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## Design and Access Statement



**urbandesigns**

Land at Waverley Lane /

Shobnall Street– Burton Upon Trent - Staffordshire

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# Introduction

Urban Designs Ltd have been instructed by Fitzpatrick Cruise Ltd on behalf of Trent and Dove Housing to produce this Design and Access statement to accompany a Full Plans application for 26 dwellings and ancillary works relating to the former Burton Day Services, Shobnall Street/ Waverley Lane, Burton Upon Trent, Staffordshire. DE14 2HE.

The purpose of this statement is to set out an assessment of the site and its surroundings in terms of the physical and planning context and set out the proposed design solution including use, amount of development, access arrangements, layout of development, scale of buildings, landscaping treatment and appearance.

This statement should be read in conjunction with the other supporting documents that accompany the planning application.



# Background

## The local area

The site is located less than 1 mile north west from Burton Upon Trent Town Centre. It represents a sustainable location for development with all that Burton Town Centre has to offer in terms of shopping, restaurants and bars within a walking distance of 20 minutes and 10mins walk to Burton train station

The site is accessibility to public transport, the number 3 and 8 bus stop is located along Shobnall Street which provides services to both Burton Town Centre and Queens Hospital and the number 10 bus stop on Shobnall Road with services into the town centre and the terminus on Henhurst Hill. Burton Main line railway station connects to major regional cities of Birmingham, Nottingham and Sheffield. The A38 provides Burton with a direct connection to Derby to the north and Lichfield and Birmingham to the south.

Local facilities include Primary Schools at Shobnall Road and Outwoods Street, Grange Community School, Grange Youth Centre, Shobnall Leisure Complex, Shobnall Sports and Social Club, Local shops and pubs.





# Evaluation

## Site Constraints

### General Description

The Site, which measures 0.53ha, is situated within the residential area to the north east edge of Burton Town centre, on the corner of Shobnall Street and Waverley Lane on the site formally the Burton Day Services. The site is flat and roughly triangular in shape and bound on two sides by hedges and trees.

Existing Buildings of the former day care centre is of modern design, and suited to its current use. Reuse of the building for alternative uses would be limited. A large tarmac parking area is located to the North of the site, adjacent to the site entrance.

### Site Topography

A topographical survey reveals a drop in level from the corner of Shobnall Rd and Shobnall St with the proposed site of approximately 3.5m in the form of a grassed bank. Existing access to the site is off Waverley Lane which is relatively level at this point.

### Boundaries

The boundary is well defined along Shobnall Street and the corner of Shobnall Road with existing trees. Existing dwellings and their gardens lie along the western edge of the site. The northern edge of the site lies along Waverley Lane and is defined by a low level brick wall. The site along this boundary overlooks the gable end of dwellings along Shobnall St and their gardens.

### Landscaping + Ecology

There are no watercourses within or adjacent to the site and no evidence of any protected animals within the surveyed area. No evidence of any roosting bats within the site have been detected. A number of existing trees will be removed at the corner of Shobnall Street and Shobnall Road however a large number of trees will be retained as part of the proposed development.

### Movement and Circulation

The only vehicular access onto the site can be formed off Waverley Lane, with a 30mph speed restriction where visibility can be achieved. There is an existing pavement parallel to the road for pedestrian use.





# Evaluation

## Site Photos

1. Site viewed from corner of Shobnall Street and Waverley Lane.
2. View from corner of Shobnall Road and Shobnall Street.
3. View of site from Waverley Lane.

1



2



3





# Evaluation

## Local Context

In understanding what the new development should look like it is important to consider the built form and architecture of the local area.

Burton is a town on the River Trent in East Staffordshire and is known for brewing.

Within the area around Shobnall Street the character and appearance of the streets is particularly varied in style and overall quality with a broad mix of housing styles. The area has a mix of older 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century buildings along with recent residential development within close proximity of the site. Most of the houses are of the traditional Terrace form along with a mix of dwellings including some bungalows, 1.5 storey properties and 2 and 2.5 storey detached properties.

There is a mix of materials within the area predominately, brick and rendered properties. Roofing materials tend to be predominantly grey tiles.



Dwellings around Proposed Site

# Planning Policy

## NPPF

The NPPF, which was adopted in 2012 has a presumption in favour of sustainable development. This states permission should be granted unless:-

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

## East Staffordshire Adopted Local Plan

The East Staffordshire adopted local plan has a number of policies which are of relevance to this site. Principle 1 has a presumption in favour of Sustainable development reflecting the NPPF. The site is located within settlement boundaries and within a residential area. As such, the principle of residential development on this site should be acceptable.

- Policy SP16 seeks to provide a mix of housing that reflects local housing needs.
- Policy SP17 seeks up to 40% affordable housing on sites of 4 or more.

## Supplementary Planning Documents

Supplementary planning document "The East Staffordshire Design Guide" highlights good design practices and highlights acceptable, and unacceptable design solutions along with considerations which should be taken in drawing proposals for residential development.

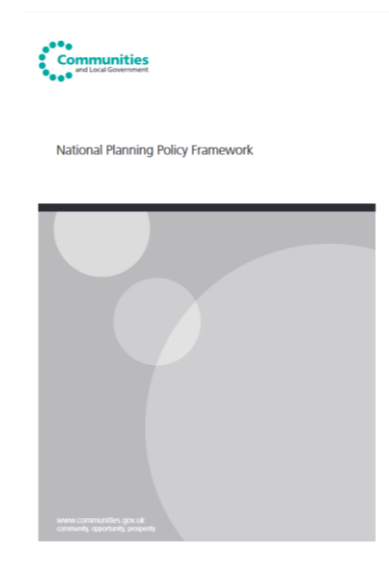
## Draft Neighbourhood Plan

The draft Shobnall Neighbourhood plan has entered the consultation period, which ended on 4<sup>th</sup> October. This document will be reviewed following representations received prior to adoption. At present this document holds limited weight, however, it should be noted that the site is identified within policy HD4 as site number 3, which identifies the site as suitable for a market led housing scheme, apartments or sheltered housing. It also looks at the possibility of opening up a new footpath route beneath Shobnall Road where a former railway bridge beneath the bridge is currently blocked off.

A number of policies are highlighted within this document, which are

HD2, which seeks to secure private and shared amenity space stating an area of 70m<sup>2</sup> for 1 and 2 bedroom properties and 100m<sup>2</sup> for larger dwellings.

HD3 seeks a mix of dwellings within the neighbourhood including starter homes, larger family homes and affordable houses.





# Design Objectives

The information gathered from the evaluation process has informed a number of design objectives which have led to the final design of the site.

These are:-

- Defining the new development by way of a corner feature building to north east corner;
- Retention and expansion of the existing trees and hedges and habitats to the boundaries of the site creating additional ecology and aesthetic functions;
- Creating an attractive, active street scape by extending the Waverley Lane frontage;
- The inclusion of a focal point for the development;
- The creation of green spaces with pedestrian orientated streets, improving the walkability of the site and without being dominated by cars;
- An appropriate mix of affordable house types for the site and the needs of the local area.
- Consider the use of sustainable urban drainage (SUDS) to effectively manage surface water.
- Construction of energy efficient homes which reduce carbon emissions and environmental impact.



## Housing styles and materials



# Involvement

## Developing a concept

Once the design objectives and place making principles were established a layout design was produced to provide details of how the site could be developed.

A focal point for the development was needed. The draft layout identified a corner building with a strong outward looking frontage.

The layout was designed to continue the existing nature of the strong street frontages along Shobnall Street and Waverley Lane and continue this theme through the site which characterise the area and optimising the views from each dwelling.





# Final Design



## Layout

The layout has been designed with a strong building line along Waverley Lane creating a clear continuation of dwellings with the existing street scape, providing good enclosure and active edges to the street. The boundary treatments also assist in defining the private spaces which have been dealt with at the detailed design stage.

A prominent corner building is proposed at the north-east corner of the site creating a strong identity to the new development. This multiple aspect building is orientated to respect the views of the existing dwelling on the opposite side of the road.

When entering the site new dwellings are set back from the road and served by private drives. Some of the dwellings front the main road, whilst others are orientated to reveal gable ends, this serves to create an attractive and varied street scene which mirrors the building line of existing properties. The new frontage will include pairs of semi-detached dwellings and a terraced block reflecting the existing fabric of the area.



# Final Design

## Scale

The scale of the buildings will be a mix comprising predominantly of semi-detached and terrace dwellings, suitable within the Shobnall context. In terms of building heights the dwellings are a mix of 1.5, 2 and 2.5 storey in keeping with the local area.





# Final Design

## Appearance

The appearance of the development will take on a more contemporary feel, in keeping with the character and appearance of the more recent buildings within the local area. Careful consideration has been given to the materials and finishes to be used along with appropriate window styles, door styles and roof pitches. It is proposed, that the dwellings will be built from facing brick and render with grey roof tiles, reflecting the diverse local vernacular. Overall the use of these materials will create a scheme which fits within the context of Burton Upon Trent.



# Final Design

## Landscape Proposals

Part of the landscape proposal for the scheme is the retention of some of the existing trees and hedgerows along the boundaries of the site. These provide a mature and attractive landscape setting for the new dwellings. The treatment of the spaces in between the dwellings and the street itself has also been an important factor in creating an attractive settlement and place to live.

Within the scheme front boundary treatments are limited areas with small frontages with trees and shrubs interspersed within the scheme to soften the edges to the built form. A green edge is provided to the development along the eastern boundary with some dwellings fronting this space.

An important part of the quality appearance of the development is the mix of hard landscaping proposed for the roads and driveways within the scheme. The roads, shared driveways and private surfaces are all treated with different hard surfaces in contrast to the tarmac road access from the main road. These materials have been carefully selected to add to the aesthetic quality of development as well as defining hierarchy of spaces and defining private and public areas.

A detailed planting scheme will be provided as part of the proposals.





# Access Statement

The design approach to the layout of the road network and provision of parking within the scheme is to create pedestrian friendly streets ensuring that the presence of parked cars do not dominate the street scene. Parking spaces on private driveways are provided, which are mostly located to the front of the properties. A parking court has been provide accessed of Waverley Lane, this serves to avoid parking to the front of these dwellings onto Shobnall Street. Parking has been well integrated within the street scenes and dwellings are orientated so that they provide natural surveillance to parking areas. It is intended for the roadways to remain private and be managed by a management company for the development.

It is intended that the new dwellings will be served by the local authority refuse collection service by way of entering the site via Waverley Lane. Each dwelling will have a 240-litre general waste bin, a 240-litre garden waste bin and recycling bin to dovetail into the requirements of Staffordshire Council and these will be located in the rear gardens, which will allow for kerbside collection to all dwellings on the site. Some properties are to be served by bin collection points, which have been highlighted on the layout. Bins should be presented at these points on bin collection points by residents.

The scheme will be designed to comply with approved document M of the building regulations, which includes level accesses into dwellings, and doors at entrance level of a width suitable for wheelchair access.

All doors to the development will comply with all relevant building regulations including Part M.

Provision for the following has been included: Entrances: Level thresholds to all entrance doors and minimum clear widths to comply with Building Regulations Approved Document Part M will be provided.

