

Providence Land Ltd

**Land at Lucas Lane, Hilton,
South Derbyshire**

Design and Access Statement

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Prepared by

Howard Sharp & Partners LLP
79 Great Peter Street
Westminster
London SW1P 2EZ

**HOWARD SHARP
& PARTNERS**

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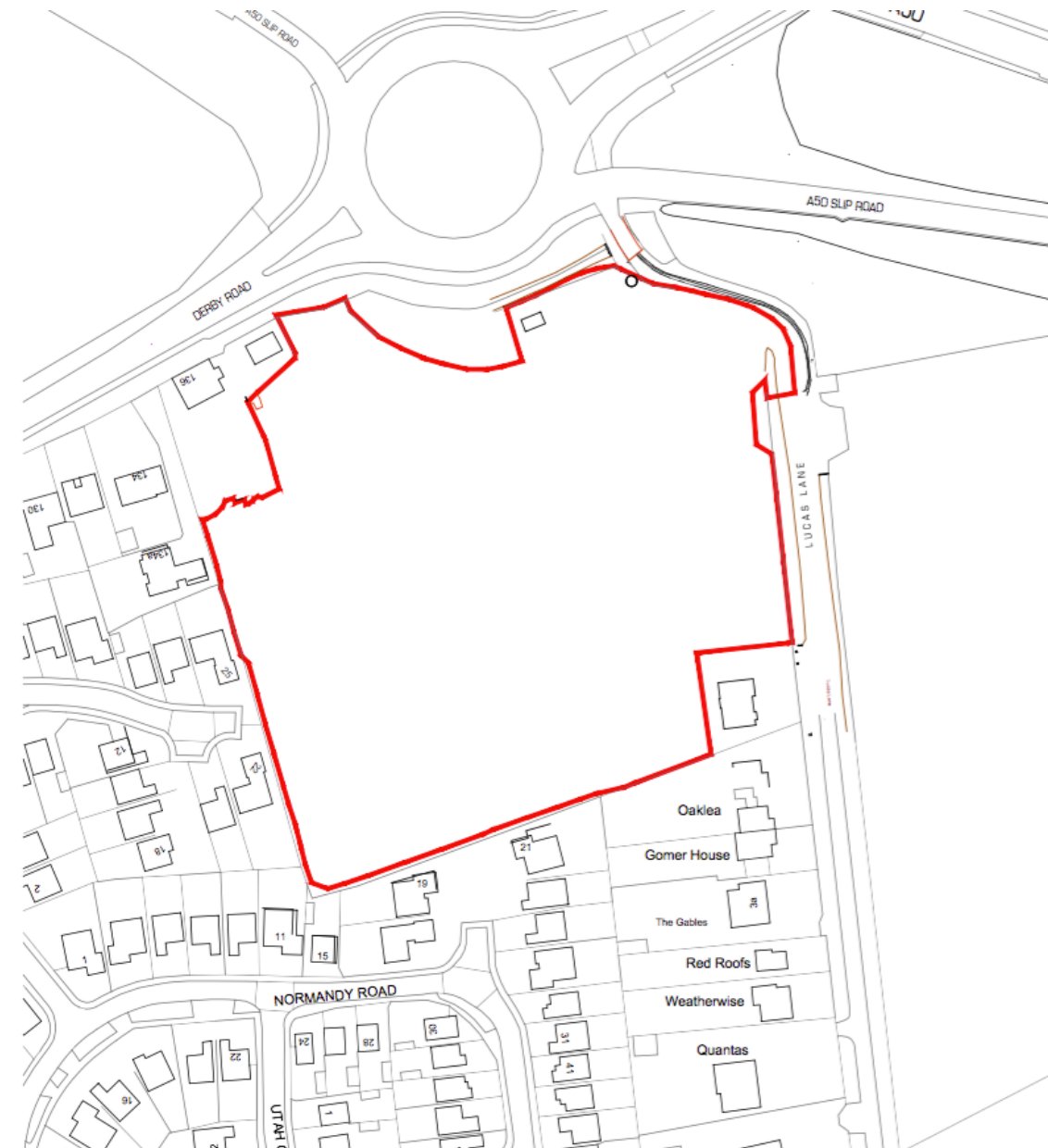
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1. INTRODUCTION

- 1.1. Providence Land Ltd is seeking outline planning permission for up to 61 dwellings on land at Lucas Lane, Hilton.
- 1.2. The purpose of this design and access statement is to explain and justify the design of the proposal and how it will be accessible to all sections of the community. It will set out the principles and concepts that will guide the submission of the reserved matters.
- 1.3. It has been prepared in accordance with the Town and Country Planning (General Development Procedure) Order 1995 (as amended) and has had regard to the document – Design and access statements: how to write, read and use them – issued by the former Commission for Architecture and the Built Environment.

2. SITE

- 2.1. The application site of 2 hectares in area is located adjacent to the Key Service Village of Hilton in South Derbyshire. The site comprises three agricultural fields and a group of agricultural buildings. Small areas of residential garden are also included in the site area. The main natural features are the perimeter and dividing hedgerows containing scattered trees, and the woodland buffer screening the road to the north.
- 2.2. Vehicular access to the site is currently from Lucas Lane. Hilton village centre lies about 1km to the south west. The lane forms part of a designated right-of-way, with access to the north towards Etwall.
- 2.3. The site benefits from a high degree of visual enclosure from the landform, surrounding infrastructure and other built development and boundary vegetation. Properties along Lucas Lane and Normandy Road, part of a relatively modern development, lie to the south. Properties at Pegasus Way lie to the west. To the east is Lucas Lane itself beyond which lies agricultural land. To the north the A1352 and a roundabout connecting to the A50 are separated from the site by a woodland buffer.



Site edged in red
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3. CONTEXT AND CHARACTER

- 3.1. The village has a long history, having been mentioned in the Domesday book.
- 3.2. There has been considerable twentieth century development but the earlier period of growth is generally characterised by red or blue clay tile, or occasionally slate roofs, and red brick buildings and walls. Render is also typical in Hilton.
- 3.3. There has been much infilling of what was originally a much more linear settlement. Whereas the earlier buildings usually have very little setback from important streets (sometimes none at all), the later development incorporates front gardens and is generally of lower density. Postwar development has mostly used standard house types in an estate layout, with dominant hard surfaced front drives.
- 3.4. Most buildings in the neighbourhood have little decoration. There is sometimes ornamentation within the brickwork and woodwork at eaves or verge, or stone cills and lintels. But other than some of the grander individual dwellings, the older parts of the village mostly comprises modest brick housing originally built for an industrial workforce.



Modern housing to the west of the site.



Red brick with stone lintels and cills. Some decoration at eaves level.



Simply detailed, rendered cottages with clay roof tiles.
Red brick boundary walls with some railings.



Drives and parking softened by planting in a modern development in Hilton.

Images from Google

4. DESIGN OBJECTIVES

4.1. Having regard to the site and context analysis above, the relevant policies and guidance, particularly the South Derbyshire Design Guide, the key design objectives have been formulated as follows:

- The proposal will respect the existing character of Lucas Lane, with regard to scale and building lines.
- The proposal will be well-integrated with the existing form and character of Hilton and will appear as a natural addition that successfully rounds off the settlement.
- The proposal will preserve and enhance the existing environmental assets of the site, and in particular the integrity of the site boundaries which contain trees and hedgerows.
- The built form of the proposals will be designed in a way which reduces the spread of noise from the A50 across the site, to protect the amenity of new residents and improved the situation for existing residents.
- The proposal will ensure there are adequate separation distances from surrounding dwellings to preserve visual amenity
- The woodland buffer strip to the north of the site will be maintained and improved.



Design Development:

An earlier concept sketch layout.

The building typologies reflect the surrounding character and loose courtyard spaces to the south contribute to a semi-rural sense of place.

This concept includes the crescent of buildings to the north forming an acoustic barrier. This has been improved in the final iteration of the layout, shown on page 10 and 11, by enclosing the north east corner.

Bungalows have since been included in the final illustrative layout to add to the mix of homes and further protect the amenity of an existing bungalow.



5. AMOUNT AND LAYOUT

- 5.1. The precise number of dwellings and thus density should be driven by design considerations at the Reserved Matters stage ('up to 61 dwellings' is sought in the description of development).
- 5.2. The site capacity has been tested in the design phase and 61 is considered to be the maximum number that is compatible with its context and accommodate the necessary green infrastructure. At approximately 30 dwellings per hectare it is considered to strike the appropriate balance between making good use of land and ensuring compatibility with the surrounding context.
- 5.3. The illustrative layout shows how a range of dwellings sizes, including bungalows, can be accommodated on the site and sufficient parking spaces provided (2 per dwelling plus visitor spaces). A mix of parking solutions will be provided throughout the site.
- 5.4. The layout is structured based on the principle of perimeter blocks, so that dwellings address the street to maximise surveillance of public areas and the orientation of buildings is used to create a clear demarcation between the private and public realm.

- 5.5. A key influence on the layout of the scheme is the aim to mitigate noise from the A50. In consultation with noise specialists this has resulted in a perimeter block to the north with a crescent form facing the woodland buffer. The crescent has an almost continuous frontage to create a noise buffer. Buildings in the north eastern corner
- 5.6. Building frontages define the street spaces, with the dwellings at junctions turning the corner with secondary elevations which avoid blank frontages.
- 5.7. Dwellings will have a separation distance of at least 21 metres to rear elevations so as to avoid harming residential amenity through loss of light or privacy.

6. SCALE

- 6.1. The scale and massing of housing throughout the site has been designed to ensure it sits comfortably next to the existing dwellings on the modern development to the south and west, and along Lucas Lane.
- 6.2. In order to protect the existing character of the area, it is proposed that none of the new dwellings will exceed two main storeys.
- 6.3. Utilisation of roofspaces with dormers will only take place in parts of the site which will not detract from residential amenities or the existing character of the village.
- 6.4. The dwellings at the south eastern corner, adjacent to the existing bungalow on Lucas Lane, will have no more than one main storey. This will protect the amenity of the existing dwelling and contribute to mix of dwellings to be provided on the site.

7. APPEARANCE

- 7.1. The appearance of the scheme will respect and complement the building form and materials of the village.
- 7.2. High quality materials will be used throughout the development. The colours, textures and mix of materials throughout the development will be sensitive to and complement the existing pattern of materials present in the nearby context. The predominant building materials should be red bricks with some render.
- 7.3. Where possible, use of reclaimed materials will help new buildings to mature and blend in quickly.
- 7.4. The arrangement of buildings will have regard to the best of the existing context. Garages and much of the parking will be behind the main building line and landscaping will ensure parked vehicles are not prominent in the streetscene.

8. LANDSCAPING

- 8.1. The landscape proposals will be designed to help buildings integrate with and complement their surroundings, and conserve features of value as far as possible.
- 8.2. The majority of the existing trees and hedgerows around the perimeter of the site will be retained and protected. These will be reinforced along the boundaries of the site and new trees planted in the public realm and private gardens.
- 8.3. The substantial woodland buffer planting along the northern edge is proposed to be supplemented with additional planting following the removal of the existing buildings. This will assist with mitigation of road noise.
- 8.4. The streets and courtyard areas will incorporate careful and creative use of planting and surfacing materials. Such features will simultaneously facilitate the successful integration of on-street parking whilst contributing to traffic-calming. Materials will be appropriate to the character of the locality.

9. CRIME PREVENTION

- 9.1. The design and layout of the proposal will incorporate measures to assist crime prevention and help reduce risks to the security of property and personal safety.
- 9.2. Community safety issues will inform the arrangement of buildings, streets and open spaces, which will be based on a 'perimeter block' approach with public fronts and private backs and ensuring all public streets through the housing development area benefit from a high degree of natural surveillance.
- 9.3. To further reinforce the perception of active, safe streets, all new dwellings will have visible front doors onto the streets.
- 9.4. At reserved matters stage, the detailed design can address personal visibility, the arrangement of buildings, walls, landscaping and lighting.

Area for additional landscape and acoustic buffer planting within open space created from cleared buildings.

Buildings turn the corner, addressing the street and completing the acoustic barrier.

The crescent from responds to the site edge and creates a noise barrier.
The decision was made to place parking in front, rather than to the side of dwellings, in order to create a more effective noise barrier

Sustainable Drainage pond, designed to create biodiversity benefits.
New planting supplements the existing eastern boundary hedge

Minor street space defined by building frontages to create a loose courtyard. Turning area, parking and front garden areas to be carefully landscaped subject to details to be approved at the reserved matters stage

Bungalows proposed next to existing bungalow at Lucas Lane to protect residential amenity.



10. CONCLUSION

- 10.1. It has been demonstrated that the site can accommodate up to 61 dwellings, having regard to the national and local policies on new housing development.
- 10.2. The indicative layout shows how the site can provide satisfactory access for vehicles, cyclists and pedestrians as part of a high quality layout that improves the connectivity of the site with the land around it.
- 10.3. The principles set out in this statement provide a sound basis to deliver high quality development at reserved matters stage in which the access, layout, scale, appearance and landscaping of the proposal will meet the national and local policies for securing good design and promoting healthy communities.



Illustrative Layout

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