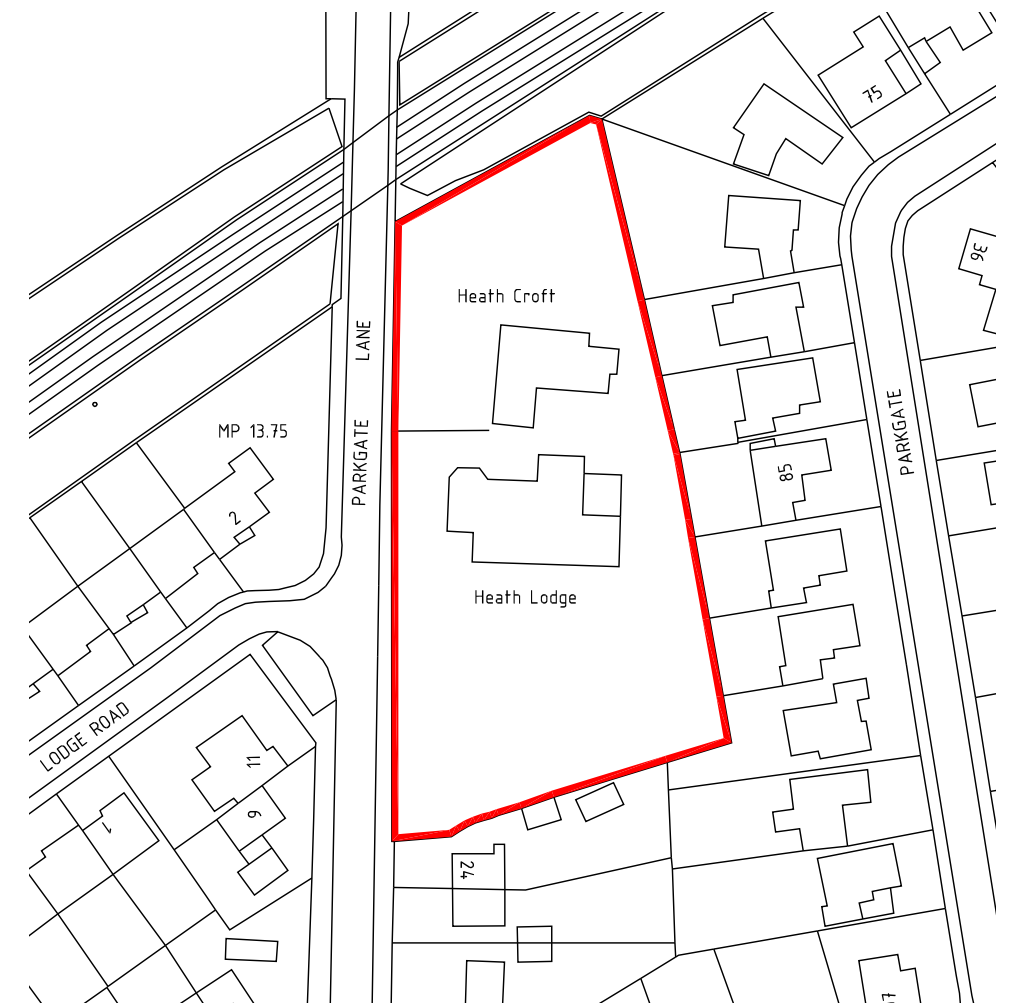


Parkgate Lane

Knutsford

DESIGN & ACCESS STATEMENT



CONTENTS

PAGE 2	1	PAGE 5	2	PAGE 11	3
INTRODUCTION		SITE ANALYSIS		CONSTRAINTS & OPPORTUNITIES	
PAGE 14	4	PAGE 17	5	PAGE 21	6
CONCEPTS & PRINCIPLES		DESIGN PROPOSALS		SUMMARY	



barrie
newcombe

ASSOCIATES

WINNINGTON HALL
WINNINGTON
NORTHWICH
CHESHIRE
CW8 4DU

T: 01606 782500

INTRODUCTION

1

The background to this planning application

01 INTRODUCTION

Purpose of the Statement

This statement has been prepared by Barrie Newcombe Associates Ltd on behalf of Thomas Jones and Sons Ltd to accompany a full planning application for up to 14 dwellings on land east of Parkgate Lane, Knutsford.

An assessment of the site and surrounding area has been undertaken to demonstrate the suitability of the site for residential development and to establish the general design principles.

The proposal comprises of a mix semi and detached open market market housing. A Site Plan has been provided to demonstrate the level of development envisaged.

This statement has been prepared in accordance with the Assessment, Evaluation and Design process recommended by Circular 01/2006 and best practice as set out by CABE in its document "Design and Access Statements: How to write, read and use them"(2006).

It also accords with The Town and Country Planning (Development Management Procedure) (England) Order 2010 which also sets out the following requirements:

(2) An application for planning permission to which this article applies shall be accompanied by a statement about:

- a. the design principles and concepts that have been applied to the development
- b. How issues relating to the access to the development have been dealt with

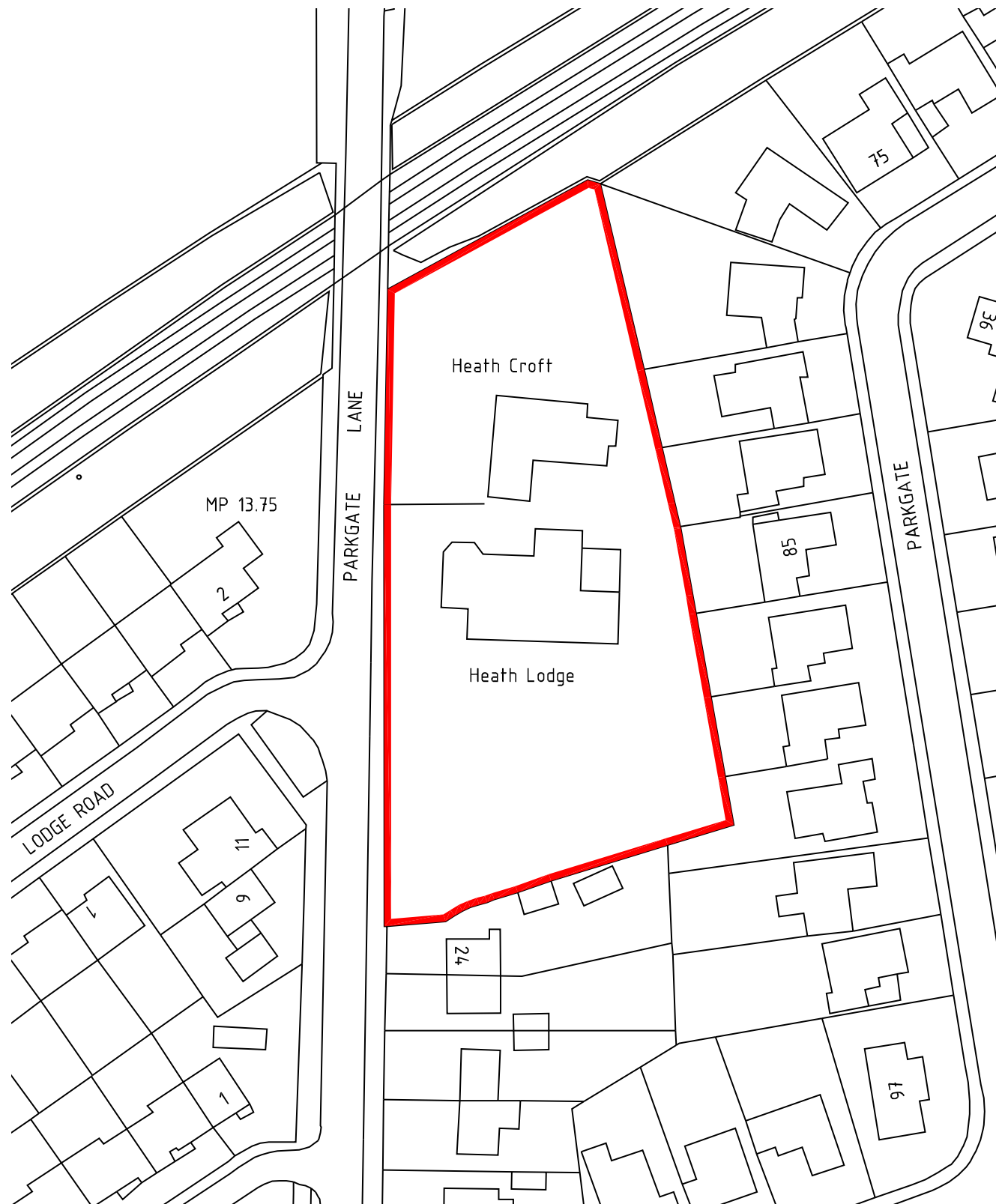
(3) A design and access statement shall:

- a. explain the design principles and concepts that have been applied to the following aspects of the development
 - i amount
 - ii layout
 - iii scale
 - iv landscaping
 - v appearance
- b. demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use.

(4) A design and access statement shall also:

- a. explain the policy adopted to access, and how policies relating to access in relevant local development documents have been taken into account
- b. state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of such consultation, and
- c. explain:
 - i how any specific issues which might affect access to the development have been addressed
 - ii how prospective users will be able to gain access to the development from the existing transport network
 - iii why the main points of access to the site and the layout of access routes within the site have been chosen, and
 - iv how features which ensure access to the development will be maintained

01 INTRODUCTION



Location Plan

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with” (para 80.DCLG Circular 01/2006)

This document achieves this within the following sections:

1 Introduction - sets the background and purpose of the document

2 Site Analysis - considers the site and its surroundings in terms of the physical, social and planning context and outlines the stakeholder participation and consultation undertaken as well as its key findings

3 Constraints & Opportunities - identification of the site's constraints and opportunities in order to inform the design principles which underpin the development of the site

4 Design Concept & Principles - sets out the design principles and concepts that have helped to shape the design

5 Design Proposals - presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of the buildings, landscaping treatments and appearance

6 Summary - provides a summary of the statement

SITE ANALYSIS

2

**Examining the site and its
wider context**

02 SITE ANALYSIS

About Knutsford

Knutsford is situated on the Cheshire Plains on the eastern side of the M6 south of Manchester and north east of Northwich. The town's proximity to Manchester has helped Knutsford to become a commuter town for those employed in Manchester.

The Site

The site itself is located on the northern fringes of the settlement on the eastern side of Parkgate Lane.

The site covers approximately 0.35 hectares being roughly rectangular in shape, measuring 105m in length and 50m across the width at its widest point.

Currently the site consists of two large residential properties and surrounding gardens.

The site is situated on the edge of a residential area and is bounded to the north by railway lines. Around the rest of the site are other residential properties.



Aerial photograph showing site location

02 SITE ANALYSIS

Visual Analysis

Park Lane borders the whole of the site's western side with visibility onto the site limited by a fence, tree line and hedgerow. Vegetation around border of the site limited views onto the site. Views of the site from the north are also obstructed due to the railway along the sites northern border. Residential properties abut the site to the east and south which further limit visibility onto the site from the public domain.



Parkgate Lane south facing

Highways and Access

Parkgate Lane

Parkgate Lane, runs north-south off Mobberley Road and passes past the western boarder of the site. It is flanked by footpaths on both sides. The road is subject to a mandatory 30 mph speed limit and has adequate street lighting around the site.

Further infomation on highways and access is available in the technical note by S.C.P submitted for this application.

Railway alongside the site's northern boundary



Existing Pedestrian & Cyclist Facilities

No public footpaths currently exist on the site. Further north along Parkgate Lane Knutsford FP11 provides access to the local countryside.

There are currently no cycle routes existing around the site.



Parkgate Lane north facing

02 SITE ANALYSIS

Bus Services

The nearest bus stop to the development site is located on Mobberley Road south of the site. The service is between Knutsford Bus Station and Altrincham running once every hour.

These services operate from early morning until the late evening. There is also a good weekend coverage on Saturdays and a reduced number of services operating on Sundays.



Site entrance

Drainage

The site is located within Flood Zone 1 and therefore has a 'low probability' of fluvial and/or tidal flooding.

Landscape Features

The site consists of buildings, hard standing and gardens. There are mature trees around the site boundary that screen areas of the site.

An Arboricultural Implication Assessment by Coppice Landscapes has concluded that there are no trees on site are subject to Tree Preservation Order, Conservation controls and trees identified for removal are of either in an undesirable location, poor condition or of low amenity value. Further detail on this can be found in the Arboricultural Implication Assessment that has been submitted for the application.

A bat survey and great crested newt assessment has been undertaken by EVR Ecology which concluded that the proposal would not impact on both species surveyed. Further information on survey and assessment can be found in the report by EVR Ecology which has been submitted for this application.

Services & Facilities

The site is located within easy walking and cycling distance of many local services and amenities that would be required on a daily or weekly basis.









The town is well served for schools, including Manor Park School on Manor Park North and St Vincent Primary School on Manor Park South. The town also has many community facilities including churches, community centres, areas of public open space and a library.

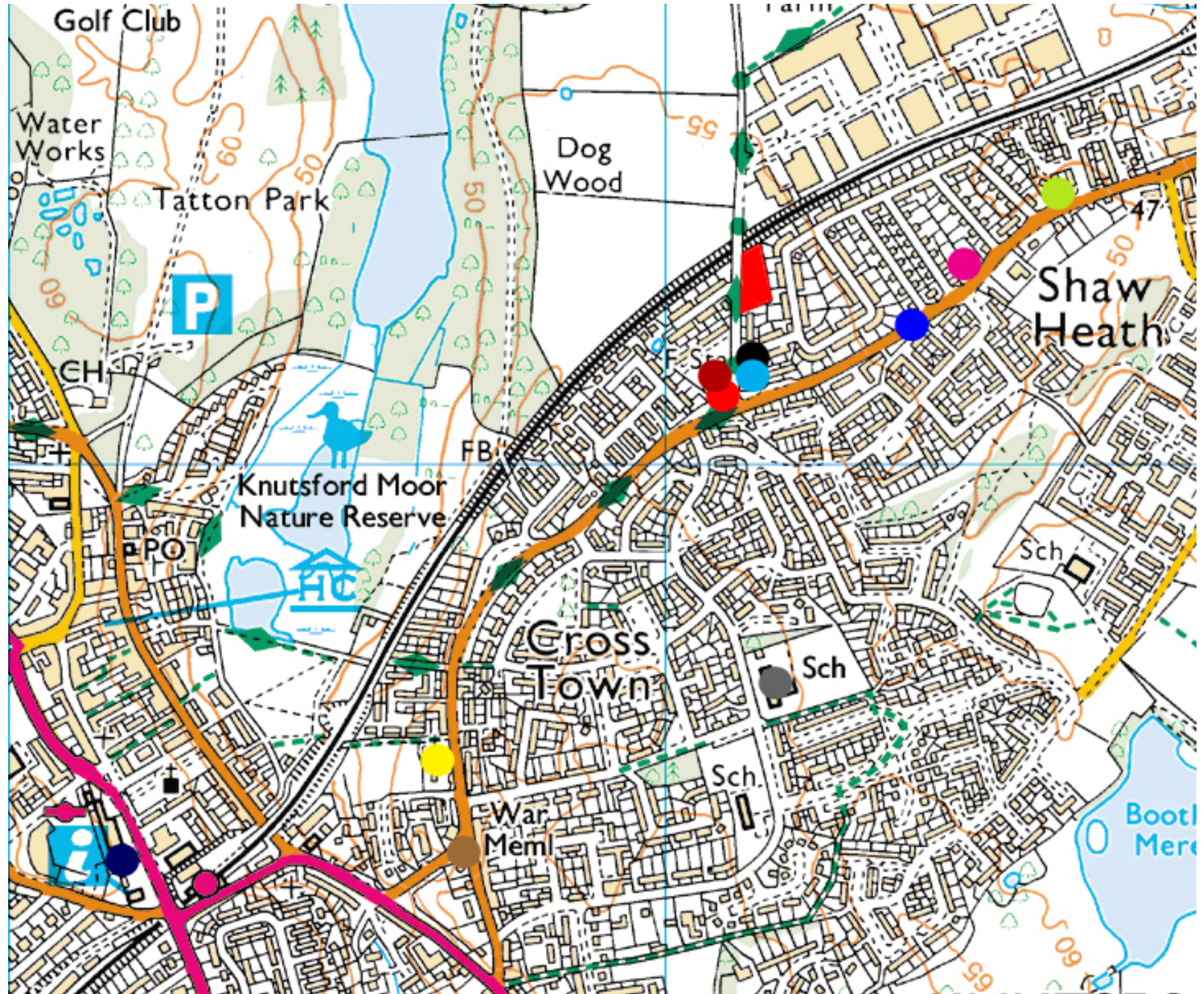


Rose and Crown, Knutsford

02 SITE ANALYSIS

Services & Facilities

FACILITY	DISTANCE
 Bus Stop	500 metres
 Post Box	180 metres
 Health Care	600 metres
 Pharmacy	125 metres
 Place of Worship	900 metres
 Primary School	700 metres
 Post Office	750 metres
 Public House	1050 metres
 Convenience Store	120 metres
 Fire Station	130 metres
 Library	1650 metres



Plan showing local facilities

02 SITE ANALYSIS

Planning Policies

Policy and guidance, which covers the local area, has been utilised to inform the design process. These include:

- National Planning Policy Framework (NPPF) 2012
- Macclesfield Local Plan 2004 (Saved Policies)
- Housing for local people and Affordable housing SPD

Full details of the policies and guidance relevant to this application can be found within the Planning Statement that accompanies this Statement. The policies and guidance that are applicable to urban design are set out below.

National Planning Policy

Paragraph 7 of NPPF sets out the Governments further commitment to good design:

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”

Government planning policy in the form of NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment.

One of NPPF’s core planning principles intended to underpin LPA decision taking is to:

“always seek to secure a high standard of design and a good standard of amenity for all existing and future occupants of land and buildings”

CONSTRAINTS & OPPORTUNITIES

3 Identifying the issues that have affected the design of the scheme

03 CONSTRAINTS & OPPORTUNITIES

Following the assessment of the site and its surroundings in the previous section a number of constraints and opportunities associated with the proposed development on the site have been identified. These are outlined below and illustrated on the constraints and opportunities plan. Each of these constraints and opportunities have been used to inform the design proposals for the site.





Constraints

- Impact on adjoining residential areas
- Impact on local amenities
- Noise from the adjacent railway
- Retention of mature planting to boundaries and protection of existing trees

Opportunities

- Develop a site that will provide a wider range of choice of housing
- The site sits adjacent to an existing residential area and is physically well contained by the established wall, hedgerows and planting
- Close to existing local amenities ensuring that the site is sustainable

03 CONSTRAINTS & OPPORTUNITIES

- Key
-  Sensitive boundary
 -  Existing hedge
 -  Existing trees
 -  Site boundary



CONCEPTS & PRINCIPLES

4

Creating streets and spaces

04 CONCEPTS & PRINCIPLES

Design Principles

The design principles used to inform the development are as follows and are illustrated on the design principles plan.

Principle 1 - Connectivity

To connect pedestrian and cycle routes to the existing network and create the opportunity to link the proposal with employment sites, public transport and the town centre. The principal pedestrian connection will be provided via the existing footpath alongside Parkgate Lane.

- Encouragement of walking, cycling and public transport use
- Provision of sufficient parking
- Integration of the development into the existing movement network
- Safe direct access to the existing local services facilities including schools, employment, doctors and shopping
- Maintaining a human dimension in terms of scale to the built form for ease of orientation
- Provide car parking designed in a way that does not dominate the public realm
- Control of access to private areas particularly rear gardens
- Convenient, safe direct access to the existing road network

Principle 2 - Circulation

To create a structured and legible vehicular circulation within the site. This will be based upon the single vehicular access point from Parkgate Lane. From this more informal shared surface roads and private drives will be created. These will be easily distinguishable by changes in road alignment, width and material.

- Encourage walking, cycling and public transport use
- Provision of sufficient parking
- Integration of the development into the existing movement network
- Safe direct access to the existing local services and facilities including schools, employment, doctors and shopping
- Maintaining a human dimension in terms of scale to the built form for ease of orientation

04 CONCEPTS & PRINCIPLES

Principle 3 - Character

Hard and soft landscaping is to be used throughout the public realm to deliver a high quality environment. Appropriate buildings materials will provide continuity throughout the development.

- Provision of a clear hierarchy of connected spaces and places
- Respond to the existing site topography including consideration of views in and out of the site
- Retention of existing landscape features where possible
- Harmonise with or enhance the existing settlement pattern in terms of physical form, patterns of movement and land use
- Respond to the existing roofscape of the immediate context
- Include architectural detailing and materials found elsewhere in the vicinity of Knutsford
- Provide the opportunity to maintain a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context
- Minimise impact of the development on the surrounding context
- Install key focal buildings at the end of vistas
- Landscape casement windows to match existing buildings

Principle 4 - 'Development Form'

The built forms are layed out along a public cal-de-sac arrangement and will provide enclosure of the street space and overlooking of the public realm.

- The retention of tree planting along the edge of the site to form an informal visual screen to the railway and residential areas beyond.
- Creation of a clearly defined public realm through the provision of continuous building lines and variations in enclosure of private spaces
- Create a strong frontage to the public arena whereby front doors and windows increase surveillance and create an attractive street scene
- Creation of a clearly defined public realm through the provision of continuous building lines and variations in enclosure of private spaces

DESIGN PROPOSALS

5 Presenting the Design

05 DESIGN PROPOSALS



Site Plan

05 DESIGN PROPOSALS

Layout

The layout has been determined by a number of factors:

- Single vehicular access off Parkgate Lane
- Proximity to the railway line north of the site

The indicative Site Layout demonstrates how the principles considered in Section 04 can be applied to the development. The initial capacity and concept analysis for the site has determined the most appropriate way of massing the accommodation.

The layout of the proposals have been carefully considered to ensure the safety or perceived safety of those living in or visiting the development. This has been achieved by backing development onto sensitive boundaries and buildings fronting onto Parkgate lane has been set parallel to the road. This ensures areas of public realm are overlooked and private amenity spaces are located to the rear.

Sustainability

The construction of these dwellings will aim to reduce energy consumption and maximise energy efficiency. Careful consideration will be given to provide overall thermal performance and heat loss solutions in accordance with Part L of the building regulations.

The construction process will source local materials and suppliers which will reduce transport emissions both to and from the site.

In terms of drainage it may be appropriate to include aspects of a sustainable urban drainage system. The potential for such features will be addressed at detailed design stage.

Use & Amount

The assessment of the site and its surroundings has been provided to demonstrate the suitability of residential development on the site.

The indicative layout features 14 dwellings with a mix of traditional semi's and detached open market housing.

The proposed density across the site is 40 dwellings per hectare. This represents an efficient and effective use of the land whilst reflecting the density of the surrounding development.

05 DESIGN PROPOSALS

Access

The application is for detailed planning permission, reserving all matters apart from access.

Access to the site will be through a single access point off Parkgate Lane.

The single point of access and size of the site restricts the internal circulation to the principle of cul-de-sac arrangements. There will be a hierarchy of roads including shared surface roads providing access to all properties. They will be designed to 20 mph in accordance with Manual for Streets 2.

The scheme has been designed to accommodate the local refuse and emergency services. It is proposed to provide a route for refuse vehicles within the layout to access waste collection points.

All building entrances shall be clearly defined, with suitably sized doors and level thresholds suitable for wheelchair access. All external and internal arrangements shall conform to the requirements of Part M of the Building Regulations.

Landscape & Ecology

Ecological studies for bats and great crested newts carried out by EVR Ecology concluded there are no protected species or important wildlife habitats on the site.

Existing vegetation will be retained and supplemented by new planting. The retention of the existing vegetation, in particular the site's boundary vegetation will help to soften the visual impact of the development.

The surface materials will be limited across the site, with different materials used to define transition between different areas of the site i.e. private and public.

Scale

The accompanying drawings show details of all the proposed house types, their arrangement, height, width and depth parameters.

The dwellings will be limited to 2 storeys in height. The garages will be single storey.

There are 5 different house types proposed within the development and further features have been added to provide variety in the street scene. Due to the nature of the proposal the architectural treatment is consistent throughout the site. This provides cohesion and gives a strong sense of place.

The built form within the scheme will reflect the existing character of the local area.

Notwithstanding a traditional appearance, the proposed buildings will achieve the latest required building standards for construction and energy use.

The scale of the development, in terms of both massing and density will be consistent with existing properties along Parkgate Road, whilst respecting the immediate context and the surrounding area.

The existing and proposed landscape and trees will also soften the impact of the development on the wider landscape.

SUMMARY



06 SUMMARY

Every site is unique and throws up a series of constraints and opportunities. Each development has to be considered “in the round” in order to assess whether or not it meets the principles of good design. The key components in this case are:

- The scheme has been designed taking into account its existing context and the surrounding built form.
- It minimises the impact on the surrounding context.
- Quality of site layout, privacy distances, mass and scale are not compromised by the density levels.
- Principles of good design have been considered and the layout has been designed to give legible structure, vitality and robustness in that it is distinctive, safe and secure.
- The development’s public elements address the public realm and provide an active frontage.
- The site is in a sustainable location and is suitable for the proposed type and mix of dwellings.
- Quality of site layout, privacy distances, mass and scale are not compromised by the density levels.
- The development protects existing and proposed residential amenity through use of frontage development thereby enclosing rear gardens.

- The proposal incorporates on-plot parking
- The proposal controls access to private areas particularly rear gardens

It is considered that the proposal for the re-development of the site for the residential purposes is acceptable. It has been demonstrated to be in keeping with the local character and in compliance with the local plan policies of Cheshire East.

The proposal provides a high quality housing development which will be an attractive and sustainable place in which to live. It creates a sensitive response to the site and will integrate well into its surroundings.

The site is in a sustainable location and is suitable for the type and mix of dwellings.

In arriving at the design of the scheme consideration has been given to the influence of the physical, social and economic aspects of the site. These have influenced the design of the scheme both in conceptual and more detailed terms. It delivers new homes which are sensitively designed to respond to the existing neighbouring development. The proposals will deliver the development in a viable, positive and appropriate manner.



barrie
newcombe
ASSOCIATES

WINNINGTON HALL,
WINNINGTON, NORTHWICH,
CHESHIRE, CW8 4DU

T: 01606 782500

PARKGATE LANE- KNUTSFORD