2 SHACKERSTONE WALK, CARLTON

DESIGN AND ACCESS STATEMENT

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STANIFORTH | architects ltd

Physical

Carlton is a small conservation village, whose history, according to English Heritage, can be traced back to the 11th century and its development and evolution since then can be seen through its charming and important collection of houses throughout the village. Carlton is served by a number of important transport links and is used as a settlement for easy commuting throughout the midlands.

Social

The addition of the new-build aspect of the development has been thoroughly considered with regards to the social impact and this is reflected in the style and size of the new build.

Economic

The introduction of new inhabitants to the village will be of direct benefit to the economy of the village. It will bring more money to the parish from council tax but also provides more opportunity for additional use and support of the local pubs / restaurants in the village.

Design

The new build houses will be built using sensitive brickwork to fit in with the local vernacular style of the village, the windows will be wooden traditional sliding sash design with stone lintels and / or detailed hardwood encasements. A further intention is to include thin slate or tile crease cills to ensure a simple crisp aesthetic. The roof will be covered with blue slate or type agreed with the Local Authority

The house styles have been architecturally designed and inspired by the diverse architecture within the village.

The houses have also been considered with regard to their proximity to adjacent properties. Local authority design guidance has been employed to ensure minimum distances from adjoining properties have been considered. This is especially relevant when considering proximity of habitable windows and potential overlooking issues.

The intention is to incorporate the latest environmentally friendly energy systems. The amount of amenity space means that ground source heat pumps are a definite option. Recirculated rain water systems could be adopted along with rain water harvesting. Photovoltaics are being researched to assess their contribution to this predominantly South facing site. Energy efficient boilers and fittings will be used where possible, along with a high specification on the construction.

Appearance

This scheme has been carefully designed with the overall end appearance as key criteria.

All gardens and grounds will be traditionally landscaped and kept as open as possible, with division by post and rail fencing or low stone walls.

The natural materials, traditional construction and considerate landscaping should enable the whole site to blend into its environment regardless of time of day or season.

The building is predominantly a storey and a half to sympathetically address its neighbours. The roof style is tall to reflect the vernacular along with an in set chimney. The area benefits from a

mix of Georgian style sash windows and cottage style windows. Where possible, reclaimed materials will be used. Contemporary features have been minimally incorporated to avoid a pastiche reproduction of their surroundings.

Access Statement

The site as it stands is predominantly flat. Pedestrian access is easily attained from the public footpath which currently has level access into the site – this will be retained throughout where possible – as indeed will all pedestrian accesses into the buildings from all the relevant parking areas. Hard standing is provided where possible and will be constructed from suitable, sensitive materials. Level access will be provided to all perimeters of proposed buildings.

Planning Policies

POLICY RES5 - RESIDENTIAL PROPOSALS ON UNALLOCATED SITES ON SITES WHICH ARE NOT SPECIFICALLY ALLOCATED IN THE PLAN FOR HOUSING,

PLANNING PERMISSION WILL ONLY BE GRANTED FOR NEW RESIDENTIAL DEVELOPMENT IF:

a THE SITE LIES WITHIN THE BOUNDARIES OF AN URBAN AREA OR RURAL SETTLEMENT AS DEFINED ON THE PROPOSALS MAP, AND

b THE SITING, DESIGN AND LAYOUT OF THE PROPOSAL DO NOT CONFLICT WITH THE RELEVANT PLAN POLICIES.

POLICY BE1 - DESIGN AND SITING OF DEVELOPMENT

THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF DESIGN IN ORDER TO SECURE ATTRACTIVE DEVELOPMENT AND TO SAFEGUARD AND ENHANCE THE EXISTING ENVIRONMENT. PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

a COMPLEMENTS OR ENHANCES THE CHARACTER OF THE SURROUNDING AREA WITH REGARD TO SCALE, LAYOUT, DENSITY, MASS, DESIGN, MATERIALS AND ARCHITECTURAL FEATURES;

b AVOIDS THE LOSS OF OPEN SPACES, IMPORTANT GAPS IN DEVELOPMENT, VEGETATION AND FEATURES WHICH CONTRIBUTE TO THE QUALITY OF THE LOCAL ENVIRONMENT;

c HAS REGARD TO THE SAFETY AND SECURITY OF BOTH INDIVIDUALS AND PROPERTY;

d INCORPORATES DESIGN FEATURES WHICH REDUCE ENERGY CONSUMPTION, ENCOURAGE RECYCLING AND MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE LOCAL ENVIRONMENT;

e INCORPORATES LANDSCAPING TO A HIGH STANDARD WHERE THIS WOULD ADD TO THE QUALITY OF THE DESIGN AND SITING;

f TO WHICH THE GENERAL PUBLIC WOULD HAVE ACCESS, HAS REGARD TO THE NEEDS OF WHEELCHAIR USERS, OTHER PEOPLE WITH DISABILITIES, ELDERLY PEOPLE AND THOSE WITH YOUNG CHILDREN;

g ENSURES THAT THERE IS ADEQUATE HIGHWAY VISIBILITY FOR ROAD USERS AND ADEQUATE PROVISION FOR ON AND OFF STREET PARKING FOR RESIDENTS AND VISITORS, AND MANOEUVRING FACILITIES;
h IS NOT ADVERSELY AFFECTED BY ACTIVITIES IN THE VICINITY OF THE SITE WHICH ARE UNLIKELY TO CAUSE A NUISANCE T THE OCCUPIERS OF THE PROPOSED DEVELOPMENT.
i DOES NOT ADVERSELY AFFECT THE OCCUPIERS OFNEIGHBOURINGPROPERTIES; AND
j THE DEVELOPMENT OF THE SITE IS NOT PREJUDICIAL TO THE COMPREHENSIVE DEVELOPMENT OF THE LARGER AREA OF LAND OF WHICH THE DEVELOPMENT FORMS PART.
IN ADDITION FOR RESIDENTIAL PROPOSALS, PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:
i PROVIDES A STRONG COMMON LINK BETWEEN THE PROPOSED BUILDINGS, SPACES AND LANDSCAPE FEATURES AND THE CHARACTER OF THE LOCAL AREA;
ii ENSURES AN ADEQUATE DEGREE OF AMENITY AND PRIVACY IS PROVIDED BY THE SPACE BETWEEN THE BUILDINGS; AND
iii PROVIDES SUFFICIENT GARDEN AREA WITH BOUNDARY TREATMENTS THAT REFLECTS EXISTING FEATURES IN THE AREA.