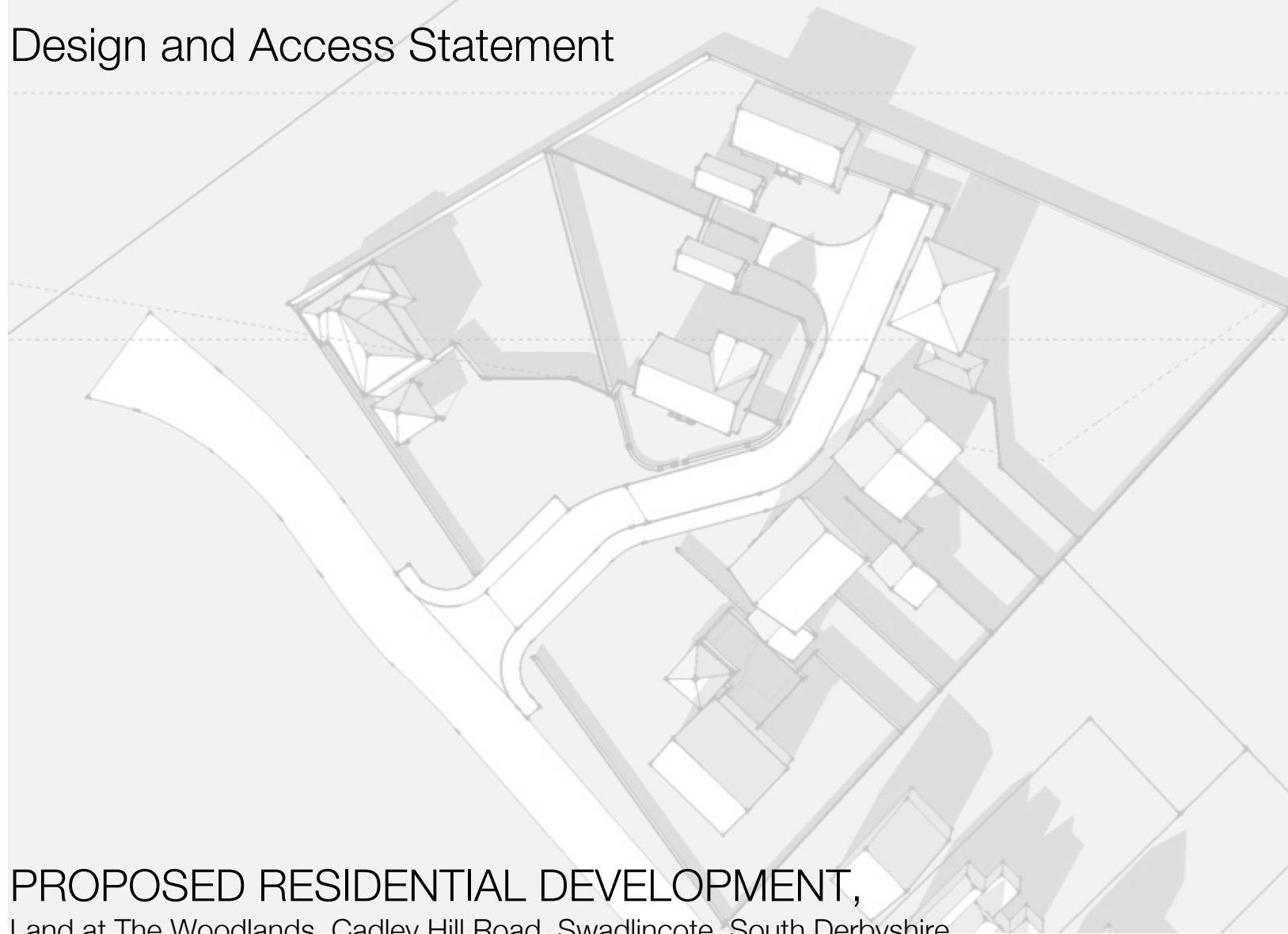


Design and Access Statement



PROPOSED RESIDENTIAL DEVELOPMENT,
Land at The Woodlands, Cadley Hill Road, Swadlincote, South Derbyshire.

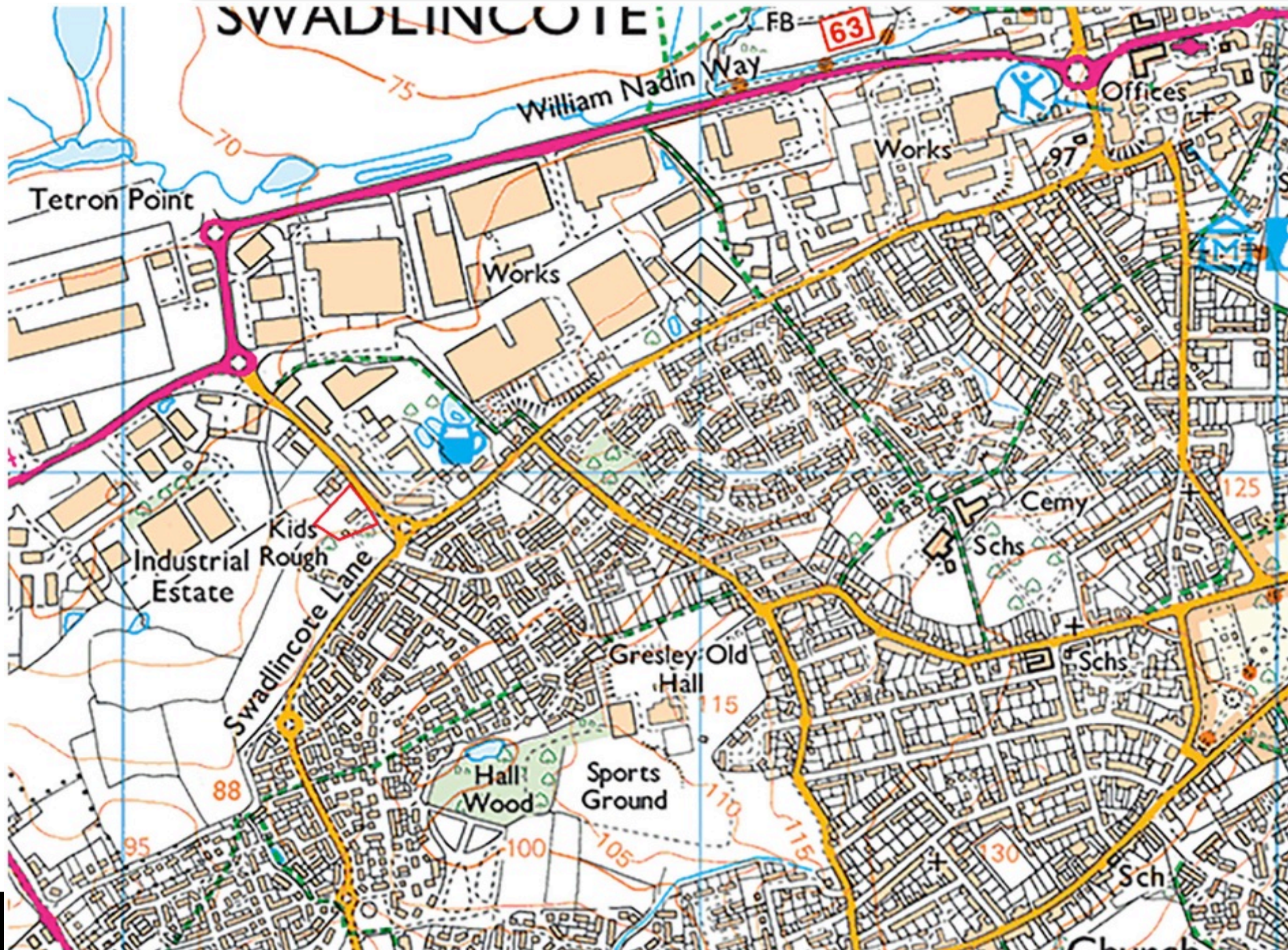
LAND AT THE WOODLANDS, CADLEY HILL ROAD, SWADLINCOTE.



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1. Introduction

This Design and Access Statement will explain the design proposal for the residential development of the site, located on the land associated of The Woodlands off Cadley Hill Road, Swadincote.

The design is in response to the constraints and opportunities established on the land and in consideration of the other consultant's responses to the application and site.

This statement has been produced in accordance with the latest national guidance on good quality, sustainable design and preparing Design and Access Statements in accordance with: 'Design and Access Statements, How to write, read and use them' (CABE, 2006 Revised Ed. 2007).

This application will be for a Full Planning application relating to the site. The site has outline approval with the access approved for a residential development and given the reference 920014/0120 and dated 29th January 2015.

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2. Assessment

The Site

Swadlincote is a moderately sized town and unparished area in South Derbyshire, approximately 5 miles (8.0 km) southeast of Burton-upon-Trent, 5 miles (8.0 km) northwest of Ashby-de-la-Zouch and about 12.5 miles (20.1 km) due south of Derby. It is the largest town in South Derbyshire and is the seat of South Derbyshire District Council. These connect to a wider road network including the M42 and the M1.

Swadlincote is made up of the settlements including Swadlincote itself, and the districts of Newhall and Midway, the suburban villages of Church Gresley (site location) and Woodville. Their combined population is circa 36,000. ("Profile of the District and Council" (PDF). South Derbyshire District Council. Retrieved 14 December 2007.)

The village of Castle Gresley is situated less than 1.5 km to the west and is just within Leicestershire. The site's position relative to existing built environment can be said to be lying within the built envelope of the town, which is recognised as providing a sustainable location for new development. It is considered therefore, that the application site represents an opportunity to deliver a small scale-housing scheme, utilizing a previously developed site within the urban framework of Castle Gresley, Swadlincote.

(<https://en.wikipedia.org/wiki/Swadlincote>).

The site lies close to the centre of Swadlincote and has good links and affords quick access to Burton on Trent, Derby and Ashby-de-la- Zouch. The site is located in an area containing a mainly residential use, but in a variety of different styles. The uses in relatively close proximity include retail, education, health, and light industrial, housing and open space. This is an edge of centre site in close proximity to a wide range of facilities and services.

The site area is 0.497 hectares, 1.08 acres and includes area tree planning and the access onto Cadley Hill Road.

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Physical Context

The application site is currently has a house and a scatter of outbuildings and its extensive gardens. Much of the existing landscaping is still visible and has been recorded on the topographical survey.

The Woodlands site is on the northern out skirts of the Castle Cresley. To the east and a mix of industrial uses and to the west is agricultural uses with housing developments beyond.

There is a single property on the site set back from the front boundary and the bulk of the house is perpendicular to the frontage. This will be demolished entirely. The small outbuildings with in the site, will be removed to enable the development.

Existing landscape features.

There is very little of any value within the site apart from the trees, much of which have, Tree Preservation Orders. The site is located in the National Forest. It would be ideal that any development should ensure that at least 20% of the site be maintained and devoted to woodland and landscaping.

The main areas of the site are grass to the north east of the house. The large wooded areas to the west and southeast are also laid to lawns. There is a walled access drive of Cadley Hill Road that leads to the rear of the site and the shed. There is a retaining wall north of the house and a pond. The change in level to the retaining wall varies form zero to 1.4m at its lowest. These features will be graded out.

Boundaries

The application site is contained to the north, west and south by private residential gardens belonging to neighbouring properties, with the boundaries being formed by informal fencing and/or mature tree and shrub planting. The frontage formed with low timber boarded fence circa 1.2m high. The boards are fixed at an angle with gaps between each board.



View from the south into phase 2

Site Conditions

There have been a number of reports completed that were associated with the Reserved Matters application and approval and are to be read in conjunction with this Design and Access Statement. The supporting documentation include the following:

- A.L.P Ambrose. Minerals Planning & Development Consultancy – Coal Mining Risk Assessment: Feb 2014 ref MR/14/2/WD/FG/1. No issues recorded.
-
- Peak Ecology Ltd. Ecological Consultancy. Daytime Bat Inspection of Trees: January 2014. It identified two potential trees where roosting bats could inhabit but at the time of the report there was no evidence that they had. It is considered that the recommendation in the report be followed and inspection carried out immediately prior to felling. This has been update by Brindle and Green and the latest version is dated January 2017, ref : BG16.223.1
- Brindle and Green Ecological Survey. Preliminary Ecological Appraisal incorporating a Phase 1 Habitat Survey and Protected Species Assessment ref : BG16.223.
- Influence-cla Ltd (Chartered Landscape Architects and Environmental Planners) : INCLA_N0235 Tree Survey The Woodlands. January 2014.
This report has been superseded by:
Influence. Arboricultural Report : N0374 (100) 001, Date: 08/12/16. The survey took place during November 2016.

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Cadley Hill Road.



Wye Lane



Hearthcote Road



Newman Drive

Neighbourhood character sets.

Cadley High Road: Mainly red brick of various shades and styles and one in render over brick. There are plain tiles and concrete tiles, brown/red to charcoal grey to the roofs. Mainly white PVC windows with one in brown and the existing house in steel (Critall style). A newer house has concrete cills and heads while the other houses have brick or no detailing.

Wye Dale: Mainly detached housing, pitched roofed two storey dwellings, multiple shades and coloured bricks, render and 'shock broker Tudor' render / timber paneling, PVC window and door in white or brown. Brick heads and cills, strings and quions. Roofs are mainly brown concrete tiles, either profiled or slate style.

Hearthcote Road: Mainly semi-detached and detached housing. Mainly two storey with a few bungalows mixed in. Walls are mainly rendered with the some in brick. Bricks per house vary on colour and style. Some brick detailing visible on the recent buildings at the eaves and visible but rendered over on others. Mainly concrete tiled roofs, with natural slate to the public house.

Swadlincote Lane: Mainly detached and semi detached housing, pitched roofed two storey dwellings, multiple shades and coloured bricks and render, PVC window and door in white. There is mixture of brick heads and stone cills. Roofs are mainly brown concrete tiles, either profiled or slate style.

Newman Drive: Mainly detached and some semi detached housing, pitched roofed two storey dwellings, multiple shades and coloured bricks and render over brick plinth, PVC window and door in white. Brick heads and brick string cills. Roofs are mainly brown or grey concrete tiles in duo style to look like plain tiles. Timber cladding to gable features and entrance canopies.

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3. Involvement

There was an email exchange between Richard Stewart, Area Planning Officer and Nick Grace of Grace Machin Planning & Property between in July, August and September as part of a pre-app discussion.

The outcome of these emails and discussions was a favourable response to the proposal for ten dwellings.



4. Proposed development

Proposed Use.

It is proposed to demolish the existing dwelling house and the associated out buildings on the site and develop the site to form ten new dwellings in its stead. This will mean an increase of nine dwellings.

There is currently two existing vehicle access', and one is will be maintained utilised as the amin access to the development site and will be upgraded to suit the multi- dwelling development. From this new access road, which will be constructed to an adoptable standard the new dwellings will have private drive access or in the case to the site frontage, a shared private drive, shared between teo units.

Scale and Appearance.

It is proposed that all the dwellings will be a maximum of two storeys. The height of the eaves and the ridge will be maintained at a domestic scale and will therefore be sympathetic to the domestic scale context. The visual impact of the dwellings will be reduced due to the extensive visual screening to the site's curtilage provided by the mature trees thatare to be retained as part of the development.

There will be garaging and car ports with off street parking to each dwelling with the exception of the 2 and one of the 3 bedroomed properties which will have hard standing for two cars each.

The proposed development will generate ten new dwellings and generates the following accommodation:

1	1733	5b	8p
2	1530	4b	8p
3	1453	4b	7p
4	1414	4b	8p
5	732	2b	4p
6	904	3b	5p
7	904	3b	5p
8	904	3b	5p
9	904	3b	5p
10	904	3b	5p



Materials.

The intention would limit the number of materials used on the site but this limit should not impede the variety of appearances.

The primary materials to be used will be red brick and one other, perhaps several shades darker. There will also be the opportunity to use render, both smooth and or scored to appear as Ashlar, and it will be possible to select some stone to pick out openings.

The roofing materials will offer less variety than the walls and limited to a dark grey concrete tile (to appear as plain tiles and slate). Combine these two choices with the other wall finish mentioned previously and the palette will offer the necessary variety.

At street level the use of boundary treatments will be important as to provide areas of defensible spaces to frontages. This can be achieved through planting where the depth of frontages are narrow, but where there is a deeper zone the introduction of metal railings over low brick plinth walls to the larger plots should be considered to create these areas. To the rear of the properties close boarded fencing will separate the rear gardens, whilst where rear garden back on to car parking areas walling should be considered as a more defined boundary treatment.

Layout and location.

The indicative layout proposed has been adopted and updated to suit the current design standards as 6Cs Design Guide for access and the turning configurations for service vehicles.

The numbers have been increased by utilising the space around the previous plots 5 and 6, using smaller floor plates and then to replace two of these instead of one larger plate, but the development is essentially the same.

LAND AT THE WOODLANDS, CADLEY HILL ROAD, SWADLINCOTE.



Therefore, it follows that the dwellings can be accommodated on the site without adversely affecting the protected trees on site or the residential amenities of existing or the proposed dwellings.

Landscaping.

The site will retain at least 20% of the site will be dedicated to woodland planting and landscaping. This will be achieved by the retention of the majority of the existing trees and their root protection areas. There will be an area to the entrance of the site that will be maintained as open space for the development and is where three of the main trees are located.

Some of trees will need to be removed to facilitate the development and these have been identified in the report completed by Influence's. Arboricultural Report : N0374 (100) 001, Date: 08/12/16.

Access.

The site lies close to the centre of Castle Gresley and its shops which are 0.6 miles from the site, an 11 minute walk to a local Sainsbury and Health Centre and has good links and affords quick access to Swadlincote, Derby and Ashby-de-la- Zouch. The principle of the access has been approved under the reserved matters application ref: 920014/0120.

On site, the proposed access leading to the properties and within the houses will be to the and current at the time of the Building Regulation application, the Approved Document Pt. M and others by association.

Sustainability

This sustainability assessment has been to evaluate and breakdown the key sustainability targets, which the development will hope to achieve. The focus of the Design and Access statement will be centred on six sustainable themes. These include, energy, materials, pollution, transport, waste and recycling and water.

Energy

The aim will be to reduce the overall energy use and maximize the potential for renewable energy supplies and uses. In all cases the development will meet and exceed the minimum standards of the building regulations Part L, targeting the market and to the affordable units alike.

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Design and Access Statement: Nick Hatching Architects Ltd.

All units will be fitted with low energy rated appliances, combined with low energy light bulbs would reduce the energy demand. Boiler efficiency has increased dramatically and will be used for space heating and hot water.

The proposal is currently targeting the 2013 Building Regulation's Part L1A 2016 edition.

Natural light. The layout of its units will maximize day lighting, which will ensure that window sizes and outlook provides adequate natural lighting for the rooms they serve.

Buildings should generally have where possible a section of roof that is orientated 30° of south for the solar hot water systems.

Natural Ventilation

The whole development has been designed to allow for natural ventilation, the windows are opening reducing the need for mechanical ventilation and/or air-conditioning.

Waste & Recycling

- The aim is to minimize the waste and maximize re-use and recycling both during construction and after/during occupation:
- storage facilities for recyclable waste
- refuse facilities will be provided on site and residents encouraged to use
- local recycling facilities within the area. Waste and recycling bins will be provided on site during the construction process.

Water

The aim is to conserve water resources, enhance water quality, incorporate a water sensitive design and minimize vulnerability to flooding. The proposals will concentrate on the use of water saving devices, such as low flush cisterns and low flow taps.

8. Summary

It is important to recognize the location and condition of the site with the context of Castle Gresley. The eastern boundary fronts onto the main route into Castle Gresley directly from the industry to the north and faces industrial units over to the east. To the north and south are other residential plots and the southwest is a farm. The outlooks from the site to the west and the south, are generally obscured by trees.

The site will generate up to 10 new properties, 3 more than the approved and will follow the same basic layout already considered.

