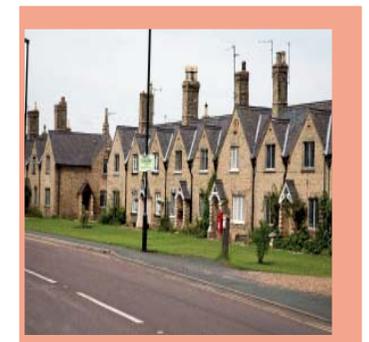




DESIGN & ACCESS STATEMENT

Sandpit Road, Thorney



January 2016



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This statement has been produced by RDC on behalf of Bletsoes

The statement has been produced in full accordance with the DCLG Circular 01/2006 requiring applications to be submitted with and accompanying Design and Access Statement. We have also referred to CABE's guidance on the preparation of design and access statements 'Design and Access Statements how to write, read and use them'

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 the development have been addressed.

The site comprises parcel SA 5.9 allocated for residential development. 3no. farm cottages to be demolished and additional available land.

Vision

To produce a living environment of high quality. The development will provide a balanced mix of high quality dwellings and open space

To create a safe, attractive and secure neighbourhood, promoting social interaction. Provide movement routes which are safe for pedestrians and cyclists.

To create a development that will integrate into its village edge setting

To enhance this area of Thorney as a place to live, incorporating aspects of local character, landscape, visual amenity and biodiversity.

Assessment



Entrance from Sandpit Road



Overlooking site from Sandpit Rd



Entrance to Smithfield, next to the site



Existing farm cottages



Sandpit Road



Dwellings on Smithfield backing onto existing Public Open Space



Social

The scheme will bring many benefits to Thorney

The development will enable the creation of a new diverse community on the edge of Thorney bringing new people to the village

Children will benefit from newly available open spaces and enhanced play opportunities

The Affordable Housing will offer the opportunity for people to be housed in new up to date, modern dwellings. The Affordable housing will bring the opportunity for people to take their first steps on the housing ladder through shared ownership.

Economic

The construction phase of the development will provide employment opportunities for local tradesmen and suppliers and there will be a knock on effect to the local economy from the investment being made.

As a result of the development first time buyers will be able to invest in their own properties, the large range of family housing will enable families to relocate or move to more suitable properties and there will also be opportunities for investors and the private rented market.

A pre-application submission was made in December 2013 with comments being received in January 2014.

The comments from the case officer were positive and the overall proposed number of plots (73) was accepted.

At the time the access was proposed to be taken from Sandpit Road and Highways were supportive of this. At the centre of the scheme was an area of POS that was sited adjacent to the existing play area to the rear of Smithfield.

Following the pre-application response, it was suggested by PCC that the access could be taken from Wisbech Road with open space being created alongside this. As part of this revised scheme it was suggested that access be provided to the play area to the rear of Smithfield so that this could also be developed. This resulted in an increased number of plots (95) as the POS was relocated to adjacent the access road.

The scheme was redesigned to incorporate these comments and a second pre-application submission was made in November 2014.

Comments were received in January 2015. Again the comments from the case officer were positive and it was acknowledged that the revised access arrangements would be of benefit to the residents of Sandpit Road and may also enable further land parcels to be developed.

The emergency access onto Sandpit Road was accepted.

It was recommended that further investigations should be carried out into bats and a geophysical investigation into archaeological anomalies that were found during trial trenching.

Comments were received from the Police on isolated bungalows and this issue has now been addressed.

A public exhibition was held in August 2015 and was well attended.



Landscape

The site is clear of any trees but there are hedgerows to the site's boundaries. These will be retained and enhanced where appropriate. It is proposed that due to the flatness of the landscape and the site's edge of village location that generous landscape buffers will be planted around the eastern and southern boundaries to filter views of the site when viewed from afar. There are no water bodies on the site. The site will be subject to a protected species survey prior to the application.

Topology

The site is generally even with a 2m fall east to west and a 1m fall north to south

Ecology

A Phase 1 Habitat and Protected Species survey has been instructed which will be submitted with the Outline Planning Application

Views

The site is generally well contained from views within Thorney. However it is visible from the A1167 and A47 Bypass and also from across the open countryside from the east and south where the landscape is generally flat.

Movement

The nearest bus stop is located on Park Crescent (approx 500m from the site) which is served by bus no. 36 (Stagecoach) and runs between Thorney and Peterborough (Queensgate)

Local Facilities

Thorney is considered a sustainable location for development due to good local facilities which include: a Primary School on Sandpit Road, a pub on Wisbech Road and a shop/Post Office on Abbey Place.

Noise

There are no perceived noise issues in the proximity of the site

Drainage

Surface water from the site will discharge to the IDB controlled watercourse located to the south and east of the development. The discharge rate will be agreed by the IDB.

Foul water will discharge into Anglian Water's sewer located in Sandpit Road. Anglian Water has confirmed that both the sewer and sewage treatment works has capacity to accommodate foul flows from this development.

Flooding

The residential element is shown to be located within Flood Zone 1 on the Environment Agency's indicative flood map. However, the land accommodating the access from Wisbech Road is located within flood zone 3. There are no flood levels available for the zone 3 area. It is proposed to leave the land levels as they are, should the access road flood then vehicles will be able to use the emergency access to Sandpit Road which lies within flood zone 1.



Evaluation



Neighbourhood Character Assessment

The nearest existing housing is located on Sandpit Road and Smithfield and comprises of 1960's bungalows and 2 storey houses.

The nearest 'vernacular' buildings are located on Wisbech Road. These are mainly small Bedford Estate Cottages constructed in the 1800s of varying designs and combine to give great distinctiveness to Thorney. There are older dwellings on Church Street.

The materials are mainly locally made buff/brown bricks with slate roofs. There are also examples of pan tiles, plain tiles and stone roofing materials.

Building details comprise of parapets to gable ends, corbelling to gables, stone mullion windows, Georgian sash windows, multi bar cottage windows, leaded lights, a number of buildings have hipped ends and there are some 1.5 storey cottages.

Although out of the scope of this Outline Application any proposed dwellings would be influenced by the vernacular buildings and from this a flavour of the local vernacular will be distilled into house type details. These will pay regard to the Thorney locality lending the site 'local distinctiveness'.

Opportunities and Constraints

The site has been assessed in terms of its opportunities and constraints. These have been identified and the plan opposite has been produced to illustrate them. These identified opportunities and constraints have been used in forming the illustrative master plan



Evaluation



Opportunities

- To provide valuable new housing
- To provide a bespoke house type designs reflecting the vernacular style of the Duke of Bedford Estate
- To provide much needed affordable housing in a village location
- To contribute to local facilities through the community infrastructure levy. To provide a link road through to the south and west, facilitating further development.
- To improve the entrance to the village through parkland planting to the proposed site entrance.

Constraints

- Exposed southern and eastern boundaries
- Proximity of bungalows on northern boundary
- Limited access possibilities
- Potential requirement for on site storage of surface water.





Use

The development will provide approx 91 no dwellings with associated public open space. The Site comprises parcel SA 5.9, the existing farm cottages, and land to the rear of Park crescent which will accommodate the site access and public open space.

Amount

The overall site area is 4.8 hectares of which 3.10 nett hectares is residential development and 1.70 hectares is public open space and landscape buffer.

The residential mix will provide a range of dwelling sizes from 1 bedroom to 5 bedrooms

Affordable housing will be provided, the quantum of affordable housing will be established through discussions with Peterborough City Council Housing Strategy.

Site: Sandpit Road, Thorney

	Number Of Bedrooms				
	1	2	3	4	5
Private					
Houses		14	29	15	6
Flats/ Maisonettes					
Affordable					
Houses		16	5		
Flats/ Maisonettes	3	3			

Design Concept & Principles

The design concept is to provide a new residential development to the edge of Thorney which is attractive and of a high quality with bespoke house types reflecting the vernacular of Thorney. To provide a range of home sizes and tenures and to respond to the site specific constraints and opportunities.

The layout principles are: -

- It is of primary importance to maintain the privacy and amenity of the existing neighbours many of which are bungalows, so careful consideration of levels and distances.
- The relationship to the open countryside is of the utmost importance. Built form, storey heights, orientation and landscaping have been considered in this regard.
- The design must create its own identity and be of a high standard.
- The existing hedgerows to be retained within the site must be safeguarded from harm during and after construction
- Wildlife interest in the site must be closely monitored to ensure the protection of important species and habitats.
- The context of the wider movement framework and the impact of development upon it has been considered.
- The design must have regard to the built form of Thorney and should set opportunities to reinforce local characteristics.
- It can be seen that these over arching principles are relevant to this parcel and contribute to the design response when considered in conjunction with the specific site constraints and opportunities.





Master Plan





Development Components

The indicative scheme proposes 91no new homes on the residential area of 3.62ha. This equates to a density of around 25 dwellings per hectare.

The site will also provide new affordable homes. The quantum of affordable housing and the mix will be agreed with Housing Strategy and will be one that responds to specific local needs. A Section 106 agreement will be entered into by the applicant to secure the delivery of these affordable homes

The affordable homes will be arranged in groups at various points across the layout appropriate to the dwelling types and character areas desired.

The remaining accommodation mix provides for a range of end user needs or desires from small starter homes to large family properties

Affordable homes will be designed to achieve compliance with the Housing Quality Indicators (HQI). This is a system of assessment that evaluates the quality of the design

The affordable homes will be designed to consider the principles detailed in the Lifetime Homes Standards.

The Lifetime Homes standards achieve flexibility and adaptability within the designs by incorporating a range of design criteria. These criteria support the changing needs of individuals and families at different stages of life.

Secure by Design principles will be respected and considered in the detailed proposal.

Secure by Design is a range of criteria that are intended to reduce the risk of crime within new developments.

Design Proposals

The site benefits from an edge of village location with views over the open countryside. The site has therefore been laid out to take of advantage of these views. The outer edge of the site faces the countryside with open views to the east. In order to prevent the dwellings from presenting a hard edge to the countryside a generous planting buffer has been proposed to visually soften the site edge. Over time the new dwellings will be partially obscured by the buffer offering filtered views in and out of the site.

A large area of POS (0.9ha) is positioned adjacent to the site access. This will give the opportunity for a significant landscape asset, incorporating a play area and parkland planting, enhancing the entrance to Thorney.

The indicative layout shows how the site could be developed. The Peterborough City Council Allocation states that the site (SA 5.9) can accommodate an estimated 60 dwellings.





Appearance

The site is envisaged as a development which has a sense of character and identity relevant to its setting and location. The character of the buildings will make this new development attractive, coherent, legible and appropriate to its location.

It will have simplicity of design and form which will integrate with the existing village and landscape setting in a sympathetic manner.

The site will have a distinct building and townscape typology inspired principally by the Duke of Bedford vernacular found in and around Thorney.

The homes will be predominantly detached with a number of semi detached and/or terraced dwellings. There will be a variety of designs tied together with a palette of architectural and material themes.

The common front garden boundary treatment will be shrub and hedge planting. This boundary treatment will provide strong definition between the public and private realm and contribute to the legibility of the development.

Scale

Building form is 2 storey to respect the edge of village setting and the bungalows to the eastern boundary.

This height limit will also ensure that a sensitive response is achieved where new homes abut the existing residential area.

Landscaping

The landscape strategy is an integral component of the development. The objectives in respect of the landscape are outlined below: -

- To provide attractive open space with a range of functions and uses
- To buffer the impact of development particularly along the eastern edge
- To conserve and enhance the flora and fauna of the site
- To create an area of parkland at the site entrance that will incorporate a new play area.
- The parkland will create a gateway to the village.
- The development will provide a large area of parkland that will be dedicated POS in excess of the policy requirements.





Access

A new site access will be taken from Wisbech road to serve the development. The access road will run through the site to the southern boundary, enabling access to the parcel SA 5.9 and beyond, facilitating further potential development.

A 3m wide link will provide emergency access to Sandpit road.





There is a national housing shortfall. This site is required to ensure the delivery of much need affordable and private housing.

The layout is based on analysis of the site's Opportunities and Constraints resulting in a layout that responds to the site's immediate surroundings.

The proposal therefore meets the criteria and aspirations set down in 'The Vision' at the beginning of the Design and Access Statement.



