

NYMNP / 2011 / 0633 / F0-1

DESIGN AND ACCESS STATEMENT

brewster by ARCHITECTS

PROPOSED FAMILY HOUSING,
SCRAPER LANE, STAINSACRE.
NORTH YORKSHIRE

September 2011

Site Location and Topography

The site is located on the western edge of the village of Stainsacre, approximately 1.75 miles south-east of Whitby. The site area 0.211Ha and was formerly part of agricultural land bordering the village. It is currently unused since purchase by the applicant. The site is bounded to the South East by the single-track section of Scrapper Lane and fields to the south and West. To the North of the site lies a derelict railway line and associated embankments.

The site follows a gentle slope South- West to North East, with a fall of approximately 2 meters.

Site Context

As the site is on the edge of a small rural village, the surrounding environment is predominantly agricultural pasture bounded by species-poor hedgerows.

Design

The proposal is for six family dwellings provided to meet local needs for affordable housing. The development consists of 3No. 2 bed, 4 person and 3No. 3 bed, 5 person semi-detached dwellings, all two storeys in height. The layout is designed to sensitively relate to its surrounding context in terms of form, scale and materiality. The principle elevation fronts onto the new access road off Scrapper Lane to give a definable frontage. Materially the dwellings consist of red facing brickwork, with a pitched clay pantile roof which follows the traditional architectural character of North Yorkshire and ensures continuity of the established vernacular in the area.

The positioning of dwellings is dictated to a certain degree by existing Yorkshire Water rising mains and public sewers crossing the site and the easements required around these (see proposed site plan). These have compressed the houses into a particular area of the site. This creates a more compact streetscape which is fairly typical of contemporary developments in the area and follows the urban grain of Stainsacre as a whole.



Access

Vehicular and Pedestrian access to the scheme is clear and legible. The provision of two car parking spaces per dwelling is proposed and accessed directly off the metalled part of Scrapper Lane. We propose remedial and minor improvement works to the junction of Scrapper Lane. This ensures visibility is improved and a noticeable transition between the DoT standard road and new shared surface court of the development is achieved.

The changing levels of the site present a slight issue in relation to level access. This has been overcome by having each dwelling follow the contours of the site with a gently-sloping access off the roads (maximum gradient 1:21 to comply with Building Regulations Part M and Lifetime Homes criteria).

Design standards

All houses will be built to meet the following standards and criteria:

1. Code for Sustainable Homes Level 3
2. Homes & Communities Agency (HCA) Design & Quality standards.
3. 119/120 of the essential standards in the National Housing Federation (NHF) Standards and Quality in Development manual.
4. Joseph Rowntree Foundation, Lifetime Homes 2010.

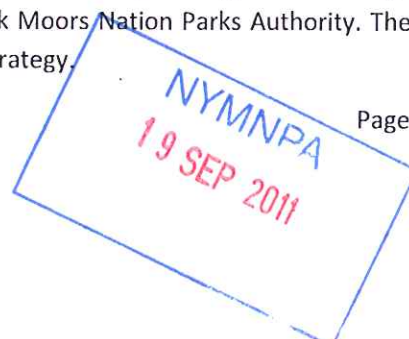
Boundary Treatments

The existing boundary hedgerows to the east and west are to be retained, and gapped-up where necessary with indigenous plant species as recommended in the Ecology report. These will be supplemented by post & rail fencing with rabbit mesh to the dwelling side to avoid vermin ingress to the site. This fence treatment is continued around rear gardens and supplemented to field boundaries with hawthorn planting to maintain a green boundary to the urban/ rural edge. A combination of hardy shrubbery and timber knee-rail is proposed to the street frontage (north boundary) of the dwellings to help define front gardens yet impart a degree of open-ness onto the shared surface court.

Exact planting is to be determined by the Code Strategy at a future date and will take into account the Ecology Report's recommendations. We would therefore request landscaping strategy be determined by condition.

Environmental Sustainability

The houses are to achieve Code for Sustainable Homes (CSH) level 3, with the provision of roof-mounted solar water heating or photovoltaic panels. The Client has committed to providing 10% of energy use of the site from renewable sources as requested by North York Moors National Parks Authority. The exact method of solar collection is to be determined by the Code strategy.



Affordable Housing

Sanctuary Housing Association (Sanctuary) are developing this project in light of the need for affordable housing that had been established by the Rural Housing Enabler for Scarborough Borough Council in conjunction with Hawsker cum Stainsacre Parish Council in 2009.

Flood Risk assessment

The site is not in an area of flood risk.

Ecology Survey

An ecology report has been undertaken and forms part of the CSH information. The site is deemed to be of low ecological value, due mainly to being grass pasture bounded by species-poor hedgerows. We aim to implement the reports recommendations for increasing habitat by providing nesting and bat boxes within the development and improving the variety of flora on the site.

Conservation area/ heritage statement

The site is not in a conservation area and a heritage appraisal is not required. Phase 1 desk study and historical maps do not indicate the likelihood of previous settlement on the site.

Land contamination

The Phase 1 desktop study indicates the site is at negligible risk from pollutants. However we will be employing measures in the foundation design to avoid the accumulation of ground gasses.

Foul sewerage assessment

Surface water runoff, foul water and sewerage will be to the existing adopted sewers on Scrapper Lane and onto the nearby sewage works. All pipe sizing will be designed by others.

Lighting scheme

External security lighting is proposed and will be domestic in nature. A lighting schedule will be prepared as part of the Secured By Design (SBD) strategy form part of the ongoing mechanical and electrical design. The developer will liaise with North Yorkshire Highways (NYH) with regards to street lighting on the adopted shared surface court.

Noise Impact Assessment

Noise generated by the site in use will be minimal and similar to adjacent residential areas. Similarly there are no existing noise conditions which prejudice or affect the end use of the development.

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Statement of Community involvement

Sanctuary undertook a community consultation event in November 2010. A Statement of Community Involvement arising from this meeting accompanies this application.

Transport assessment/ transport plan

Stainsacre benefits from a regular bus service befitting its rural location and connecting it to the wider area and beyond. The proposals are not deemed significant enough to warrant additional traffic studies and public transport assessments.

Utilities statement

We have identified existing services in and around the site and will endeavour to connect to these where practicable.

Tree Survey/ arboricultural implications

The proposed development does not affect existing trees around the site. The ecology survey identifies that none of the existing trees adjacent the site are of significant amenity value to warrant further study. We will endeavour to protect and ameliorate existing hedgerows as recommended in the Ecology Report.

Refuse Management

There is sufficient space externally to store standard domestic wheelie-bins for both domestic and recycling waste. These are kept to the rear of the property where possible and can be left for kerb side processing through side or rear gates. Where this is not possible (units 13 & 14 on the Site Plan), we propose to house the bins in a brick enclosure, away from the dwelling. Kitchens will be fitted with a dedicated recycling store cupboard.

Sustainability

The development is required to achieve Code for Sustainable Homes level 3. This aims for a reduction in carbon footprint through a variety of measures: Each dwelling will be highly insulated and employ a combination of solar collector roof panels and air-tightness measures as well as cycle parking to ensure the energy consumption is minimised.

We will undertake a full Design Stage assessment during the detailed design stage which will determine precisely which site-wide measures are most suitable for the development. These can include; SUDS sustainable drainage, rainwater harvesting, water butts to each house, and additional PV (photo voltaic) cells to meet the 10% renewable target.

