



Design and Access Statement

Development at: The Triangle, Boulton Moor, Derby



Persimmon Homes
June 2019 rev A

Contents



Design and Access Statement

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1 Introduction

The land at the Triangle, Boulton Moor, Derby; was subject to an outline application (ref: 9/2015/0998), which was approved on 31 July 2017. The Outline Approval allowed for the creation of:

- Playing pitches
- Sports pavilion
- Allotments
- Ancillary car parking and associated access
- Informal open space and landscaping

The reserved matters application is in relation to the Triangle and includes:

- Playing pitches
- Sport pavilion
- Allotments
- Ancillary car parking and associated access
- Informal open space and landscaping

The scheme at the Triangle forms part of the wider Boulton Moor mixed use development as shown in figure 1.

1 Introduction

Scope and Content of the Design and Access Statement

The Statement describes the site's history, its characteristics and surrounding context. It also explains the design approach that underpins the development proposals. The Design and Access Statement concludes that the proposal carefully takes into account how all site users will be able to utilise the place proposed to be created at the application site.

The Communities and Local Government Guidance on Information Requirements and Validation sets out the requirements for the Design and Access Statement (DAS). Article 4C of the GDPO and regulation 3A of the Listed Buildings Regulations set out the detailed requirements for a statement in relation to planning permissions and listed building consents respectively. One statement should cover both design and access, allowing applicants to demonstrate an integrated approach that will deliver inclusive design, and address a full range of access requirements throughout the design process.

It is recognised that it is a formal planning requirement to submit a Design and access Statement. It is also a useful tool to guide consultation and to present the design and access challenges that development of the site will bring forward.

In accordance with advice published by the Commission for Architecture and the Built environment (CABE) in connection with Design and Access Statements, the process has been fully informed by a consideration of issues including:

- Use: what the pavilion and spaces will be used for
- Amount: how much would be built on the site
- Layout: how the pavilion and public spaces could be arranged on site and the relationship between them and the area around the site
- Scale: how big the pavilion and spaces could be
- Landscaping: how the open space will be treated to enhance and protect the character of the area
- Appearance: what the pavilion and spaces will look like
- Vehicular and Transport Links: why the indicative access point has been chosen, and how the site responds to the road layout
- Inclusive Access: how everyone could get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

2 Location & Context

The Triangle is located to the east of the A6(T) Derby Spur, comprising of a single field. There is woodland planting along its eastern boundary which is the subject of an area Tree Preservation Order (TPO) and falls within the boundary of the Grade II* listed Historic Park and Garden for Elvaston Castle. Beyond this lies Thulston village. A block of woodland forms the northern boundary, with agricultural land lying to the south of the site. To the west of the site is the A6(T) Derby Spur and the wider Boulton Moor mixed-use scheme land beyond.

The site area is approximately 10.56 hectares (26.11 acres) with access off B5010 London Road to the east.



— Site Boundary

2 Location & Context



3 Design & Appearance

Design Principles

This proposal will maintain area of open space as an area capable of meeting the requirements of future residents, whilst still maintaining the open character of the land, complementing its relationship with the Historic Park and Garden, as well as the nearby Green Belt. The key design aims are to produce:-

- Playing pitches
- Sports pavilion
- Allotments
- Ancillary car parking and associated access
- Informal open space and landscaping

Layout

The layout has been developed from the principles within the outline approval (ref. 9/2015/0988), and the latest S106 Deed of Variation (dated 28/07/17) illustrative masterplan (see opposite). It has been designed to create a flexible space that provides natural surveillance, improved access and connectivity, and respects the existing context.

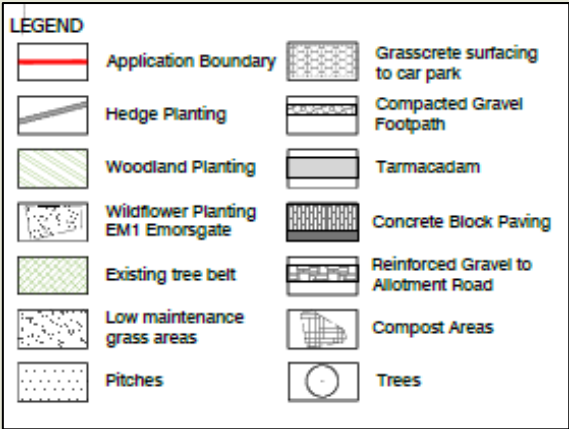
Scale

The existing site covers 10.56 hectares (26.11 acres). The new proposals will provide approximately;

- 3.84 hectares of playing fields
- 376m2 Sports pavilion (max. ridge height of 6.5m) (385m2 gross external)
- 1.21hectares of allotments
- 3.82 hectares of informal open space
- 1.57 hectares of restricted access nature conservation



3



3 Design & Appearance

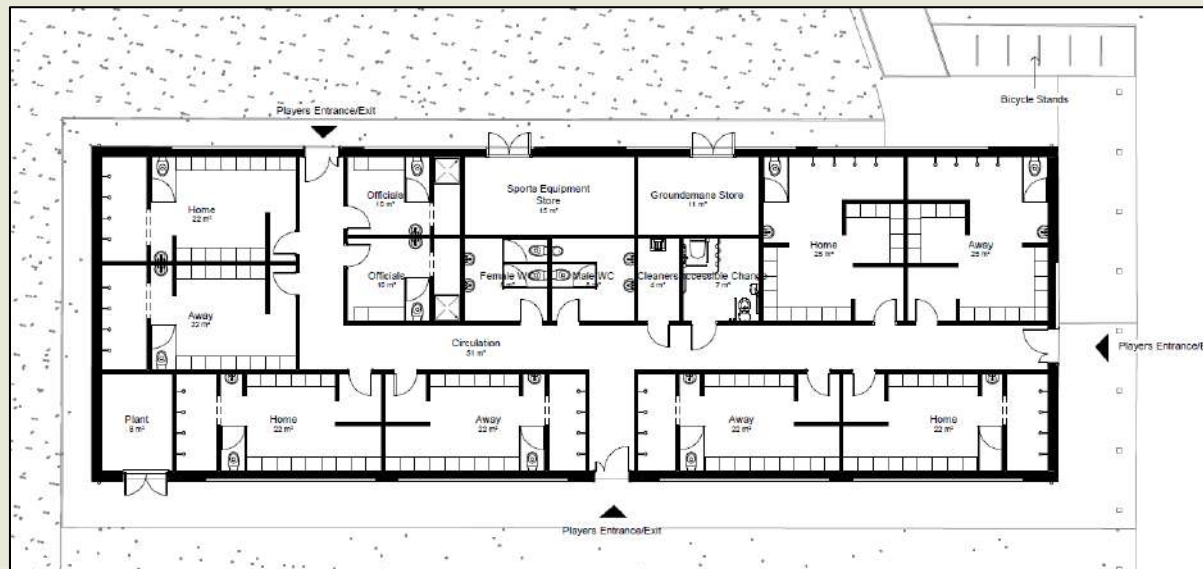
Pavilion Layout

The single storey pavilion has been designed as per the Appendix 4 'Pavilion Outline Specification' of the S106 Agreement (dated 20/02/08), using the principles established via the approved outline permission (9/2015/0998). It has been designed for a range of uses and will provide the following facilities:

- 8 Changing rooms with showers and toilet(4 x home, 4 x away)
- 2 separate officials changing rooms
- Cleaners cupboard and plant room
- Sports equipment store and Groundsmans store
- Male and Female WCs
- Accessible changing room with shower and toilet

Pavilion Appearance

The pavilion has a palette of red facing brickwork with recessed brick panels , Marley Edgemere roof tiles, metal doors with UPVC/metal double glazed windows.



3 Design & Appearance



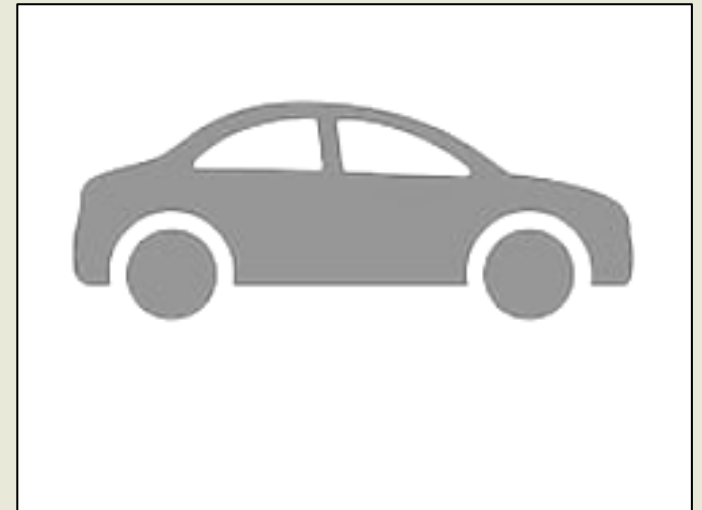
4 Access & Circulation

Vehicular Access

Vehicle access will be via the existing maintenance access off the B5010 London Road at the south-eastern corner of the site.

Pedestrian Access

The proposal will include footpaths one of which will provide a connection to Boulton Moor Phase 1 (via footbridge) the other one will provide a link to a bus stop along London Road to the east of the Site.



5 Summary

It is maintained that this Design & Access Statement sets out the justification for the proposals identifying the design principles which have been applied in order to deliver an attractive place to Utilise and sets out how the site can be developed in a sustainable way to deliver community facilities in Boulton Moor of a high quality.

This proposal has illustrated the following;

- Maintaining an area of open space as an area capable of meeting the requirements of future residents
- Providing a range of facilities that are designed to integrate into its current surroundings
- Providing connectivity to the wider Boulton Moor development and local area
- Satisfied the requirements as per the aforementioned signed Section 106 Agreement and subsequent Deed of Variation Agreement.

On this basis it is maintained that this Design and Access Statement accords with the requirements identified within Circular 1/2006 and those identified in the Town and Country Planning (Development Management Procedure) Order 2010 and on the basis of this assessment a grant of planning permission is justified with an appropriate design approach having been taken in the formulation of this scheme.

