

Design and Access Statement vacant site Silverdale Road, Haverigg



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FOREWORD



fig 1 Houses built right up to highway, no pavements



fig 2 aerial view

The proposed housing development looks to utilise a vacant plot of land in Silverdale Street in Haverigg. The site is located in an unusual setting of a mix of front, side and back gardens, directly off the road, many with no pavement. This proposal is comprised of two 3-bed semi detached houses; a house-type that is popular within the area. The dwellings in the vicinity of the site are principally two-bed terraced houses, with several larger 4- bed detached houses. The street lacks structure, and the vacant site is part of this issue. Historically, it has been used as a dumping ground by fly-tippers and for disused and burned-out cars. It has also been a site for anti-social behaviour. The development offers a significantly improved alternative; there is considerable local support for the site to be developed, especially by the immediate neighbours.

The plot is not easy to develop. One four-bed dwelling would be achievable, but due to the shape of the site the gable would have to be parallel to the road, which would add to the unusual structure and composition of the street. There is a planning precedent for two houses on the site (through a lapsed former outline application) but the size of the resulting gardens are small; this is made worse by the need for two carparking spaces, so the gardens are c. 50-60 sqm. The scale of the houses are also small at 79.5 sqm internal area (91 sqm external). This is to maximise the garden space and to be set back as far as possible from the boundary.

POLICY REVIEW



fig 3 Interior of living spaces- view towards kitchen and dining area

The planning documents referenced

The project has been developed in accordance with planning policy and guidance, with particular reference to the following documents:

- PPS1 (Creating Sustainable Communities) and PPS3 (Housing)
- The National Planning Policy Framework (NPPF)

Achieving high quality housing

We have also referred to the design guidance in PPS3, we argue here that a number of the points, which relates to good quality design and sustainability are applicable here, particularly:

- *...improving the character and quality of an area, leading to a distinct identity.*

Referencing the documents

The above documents have been very useful in shaping our approach, particularly:

PPS1

The Principles vi, vii

Social Cohesion and Inclusion objectives, points 16 and 27 ii, iv, v, vi and viii.

Design points 34, 39.

PPS3

Achieving high quality housing, points 13, 16.

Achieving a mix of housing, points 20, 21.

Market housing point 1.

Providing housing in suitable locations, Point 36, 37

Effective use of land, point 40,41

Efficient use of land, point 46,48

the site & design

01

key views

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development of design

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materiality and Appearance

04

sustainability

KEY VIEWS



fig 3 looking into the vacant site



fig 4 looking North East showing open urban structure



fig 5 Victorian terraces from front

Site Context

The site is bounded on three sides (north, east and south) by dwellings and to the west by Silverdale Street. Despite being surrounded, the site is generally quite open with the exception the North, where there is a blank gable of neighbouring house. There is a 2m high masonry wall separating the site from the rear gardens of properties on Bankfield Road. Houses on this site facing the street would help to create a more coherent and consistent urban structure and a better street presence see fig 6 showing building mass.



Fig 6. Better street presence and spatial structure

DEVELOPMENT OF DESIGN



Design development

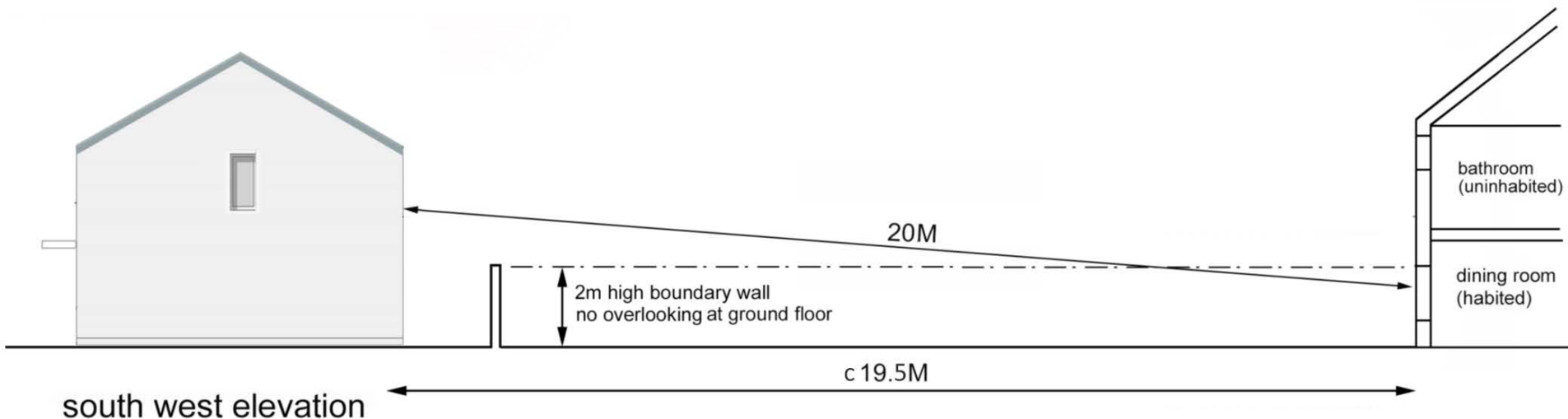
These properties are fairly standard three-bed dwellings, so the opportunities for design expression is very limited. The design has therefore been developed in response to the advice given by the planning officer. The principal advice has been to increase the vertical nature of the front façade. The houses adjacent to this plot are Victorian terraces that are only 4.3m wide and are two-bed dwellings (unless altered to add a third at the rear) therefore, the facades are more vertically orientated, due to their low width to height ratio. The properties as proposed are three bed, therefore, they are wider and thus more horizontal in proportion; there are two rooms at the front-as opposed to one on the Victorian examples. To improve the vertical orientation, large portrait windows, which are the same size as the ones on the terrace house (on the opposite side of the road) have been added to the elevations.

The planning officer has promoted the use of render to echo the materials used within the immediate context. Modern render systems can be stark, which would perhaps be incongruous with the others rendered properties in the street; these are generally painted pebble-dashed. A more muted colour than brilliant white will be chosen, in conversation with the planning officer, to apply to the render so as to soften the houses' appearance.

OVERLOOKING DISTANCES

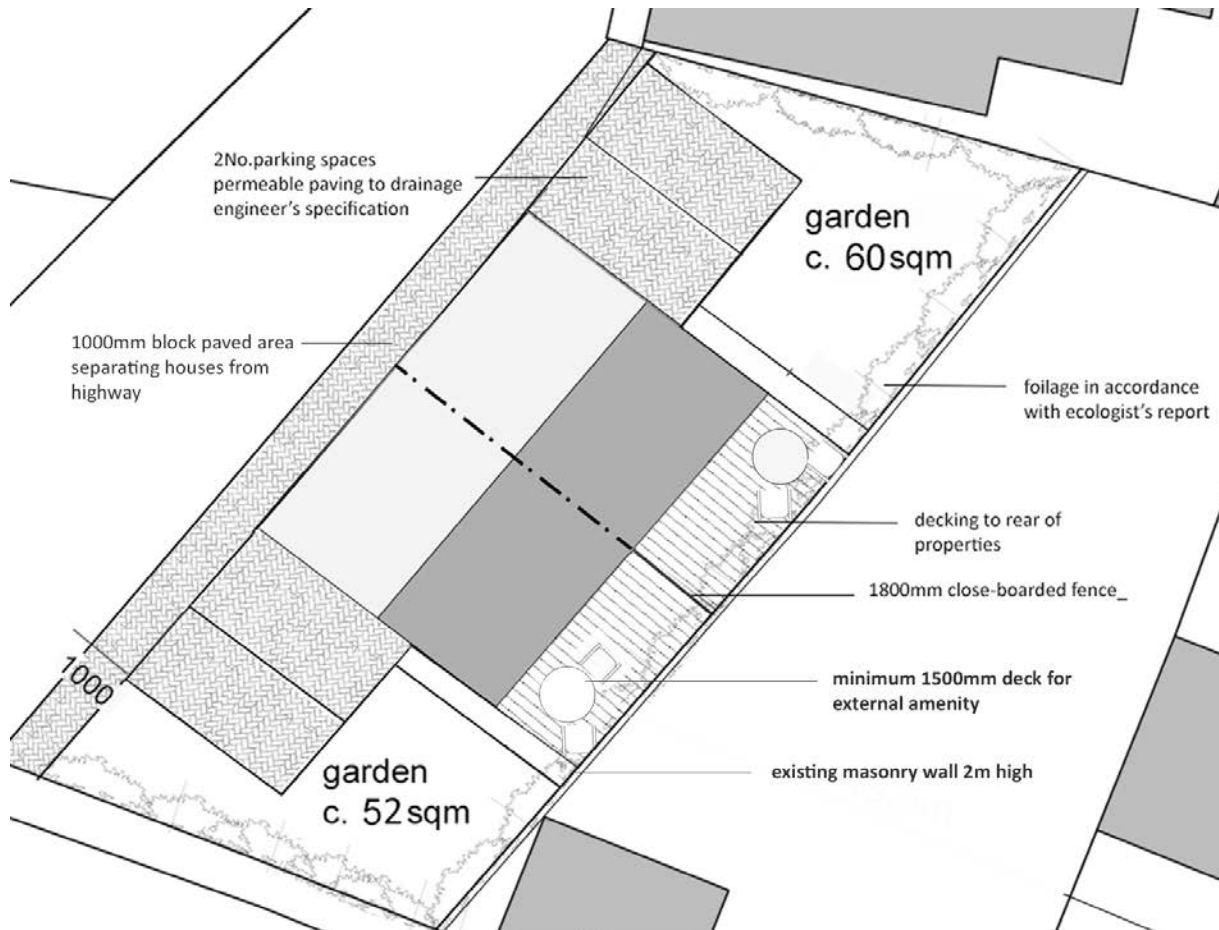
Separation and Overlooking

The proximity of the site to the neighbouring properties means that the recommended 21m cannot be achieved. On the ground floor there are no overlooking issues due to a 2m high masonry boundary wall. The upper floor of the houses on Bankfield Road have rooms that are not habitable (bathrooms). Therefore, the only overlooking issue is between the ground floor of houses on Bankfield Road and the upper floor of the proposed development. The separation distance is 19.5 m but 20m window to window, which is very close to the recommended 21m. There are also a number of outbuildings which obscure the view of the upper windows of the proposed development from Bankfield Road. These are shown on the 1:20 site plan dwg no, 20210501



EXTERNAL SPACES

The amount of space to dedicate to external amenity is limited. Landscaping at the periphery will incorporate the species recommended by the ecologist for nesting and foraging birds and foraging bats; these are also used to withstand coastal weather. These species include: holly, hawthorn, sea buckthorn and guelder rose. Ground species for foraging include, giant sea holly and red valerian. The driveways are porous, (please see sustainable drainage plan report). To the rear of the property are decks for table and chairs to be set out. There is a 1800mm high close-boarded fence between the two plots. The gardens are turfed. There is a 1000mm block-paved strip to separate the houses from the road.



access

01

Inclusive design

ACCESS

Inclusive Design

The size of the site makes it impossible to meet the NDSS, M42 or Lifetime Homes recommendations. The issues with potential flooding means that level access is not possible, except from the rear where a ramp could access the deck and access to the houses could come through the patio doors. A larger house that gets closer to NDSS and M42 compliance, results in very small gardens and the houses were much closer to the boundary resulting in overlooking issues.

The ground floor has been made open plan to reducing obstructions if an occupant becomes incapacitated and has to spend more time on the ground floor. The enclosing wall of the ground floor toilet unit can be built of demountable wall units so that in the future they can be repositioned and enlarged to make the toilet into a wet room (1800x1450mm) facility with a floor drain to comply with M42 standards so that an occupant could downsize to the ground floor. The front door is the recommended width to comply with M42, as is the width of the staircase.

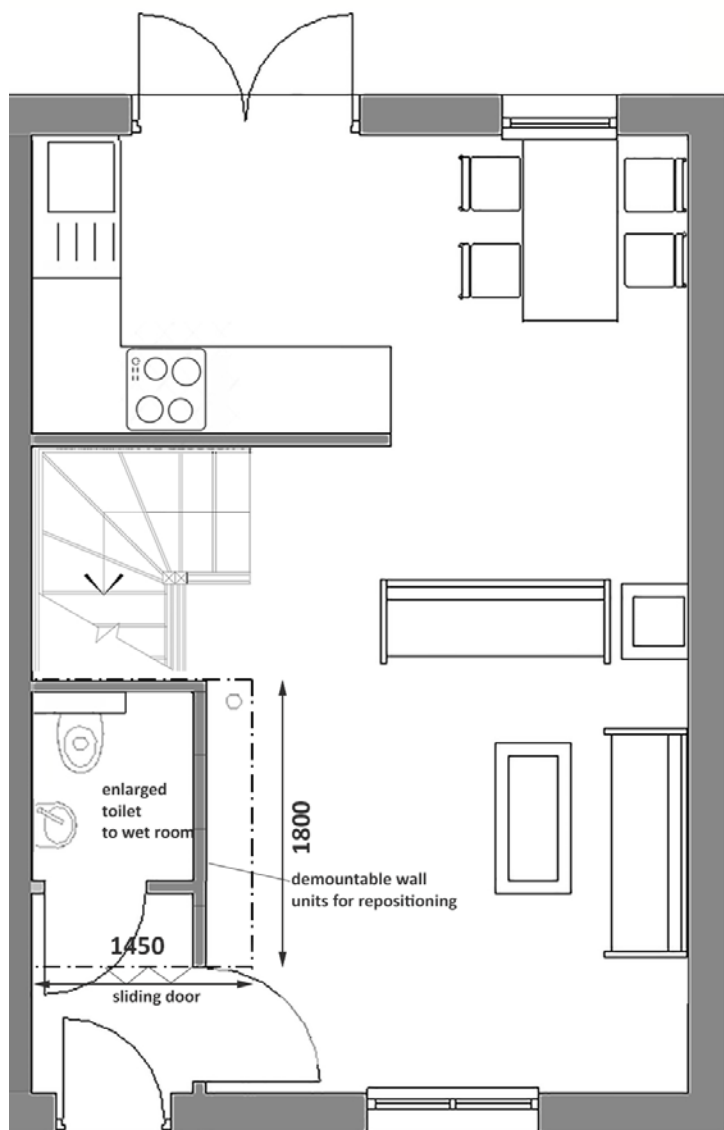


Fig 10 Plans showing M4(2) and NDSS compliance

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