



# PROPOSED RESIDENTIAL DEVELOPMENT

LICKERS LANE, WHISTON - HALSNEAD PHASE 2c

## DESIGN AND ACCESS STATEMENT

REF: 21062\_DAS\_01

DATE: SEPTEMBER 2022



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**“GOOD DESIGN  
IS A KEY ASPECT  
OF SUSTAINABLE  
DEVELOPMENT,  
CREATES BETTER  
PLACES IN WHICH  
TO LIVE AND WORK  
AND HELPS MAKE  
DEVELOPMENT  
ACCEPTABLE TO  
COMMUNITIES”**

*‘PARA 60, NPPF 2021’*



Fox Bank Lane

Lickers Lane

THE SITE

Halsnead Park

Aerial View.



# INTRODUCTION

# 1 INTRODUCTION

## The Document

**This Design and Access Statement (DAS) has been prepared by MP SL Planning and Design Limited, on behalf of Vistry Partnerships ('the applicant') in support of the Full Planning Application submitted to Knowsley Council (KC).**

The document is structured in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and the National Planning Practice Guidance.

It explains how the proposals have been resolved through an understanding of local setting, access, scale, massing, and the relationship with its surroundings, local context, and existing on-site features.

The development comprises a parcel of land to the south of Lickers Lane, defined as ('the Site'), shown edged red on the Site Location Plan (**Figure 1**).

## Planning History

The Site forms part of the Halsnead Garden Village Masterplan for up to 1,600 dwellings. The Site is allocated in Policy SUE1 and SUE2c within the KMBC Core Strategy as land safeguarded for Sustainable Urban Extension (SUE). The Site itself does not have any relevant planning history. It should be noted however that several applications within the Halsnead Garden Village have been determined, detailed within the Planning Statement, and should be considered as part of the submitted application proposals.

## Planning Policy

The proposals have been informed, and assessed against the adopted Knowsley Local Plan Core Strategy (2016), saved policies of the Knowsley Unitary Development Plan (UDP) (2006), and the following 'Supplementary Planning Documents'.

- *Halsnead Garden Village Masterplan (SPD) (2017)*
- *Halsnead Garden Village Design and Local Distinctiveness Guide (2020)*
- *Ensuring a Choice of Travel (SPD) (2010)*
- *Design and Quality in New Development (SPD) (2016)*
- *Amended New Residential Development (SPD) (2018)*
- *Trees and Development (SPD) (2016)*

## The Application

The proposal submitted herewith seeks detailed approval in regard to Site;

**Access;** ( i.e. detailed arrangement and position into the site).

**Layout;** ( i.e. detailed block form and orientation).

**Scale;** ( i.e. details of the overall scale and massing of buildings).

**Landscaping;** (i.e. details of soft and hard landscape).

**Appearance;** (i.e. finishes/materials of buildings & open space).

**"Full planning application for the erection of 120 residential dwellings with vehicular access off Lickers Lane, public open space, landscaping, boundary treatments and other associated works."**



## THE SITE

## 2 THE SITE

### 2.1 Site Location

The adjacent plan (**Figure 1**) highlights with a red edge, the area to which this application relates, forming the 'Full Planning Application' Site boundary.

The Site is located in Whiston, Merseyside within the Metropolitan Borough of Knowsley. It is sustainably positioned, in close proximity, to Huyton Village, approximately 3.6km to the west, which offers a variety of local amenities and facilities.

#### 2.1.1 The Site

The Site is an irregular shape of land, extending 3.40 hectares. At present the Site consists of areas of rough grass with scattered trees of varying quality predominantly around the Site boundaries. Existing tracks and ditches associated with agricultural and recreational use can be seen on-site.

The Site itself is bound to the north by Lickers Lane, to the north-east by the designated Sandfield Park Local Wildlife Site (LWS), and to the east and south by land used for agricultural uses. Land immediately to the west is reserved for proposed residential development as part of the Halsnead Masterplan, approved, in principle, under application (ref: 20/00399/OUT).



# 2 THE SITE

## 2.2 Site Analysis

### Topography

The topography of the Site is relatively uniform, sloping gradually from the north, approximately 51.2 AOD, to the south, approximately 46.3 AOD Site.

### Buildings

No buildings are present on Site.

### Public Right of Way

No formal Public Right of Way are located within, or adjacent to the Site, although existing tracks and ditches associated with agricultural and recreational use can be seen on-site.

### Flood Risk

The Site is located entirely within Flood Zone 1.



## 2 THE SITE

### 2.2.1 Trees

A Tree Constraints Report and Preliminary Method Statement has been prepared by e3p and accompanies the application submission.

The existing tree survey data is presented in the Tree Survey, and in plan form (Appendix III). The existing trees have been assessed and graded as either A, B, C (retention) or U (removal) in accordance with British Standards BS5837:2012.

The survey identified a total of 95 trees ten groups of trees and one woodland on and adjacent to the Site. These included three trees and one woodland graded Category A trees of high value. 48 trees and three groups were graded Category B of moderate value, 136 trees and six groups of trees graded Category C of low arboricultural value and eight trees, and one group of trees graded Category U, which are unsuitable for retention.

It appears from the councils records that trees T23, T24, T25, T26, T27, T28, T29, T30 through to T92 and W1 are subject to a woodland Tree Preservation Orders (TPO NO.1 – 1964), although clarification should be sort with the council.

Prior to commencement of any site works, protective fencing will be erected to create construction exclusive zones, in accordance with the Tree Protection Fencing demonstrated on (Figure 4.1).

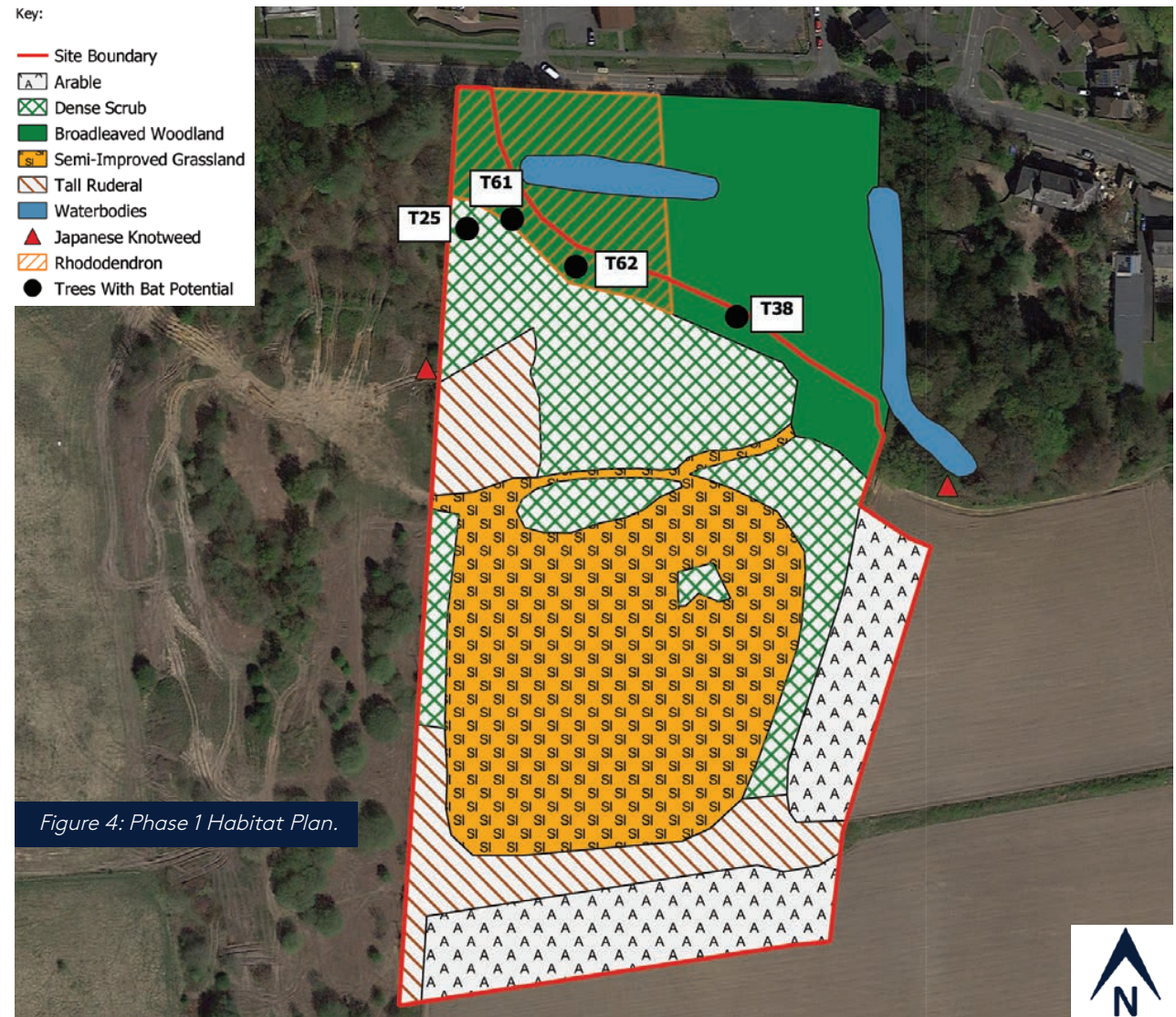


## 2 THE SITE

### 2.2.2 Ecology

A Preliminary Ecological Appraisal has been carried out by e3p and accompanies the application. This assessment includes survey reports regarding bats, birds, brown hare, water vole, and common amphibians.

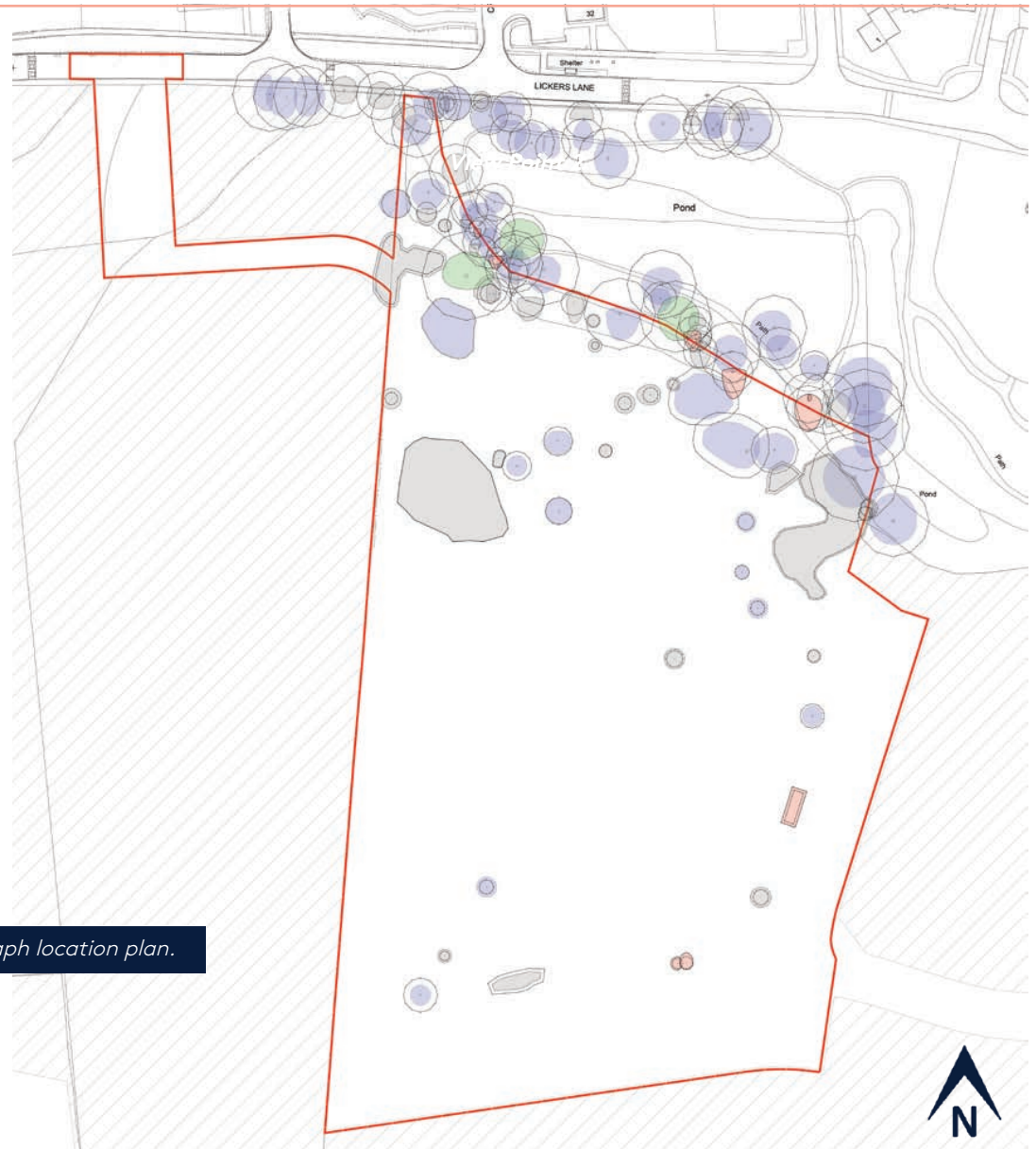
The report concludes that the Site was found to have the potential to support several habitats, including, bats roosting, nesting birds and hedgehogs. As such, the mitigation recommendations should be considered as part of the development proposals and construction works.



Taken from the Preliminary Ecological Appraisal, produced by e3p.

## 2 THE SITE

### 2.3 Site Photographs - Location



*Figure 5: Photograph location plan.*

## 2 THE SITE

## PHOTOGRAPHS



## 2 THE SITE

### 2.4 Key Issues

The Site 'Key Issues Plan' shown adjacent (**Figure 6**) in plan form, presents key parameters and principles, which informed the preparation of the Halsnead Masterplan.

#### Key Issues to Consider

1. The existing tree cluster & associated Preservation Order to the north.
2. The existing Power Lines which run along the western boundary.
3. The Core Bio-diversity area to the east.
4. The listed building to the north.
5. The Geological fault line.



## 2 THE SITE

### 2.5 Site Accessibility

#### General

The development Site is located approximately 1.0km south of Whiston Town Centre. It is within easy reach of various schools, namely St Leos & South Mead Catholic Primary School, approximately 140m north of the Site, Halsnead Primary School, approximately 700m north of the Site, and St Edmund Arrowsmith Catholic Academy, approximately 1.4km north-east of the Site.

A local convenience store is within walking distance of the Site, and a variety of amenities are located to the south-west of the Site of the A5080. Furthermore, Huyton Town Centre, to the west, offers a variety of retail stores.

Whiston Woods is located 650m to the east of the Site, featuring an array of recreational routes.

#### Public Transport

The Site is well served by public transport, with bus stops located approximately 40m to the north of Lickers Lane. Refer to Plan 3 within the Transport Assessment for details of the nearest bus stops.

These bus stops provide regular bus services, which provide links to Widnes, Liverpool, Runcorn, Warrington, and local centres in Knowsley.

#### Cycle

An alternative mode of travel to the Site can be achieved by bicycle. A distance of 5 kilometres is generally accepted as a distance where cycling has the potential to replace short car journeys. This distance equates to a journey of around 25 minutes based on a leisurely cycle speed of 12 kilometres per hour and would encompass parts of Prescot, Rainhill, Halewood and Huyton.

National cycle route 56 runs close to the north-western edge of the Site through Stadt Moers Park providing connectivity and a traffic free route north and south around the Whiston area.

#### Pedestrians

The adjacent plan (**Figure 8**) demonstrates that several local amenities can be accessed within a 2km walking catchment. These footways will provide links to a comprehensive network of routes within the local area, supplemented by several controlled crossing points which facilitate access to the nearby day to day amenities within the area. Furthermore, as part of development proposals, numerous pedestrian links are provided to the wider Whiston SUE, as per the wider site Masterplan.



Figure 7: Existing Bus Stop positioned to the northern side of Lickers Lane.

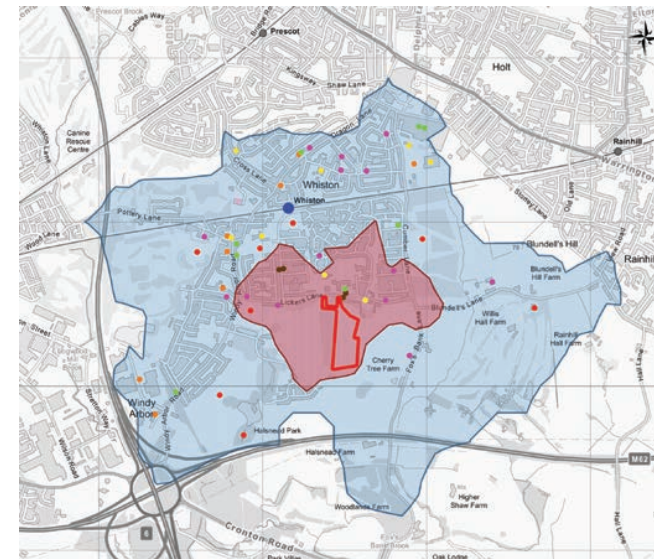


Figure 8: Pedestrian Catchment with Amenities - taken from the Transport Assessment.

## 2 THE SITE

### 2.6 Review of the Local Built Environment

In accordance with 'Chapter 12' of the National Planning Policy Framework (July 2021), the proposals should seek to respond to local character, and the surrounding built environment.

As previously mentioned, the Site falls within the Halsnead Garden Village Masterplan, allocated in Policy SUE1 and SUE2c as land safeguarded for Sustainable Urban Extension (SUE). As such, a review of local built form and character bordering the wider masterplan has been considered as part of this analysis.

It is established that a variety of architectural styles are present within the local vicinity, evidence of evolving construction methods over the years, and further demonstrated in the photographs shown overleaf.

Existing dwelling typology to the north is divided into parcels of post war terraced housing, and more modern development estates which comprises detached and semi-detached properties.

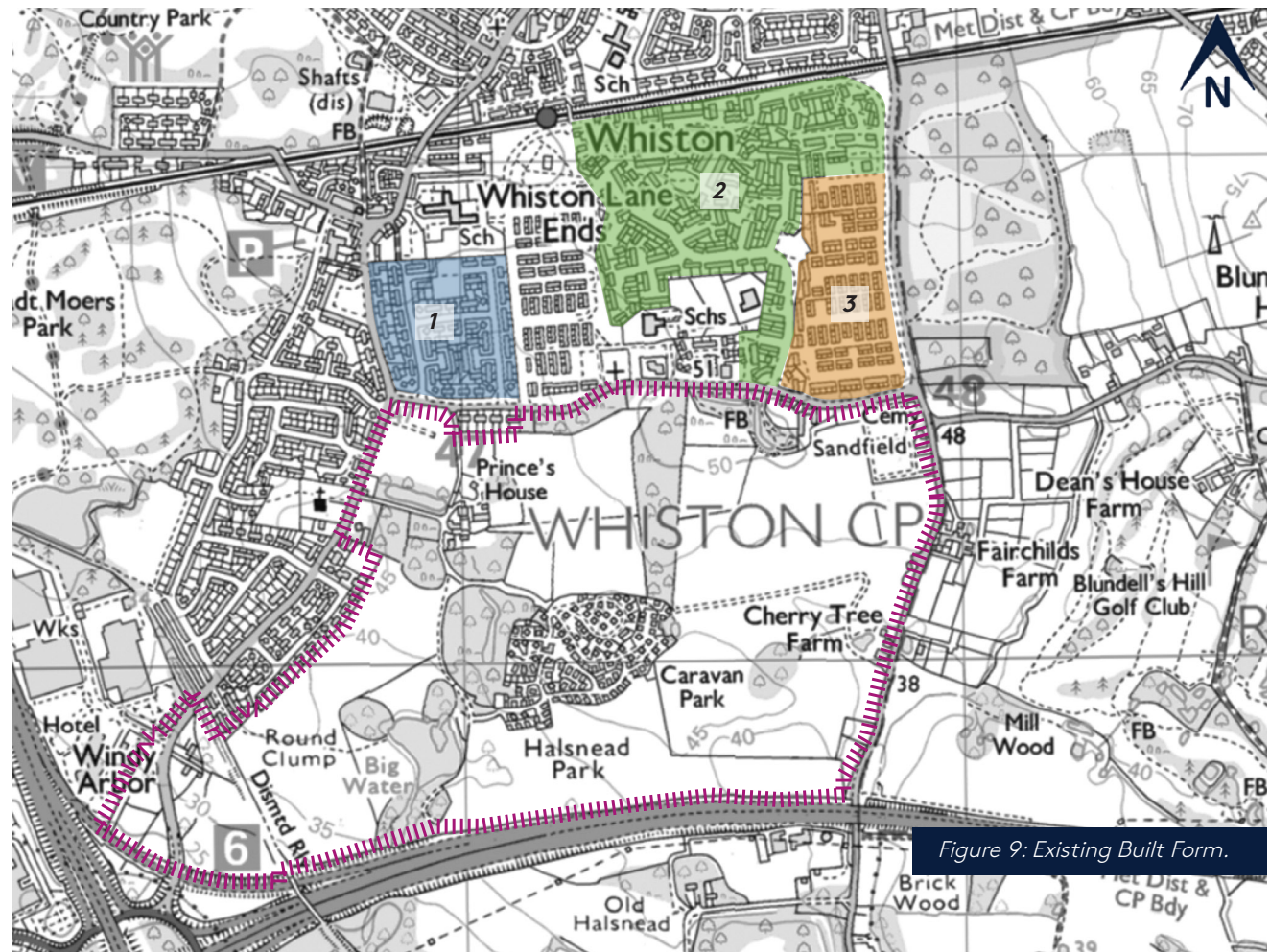


Figure 9: Existing Built Form.

## 2 THE SITE

## BUILT ENVIRONMENT

*listed Building*



*Sandfield Play Centre - Licker Lane*

1



*Fisher Avenue - Terraced Properties*

1



*Fisher Avenue - Terraced Properties*

2



*Manorwood Drive - Detached Property*

2



*Manorwood Drive - Detached Property*

2



*Copperwood Drive - Detached Property*

2



*Driveway - Semi-Detached Properties*

3



*Dursley - Terraced Properties*

3



*Selborne - Terraced Properties*

## 2 THE SITE

### 2.7 Planning Policy

#### National Planning Policy Framework

The revised National Planning Policy Framework (“NPPF”) was adopted in July 2021 and sets out the Government’s planning policies for England. The NPPF recognises that good quality design is an integral part of sustainable development. At chapter 12, the NPPF outlines a series of statements, which seek to ensure development proposals achieve high quality design.

Specifically, it emphasises that **“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”**

(Paragraph 126).

Proposals should demonstrate how development will function well and add to the overall quality of the area over the lifetime of the development; be visually attractive; responds sympathetically to local character, and landscape setting; establishes a strong sense of place; optimise the potential to accommodate an appropriate amount, and mix of development; and create places that are safe, inclusive and accessible, and which promote health and well-being.

(Paragraph 130).

The NPPF requires design quality to be considered throughout the evolution and assessment of development proposals and encourages early discussion between applicants and local planning authorities in relation to the design and style of emerging schemes (Paragraph 128).

#### Knowsley Council

Local planning policy comprises The Knowsley Local Plan Core Strategy (2016), saved policies of the Knowsley Replacement Unitary Development Plan (2006), and the relevant Supplementary Planning Documents (SPD's).

#### Planning Practice Guidance

Further detail is provided through the National Planning Practice Guidance (PPG) for Design, offering further guidance on the NPPF.

This Design and Access Statement has been prepared in accordance with the latest PPG, which encourages the use of constraints and opportunities, and briefs as an appropriate tool for setting out the strategy of new development, including general layout and scale.



Figure 10: Extract of the adopted Proposals Map.



# 3 INVOLVEMENT

# 3 INVOLVEMENT

## 3.1 Pre-Application with the Local Authority

The applicant submitted a formal pre-application request to Knowsley Council in June 2021. A written response was received from the officer in May 2022, following an extended period of pre-application discussions with associated layout iterations. The advice received was generally positive. The principle of residential development was supported.

The main planning issues for consideration included highways, internal layout design, landscape, design in relation to the adopted masterplan, density, drainage, trees, ecology, archaeology, heritage assets, and sustainability.

The scheme has been revised to address the comments / feedback provided, in alignment with the Halsnead Garden Village Masterplan (SPD).

The adjacent sketch (**Figure 11**) informed the initial pre-application discussions in 2021 with the Local Authority.



Figure 11: Initial Pre-App Sketch layout.

# 3 INVOLVEMENT

## 3.2 Public Consultation

Public consultation forms an important part of the planning application process. Knowsley Council's Statement of Community Involvement (April 2017) strongly encourages pre-application engagement with those likely to be affected so that a subsequent formal planning application can fully acknowledge and respond to the view and opinions of local people and consultees.

Halsnead Garden Village is an established allocated site within the Knowsley Local Plan Core Strategy. Other housebuilders, such as Taylor Wimpey and Bloor have also undertaken public consultation previously. It is in this context that it was decided to undertake a leaflet drop inviting comments from local residents.

Leaflets (shown adjacent) were distributed on 1st July 2022 to approximately 300 local residents and a copy of the leaflet was also circulated to Whiston Town Council and to the Local Ward Members. The consultation period closed on 13th July 2022, although this was extended for Whiston Town Council members until 21st July 2022 to ensure Members could meet prior to the submission of any comments.

Refer to the supporting planning statement for further details.



Figure 12: Example of Public Consultation Leaflet & Distribution Map.



# DESIGN PRINCIPLES

# 4 DESIGN PRINCIPLES

## 4.1 Amount

The Site is for residential development, seeking approval for the construction of 120no. open market, and affordable residential dwellings (class C3), comprising a mix of 2, 3 & 4 bedroom apartments and houses, as demonstrated within the adjacent (Table 1).

The residential mix has been carefully thought through with the client, ensuring that a sustainable, and well-balanced neighbourhood is created, offering a mix of smaller starter homes, and larger family homes.

It is considered that the proposed housing mix, typology, sizes, layouts, and style are appropriate and will support local housing needs.

The level of affordable housing proposed, if any, will be confirmed during the determination of the planning application. If a percentage of affordable housing is provided on-site, all properties will be constructed in a consistent style, creating a seamless and coherent development, which does not differentiate between tenures.

Refer to the Affordable Housing section in the Planning Statement for further details.

| ACCOMMODATION SCHEDULE |            |                     |     |
|------------------------|------------|---------------------|-----|
| OPEN MARKET            | House Type | Description         | No. |
|                        | Grainger   | 4 Bed Detached      | 4   |
|                        | Mylne      | 4 Bed Detached      | 18  |
|                        | Mountford  | 3 Bed Detached      | 6   |
|                        | Mountford  | 3 Bed Semi Detached | 5   |
|                        | Wyatt      | 2 Bed Townhouse     | 8   |
|                        | Eveleigh   | 3 Bed Semi Detached | 13  |
|                        | Sharman    | 3 Bed Semi/Mews     | 16  |
|                        | Stafford   | 2 Bed Mews          | 18  |
|                        | Eveleigh   | 3 Bed Semi Detached | 20  |
|                        | Apartments | 2 Bed Apartments    | 12  |
|                        |            | TOTAL               | 120 |

TABLE 1



## 4 DESIGN PRINCIPLES

### 4.2 Proposed Layout

The proposed layout is formed from good 'Urban Design' practice, creating a logical extension to the urban settlement boundary, in line with the parameters set out within the Halsnead Garden Village Masterplan (SPD), and creating a development which provides an appropriate density for its locality.

The layout ensures that properties are provided with good standards of amenity, in accordance with the Amended New Residential Development (SPD) (2018).

It is considered that the scheme will create a well-balanced residential community, which will deliver a range of high-quality homes, in accordance with the design requirements of the National Planning Policy Framework, Local Planning Policy, and the National Design Guidance.



## 4 DESIGN PRINCIPLES



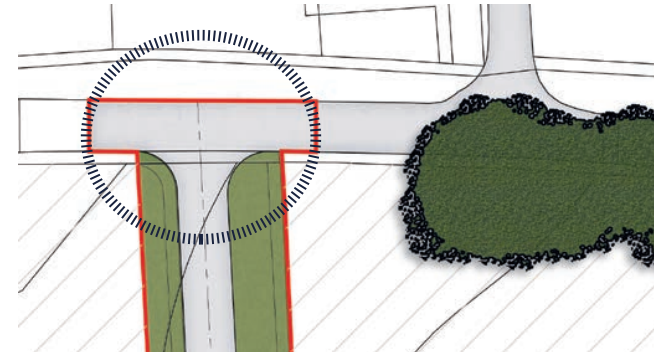
Figure 13: Proposed Site Layout, 21080\_01\_P2.

# 4 DESIGN PRINCIPLES

## 4.2.1 Proposed Layout

The following design features are annotated with key characteristics which are a result of the contextual analysis, design review, and design evolution.

1. Access into the Site is taken from the southern side of Lickers Lane, in the form of a new junction. The junction will be constructed to adoptable standards. Refer to the 'Site Access' plan for further details, reference 3028-F02 B.



2. The existing woodland, to the north, is retained. The new Residential Avenue is positioned to the south, forming a boundary between the development and the woodland.



3. The new Residential Avenue, to the south, will provide connection to emerging and future development parcels. Feature nodal points are created at the junction between the Residential Avenue and the Access Street, comprising a mix of hard and soft landscaping.



# 4 DESIGN PRINCIPLES

## 4.2.2 Proposed Layout

4. The existing footpath routes are retained to the north, within the woodland. A link between the new Access Street and the existing footpath is provided, promoting pedestrian permeability.



5. All properties are orientated to front the proposed highway network, promoting active and well-defined streets, and built form.



6. Dwellings which are located on corner plots at street intersections are to be articulated to define the corner and provide active interfaces on both sides.



## 4 DESIGN PRINCIPLES

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### 4.2.3 Proposed Layout

7. A degree of existing vegetation within the Site requires removal to facilitate development, although the loss is appropriately mitigated with replacement tree planting. Refer to the landscape layout for further details.



8. A substation is proposed to the northern side of the Access Street, its position will be appropriately screened with landscaping, to reduce its impact within the street scape.



9. The layout allows for vehicle and pedestrian access to the emerging development to the west.



## 4 DESIGN PRINCIPLES

### 4.2.4 Proposed Layout

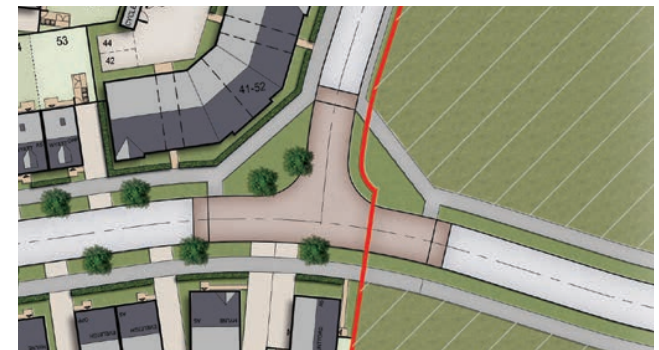
10. Focal buildings, featuring rendered facings, have been positioned to terminate vistas, and create interest across the street scene, whilst complimenting proposed materials.



11. In accordance with the Halsnead Masterplan (SPD), a Focal Nodal point is proposed to the eastern side of the access street. This space creates an attractive amenity space will feature seating areas complimented by structured hard and soft landscaping, refer to Urban Green's drawings for further details.



12. In accordance with the Halsnead Masterplan (SPD), structured landscaping is proposed to either side of the junction connecting between the Residential Avenue and the Access Street, creating a sense of arrival, and gateway into the site when approaching from the south.



## 4 DESIGN PRINCIPLES

### 4.3 Scale & Massing

In accordance with the NPPF, the general scale and massing of the development should seek to respond and respect the local vernacular, and emerging development. As such, the proposals reflect traditional residential housing within the vicinity of the Site, comprising predominantly 2 storey housing, with the inclusion of single storey garages, where indicated.

2.5 storey properties are sited within the development to create interest and terminate key vistas / focal reference points within the development, whilst encouraging varied ridge lines within prominent street scenes.



Figure 14: Storey heights plan.



# 4 DESIGN PRINCIPLES

## 4.4 Landscaping

### General Landscape Strategy

The landscape strategy has been designed to provide high percentages of native tree and shrub planting across the Site. Shrub planting has been carefully chosen to create year round interest, offering a variety of colours and textures across the Site.

### Private Amenity Space

The layout has been designed in accordance with the Amended New Residential Development (SPD) ensuring each dwelling is provided with adequate private amenity space.

Front garden space will comprise lawned areas complimented by a mix of native / ornamental shrub and hedge planting.

Rear gardens will be turfed, apart from areas of hardstanding reserved for patios and refuse storage.

Refer to the Landscaping Proposals prepared by Urban Green (submitted as part of the application) for further details.

### Trees

The supporting tree survey identified a total of 95 trees on-site, ten groups of trees and one woodland on and adjacent to the Site.

These included three trees and one woodland graded as Category A trees. 48 trees and three groups graded as Category B, 136 trees and six groups of trees graded Category C, and eight trees and one group of trees graded Category U, which are unsuitable for retention.

A degree of existing tree removal is required to facilitate development, although this is limited to low value tree categories where possible, and any loss will be mitigated through an appropriate ratio of replacement tree planting.

In line with the Trees and Development (SPD) (2016), and to mitigate tree loss, new trees will be strategically positioned across the Site to create visual interest and contribute to on-site bio-diversity. Refer to the Tree Constraints Report and Preliminary Method Statement.

Extract of the General Arrangement Plan, drawing UG\_1599\_LAN\_GA\_DRW\_01

# 4 DESIGN PRINCIPLES

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## 4.5 Appearance

### Placemaking

The design concentrates on creating successful **'places'** for people. Building layout and style, hard and soft landscape, highway design, and use of materials, all work together within the development to create a cohesive overriding character, and sense of community. These elements have taken local context into account to ensure that the design will fit harmoniously into its surroundings.

### Architectural Quality and Style

The following design principles have been adopted throughout the development to ensure that the character is coherent and retains a high quality across the Site.

### Building Character

An important design feature was that the development had a real feeling of quality, whilst respecting local and emerging built form and character.

The scheme has been designed to feature two character areas, which have distinct and independent architectural style. These include the 'Green Edge', positioned to development edges, and the 'Urban Core', positioned to the central core of the development.

The 'Green Edge' takes its reference from local context, and

the existing listed building positioned to the southern side of Lickers Lane. These properties feature traditional brick and tiled roof construction. Architectural details include light red facings bricks, brick flat arch window heads, arstone sills, cottage style front door and flat door canopy. The proposed leaded light window detail reflects the emerging residential development to the south.

Given the position of the 'Urban Core' properties feature a more contemporary style, although still include traditional brick and tiled roof construction. Architectural details within this character include dark red facings bricks, brick soldier course window heads and sills, a double soldier band course, and plain casement windows.

Refer to section 4.5.1 for further details.

The proposal has been designed to reference, not replicate local context to create a distinct sense of place, which will complement the local setting

### Building Layout

Building layout is used to frame effective public spaces within the development, whilst responding directly to the landscape setting. All pedestrian routes and open spaces are overlooked by adjacent properties.

The proposal seeks to enhance the sense of place throughout the scheme, creating nodes, vistas, and focal buildings. Corner buildings at street intersections will be articulated to define the corner and provide active interfaces on both sides.

### Building Style and Form

Building typology comprises a mix of detached and semi-detached style properties, which are 2 storeys in height, along with a small percentage of 2.5 storey houses, refer to section 4.3 for further details. Varied ridge heights are a common theme throughout the development enforcing urban character and contributing to visual interest within the streetscape.

### Boundary Treatments

Boundary treatments have been given careful consideration to ensure that they establish a high-quality feel to the streetscape. Where rear garden boundaries abut, or can be seen from, the public realm, robust boundary treatments are used to retain visual quality within the adjacent public areas.

Refer to the accompanying Boundary Treatment Layout for further details.

# 4 DESIGN PRINCIPLES

## 4.5.1 Appearance

### Character Areas

The character areas which define our proposal are summarised as follows;

### Green Edge

### Urban Core

### Focal Buildings

Focal buildings also feature within the Green Edge character area, positioned to terminate key vistas and create focal points. The buildings will include a change in facing material, with the use of render, which enforces their role within the streetscape.

Refer to **(Figure 15)**, shown adjacent for the locations of the character areas in plan form.



## 4 DESIGN PRINCIPLES

### 4.5.2 Appearance - Green Edge

The '**Green Edge**' comprises properties positioned to the outer development edge, adjacent to the Residential Avenue and Access Street.

These properties have taken reference from the existing listed building positioned off Lickers Lane, and emerging development, forming part of the Halsnead Garden Village, to the south.

Window apertures have been designed to reflect modern residential development, and emerging development proposals, compared to more historic building design.



Figure 16: Location of houses within the 'Green Edge' Character Area.

#### Green Edge

##### Proposed Materials

###### Roofs

Grey Roofs.

###### Walling

Light red facing bricks.

###### Windows

White uPVC.

###### Window Details

Flat arch window heads

###### Window Details

Buff artstone window cill

###### Barges & Fascia's

Anthracite uPVC

###### Rainwater Goods

Black

###### Doors

Oak effect Composite Door



Figure 17: Extract of the illustrative street scene, indicating proposed materials.



## 4 DESIGN PRINCIPLES

### 4.5.3 Appearance - Urban Core

The '**Urban Core**' comprises properties within the central development core.

These properties have been designed to present a more modern aesthetic, featuring simple architectural details.



Figure 18: Location of houses within the 'Urban Core' Character Area.



Figure 19: Extract of the illustrative street scene, indicating proposed materials.

| Urban Core                   |                             |
|------------------------------|-----------------------------|
| Proposed Materials           |                             |
| <b>Roofs</b>                 | Grey Roofs.                 |
| <b>Walling</b>               | Dark red facing bricks.     |
| <b>Windows</b>               | Anthracite uPVC.            |
| <b>Window Details</b>        | Solider Course window heads |
| <b>Window Details</b>        | Soldier Course window cill  |
| <b>Barges &amp; Fascia's</b> | Anthracite uPVC             |
| <b>Rainwater Goods</b>       | Black                       |
| <b>Doors</b>                 | Anthracite Composite Door   |



## 4 DESIGN PRINCIPLES

### 4.5.3 Appearance - Focal Buildings

The '**Focal Buildings**' are strategically sited across, positioned to terminate key vistas/nodal points.



Figure 20: Location of houses within the 'Urban Core' Character Area.

#### Focal Buildings

##### Proposed Materials

###### Roofs

Grey Roofs.

###### Walling

Light red facing bricks & White Render.

###### Windows

White uPVC.

###### Window Details

Flat arch window heads

###### Window Details

Buff artstone window cill

###### Barges & Fascia's

Anthracite uPVC

###### Rainwater Goods

Black

###### Doors

Oak effect Composite Door



Figure 21: Extract of the illustrative street scene, indicating proposed materials.



# 4 DESIGN PRINCIPLES

## 4.5.4 Appearance - Illustrative Street Scenes

Street Scene A-A



Street Scene B-B



Street Scene C-C



## 4 DESIGN PRINCIPLES

### 4.6 Access, Highways & Movement

#### Parking

The parking provision has been designed in accordance with the adopted Ensuring a Choice of Travel (SPD) (2010), comprising a mix of in-curtilage arrangements. The parking provision predominantly features driveways to the side of the dwelling, or driveways fronting detached or integral garages. A select number of properties feature up front parking bays, although these are limited, where possible, and will be separated through soft landscaping.

Two / three bedroom properties are provided with two allocated parking spaces, and four bedroom properties are provided with three allocated parking spaces. A parking court serves the apartment block, provided with a parking ratio of 1.5 spaces per unit. The parking court has been positioned to be overlooked by adjacent properties.

Garage locations are set back behind street build lines, avoiding dominance within the street scape. Cycle storage will be provided to properties which do not benefit from a garage.

#### Refuse

Refuse and recycling storage has been a design consideration during the layout design evolution, ensuring compliance with Part H of the current Building Regulations.

All properties are provided with an area of hard standing within rear gardens, which accommodates the storage of 3no. waste bins in accordance with the Councils approved recycling and refuse policy. The apartment block is provided with a separate bin store, sited within the associated parking court. Refer to **(Figure 22)**, adjacent for an example of refuse storage areas.

Additionally, all properties are provided with direct access from the rear garden to the highway, enabling ease of movement for bins to be left out on the relevant collection day.

#### Level Access

Access to and within the public external environment has been designed to ensure that there are no excessive changes in level between the highway and the principal access, where possible.

Housing entrances will be constructed to comply with current Building Regulations (Part M), ensuring ease of wheelchair access. Each property will therefore be provided with level access to either the primary or secondary entrance point. Furthermore, houses will have a path and/or driveway, providing a safe access route from the public highway to this entrance point.

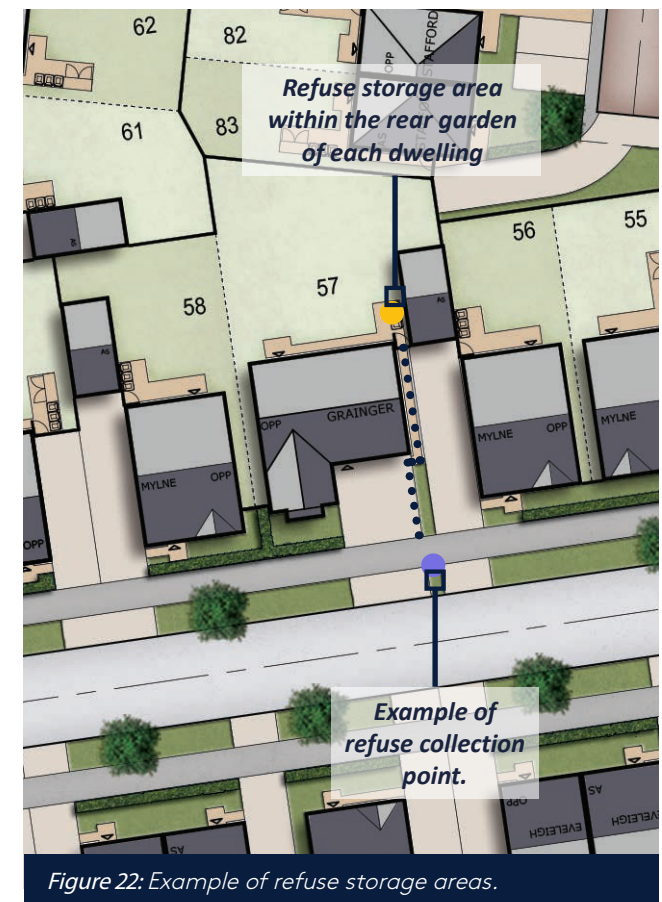


Figure 22: Example of refuse storage areas.

# 4 DESIGN PRINCIPLES

## 4.7 Street Hierarchy

The Internal development street hierarchy is as follows;

### Residential Avenue

This street will be 6.0m wide, constructed in black tarmac with 2.0m wide footpaths to either side. The footpath is separated a green tree lined verge, creating a boulevard avenue.

### Access Street

This street wraps around the outer eastern edge, featuring a 5.5m wide street constructed in black tarmac, with a 2.0m wide footpath to one side.

### Lanes

These streets will be 4.8m wide (lanes) constructed in contrasting surface treatment, with a 2.0m wide grass service margin to at least one side.

### Private Parking court

The private parking court will serve the apartment block only. It features 12no. parking spaces, one allocated space per apartment, and 5no. visitor spaces.

The proposed street hierarchy is presented adjacent (**Figure 23**) in plan form.

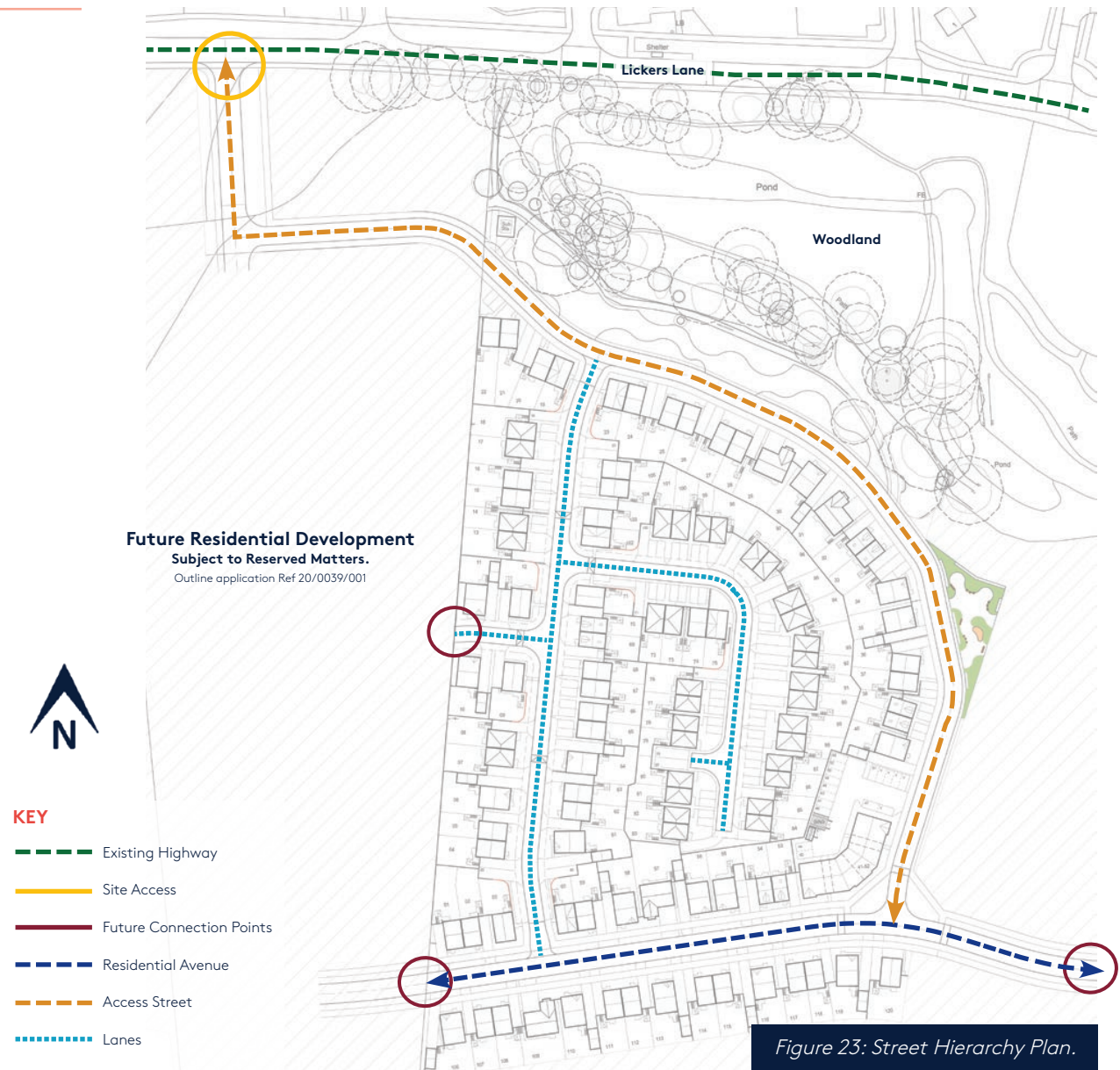


Figure 23: Street Hierarchy Plan.

## 4 DESIGN PRINCIPLES

### 4.8 Pedestrians & Cycle Movement

Safe pedestrian movement has been a primary consideration throughout development design stages, ensuring that the proposals create permeable links which connect with the wider area.

Pedestrian movement is encouraged through the provision of new 2m wide footpaths adjacent to the Residential Avenue, and a new 2m wide footpath to the western side of the Access Street.

These routes form a network of safe and convenient footpaths, which connect with existing and emerging infrastructure.

Refer to the adjacent plan (**Figure 24**) which details proposed routes and connections in plan form.



# 4 DESIGN PRINCIPLES

## 4.9 Crime Prevention

In accordance with the National Planning Policy Framework (NPPF 2021), the development seeks to deliver the following;

***"create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience;"*** (Paragraph 130).

The layout has been designed and developed to incorporate the fundamentals of crime prevention, using national and local design guidance and best practice design methods to reduce crime opportunities. These practices are further explained as below.

### Footways and Walkways

A combination of well-designed perimeter block form and property orientation creates natural surveillance of footways, and walkways across the Site. Footways and pedestrian links will be well lit.

### Front of Buildings

The natural surveillance benefits of residential development will assist in enhancing the security to fronts of buildings. On a more physical level, properties will comply with BS:

PAS 24 (2016), in accordance with approved document Part Q.

### Private Spaces Behind Buildings

Private spaces behind buildings, essentially rear gardens, are screened by 1.8m high close boarded fencing.

### Natural Surveillance

The enclosing arrangement of dwellings and close proximity to footpaths and parking areas ensures that the development benefits from the maximum level of natural surveillance. Properties have been orientated to ensure that areas of open space are well overlooked. No areas within the site provide visual refuge, where intruders could remain unobserved.

### Lighting

The proposed highway network will be suitably lit, in accordance with BS: 5489. Details will be discussed and agreed with the local Authority.

### Boundary Treatments

Treatments have been carefully chosen to provide a degree of physical security, whilst acting as a psychological

deterrent to opportunistic crime.

Private boundaries include brick walling and piers (to boundaries which abut the public highway) and 1.8m high boundary fencing. Hedge planting creates natural separation and demarcation between property ownership and adjacent to the primary distribution street.

### Landscaping

Landscaping as proposed incorporates a choice of trees and shrubs which contribute to security by means of their density and hostility to climbing, refer to the landscaping layout which is submitted as part of the application.



Figure 25: Defensible Planting - Secure by Design Interactive Toolkit.

## 4 DESIGN PRINCIPLES

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### 4.10 Sustainability

The applicant is committed to improving the energy performance of the development which will follow the latest guidance to reduce CO2 emissions by providing a 'building fabric-led' approach to meet and exceed, where possible, the current Part L Building Regulations, with insulation standards, thermal bridging and air leakage all improved beyond the minimum compliance levels.

The Energy and Sustainability Statement demonstrates that the energy efficiency approach, mentioned above, will reduce emissions by 1.49% over Part L 2013.

Furthermore, in line with Policy CS22, Vistry will make efficient use of natural resources, as set out within Section 5 of the Energy and Sustainability Statement.



# SUMMARY



## 5 SUMMARY

### 5.1 Conclusion

The Site has undergone an extensive design review, in close collaboration with the client, the consultant team, and the Local Authority. The result is an attractive residential development, which will positively contribute to the local area, and will fit well within its surroundings.

The development will deliver a range of high quality 3 & 4 bedroom homes and 2 bedroom apartments, positioned within a highly sustainable location, and will make a valuable contribution to local housing supply.

To conclude, it has been clearly demonstrated through this statement that the development proposes an efficient use of land, in line with the adopted Halsnead Masterplan (SPD), and will enhance the surrounding area, in accordance with National and Local Planning Policy, and the National Design Guidance.

We therefore request that positive and expeditious consideration is given to this application.

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