

DESIGN & ACCESS STATEMENT

CLIENT:	David Ashley Developments Ltd
PROJECT:	The Canal Inn, Bullbridge Inn, Ripley, Derbyshire DE56 2EW
PROJECT NUMBER:	A18-014
DOCUMENT NUMBER:	100
DOCUMENT SIZE:	A4
DATE:	18 th June 2018
ISSUE STATUS:	Planning
REVISION:	B

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REVISION NOTES

Rev No: -	By: -	Date: -	Issue Status:
A	SE	01/03/2019	Planning
B	CJW	20/03/19	Planning

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1.0 Introduction

Justin Smith Architects have been instructed by David Ashley Developments Ltd to produce this Design & Access Statement to accompany the Full Planning Application for 9 No. semi-detached/terraced dwellings & associated/enabling works on land adjacent to the Canal Inn, next to Bullbridge Hill, Ripley, Derbyshire, DE56 2EW.

It aims to illustrate how the brief site, site analysis, research, survey work, planning policy and construction have informed and affected the proposals covered in this application.

1.1 Site Planning History

The most recent planning application on the proposed site was an application for a certificate of existing lawful use in respect to a caravan park, the reference number for the application was AVA/2016/0898.

An Application/applications more relevant to this application relate to an empty site which lies directly to the west of the proposed site. The most recently application (Ref. AVA/2018/1059) was recently approved and consisted of 10 new dwellings of a similar size and scale to what we are proposing. The said site in question has had two previous applications associated to it. The original outline application (Ref. AVA/2010/1059) for 5 larger dwelling was refused but a further outline application (Ref. AVA/2017/0092) was made and conditionally approved in April 2017.

1.2 Project Overview

The proposed redevelopment for a residential use will accommodate 9 new homes. The site is currently vacant after recently being used as a caravan park. The proposed residential development includes:

- | | |
|---|---------------|
| 3 No. 2x3 Bed 5 Person Semi-Detached Houses | (each 116sqm) |
| 1 No. 3x3 Bed 5 Person Terraced Unit | (each 116sqm) |
| Parking provision of 200% for all plots. | |

2.0 Context

2.1 Context - Location

The Application site comprises of approximately 0.4522ha hectares of vacant land, which was previously used as a caravan park. The site is currently accessed off Bullbridge Hill and Kinder Crescent. Bullbridge Hill links on to the A610 to the south. The A610 connects directly with the A38 which has direct links to Derby and the M1 motorway.

The Ambergate railway station provides hourly services to Derby and Nottingham, the station is easily within walking distance of the proposed site. The Canal Inn Public House is located to the front of the site and is directly bounded by Kinder Crescent. The Building is Grade II listed and will play an important part in the development of the scheme.

2.2 Context - Physical

The existing site slopes from the North-West to the South-East alongside Bullbridge Hill Road. Obviously the main focal point of the site is the Canal Inn Public House and how any proposals relate to this building will be very important. The site also contains existing trees, these are highlighted in the tree report which accompanies this application. Residential developments lie to the east and south of the site, these are predominantly a mixture of two storey semi-detached and detached dwellings which take on various forms but are generally constructed in masonry with concrete roof tiles.

2.3 Context – Social

In accordance with the local authority design guidance for residential development and landscape character there will be no adverse effect on the wider landscape or any nearby residents.

2.4 Context – Economic

It is considered that the proposal will provide a high quality addition and example to the housing stock, and future developments within the local and wider area. We feel the proposed scheme reflects a gap in the local market as highlighted in the recently approved application and feel that the size of the proposed properties fits in well with its immediate surroundings.

The proposal will also provide opportunities to the local construction industry i.e. local tradesman, local suppliers and manufacturers.

3.0 Planning Policy

3.1 Planning Policy & Guidance

National Planning Policy Framework states that 'Good design is a key aspect of sustainable development. Is indivisible from good planning, and should contribute positively to making places better for people.

With a new Local Plan pending adoption and submitted to the Planning Inspectorate for approval, the relevant current policy which affect our proposal includes the following:

Residential Developments SPD (AVBC) 2007
Design for Community Safety SPD (AVBC) 2007

In terms of the current local plan the following Policy's will be relevant to the proposed development:

LS1: Sustainability

LS3: Design Principles - Seeks development which is contextual responsive and does not harm local character.

This design and access statement and accompanying drawings/documents aim to demonstrate that the proposed development would maintain and enhance local distinctiveness and show the design is appropriate to its locality and has taken into account the relationship of the site to the neighboring buildings.

LS4: Accessibility - Requires the needs of people with disabilities and restricted mobility to be taken into account in any new development where ever possible.

Level access will be provided to all thresholds of dwellings and have gentle gradients out on to the street. Parking areas have been designed to take into account disabled occupants requirements.

H3 Housing Outside Development

We feel this site should be classed as an opportunity for infill development due to the approved application on the adjacent site.

H12: Quality & Design of Housing Development - Seeks residential developments that are in scale and character with their surroundings, are responsive to landscape features, provide and protect levels of amenity and are accessible to transport links. Seeks a min density of 30 dph.

We feel our scheme fits in line with these parameters and feel it addresses them in a positive and successful manner.

EN1: Countryside

EN8: Trees

We are trying to follow a sensitive approach to the treatment of existing trees on the site and remove/disturb as little as possible, but where we have to remove any trees we will replace carefully and thoughtfully to suit the new layout.

NO TREES WILL BE FELLED WITHOUT PRIOR APPROVAL FROM THE LOCAL AUTHORITY.

EN15: Listed Buildings

The schemes relationship with the grade II listed Canal Inn and been carefully thought through and our objective is to positive impact on it and not harm its character or setting upon the local area.

3.2 Ripley Neighborhood Plan 2014-2028

H2: Other Housing Sites:

The site is not one which is allocated in the Ripley Neighborhood Plan and as such needs to be considered against Policy H2 of the Ripley Neighborhood Plan. This states that favorable consideration will be given to developments of 15 or less dwellings. As such we believe that this proposal complies with the guidance of the Ripley Neighborhood Plan.

3.3 Emerging Local Plan

Whilst the submitted emerging Local Plan is yet to be fully adopted and rubberstamped by the Secretary of State, the following future policies have been considered.

SS1: Presumption in favour of sustainable housing

SS2: Housing need and housing land provision/distribution

SS11: Countryside

H4: Housing types, mix and choice

EN1: Managing flood risk

EN2: Heritage Assets

EN4: Listed Buildings

EN10: Landscape character and features

EN11: Biodiversity

EN12: Pollution

EN17: Quality design of development

IN1: Transport

4.0 Design

The main objective of this scheme is to create an attractive and thoughtfully designed place for people to live and enjoy themselves in an environment that fosters a strong sense of neighbourhood and community. It is important to establish a development that can create its own identity but can still integrate within its setting and create a sense of place.

4.1 Use

Class C3 residential dwellings.

4.2 Amount

The proposed site area is: 4,522.55sqm

The floor area of each dwelling are: 116sqm

4.3 Layout

The layout has been formulated by certain constraints and opportunities which are highlighted in section 4.5 of this document. Primarily though the scheme has been developed to compliment Canal Inn Grade II listed building.

4.4 Scale/Design Concept

The scale and design of the development has been evolved from local Housing requirements and designed to fit in line with the approved application for 10 semi-detached dwellings on the adjacent site to the North-West. The design concept has also been informed by the existing Grade II listed Canal Inn which fronts the site. The original idea was to frame the existing public house and line the new street layout along the same axis, we also aim to create a development free buffer zone around the Canal Inn in order for it to retain its prominence in the immediate surrounding area. The revised scheme has been designed to be more subservient to the public house and aims to retain the existing public house garden space along with the willow tree which was earmarked for removal but will now be retained in line with the tree officer comments.

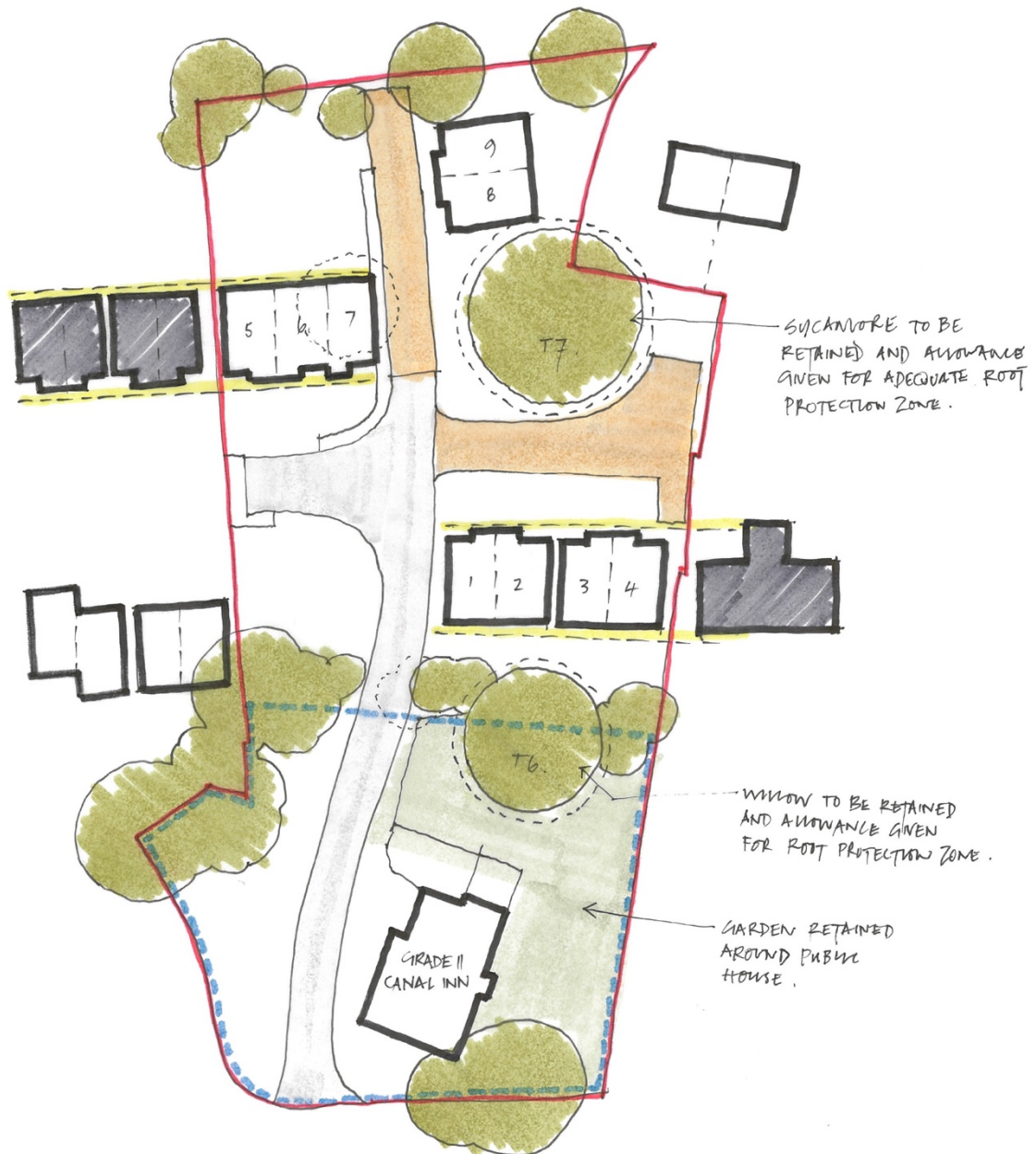
The proposed buildings will be of an appropriate height to reflect neighbouring/local housing schemes, orientation should maximise passive environmental design principles and private amenity provided through rear gardens that are secure and offer a safe environment.

We feel it is important to create a street based layout that has clear public to private boundaries and one which contains a variety of house types. We have also tried to orientate the proposed dwellings in a way to maximise natural surveillance through active frontages whilst at the same time creating good connectivity for both pedestrians and vehicles alike. There are obvious benefits from providing active frontages as they help to create attractive street scenes whilst at the same time they help to provide secure environments which help to encourage social interaction. The new access road and pathways along with the new shared surfaces have to be easily accessible by refuse vehicles, service vehicles and cars.

We are looking for the design of the site to be innovative and have a modern approach but feel it must still respect the character of the area and the settlement as a whole. It is also important to provide a development which respects the character of its setting and wider context and ensure that the scheme displays distinctiveness and architectural interest with an attractive street scene incorporating good quality public and private spaces, which is an essential component of good quality housing provision.

4.5 Constraints & Opportunity's

The sketch diagram below illustrates our constraints and opportunities associated with our proposed scheme.



4.6 Landscape

The Landscaping of the proposal encourages the retention of the existing trees located on the site. This can be seen in the accompanying drawings and documents. A tree survey highlights the existing quality of trees currently situated on site. The proposed layout and removal of trees is considered to be acceptable concurring with the arborists report. Where trees are removed they will be replaced accordingly.

4.7 Appearance & Materials

It is considered that the proposed appearance of the new build dwellings has been carefully chosen to minimise the impact of the buildings in the countryside whilst reflecting local rural vernacular. Therefore, two storey construction is proposed, with load bearing walls and dual pitched roofs. The palette of materials is reflective of the existing dwellings around the site. Exterior materials on the proposed builds are expected to be predominantly brickwork, all as per the accompanying documents/drawings. The roofs will be finished with be Staffordshire blue clay plain tiles. GRP chimney's will also be incorporated in to the scheme to give skyline interest.

4.8 Coalescence of Villages

The proposal will have no impact on the coalescence of local villages as the proposed site does not protrude/extend any further North beyond the existing Bullbridge housing cluster.

4.9 Heritage Impact

Please refer to the accompanying heritage statement for further information with regards to the grade II listed Canal Inn.

It is worth noting that are aim has always been to produce a scheme which will enhance the setting for the Canal Inn and believe the proposed scheme will secure its future. Policy EN24 of the Local Plan states that development proposals within the setting of a listed building will only be permitted where the proposals contribute to the preservation of the listed building and its setting. The development will aid in the preservation of the existing public house and help to retain its current usage for the foreseeable future.

4.10. Local Amenities

The site is within walking distance of Fritchley Primary school and approximately 1.3 miles from Crich, where there a variety of local amenities including shops and services. A post office is within walking distance in Sawmills.

4.11 Social

The proposal seeks to support local communities by providing the required housing supply along with a high quality development, the scheme will provide 9 much needed homes to the local area and contribute to the Borough Council's housing need and five-year housing land supply.

5.0 Access

5.1 Site Access

Please refer to accompany drawings/documents for further information relating to the proposed entrance details

The application site currently has two accesses, one feeds out on to Bullbridge Hill and the other connects on to Kinder Crescent. We have proposed to block the entrance on to Bullbridge Hill and solely use the access to Kinder Crescent allowing for any necessary adjustment, we believe this provides the safest solution for the proposed development.

It is proposed that the access road will be highways adoptable with a 7.5m corridor width, 4.8m carriageway width, 2m Footway and 0.7m service strip and the main access junction 6m Radii provides 2.4m x 103m Visibility splays as illustrated on the accompanying drawings.

There will be sufficient parking and turning space located within the proposed development, each dwelling will have a minimum of 2no. allocated parking spaces. This falls in line with Derbyshire County Council guidance. The proposals have also been considered against the requirements of the 6'C's Design Guide and the Manual for Streets.

The Proposal Site is well connected to public transport links with a bus stop which links the area with Belper & Ripley. As previously mention Ambergate Railway station is within walking distance and from there you can get regular connections to Derby and Nottingham. Travel by car is benefited by close links to the A38 which links the area to Derby and the M1 motorway.

Any new access works will be undertaken before any development work commences.

Throughout the development vehicle wheel cleaning facilities will be provided.

6.0 Site Drainage

6.1 Flood Risk

The application site is under 1 Ha. And is within flood zone 1, which is an area at the lowest risk of flooding, therefore a flood risk assessment is not required to accompany the application.

6.2. Soil Compaction

Care will be given during the construction phase with regards to soil compaction on the site as over compaction of the land may lead to an increase in surface water rates.

6.3 Soakaways/Infiltration drainage systems

The scheme will allow for using soakaways on applicable dwellings, Infiltration drainage systems should not be used within 5m of a building and the contractor is to follow guidance given in CIRCA Report 156 – Infiltration Drainage- Manual for good practice. Soakaways for areas less than 100sqm, these are generally formed from square or circular pits filled with rubble or lined with dry jointed masonry or perforated ring units all per document H of the Building regulations, If required percolation and volume tests can be undertaken.

7.0 Sustainable Design & Construction

7.1 Environmental Design

The development will be designed to meet the requirements of the current Building Regulations, specifically the requirements for Approved Document Part L – Conservation of Fuel and Power, and Part F – Ventilation, ensuring good levels of heat retention and ventilation are achieved.

7.2 Energy Efficiency

The dwellings will be designed to have high standards of energy efficiency by limiting the heat loss across the building envelope, in order to minimise the overall energy demand in line with the requirements of the Building Regulations Approved Document Part L.

7.3 Water Management and Weather Resilience

The site is situated in an area of low probability of annual flooding as detailed on the environment agency flood map. The site drainage design will avoid, reduce and delay the discharge of rainfall to public sewers and watercourses. This will protect the watercourses and reduce the risk of local flooding, pollution and other environmental damage.

8.0 Supplementary Information

8.1 Construction Working Hours

If the application proves successful we feel that the development would benefit from set working hours, which should be agreed with the local authority prior to any construction works starting on site.

8.2 Shared Accesses/Driveways

No gates will be constructed on entrances to shared accesses/driveways.

9.0 Conclusion

This design and access statement has shown that the scheme has assessed the site's full context, including physical, social and economic characteristics.

A sensitive and contemporary design has been developed using a pallet of materials which responds to the context of the local area and creates a modern vibrant style. We believe the proposal would contribute positively to the Economic, Social, and Physical context of the site within the Bullbridge settlement.

We believe the proposed scheme represents a sustainable form of development and therefore falls in line with NPPF policy

The proposal is considered to create 9 much needed quality semi-detached/terraced residential dwellings. In turn this would not cause any adverse impact on any neighboring residents and would meet highways requirements.

As such, the proposed development is in accordance with the advice contained within Local and National Planning Policy.

The resulting scheme represents and provides high quality family living environments both visually and sustainably. It is submitted that the proposed development complies with relevant planning policy and as such should be duly recommended for approval.