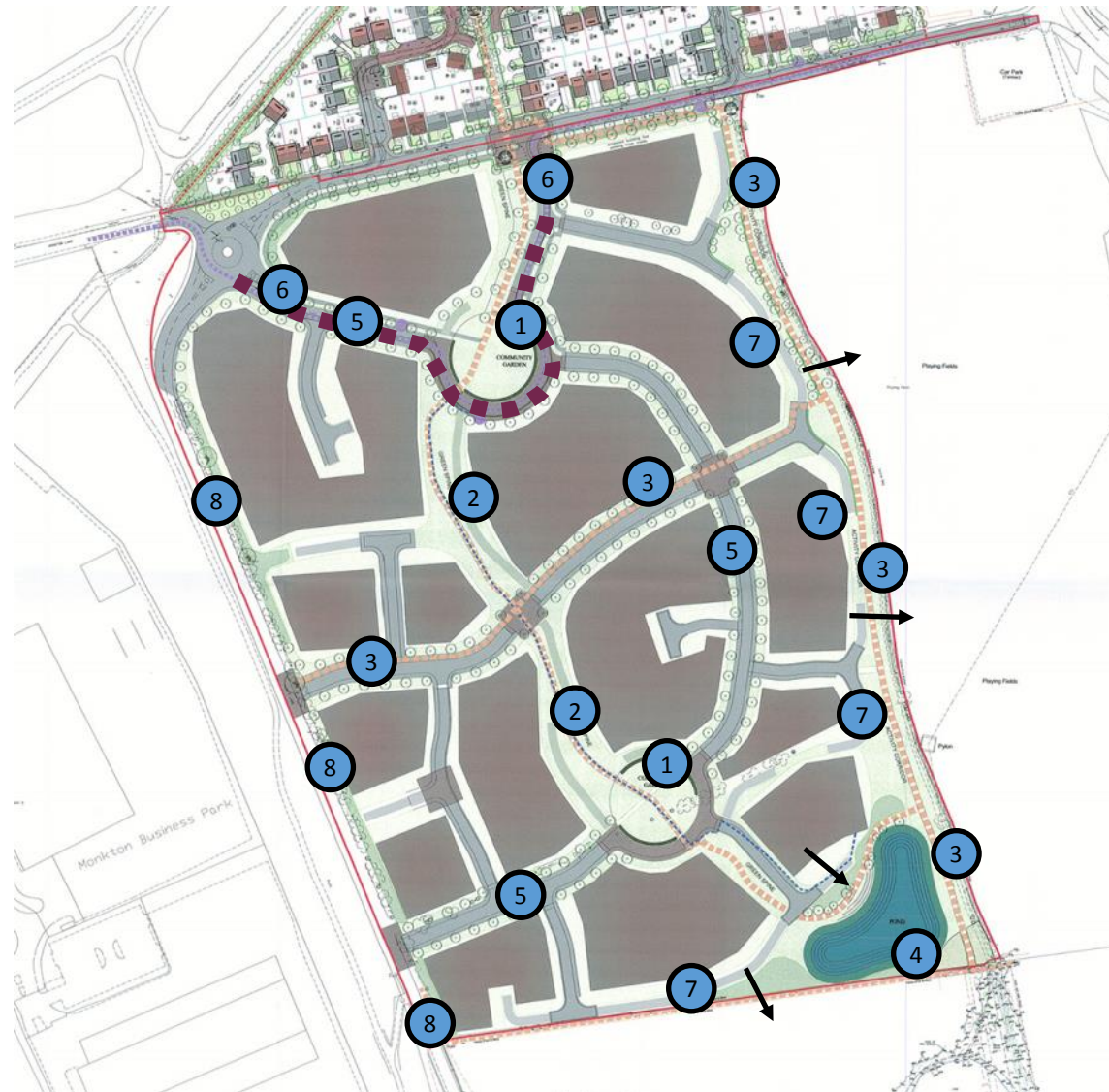
2.0 | Summary of Approved Outline Application

Planning History

1N/MONK/02-21 Revision A received 22/10/12

Key Principles

- 1) *Community Garden Areas*
- 2) *Central green open space*
- 3) *Footpath / cycle links linking to wider network*
- 4) *Sustainable urban drainage detention basin*
- 5) *Clear Road hierarchy*
- 6) *Potential bus route*
- 7) *Dwelling to face out onto Eastern and Southern boundary to provide surveillance our footpath network*
- 8) *New footpath and hedgerow onto Luke's Lane to provide new links and screening to the development*

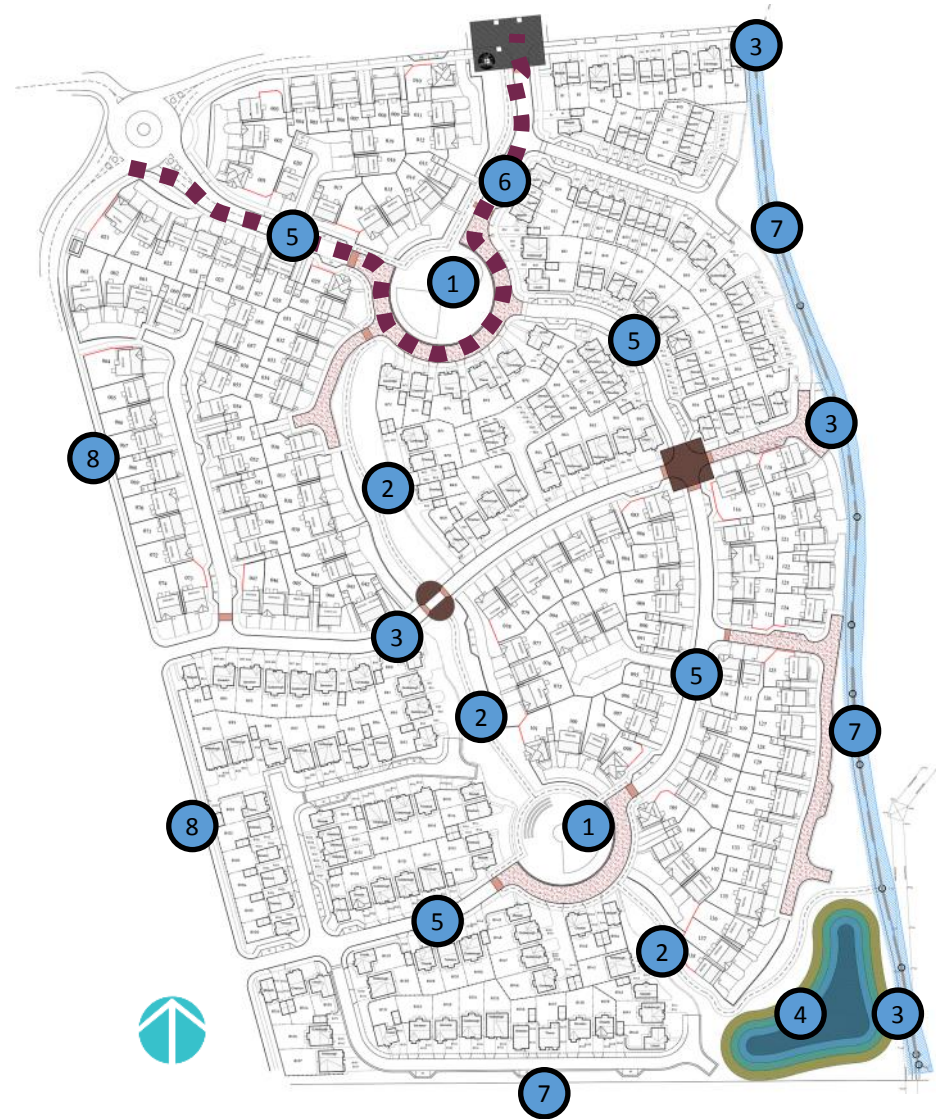


3.0 | Design Development

Design evolution

The adjacent layout was designed to suit the principles set out in the Master plan which include:-

- 1) *Community Garden Areas*
- 2) *Central green open space*
- 3) *Footpath / cycle links linking to wider network*
- 4) *Sustainable urban drainage detention basin*
- 5) *Clear Road hierarchy*
- 6) *Potential bus route*
- 7) *Dwelling to face out onto Eastern and Southern boundary to provide surveillance our footpath network*
- 8) *New footpath and hedgerow onto Luke's lane to provide new links and screening to the development*



Pre-application meeting

On 26th March 2015 the adjacent layout was presented at a Pre-application meeting with Case Officer Helen Lynch and Peter Cunningham. The following feedback was provided :-

- 1) *Is the sustainable urban drainage pond still required?*
- 2) *Details of the bridleway to South to be provided and confirmation of strip of land retained to give stand off distances.*
- 3) *Bus route is this still required ?*
- 4) *Luke's Lane—Is there potential to have dwellings fronting the road as per Monkton Lane ?*



4.0 | Design Solution

4.0 | Design Solution





The adjacent layout represents the design solution.

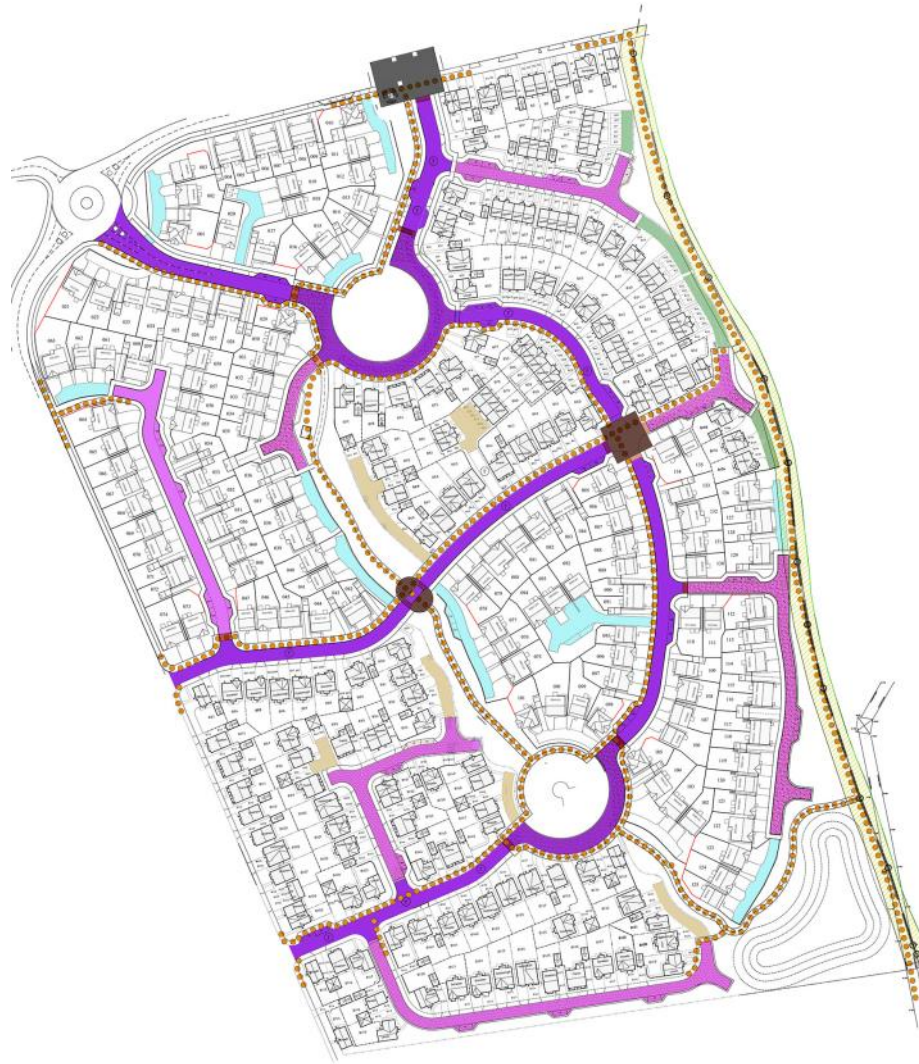
A summary of the design principals are noted below, and further explanatory notes are shown on the layout:

- *Community Garden Areas*
- *Central green open space*
- *Footpath / cycle links linking to wider network*
- *Sustainable urban drainage detention basin*
- *Clear Road hierarchy*
- *Potential bus route*
- *Dwelling to face out onto eastern and southern boundary to provide surveillance our footpath network*
- *New footpath and hedgerow onto Luke's lane to provide new links and screening to the development*
- *Dwelling rotated to face onto Luke's Lane*



4.1 | Design Analysis—Road Hierarchy

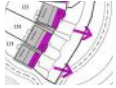
-  Pedestrian / Cycle Route
-  Primary Highway
-  Secondary Road
-  Private Drives



4.1 | Design Analysis—active frontages



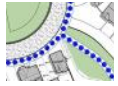
Active Frontages



Key frontages with positive outlook over public spaces



4.1 | Design Analysis—Green Infrastructure



Bridleway / cycle /
pedestrian link



Other pedestrian routes



Green Infrastructure



4.2 | Scale and Appearance - Barratt Homes

The images on this page and the following two pages show examples of the house types for use on this development.

These examples show the scale and appearance of the house types will look

Further details can be found in the accompanying drawing pack



The Thame



The Harborough



The Cambridge



The Cheadle

4.2 | Scale and Appearance—Taylor Wimpey



PA 411



PA44



PD410



PT44

4.2 | Scale and Appearance—Street Scenes—Barratt Homes



4.2 | Scale and Appearance—Street Scenes—Taylor Wimpey



5.0 | Designing out crime

5.0 | Designing Out Crime

Footpaths and Walkways

Through the design of the layout, natural surveillance of footpaths and walkways are proposed throughout the scheme. Footpaths should be well lit and where applicable provide provision for cyclists.

Frontages

As mentioned the natural surveillance benefits will also assist in enhancing the security for fronts of dwellings. In addition to this, improvements to structure security are also proposed and are to include such measures as access door to all properties to be fitted with 5 lever mortise locks with lockable double glazed windows at all levels.

Private Space to Rear of Dwellings

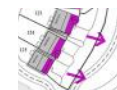
Gardens will be fenced (details below). No areas within the site provide for visual refuges where intruders could remain unobserved.

Boundary Treatments

Boundary treatments to rear facing gardens are to be timber domestic grade fencing 1.8m high, which whilst providing a degree of physical security is most effective as a psychological deterrent to opportunistic crime.



Active Frontages



Key frontages with positive outlook over public spaces

6.0 | Access

Context

The purpose of the access statement is to achieve an inclusive environment to buildings, extensions and to the wider to transport / urban environment by ensuring continuity throughout the planning, design and management of buildings and spaces.

An inclusive environment is one that can be used by everyone, regardless of age, gender or disability, thereby breaking down unnecessary barriers and exclusions. One key element in achieving an inclusive environment is the removal of unnecessary physical barriers imposed on people by the poor design or management of buildings and spaces.

Access Statements provide the opportunity for developers, and designers, to demonstrate their commitment to ensuring accessibility in the work they undertake. As well as allowing them to demonstrate how they are meeting, or will meet, the various legislative obligations, and how they will continue to manage accessibility throughout the delivery of the developments they provide.

The Disability Discrimination Act (1995)

The Disability Discrimination Act makes it unlawful to treat disabled people less favourably in employment opportunities, education, transport, and in the provision of services, goods and facilities without lawful justification. It also requires service providers to make a range of reasonable adjustments in the way that they provide services to disabled customers.

Planning Legislation and Policies

The O.D.M publication 'Planning and Access for Disabled People – A Good Practice Guide', promotes a more inclusive approach to the design of the environment, focusing on disabled people and the Planning system. It recommends that all planning permission applications should also include an 'Access Statement' to identify the philosophy and approach to inclusive design adopted.

The key principles of the development will be:

- *Creation of a hierarchy of roads in accordance with Manual for Streets.*
- *Pedestrian permeability*
- *Public transport is easily accessible from the site.*
- *All properties have dedicated parking provision, cycle storage can be accommodated within the garage or garden area.*
- *The highway network will be designed to meet the requirements of national and local guidance.*

Building Regulations

Part M of the Building Regulations (2004) expands the concept of Access Statements, requiring them to be provided when plans are submitted for approval or when a building notice is given. This will assist Building Control to

assess what provision has been made to maximise accessibility and usability.

The house types will all be compliant with Part M.

Philosophy of the Development

The aim is to adopt an inclusive approach, i.e. not to segregate people but seek to meet the needs of all potential users of an environment rather than a specific user group. Inclusive does not mean treat the same – people have different needs whilst wanting to have the same opportunities to access to goods and services. The appropriate means of access should be provided for the type of building or activity.

6.1 | Access

Proposals

The proposals comprise the erection of mixed residential dwelling types.

It is proposed to access the site through a number of points, with the main access gained from a new roundabout at the junction of Monkton Road and Luke's Lane. Vehicular circulation within the site is achieved by the creation a primary loop.—this is a 5.5m wide and it has a 2.0m wide footway along both sides.

A hierarchy of roads within the site transitions from the primary route through to secondary and tertiary routes. These routes add to the effect of developing individual identities to the different areas around the site. Smaller estate roads lead from the main road loop into smaller, more intimate areas of the site.

Pedestrian / Cycle connections are provided from the site to provide sustainable connections to the wider locality.

Residential Travel Plan

The Residential Travel Plan identifies the key measures which are to be subsequently adopted within the working Residential Travel Plan to reflect the specific requirements of the particular occupiers of the residential development.

The Travel Plan Co-ordinator will implement the stated measures including the programme of Personal Travel Planning to ensure that the Residential Travel Plan is effectively promoted and marketed.

Sustainable travel alternatives and accessibility information will be provided to all new residents prior to

them taking up residence at the site to ensure that they are aware of the alternatives available before the private car becomes the automatic mode of choice.

Residents will be provided with a Home Information Pack and this will include a section on sustainable transport and provide assistance,

information and contacts to allow new residents to fully explore the possible options.

Residents taking up the offer of Personal Travel Planning will be provided with a more personally tailored Travel Welcome Pack following the home visit.

The Travel Plan Co-ordinator will ensure that up-to-date information is kept regarding any changes to public transport services, developments to off-site provision for cyclists and the various schemes that offer assistance to cyclists and pedestrians. This information will be provided to residents either by mail drop, e-mail or on any available web-site.



Junction 01



Junction 02



Junction 03



Junction 04

7.0 | Landscape

Landscaping

In support of this application Southern Green have produced some landscape proposals, extracts are shown here and more information can be found in the planning application pack.



7.0 | Landscape Strategy

The original concept for the landscape for this development was detailed in the outline application and was informed and advised by the ecological findings and existing links and open space adjacent to the site and within the surrounding areas. The key objectives are that the design will:

- Be attractive, sustainable and safe; a place where people can enjoy a high quality environment;
- Achieve high quality landscape and public realm throughout the development site.
- Enhance existing vegetation, where possible, along site boundaries with substantial new native tree and hedgerow planting;
- Create a strong sense of place, character and identity through high quality design, materials and features;
- Use landscape to establish a clear hierarchy of interlinked streets, footpaths and cycle routes that connect with the wider strategic network of routes within the adjoining POS and urban areas.
- Provide spaces for social interaction, bringing together the community.
- Provide opportunities for active and passive recreation;
- Enhance the biodiversity of the site through introduction of varied habitat features and landscape typologies.

Landscape Spaces

Activity/ Wildlife Corridor

This green corridor will contain a new bridle way surface providing a link to the network or routes which can be access to the south of the site. The existing hedgeline to the east of the site is to be reinforced and gaps are to be infilled with native hedge species and individual trees are to be positioned at intervals along it. The ditches along this hedgerow will be retained and maintained to encourage taller grasses and herbaceous species which will provide suitable cover for foraging small mammals. Where the spaces along the path widen on the west side to form links to the development, informal and equipped activity zones / play areas are provided containing trim trail items, low mounds and seating. Ecological features such as log piles and boulders will also be provided as potential habitats and learning resources. The proposed landscape within this space is also designed to help break up and soften the eastern development edge by introducing native tree and new hedge planting

which is used to define front gardens and separate the corridor from adjacent roads and shared driveways. This will create a 'rural edge' to the development and the front gardens and incidental landscape areas that interface with the peripheral green corridor areas will also contribute to this. Pockets of orchard tree planting are also to be incorporated along the route.

Green Spine

The green spine creates an attractive landscaped setting for the adjoining housing overlooking the space and a strategic north-south pedestrian / cycle link for the development is provided within it, creating a safe, legible and attractive route. The spine will include a mixture of native, ornamental and fruiting tree planting combines with species rich amenity grassed area which will be allowed to grow tall in areas along the route and be also complemented with native wildflower and bulb planting. The landform is also varied throughout with mounds providing boundaries and containment to the some development edges, and providing further shelter for seating areas along the route. Undulations and scrapes have also be positioned to direct any excess surface water into to form shallow ephemeral areas to provide for a more varied range of flora, and fauna.

Community Gardens

These spaces are intended to form key focal and landscape points where the road infrastructure for the site intersects the green infrastructure (Green Spine). Feature tree planting is provided around the perimeter of the spaces to provide a sense of enclosure whilst still allowing natural surveillance from neighbouring properties. This is further increase through the incorporation of a low mound around the north garden and hedge planting around the south garden. Features within each space have been incorporated to encourage social and communal activities, to help to bring this new community together. Seating and informal furniture is provided to allow for outdoor dining experiences and gatherings. Subtle interactive play features are also incorporated, including a tactile trail to the south and labyrinth to the north and there is also the opportunity to provide a focal/ sculptural feature in both spaces.

Within the northern garden space has been allowed for communal gardening activities to be promoted and raised planters have been provided to the south.

Most of the features for the areas also have the ecology of the site in mind, from obvious inclusions such as hedge planting, fruiting trees and wildflowers/ bulbs to the inclusion of habitat boxes within planters and undulations/ scrapes around the perimeter of the southern garden.

Pond and Wetland Area

This will form a valuable aesthetic for the site in addition to being functional and providing a new habitat within the site. Appropriate tree and shrub planting has been incorporated within the higher contours and emergent/ marginal planting in the lower where undulations provide the opportunity for ephemeral waterbodies in times when the pond is not full. Seating is provided overlooking the feature and native hedge planting forms a subtle boundary to the area from the housing and the bridleway.

Southern Buffer

This area is adjacent to the southern boundary of the site and the existing footpath which lies adjacent to it. Low mounds and new native hedge planting on to the south of the site separate the public right of way from the site. Gaps are provided in the new hedgerow for access and also to ensure the adjacent route does not become too confined and remains an attractive and pleasant link to walk along. Groups of individual trees are also proposed for this area, rather than woodland planting, for the same reason as this will allow natural surveillance of the route from adjacent properties.

Community Gardens



Activity / Wildlife Corridor



8.0 | Summary

9.0 | Summary

It is considered that the approach to the development of the scheme provides a robust design and it can be demonstrated that the final plans and proposals are those most suitable for the site within the context of the development and use proposed.

Adjacent is a summary of the scheme proposals:

Scheme Parameter	Detail
Gross Site Area	12.5 Ha
Net Developable Area	9.8 Ha
Total Number of residential units	191
Net Density	19.5
Storey Heights	2—2 storeys
Means of access	Luke's Lane, Monkton Road





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