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# *Design & Access Statement*

*Residential Led Mixed Use Development*

*Land west of Burton Road, Tutbury*

**Henry Mein Partnership**  
**Architects**



**SIGNET PLANNING**  
VISION | STRATEGY | ACTION







# Introduction

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# Introduction

## Section 1

Signet Planning is instructed by Peveril Homes Limited to produce this Design and Access Statement to accompany the full planning application for 212 dwellings, business Units, community building/changing rooms, access, public open spaces and ancillary works relating to land off Burton Road, Tutbury, Staffordshire.

Whilst this Design & Access Statement relates to the full planning application which excludes the self build element of the scheme the juxtaposition and inter-linkage of the proposals is such that it is considered appropriate to incorporate the self build plots into this statement as they form an integral part of the design proposals for the overall development. For completeness a more focused Design & Access Statement has also been produced relating to the outline planning application for the self build plots.

This Statement should be considered and read in conjunction with the accompanying documents, particularly the application drawings. The purpose of this Statement is to examine the character and structure of the development in accordance with the requirements for Design and Access Statements.

In order to consider and explain the principles and concepts that have been applied to particular aspects of the proposal, this Statement is divided into the following sections.

**Section 2: Background** - Sets the scene/context for the development proposals and provides a description of the subject site.

**Section 3: Initial Thoughts** - Explains the initial stages of the design process, identifying the opportunities and constraints of the site, developing a sense of the character of the area and understanding the planning policy context, thus enabling the formulation of well considered Design Objectives

**Section 4: Involvement** - Outlines the consultation process with relevant stakeholders, how the initial concept was developed in conjunction with planners/urban designers from the Local Authority, the feedback received from the public exhibition and how the design proposals evolved as a result.

**Section 5: The Final Scheme** - A description of the proposals which illustrates how design creates a high quality development, demonstrating how the use, amount, layout, scale, appearance and landscaping of the development reflect the principles advocated by Buildings for Life in creating great places to live. Within this section a set of design narratives are provided, this sets out the vision for how the development will be used and valued by future residents and provides a good summary of what the design proposals seek to achieve.

**Section 6: Summary** - This section summaries the development, providing an overview of the uses on site and the amount of development. An overall summary of the quality of the development is provided by a Buildings for Life assessment of the proposals.





# *Background...*



# Background: *Tutbury*

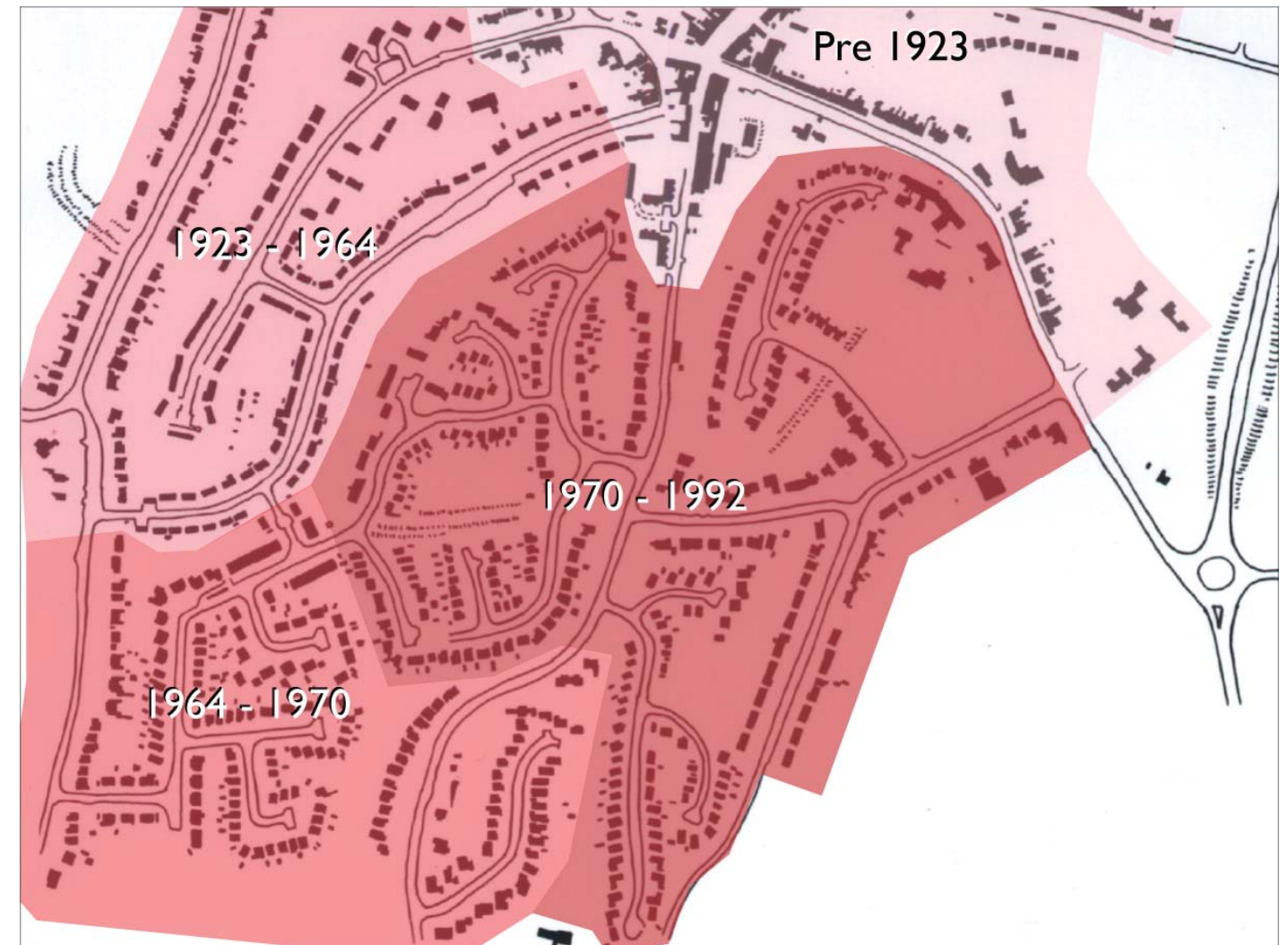
## Section 2

The settlement of Tutbury is located within East Staffordshire which is an area of almost 39,000 hectares with a mix of urban and rural areas. The population of East Staffordshire, according to the 2001 census, is 103,770, with 48,400 living in Burton upon Trent and 12,023 in Uttoxeter.

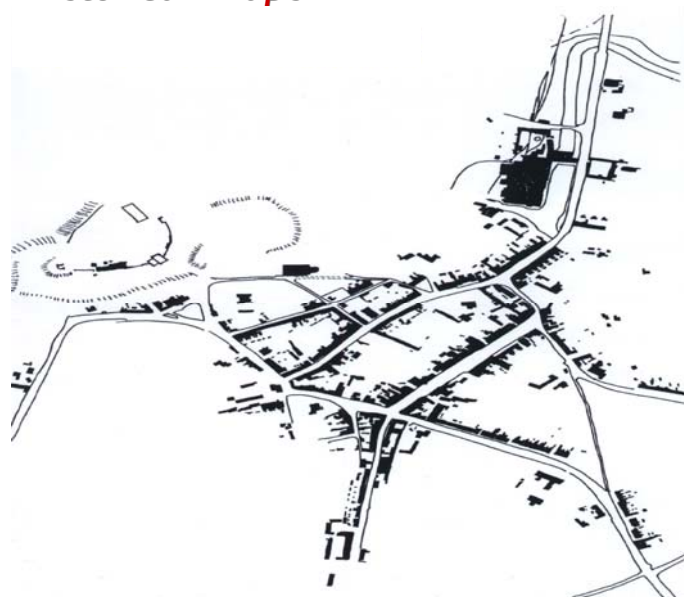
Tutbury is one of the larger villages within East Staffordshire, with a population of approximately 3,000 residents. Its neighbouring villages include Hatton, Rolleston and, further afield, Hilton. Tutbury is very accessible surrounded by major towns and cities including Burton upon Trent (5 miles), Uttoxeter (10 miles), Derby (11 miles), Stoke on Trent (26 miles), Nottingham (32 miles) and Leicester (41 miles).

These main urban centres are connected to Tutbury by the A511 which links to the A50 and A38 trunk roads and then to the M1 and M6 motorway networks which are 21 miles and 27 miles away respectively. In addition the settlement benefits from a local railway station at Tutbury & Hatton which provides links to the urban centres listed above.

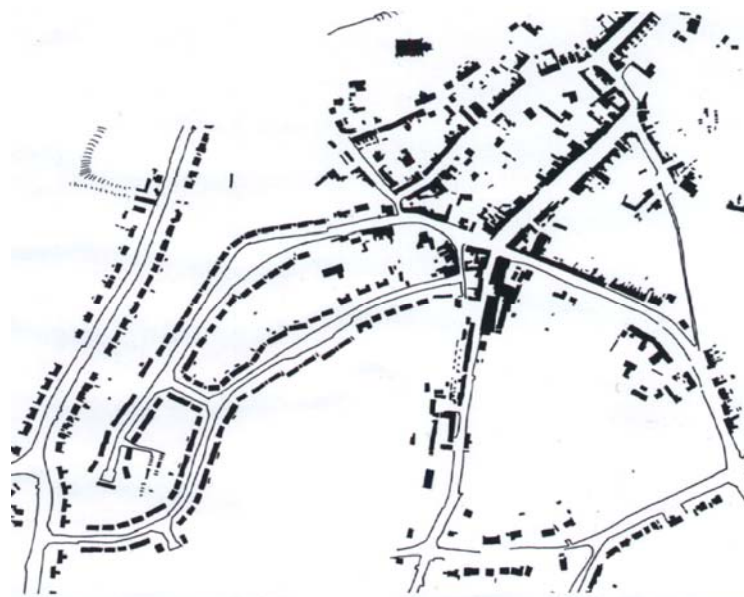
In terms of the physical growth of the settlement from its original village core, the settlement has grown firstly to the south west and then further to the south east. This is illustrated by the accompanying historical maps.



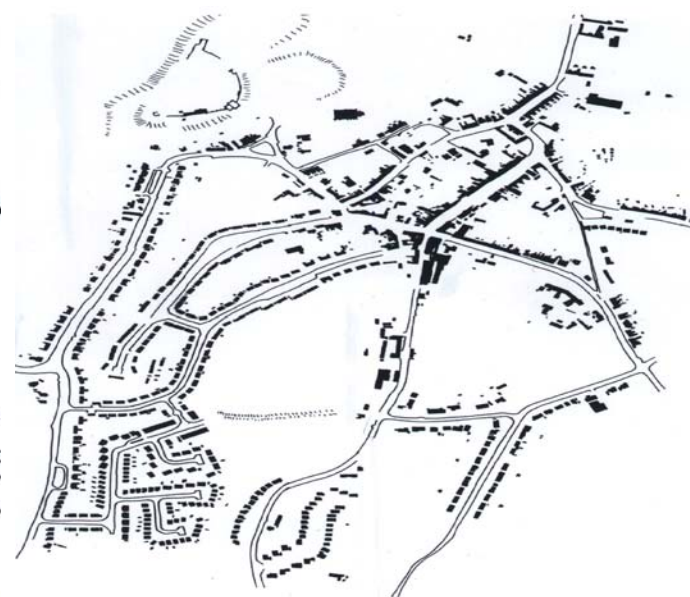
### *Historical Maps*



1923 (Population : 1,900)



1964 (Population : 2,566)



1970 (Population : 2,905)



1992 (Population : 3,682)



# Background: *Tutbury*

## Section 2

In terms of the population change, census statistics indicate that the population of the settlement was as follows:

- 1961 – 2,566
- 1971 – 2,905
- 1991 – 3,682
- 2001 – 3,121
- 2007 – 3,132 (mid-2007 population estimates for parishes)

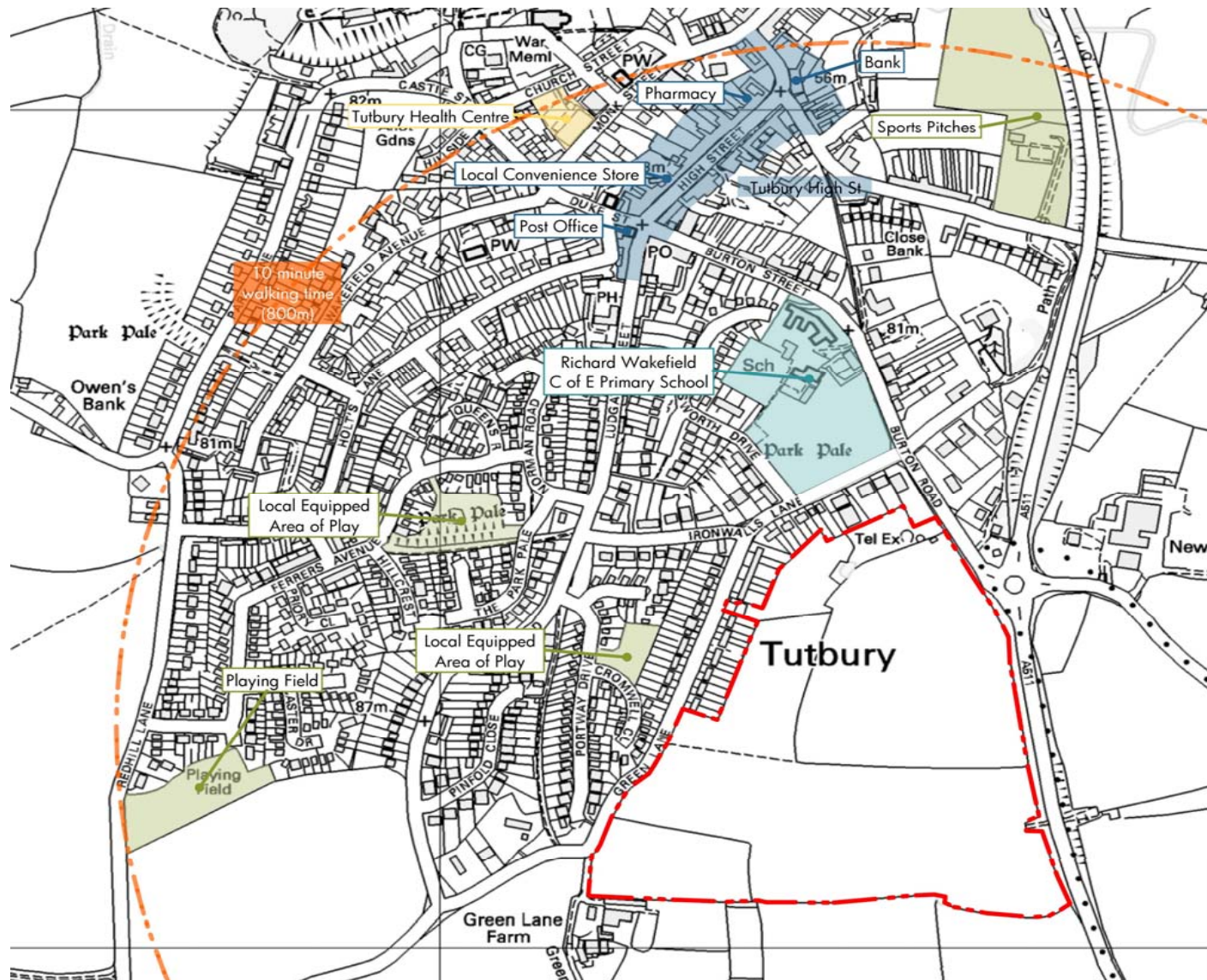
As can be seen from the data above, the population of Tutbury has declined in recent years by approximately 550 residents since the 1991 high of 3,682. This decline is likely to be as a result of a combination of people moving out of the settlement to more affordable areas and the reduction in the size of households.

Tutbury is characterised as a relatively prosperous village with a high proportion of owner occupation with very few rented properties, particularly from the Council or a registered social landlord. Furthermore, employment levels are high in the area, with fewer than average people staying to look after family/homes and a higher proportion of management/senior professionals. In terms of the demographics, there is lower proportion of children and young people and a higher proportion of those over 75 and/or retired.

The indicators for local deprivation as of 2007 support this view. Tutbury does not exhibit deprivation, with the majority of the area within the top 30% least deprived in terms of income, deprivation, employment opportunities and access to education, skills and training. The exception to this view is that part of the Tutbury and Outwoods ward is within the top 10% most deprived for barriers to housing and services. This is likely to be reflective of the price of housing within the settlement and the difficulties faced, particularly by young people and first time buyers to get onto the housing ladder within the areas which they grew up in which can be linked to the reduction of the settlements population in recent years.



# Why Tutbury?



**Tutbury Village  
High Street**

## Local Facilities

## Section 2

The settlement is highly accessible by public transport, just five miles from a Burton on Trent, which constitutes a 30-minute bus journey with services running on an hourly basis. There is also access to local employment opportunities in the neighbouring settlement of Hatton with employers such as Nestle having a strong presence.

Furthermore, the existing services and facilities in Tutbury are superior to neighbouring settlements, with access to a variety of local shops along the high street, including bakery, grocers, pharmacists and other convenience stores, as well as a Post Office, a Health Centre on Monks Street, including a doctors and dentist facility and the Richard Wakefield Church of England Primary School on Burton Road.



**Richard Wakefield  
Church of England  
Primary School**



**Tutbury  
Village Hall**



**Tutbury  
Health Centre**



## *Planning Context*

The local planning authority is progressing its future plans for the development of the Borough through the Local Development Framework which will eventually replace the remaining policies of the Local Plan Review. This is being undertaken within the context of Burton's Growth Point status.

When East Staffordshire Borough Council was awarded Growth Point Status a requirement to provide 12,900 homes (13,000) between the period of 2006 to 2026 was ratified by members at Planning Committee and on this basis it is maintained that these targets remain in force and will continue to be used in the development of emerging policy such as the Local Development Framework despite the current uncertainty surrounding the Regional Spatial Strategies.

It is anticipated that the East Staffordshire Borough Council Core Strategy Preferred Options Document will be issued for consultation in summer 2011 with this document setting out the Council's plan to meet the requirements of Growth Point Status in identifying suitable sites for 11,000 dwellings within Burton upon Trent and the remaining 2,000 dwellings to be located in other settlements within the Borough.

In order to determine which settlements are most suitable to accommodate housing East Staffordshire Borough Council have produced a Settlement Hierarchy which ranks settlements according to their suitability for growth.

## *Settlement Hierarchy*

The East Staffordshire Borough Council Local Development Framework Settlement Hierarchy (2010) identifies the most sustainable settlements outside of the main urban areas of Burton upon Trent and Uttoxeter where housing development would be most appropriate. This is considered to be important as circa 2,000 homes are likely to be delivered outside of Burton-upon-Trent.

These villages are classified into Category 1, 2 and 3 villages through a scoring system which relates to the size of the village in terms of population and the number of dwellings, and also the accessibility to various services and facilities. Category 1 villages are classed as settlements most suited to further levels of development with the area having a greater ability to accept growth given local facilities and services can sustain new development, with Category 3 villages considered to be the least appropriate.

The analysis assessed each settlement against a number of criteria such as accessibility, shopping and retail, community facilities, health care and education provision. From this five, Category 1 villages have been identified. Tutbury and Barton under Needwood gaining the joint highest scores by some margin.



# Background: *Tutbury*

## Section 2

### *Why Tutbury?*

Clearly, in the context of the Growth Point status, and given the findings of the Settlement Hierarchy, Tutbury has emerged as one of the best options to satisfy the housing requirement outside of Burton-upon-Trent due to its sustainable location. Clearly therefore not only is Tutbury capable of accommodating growth but new residents to the area would also serve to increase patronage and sustain the local services, thus enhancing the vitality and viability of the settlement. Indeed the settlement once supported some more 500 residents than there are currently living in Tutbury (see population data on page 4).

In addition, consideration should be given to the consequences of failing to locate development in Tutbury. A lack of development is likely to have an adverse affect on the settlement as the choice of housing available will continue to be limited and current pressures in terms of addressing the identified need for affordable houses in Tutbury and the broader sub regional rural housing market area will only be exacerbated with people local to Tutbury who wish to remain in the settlement forced to move elsewhere in order to find affordable housing.

### *Why this site?*

It follows therefore that as Tutbury is considered to be a settlement which can accommodate new housing the next question is... Where should it be located?

The May 2010 updated Strategic Housing Land Availability Assessment (SHLAA) identifies only 1 site other in Tutbury which could come forward for housing over the next 20 years with this being another greenfield site on the south west periphery of Tutbury, east of Redhill Lane. The SHLAA trajectory identifies that site for delivery only in the long term, beyond 2026, whereas the application site is identified as capable of delivery between 2012 2016, the earliest specified time period.

From this analysis it is clear that in order to deliver housing in Tutbury the release of some greenfield land is necessary and the application site is the only deliverable site in the Plan Period.



# Site Description

## Section 2

### General Description

The total application site covers some 15.2 hectares of land located on the south-eastern side of the settlement of Tutbury. It consists of a series of fields, used for arable farming and the grazing of livestock,. The fields are separated by a series of hedgerows which run through the site. There is one significant tree on the site which is located centrally, along the path of the main hedgerow that runs east-to-west through the centre of the site. Other trees are found along the boundaries.

### Topography

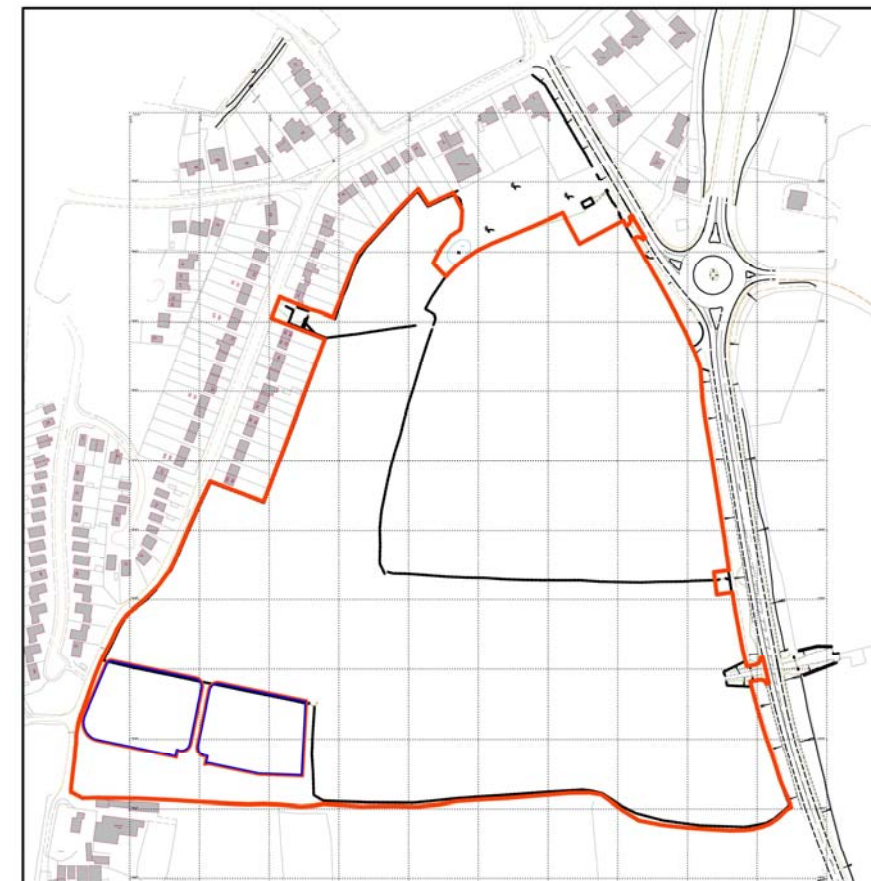
The site slopes gradually from a high point in the south west. It grades down to the north east and south east and gently to the south west. Furthermore, there is a gradual slope from the centre of the site to the southern boundary. Burton Road is generally at a lower level than the site particularly in the southern section where is in a cutting. As the land falls away to the north east Burton Road and the main roundabout is slightly higher than the application site. Green Lane along the western boundary is fairly level with the application site.

### Boundaries

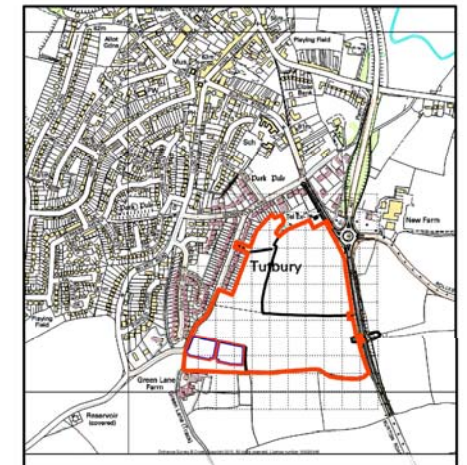
In terms of the site boundaries, it is well contained; the western boundary of the site constitutes rear gardens of properties on Green Lane which currently are located on the edge of the settlement; these are relatively modern suburban dwellings set back from the road and are not of any particular architectural merit. There is also a strong hedge along Green Lane. The eastern boundary of the site is defined by the A511, at a much lower level, and includes semi-mature planting/landscaping and hedgerows screening the highway. The southern boundary of the site is demarcated by mature hedgerows, beyond which are fields extending out into the open countryside.

### Landscape and Heritage

There are no heritage, landscape or environmental designations on the application site.



SITE LOCATION PLAN - 1:2500



SITE LOCATION PLAN - 1:10000



# Views of the potential access points

Section 2





# Views within the site

Section 2

Rear outlook of existing properties along Green Lane/Iron Walls Lane needs to be considered

Sloping topography down to Burton Road frontage

Existing trees screen views of the roundabout

Panoramic view from within the site - north

Burton Road potential access point

Roundabout

Existing Tree

Panoramic view from within the site from the north west corner - east

Existing vegetation on the southern boundary of the site

Distant view of the houses along Green Lane

Distant view of the hedgerow running through the site

Existing farmers access behind vegetation

Existing Tree

Sloping rise in topography from the southern boundary up to the centre of the site

Panoramic view from within the site from the south east corner - north west



# Views from outside the site

Section 2







# *Initial **Thoughts...***



## Constraints

In assessing the constraints of the subject site reference is made to the various technical reports which support this application and provide further detail in terms of ecology, landscape, flood risk etc.

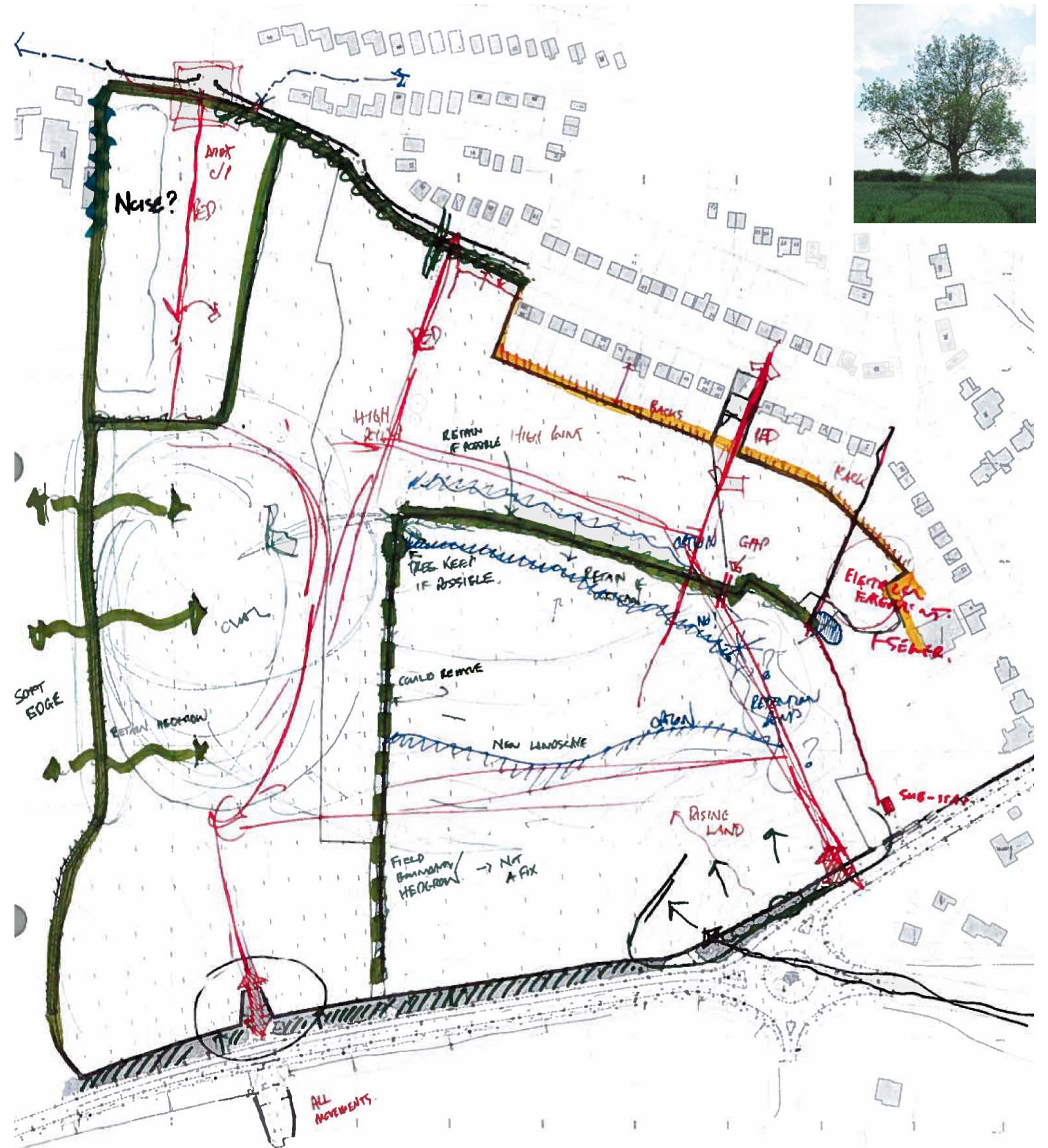
Whilst the site is Greenfield it is relatively unconstrained with the habitats in the arable fields, semi-improved grassland and hedgerows considered to be 'species poor' and not important to Nature Conservation. Furthermore species surveys have confirmed there are no Great Crested Newts or roosting bats present on the site.

In terms of landscape features an existing pond lies to the north of the site as well as a number of mature hedgerows and a mature tree at the centre of the site (top right). These features should be retained where possible to support existing birdlife in particular.

In terms of the views, a distant view of the site exists when heading north towards Tutbury on the A511 (see page 13), with the south portion of the site visible, along with the neighbouring properties along Green Lane. Otherwise the site is well screened by planting along the eastern boundary with the A511 and existing dwellings on the north and west side served by Iron Walls Lane and Green Lane respectively. One view from within the site southwards over existing open countryside (see page 13) is considered to be an important vista and glimpses of this should be retained through any future development.

Given the existence of dwellings which border the site on two sides it is necessary to ensure suitable separation distances in order to protect the residential amenity of existing residents.

Lastly in terms of access, options are limited. It is not considered appropriate in highways terms to take access from the existing roundabout or from Green Lane given the narrow width of the carriageway and increase in traffic along this road. The two options for access are therefore both along the eastern boundary, the existing farmers access to the south east and off Burton Road beyond the roundabout on the north east corner of the site.

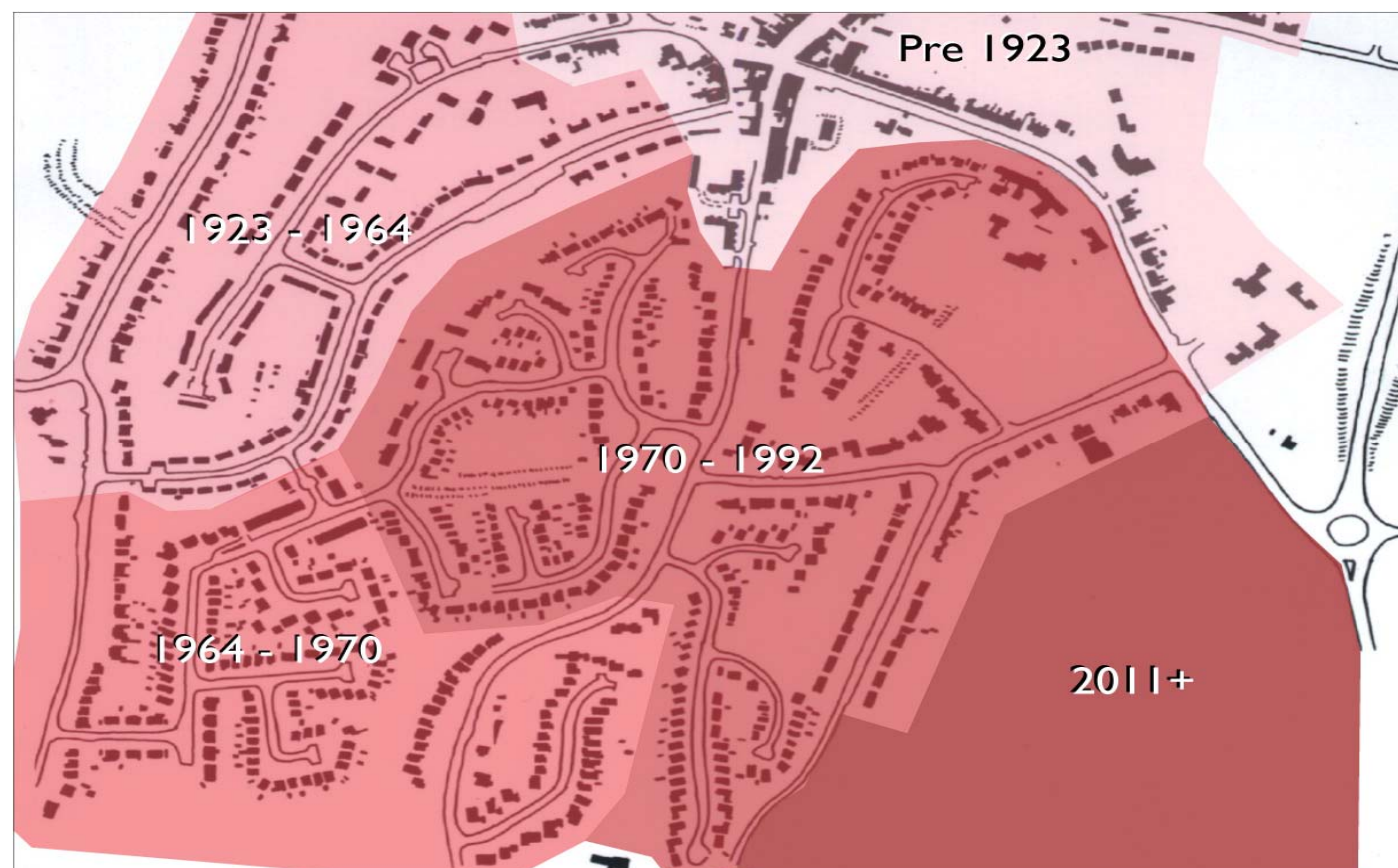




### Site Opportunities

As identified in the constraints section the subject site is relatively unconstrained, with the mature tree and hedgerows representing an opportunity to enhance the biodiversity of the site by creating a diverse green infrastructure.

The site is well contained between the existing edge to the settlement of Tutbury and the A511 bypass road and represents a logical extension to the settlement which has historically grown southwards as illustrated by the map below.



In addition the site represents an opportunity for Tutbury to grow in a sustainable way, ensuring that existing shops, businesses and facilities will be sustained by the increase in patronage generated by new housing development.

Furthermore an important opportunity exists because the site is both large yet well contained. The quantum of the site therefore allows for the creation of a mixed use development with housing and employment, the over provision of community infrastructure and green space and also a public transport service which can penetrate the site. In addition it represents an opportunity meets the identified affordable housing needs of the settlement in a manner that could not be delivered without the release of a site of this size.





# Understanding the Local Context *Tutbury Village Design Statement*

Section 3

## Historical Maps

### What Should it Look Like?



1923 (Population : 1,900)



1964 (Population : 2,566)



1970 (Population : 2,905)



1992 (Population : 3,682)

In considering what a new development should look like in terms of the architecture and appearance of the built form, it is important in the first instance to understand the character of Tutbury and indeed how it has grown. Tutbury has evolved from the older and more historic areas in the lower part of the valley on Bridge Street, High Street, Monk Street and Gate Street. This area is designated as a Conservation Area and includes buildings from the late Tudor/Elizabethan era as well as subsequent Georgian and Victorian periods. The more modern mid to late 20<sup>th</sup> century developments are generally located on higher ground and have developed out to the south around streets such as Park Lane, Red Hill Lane, Iron Walls Lane and Green Lane which now form the edge of the settlement, adjacent to the subject site.

Tutbury, and in particular the historic core of the village can, therefore, be characterised by the following features:

- Ornate Georgian doorways.
- Red brick construction.
- Timber frame sash windows.
- Stone sills.
- Large tall chimney stacks.
- Garden railings.
- Curved front of buildings at junctions.

Whilst these features are synonymous with the settlement of Tutbury given how it has grown, the areas within the vicinity of the subject site do not demonstrate many of these features. The historical maps below illustrate how the settlement has grown out to the south during the 20<sup>th</sup> century. The architecture in this area is modern, mid to late 20<sup>th</sup> century and is more standardised in terms of the appearance of the dwellings with smaller plots.

These dwellings are, however, more open in character, predominantly detached and semi-detached set back from the road behind front gardens and drives. The exception to this would be properties along Burton Road to the north of the site which comprises late 19<sup>th</sup> Century terraced properties which are two and three storeys in height, some of which are set back or elevated. The adjacent images demonstrate these features.



## What should it *look like?*



# Understanding the Local Context *Tutbury Village Design Statement*

## Section 3

Therefore when considering the question “What should the new development look like?” it is maintained that the areas immediately surrounding the subject site do not have a distinctive character, unlike the centre of Tutbury. Furthermore it is considered that to try and replicate the character of the Tutbury Conservation Area would be dangerous as this can often lead to pastiche development. It is maintained that more subtle design features should be taken from the existing character of Tutbury and surrounding rural villages such as Rolleston in order to embed local distinctiveness into the scheme through details such as stone sills, tall chimney stacks on buildings at prominent locations and the use of garden railings within a wider landscaping scheme.

Three-storey Georgian and Edwardian detached buildings built close together, predominantly red brick with some painted render. Roofs are slate/dark grey rosemary tiles. Mix of gabled, hipped and parapet roofs. Detailing includes stone and brick heads, stone or timber sills. Dog-toothed detailing to some eaves and parapet verges.

In addition to this it is considered that the scheme should take design inspiration from the surrounding countryside and be reflective of the villages rural settlement. On this basis the arrangement of buildings in courtyards to reflect farmsteads would also serve to ensure the development feels like a place with a distinctive rural character and does not become a housing estate that could be anywhere, and are, everywhere.

**Rolleston**



## What should it *look like?*



# Understanding the Local Context

## Section 3



### Burton Road

A mix of Georgian, Edwardian, 80's, 1990/2000 red/buff brick, render, canopy porches, dental coursing, grey concrete tiles and slates.

Two-four bedroom terraced, semi and detached properties, parking courts and cartilage parking, timber fencing, back of pavement and a standard highway configuration.



### Iron Walls Lane

Post war semi detached and detached properties including bungalows, red brick and rendered walls, red/grey tiles, front boundary walls and cartilage parking. Gables facing front with a mix of gabled and hipped roofs.



### Green Lane

Post war semi-detached and detached properties, red brick and rendered walls (both on some elevations), red/grey tiles, front boundary walls and cartilage parking. Gables facing front with a mix of gabled and hipped roofs.



### Portway Drive

A small cul-de-sac of detached dwellings; predominantly bungalows, buff and light brick, grey tiles with integral and detached garages. Timber canopies to front doors. Dental courses to eaves with buff brick heads. The roof finishes are generally dark grey concrete roof tiles. The whole street is very plain in appearance.





# What should it *look like?* Design Precedents

## Section 3



The use of Sustainable Urban Drainage (SUDS) or swales serves to soften and enhance the overall landscape quality of streets.

Upton Urban Extension, Northampton

Public Open Space and Green Corridors benefit from active edges provided by the fronts of dwellings which overlook the space, making it feel safe.

Butts Green, Warrington

Dwellings arranged in courtyard layouts.

Micklethwaite, Wetherby, North Yorkshire



# Planning *Policy* Context

## Section 3

The proposed residential development, the subject of the applications has been formulated in light of the relevant design policies within the adopted Local Plan as well as advice in PPGs, PPSs and Circulars. Those considered to be of particular pertinence relating to Design and Access are set out below:

### Central Government Guidance

PPSI: Delivering Sustainable Communities - sets out the Government's commitment to good design. It states that:

**“Planning authorities should plan positively for the achievement of good quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making better places for people. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted”.**

PPS3: Housing – also encourages a high standard of design and landscaping in new residential developments. Indeed PPS3 promotes more sustainable residential environments through requiring developers to make efficient and effective use of land. The guidance also makes specific reference to the need for the design to be of a form that integrates with and complements the local area (paragraph 16). The most appropriate or best use of a site such as this will comprise a scale and form of development that integrates into the area.

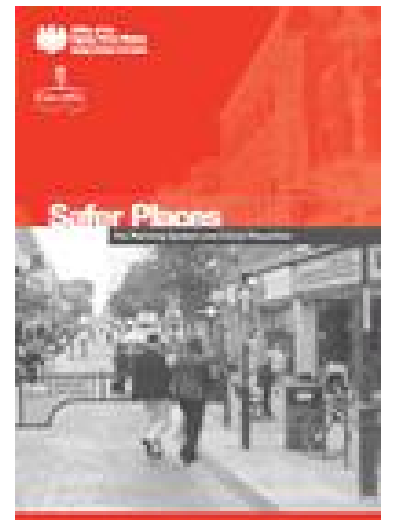
PPS3 also recognises that good design is fundamental to the development of high quality new housing. Paragraph 13 confirms that good design should contribute positively to making places better for people.

The aforementioned Government Guidance is supplemented by other documents including the following:

- Building For Life—Delivering Great Places to Live (CABE Nov 2008)
- By Design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE 2000).
- By Design – Better Places to Live: A Companion Guide to PPG3 (DETR/CABE 2001).
- Safer Places – The Planning System and Crime Prevention (ODPM 2004).
- Planning and Access for Disabled People: The Good Practice Guide (ODPM 2003).
- Design and Access Statements: How to write, read and use them (CABE 2006).

The accepted principles of urban design as stated in By Design (2000) include:

- **Character** - a place with its own identity,
- **Quality of Public Realm** – a place with attractive and successful outdoor areas.
- **Ease of Movement** – a place that is easy to get to and move through.
- **Legibility** – a place that has a clear image, is easy to understand and clearly defines public and private space.
- **Adaptability** – a place that can change easily.
- **Diversity** – a place with variety and choice.





In terms of the local planning context it is clear that some greenfield development, such as the development proposals which are subject to this application, is likely over the next few years. On this basis East Staffordshire Borough Council has published two key policy documents to ensure that any future greenfield development achieves a high standard of design. These two documents are: -

- Policy Statement – Draft Greenfield Land Release for New Communities (2010)
- Guidance on the Development Principles to inform the Master Planning of Potential Core Strategy Allocations (November 2010)

It is considered that the principles which underpin these policy documents are fundamental to achieving great places to live and as such they have been applied in the formulation of the design proposal for the site and are reflected in the design objectives for the site.

## **Policy Statement – Greenfield Land Release for New Communities (2010)**

This statement lists four main principles to which greenfield development must conform:

1. *The creation of sustainable communities not just housing estates, with access to facilities.*
2. *A green infrastructure led scheme where there is a relatively high proportion of the total area set aside from the outset as structural open space running through the area. The open space should be designed to perform a number of roles – recreation space, protecting habitats and creating new ones to increase bio-diversity; and providing for Sustainable Drainage Systems (SUDS).*
3. *The design standard of all development to be of the highest standard. This starts with the creation of a sense of place. All buildings need to be designed to a high quality, in accordance with the Council's Design Guide.*
4. *The creation of new communities provides opportunities to ensure that all new developments are built to high energy efficiency standards.*

The overriding principle is that the Council will seek to develop brownfield sites before greenfield and greenfield will not be permitted unless there are exceptional circumstances and that the development proposals meet the following requirements: -

- On-site affordable housing provision in accordance with the draft Housing Choice SPD.
- The proposal should not prejudice the bringing forward of other urban extension options.
- There should be no adverse impact on the local highways network. Mitigation should be provided at the developer's expense. There should be adequate priority measures for cyclists and pedestrians.
- There must be proper connectivity to the existing urban area, and the new development must relate well to the existing built form.
- The site should accommodate a mix of house sizes at different price brackets.
- The proposal should include appropriate provision for employment land, local shopping, health, and education and community facilities. Existing facilities must be capable of being linked to their extended catchment by direct routes and be within easy walking distances. There should be good bus linkages with hospitals and schools.
- The proposals should show sensitivity to the landscape and nature conservation interests.
- Layout and form of the proposal should accord with the Council's Design Guide. The character of the village should not be undermined and the development should not require substantial new facilities.
- Sustainable development will be seen as a positive factor in assessing the merits of schemes.



# Planning *Policy* Context

## Guidance on the Development Principles to inform the Master Planning of Potential Core Strategy Allocations November 2010.

This guidance was published in November 2010. It sets out the general principles for the development of “Potential Core Strategy Allocations” however it is considered that given the site is coming forward prior to the adoption of the Core Strategy that the same principles should be applied.

The vision for the Borough is expressed in Section 4 of the document and recognise that the “larger villages will be the rural centres for services, facilities and jobs acting to sustain the rural areas”. Section 6 recognises Tutbury as one of only four Strategic Villages suitable for development.

Section 7 reaffirms the four core principles that will define development in the Borough; these reflect those outlined in the Greenfield Release SPD (Draft):

1. Creation of sustainable communities.
2. Green Infrastructure led development.
3. High quality design that creates a sense of space.
4. Developments built on the highest viable energy efficiency standards.

More specifically the Council expects that all proposals should:

- Be designed and located so as to minimise energy needs.
- Incorporate the best environmental practices and sustainable construction techniques
- Incorporate facilities to minimise the use of water and maximise opportunities to recycle.
- Limit adverse impacts on water quality, reduce water consumption, minimise flooding and promote SUDs.

- Include the use of local and sustainable sources of materials and develop a Site Waste Management Plan that ensures that at least 25% of the total minerals use are derived from recycled and reused sources.
- Meet the Code for Sustainable Homes standards.

Section 8 deals with High Quality Design and indicates that schemes should respond positively to the context of their areas in a number of ways:

- Build on the local character, respecting patterns of development and the historic environment.
- Provide safe communities
- Enhance the landscape and bio diversity.
- Aid movement through accessibility, connectivity, permeability and legibility.
- Enable a mix of uses.
- Provide innovative architecture.
- Provide well designed and integrated public art.
- Comply with National Forest standards

The document also lists out other issues that need to be considered:

- Provision of the necessary on and off site infrastructure.
- A housing mix that creates a mixed community. A variety of house types and sizes and homes at the higher end of the market – premium homes.
- Specialist housing and developments for older people close to shops, medical facilities and public transport.
- Housing to be built at the appropriate density for the locality.
- New housing to meet Lifetime Homes standard.
- Houses to be sustainably designed and constructed.



## Tutbury Village Design Statement – July 2007

This guidance was produced by the Tutbury Village Design Statement Core Team Group and was adopted as a material consideration in the determination of planning applications by East Staffordshire Borough Council on the 23 April 2007.

Within this document the settlement pattern, local landmarks, Conservation Area, listed buildings, accessibility, community facilities, trees, social and economic patterns and other key features which contribute to the characteristics of the settlement are considered. The document identifies a variety of designs and styles of buildings within the settlement from historical buildings such as the castle through to more recent development including modern housing developments.

This more modern development is identified as lying to the south of the settlement and it is stated that some of this has not contributed positively to the historic context and should not be taken as a precedent for similar unsympathetic development. These more modern areas are characterised as being open in character with buildings set back from the road behind front gardens and driveways. Any new development in these areas should respect this character. The conclusions within the housing needs survey are also re-affirmed and the Design Statement recognises that affordable homes are needed within Tutbury on the basis that provision of such homes allow for young people to stay in the village thus maintaining a balanced population profile.

In terms of the design of new development, the statement is clear that it should not detract from views of landmark features of the village including the castle, St. Mary's Priory Church and the Dog and Partridge. New development should also respect the character and appearance of its surroundings in terms of scale, form, layout, detail and use of materials. Housing should, where appropriate, ensure mixed tenure and should meet the needs of the diverse range of occupiers.

## East Staffordshire Design Guide Supplementary Planning Document – Feb 2008

The purpose of this document is to promote high quality design in new development across East Staffordshire Council and to promote better practice in the formulation of design proposals and raising the awareness of the importance and value of good urban design.

It provides design guidance on both residential and employment buildings and expects them to be well designed and well related to their context. With regard to housing, developers are encouraged to avoid repetitive use of standard house types and that where standard house types are used that they are modified to suit specific site context. The guidance provides details on layouts and materials for developments as well as detailing and finishing to improve the overall quality of the development. Advice is also provided on the landscaping of areas within residential developments and effective measures to integrate car parking into development schemes. Whilst not a mandatory requirement, the Council encourages the use of Code for Sustainable Homes.

In respect of commercial development, similar design advice is provided to that for residential development and it is recommended that plant and machinery associated with development is carefully and discreetly located and signage and branding should be considered as part of the overall design of the development. Activity generating uses within buildings should be designed and located to enliven public areas and that they should be accessible to pedestrians and cyclists.





# *Design Objectives*

The design objectives for the site are formulated with regard to the assessment of the site and the surrounding area, relevant design policies form the East Staffordshire BC local plan and in particular emerging policy and guidance on future greenfield release and general development principles as highlighted in the previous section.

1. Create a development which feels like a place with a distinctive character by providing housing which is a contemporary response within the setting of a rural village in terms of its appearance, scale and street layouts/building arrangement.
2. Create a community rather than a housing estate providing high quality green infrastructure, community facilities and a mix of uses so that the development is both used and valued by a variety of different people, thus fostering a sense of belonging and stewardship over the area.
3. Deliver ecological enhancement through a green infrastructure led development which provides a variety of recreational space, protects existing natural habitats such as hedgerows and trees and increases biodiversity by the introduction of new planting, SUDs etc.
4. Develop streets which are pedestrian, cycle and vehicle friendly where the building layout takes priority and brings legibility to key routes/spaces and where car parking is sensitively integrated into the street scene.
5. Ensure there are direct and well overlooked pedestrian and cycle links which make the development permeable to the wider community and seamlessly integrate local communities with the village facilities, old and new.
6. Deliver housing to Level 3 of the Code for Sustainable Homes where this is achievable and where possible exceed it in terms of limiting CO2 emissions and future proofing the energy efficiency of the building by limiting heat loss.





# *Involvement...*



An aerial photograph of a city grid, likely New York City, showing a dense pattern of buildings and streets. A semi-transparent red banner is overlaid across the top of the image, containing the title 'Developing a Concept...' in a large, red, italicized serif font on the left, and 'Section 4' in a smaller, white, italicized serif font on the right.

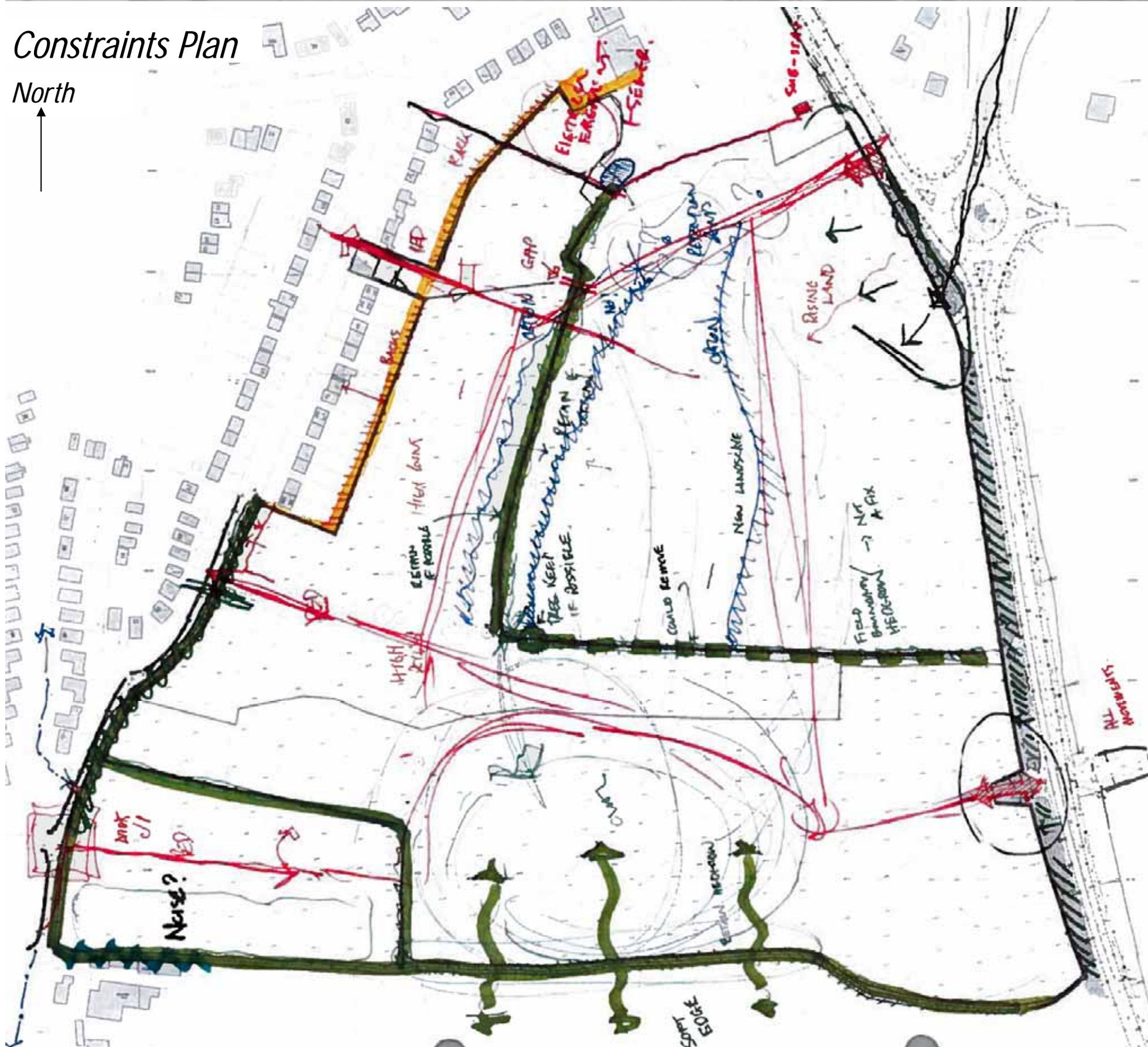
# *Developing a Concept...*

## *Section 4*

## Section 4

## Constraints Plan

*North*





# Developing a Concept...

The next step in the design process was to create an initial concept which fused together the design considerations identified in the assessment of the site constraints and the development principles identified by ESBC with the desired uses for the site, whilst bearing in mind the design objectives which were set at an early stage in this process.

Detailed discussions, including a workshop, were held between the Design Team and Planning Officers at East Staffordshire Borough Council, including Andrew Clarke, the Council's urban design consultant. Broad design concepts were debated and the Concept Plan and Framework Plan evolved.

In summary, the main design considerations when formulating the concept were: -

- Ensure that new buildings were of a suitable distance away from existing houses along Green Lane and Iron Walls Lane in order to respect residential amenity.
- Ensure the retention of existing hedgerows and mature trees where possible, emphasis was made by the council's urban design consultant that the hedgerows should not dictate the design and layout.
- Keep the southern boundary of the site as open as possible, given that this is the most sensitive boundary opening out into the countryside.
- Start extension to Green Lane linear form.
- Develop a highways layout which avoids the use of Green Lane on the western side of the site and instead takes access off the A511 Bypass/Burton Road along the eastern boundary and provides bus penetration.
- Develop a layout which provides additionally.

The desired uses that were identified at this stage were:

- Housing
- B1/B8 Business units
- A community building
- Allotments
- A sports pitch
- Changing room
- Informal areas of public open space

In terms of the concept and layout of the site, the key design objectives which needed to be incorporated within the initial concept were:

- **Place making** – to develop design concepts which will make this development distinctive but reflective of other areas within Tutbury and the surrounding area..
- Deliver a **Green Infrastructure led scheme** – a key objective is to ensure that the provision of public open space is both generous and located centrally within the site in a way that actively promotes ecological enhancement as a whole.
- **Integration** – to ensure that routes within the site are safe and follow desire line paths and that opportunities are taken to maximise the number of pedestrian and cycle links through to existing streets, footpaths and, therefore, towards existing local facilities.



# Developing a Concept...

## The Concept Plan

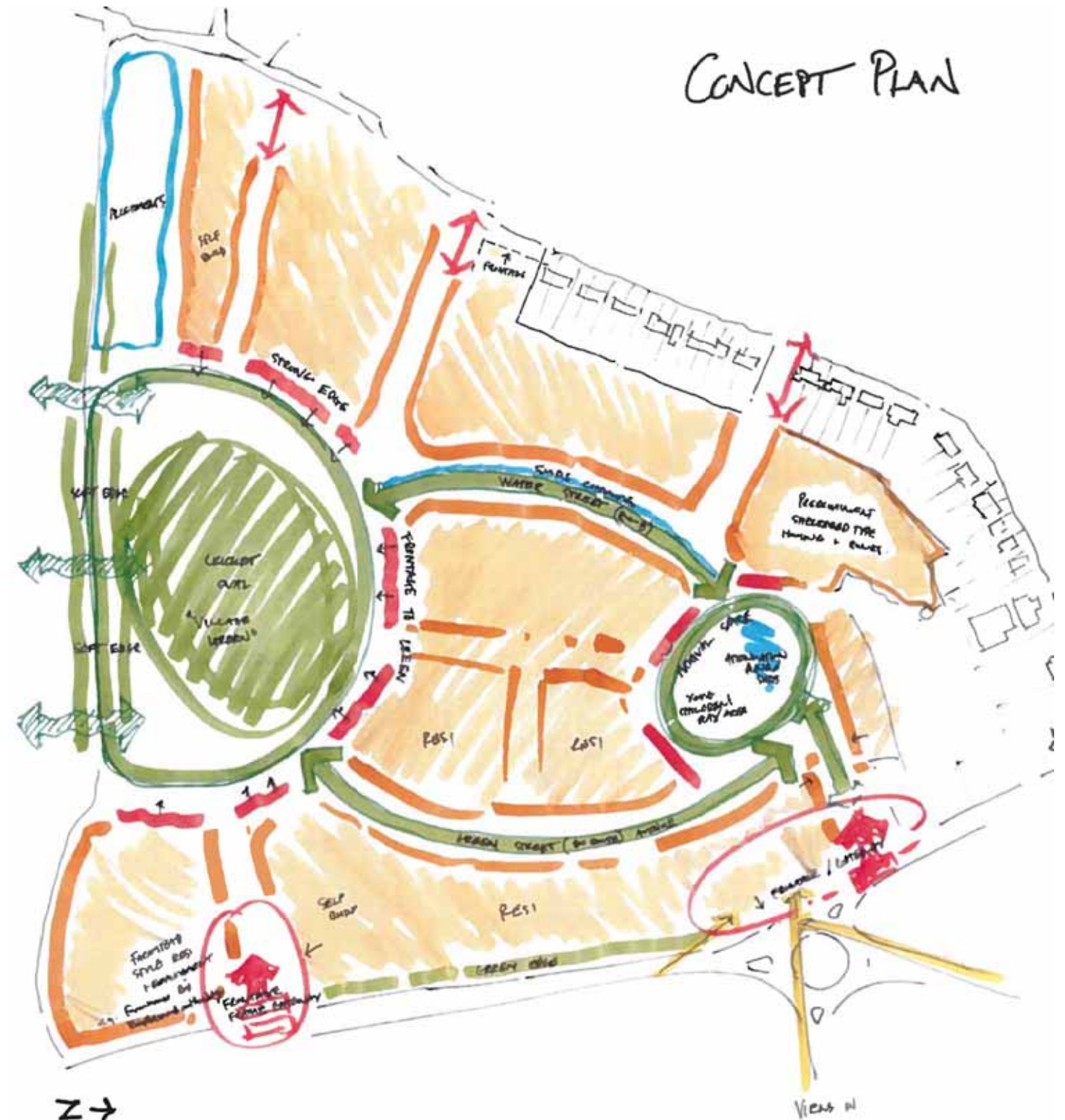
In terms of the development of the concept plan, one of the primary considerations is arrival and, on this basis, the gateway into the scheme off Burton Road at the north east corner of the site was considered to be an important feature. On this basis, a water feature was included to provide a sense of arrival and a distinguishing feature to the scheme. This would then provide the origin for a green loop which would link this area with a sports pitch along the southern boundary of the site.

A sports pitch was located on the southern boundary of the site ensuring that this more sensitive boundary retained its openness and also views out to the open countryside would be preserved. In addition, it was proposed that the allotments be located at the south west corner of the site, again protecting the openness of this boundary.

By ensuring that this green infrastructure was the primary consideration when developing the design concept allowed for the beginning of the zoning of other uses. When considering where to locate the commercial/employment uses, it was apparent that these would need to be close to the A511 and also to an access point for the site to ensure that any traffic associated with these uses would not circulate through the scheme if at all possible.

In addition, it is desirable for the residential areas to have a direct relationship with existing housing in order that the residential areas of Tutbury evolve organically and can be integrated together. On this basis, the commercial uses of the site were located on the south east corner of the site close to the access onto the A511.

The provision of the allotments, sports pitch and commercial uses along the southern boundary of the site created a compact area for the residential element of the scheme. Consideration was given to the opportunities for pedestrian linkage into Green Lane and, as these potential links were plotted through into the site together with the established green loop, a number of blocks of residential development began to be formulated, These blocks were given strong, active edges to frame the areas of public open space and the green loop/corridors.





# *Developing a Concept...*

## *Section 4*

### Framework Plan

The development of a concept plan provided an initial vision for the zoning of the various uses proposed and also an initial vision for the circulation of vehicles and pedestrians through the site. This provided a basis for the development of a framework plan which would begin to provide further definition to the residential areas in particular which made up the majority of the site.

First of all, when considering the main gateway into the site off Burton Road, the framework plan identifies that dwellings should be orientated to front and face out over the roundabout and Burton Road in order to provide an active and visible frontage to this scheme. Further into the site, buildings would be gathered around the water feature and open space to create an overlooked and legible arrival space.

In addition to the creation of perimeter blocks of residential development, the framework plan builds upon a concept of courtyard building arrangements to reflect rural farmsteads where buildings are clustered together. These courtyard arrangements would be taken off the primary vehicular loop through the site in order to bring variety to the scheme and local distinctiveness.

The framework plan creates a notion that the business units should be arranged in the form of a courtyard to reflect the layout of a rural farm. The signature feature to this arrangement would be a dwelling which faces out over the southern access point. This landmark building would appear as the old farmhouse, with the business units behind it being read as the outbuildings associated with the farmstead. The various buildings to the rear of the 'farmhouse' would then have differing elevational treatments to reflect the different types of uses found within a farmyard, i.e. stable blocks, storage barns etc.

The north-east corner of the courtyard would include a community building and changing rooms which would be directly linked to the playing pitches. To the rear the parking could double up so that the spaces used for business during the day would be used for community uses in the evening and at weekends.

Furthermore, following advice from the Urban Design consultant at East Staffordshire Borough Council, it was suggested that houses in the south-west corner should not turn their back to Green Lane but face out as an extension to the existing street, albeit set back from the main highway in order to ensure proper parking arrangements.

A further element of detail was added at the north eastern corner where bungalows would be located as some of the neighbouring properties along Iron Walls Lane were 1.5 storey, it seemed that this would be the most appropriate location for them to be provided.

The self build element of the scheme was located on the periphery of the development at the south west corner. This was intentional as it was considered that these dwellings would benefit from a degree of isolation. Given that their appearance was likely to be different to the remaining dwellings which would be styled to reflect the local vernacular it was considered that locating the self build plots centrally would potentially diminish the envisaged character and sense of place of the development.

The adjacent sketches, produced in tandem with the Local Authority, provided a strong basis for the further development of these design concepts into a built form masterplan which could then be taken to the public for consultation.



*Developing a Concept...*

*Developing a Concept...*





# *Draft Masterplan...*

*Section 4*





# Public Consultation Tuesday 30 November 2010

Section 4

A public consultation event was organised at the Tutbury Institute, High Street, Tutbury on Tuesday 30 November 2010 once a draft masterplan had been produced. All local residents within a five minute walk of the subject site were notified by letter, and a notice was inserted in the Burton Mail informing local people of the exhibition. The public exhibition comprised of three A0 display boards with site analysis, the draft masterplan and 3D views of what the development might look like on each of the boards respectively. The exhibition was held from 2pm in the afternoon and manned until 5pm by James Smith (Peveril Homes), Paul Stone (Regional Planning Director, Signet Planning), and Richard Walshaw (Senior Urban Designer, Signet Planning) who were present in order to explain the development to local residents and answer questions.

Given that one of the design objectives for the scheme was to create a community and not merely a housing scheme and that the design proposals include a significant amount of additionality in terms of generous provision of open space, allotments, employment facilities, community buildings and self-build plots, we felt it was important to make sure these facilities were right for the community. Therefore the primary purpose of the public consultation was to ask for comments on the development and, in particular, about these features. A comments form was provided at the public exhibition (see bottom left) with questions relating to these features in an attempt to obtain the most constructive feedback possible from the event.

Naturally, there was an element of resistance to the principle of new housing by local residents, particularly those residents of Green Lane and Iron Walls Lane who directly overlooked the site, with the objection being that they did not want development on this Greenfield land and, in short, did not want to see housing on this site at all.

Given, however, that the principle of development is considered to be justified in planning terms as highlighted both in the Planning Support Statement and indeed the introduction of this Design and Access Statement, the other key points relating to the design of the development proposals are as follows:



## Main Concerns

1. Major concerns were expressed as to the use of Green Lane, which already has a narrow carriageway due to the proliferation of parked cars as none of these properties benefit from private drives.
2. In addition, the access from Green Lane to the allotments and twelve of the self-build plots also raised concerns as this is on a sharp bend and the carriageway to Green Lane at this point is already narrow.
3. Concerns were raised over the need for a cricket pitch. Many residents stated that they already had one that the local cricket club had just purchased.
4. The capacity of the local primary school, the Richard Wakefield Church of England Primary School, to accommodate the likely new population was raised.



5. It was stated that the capacity of the existing doctors surgery in Tutbury was at its limit and could not cope with the increase of patients that the development would bring.
6. The need for employment uses on the site was also questioned.
7. In terms of access, questions were raised as to why the roundabout was not used in preference of the access off Burton Road and there were questions as to whether this would be safe.
8. Concerns were raised that this would merely be the first phase of a larger housing scheme which would sprawl out southwards and merge with the next village, as has been the case in nearby Hilton.

## Positive Feedback

1. The provision of the allotments was something that was welcomed by local people.
2. The provision of affordable housing was also welcomed by many, especially as it was mainly shared ownership.
3. The provision of bungalows was also welcomed and recognises the need for an aging population.
4. The footpath connectivity was also something that was welcomed that local residents would be able to utilise the green space and also be much closer to a local bus stop.
5. A member of the local youth football team management, Tutbury Tigers FC, welcomed the sports pitch and suggested that their local football club was in need of a new facility and this could be the alternative to the cricket pitch.
6. Comments were made by some local people that the design looks nice.
7. The opportunity to create local employment opportunities during construction was encouraged as a positive for the development.

## Suggestion for the Community Building

1. Relocation of the existing scout hut.
2. Provision of a convenience store.
3. Relocation of health centre.

As a result of the public consultation exercise, a number of key themes were derived and, as a result, the design proposals for the scheme were revised. One of the principle concerns was the use of Green Lane to serve the development, clearly this concern was to a large extent alleviated as we helped local people to understand the drawings and 3D views and to see that no direct vehicular access can be gained into the site from Green Lane, therefore, it is not proposed to increase the traffic levels along this stretch of road, with the exception of a handful of properties immediately to the south of the existing houses on Green Lane (these were introduced following the design workshop with the council prior to the public consultation as it was considered that the development should not turn its back completely on Green Lane).

However, the point about the access to the allotments and the 12 self-build plots further down Green Lane at a sharp bend were considered to be valid and, as a result, this part of the masterplan was revisited and the access altered so that all the self-build plots and the allotments will be accessed from within the site through the proposed new road layout taken off Burton Road/the A511. It is maintained that this will alleviate local people's concerns about the use of Green Lane. However, this will result in the allotments and self-build plots being provided in a later phase of the development than previously envisaged.



Another common theme of the consultation was the question 'Why do we need another cricket pitch?'. The reason why a cricket pitch was provided on the initial scheme was because such were deficient in the rural area. However, following consultation, this is clearly not the case having been informed by local people that the local cricket club has just purchased the site that it currently uses. When asking local people which sports pitch would be the best use, there was no clear or definitive view given, although one member of the public informed us that the local youth football team, the Tutbury Tigers FC, were searching for new facilities.

As with the search for an alternative sports pitch, there was no definitive view provided as to what the use of the community building should be. This was one of the key questions for the public exhibition, some suggestions were made that the scouts could be relocated or indeed the health centre could operate a satellite unit. There was no obvious or stand out community use put forward by local residents.

The suggestion to provide a convenience store also on the site was something where views were varied, as some considered this to be an important part of making a development a community, and others fearing that such a proposal would take away trade from the existing local shops in Tutbury. At present, therefore, it is proposed that, with regard to an appropriate sports pitch and the community building, further discussions will be had with the Council and local residents as to the most appropriate use as the application progresses. Overall, it was considered that the public exhibition was a useful event and, in particular, in order to change the highways layout to the south of Green Lane and recognise that a cricket pitch was not the most appropriate use in terms of sports facilities.



# *The **Final** Scheme*



# Design *Narratives*

## Section 5

### School Boy, aged 10

"I was a bit nervous about moving here at first because I didn't know anybody, but now I have made lots of friends. Now I am ten, Mum lets me call for my friends and we walk to school together on the footpath up to Green Lane and then it's just up the road. We don't mind as it's only a two minute walk and it's a very safe route. After school we meet up and play outside, sometimes on the street where we live – there are not many cars that come down here and Mum lets me because she can see me. It is nice not to have to worry about cars! Sometimes we take our bikes down to the playground as well. It's cool having paths where we don't have to worry about cars all the way through where we live. I have also joined the local football team, the Tutbury Tigers, and we play our matches on the pitch just down there. It's nice because it is easy for Mum and Dad to come and watch me. I like it here!"

### Mother of a Young Family

"My husband and I bought one of the self-build plots two years ago now. We always fancied the opportunity to build our own home and its ideal now as my husband incorporated his home office into the design of our new home. It really changed our lifestyle as a family and we are able to spend more time with each other now my husband doesn't have to travel to work each day. What we love about where we live are the opportunities to be outside, to walk the dog around the green loop, or go and feed the ducks at the pond, or walk over to the children's playground as a family. My eldest daughter starts school next year and it will be nice to be able to walk there with her. Moving here was the best decision we ever made as a family."

## *What is it like living here?*

### Elderly Couple

"We have been looking to move into a bungalow for about a year or so and to move back to Tutbury to be closer to our grand children. I still try to be quite active, but my wife is finding climbing starts to be more and more difficult. We do, however, enjoy where we live – there are places to sit and stay and we are also able to walk around and feel safe. There are always people milling around. I have also managed to get one of the allotments on the site where we grow our own vegetables, and this is great as gives me time to spend with my grand children and my son and also remain active at the same time."

### First-Time Buyer

"When my wife and I heard about this development we were made up, we were just about to get married and it looked like we would have to move out of Tutbury maybe to Burton or Uttoxeter in order to get on the housing ladder. Being a first time buyer I was able to get a nice house on a shared ownership scheme, which has enabled me to stay in Tutbury where I grew up. This is great because my mum and dad live just round the corner and we are expecting a baby in the next few months, so hopefully they will be close at hand to help. Since moving here, my wife has got a part time job working as a PA for one of the start up businesses down at the Rural Enterprise Centre. We feel really lucky to have been able to get this place and would like to think that we have a good community here that looks after the place well. It is nice because as our family grows we might be able to stay living in this community because of the good mix of housing."







# Layout

## Section 5

Following a thorough design process which has included an in depth assessment of the site and its local context, consultation with East Staffordshire BC's planning and urban design team and consultation with local residents a clear and well developed vision for the scheme has been developed.

The final design proposals are for a mixed use development of the site comprising 224 dwellings of which 12 will be self-build and 31 will be affordable units together with 2,060 square metres of business units (B1 use) a sports pitch and changing rooms, community building, allotments, accesses and public open space facilities.

*Are the **streets** defined by a well structured building layout?*

A number of factors need to be considered in order to achieve a layout which works well for all users of the proposed development. The primary objectives in terms of the layout of the scheme are to: -

- Create building layouts and streets which provide character and a sense of place which differentiate from any other area within Tutbury,
- to balance the needs of pedestrians, cyclists and motorists.
- ensure the development feels safe and is easy to navigate around.

The adjacent plan summarises three of the main street/building layouts which are proposed at different points on the site.





# Layout

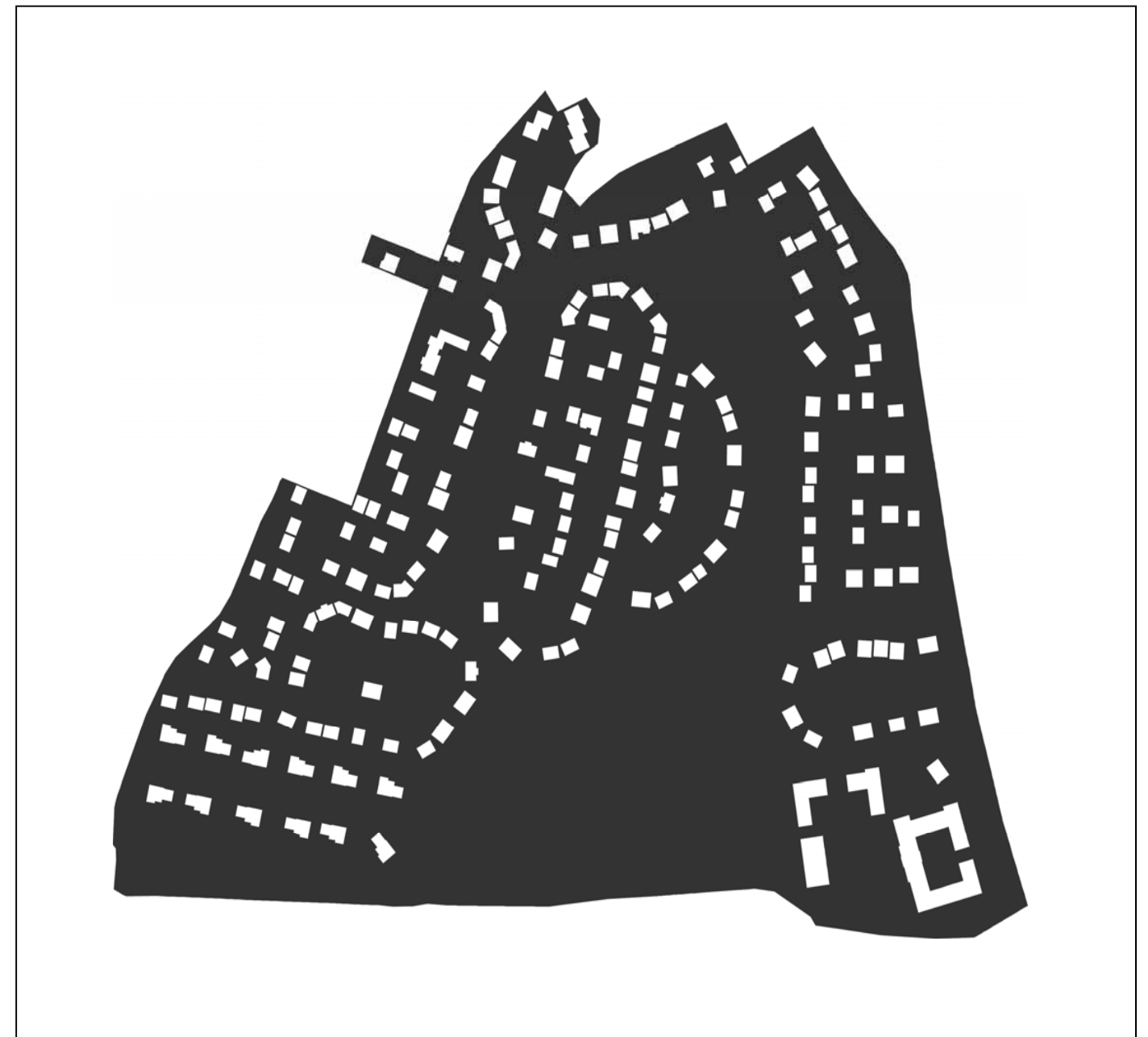
The **Traditional Street** layout will be used at various points within the development, primarily as main roads for which other street types can emanate from, thus contributing to a framework of interconnected routes. It is maintained that this type of traditional street provides a clear definition between public and private realm and also provide active edges to the streets with doors and windows opening out onto the street.

The **Crescent** is another street type utilised within the development, with this street type serving to frame the green loop of open space around the site with the curved streets adding to the overall attractiveness of the public open space and also serving to create wider wedges of open space at certain points within the development accommodating such features as a children's play area for example.

The **Courtyard** arrangement is also a prevalent building layout within the scheme. This layout will tend to emanate from the main loop road which runs around the outer rim of the green lungs. This building arrangement is intended to bring character to the development reflecting rural farmsteads where buildings are gathered together around a courtyard. Furthermore, this arrangement also provides a safe and secluded public realm.

The courtyard highlighted along the main road to the west of the 'green lungs' 'also serves to provide an open feel to this green corridor, with the buildings being set back and, therefore, appearing less imposing. Furthermore, it gives the opportunity for these courtyards to be set back behind existing hedgerows which, therefore, can be retained.

In summary, the street network is defined by a well structured building layout which takes precedence over the highways and car parking so that they do not dominate the scheme. Indeed, the courtyard arrangement in particular will serve to take cars off the street and keep them in a safe and naturally surveyed environment.



*Does the **building layout** take **priority over the streets and car parking**, so that highways do not dominate?*

The adjacent plan highlights the urban grain of the proposed development and illustrates that the building layout is varied and takes priority over the streets.





The adjacent plan highlights the key public spaces and pedestrian routes which are central to the scheme.



The 'green lungs', the public open space around the water feature, the children's playground and the sports field are the key public spaces on the site.. As can be seen around all these key areas where activities are expected to be frequent, buildings have been orientated so that they are overlooked by windows and front doors of properties, therefore, these environments will be naturally surveyed and feel safe.

*Do the **buildings** and **layout** make it **easy** to **find** your **way** around?*

*Are **public spaces** and **pedestrian routes** **overlooked** and do they **feel safe**?*

Furthermore, the 2.5 and 3-storey buildings proposed on the site are highlighted on the plan and it is clear that they bear a relationship to these public spaces, pedestrian routes and key gateways into the site. This is designed to bring legibility to the scheme, emphasising the key routes and, therefore, making it easier to find your way around the development.



# Connections

## Section 5

The site is permeable at four locations, roughly on all four corners of the site. The main pedestrian linkages would be to the north onto the existing streets of Green Lane and Burton Road, with these being the most direct routes to the Richard Wakefield C of E Primary School and Tutbury High Street.

A secondary pedestrian link will connect the site with Portway Drive to the south west, although this would be a secondary link as it would not provide a direct connection to any local facilities, although, of course, it has potential to be used by existing residents if they utilise the paths and facilities on site as they will be within walking distance. Indeed the paths will provide a closer, pedestrian friendly route to a bus stop given the local bus service will penetrate the site.

*Are the **streets** pedestrian, cycle and vehicle friendly?*

*Does the development have **easy access to public transport**?*

In terms of the connections within the site, as can be seen from the adjacent plan, dedicated paths for pedestrians and cyclist are an integral part of the scheme and provide direct links to the work/community uses on the south east corner, the allotments on the south west corner and the sports field to the south. Furthermore, it is maintained that an attractive green loop pathway is provided which can be enjoyed for recreational walking.

Overall, it is maintained that the development is very well integrated with existing streets, paths and surrounding development, with community facilities, play areas and parks provided on site and a local primary school





within a five minute walk and the village centre within a ten minute walk. Clearly careful attention has been paid to ensure that the site is permeable and that a variety of pedestrian connections are made possible.

*Does the scheme  
integrate with  
existing streets,  
paths &  
surrounding  
development?*

*Does the  
development provide,  
or is it close to,  
community facilities  
such as a school,  
park, play areas,  
shops, pubs or cafes?*

Turning attention to the circulation of motor vehicles, it is maintained that the streets are vehicle friendly, with vehicles able to move around the site freely, although due care has been taken to ensure that straight lines and sweeping curves are avoided where possible so that vehicle speeds will be kept at a safe level.

The adjacent sketch summarises the street hierarchy of the development. This emphasises the two site accesses which are taken off the A511 and Burton Road along the eastern boundary of the site and indicates that no vehicular access will be taken off Green Lane along the western side, given that the carriageway widths are not considered to be appropriate to accommodate additional vehicular traffic. The exception to this is six units which are set back from the highway with separate parking areas just to the south of existing properties along Green Lane.

The purple route indicates the route for direct bus penetration through the site, thus ensuring that the development has easy access to public transport and indeed making public transport closer for existing residents to the west of the site.

The main vehicular loop is formed around the rim of the green lungs by connecting the primary street (dark blue route) with the Bus Penetration Route. This provides a solid framework from which secondary streets and the various courtyard arrangements emanate. Each of the courtyards serve between five and ten dwellings .

On the basis it is maintained that the street hierarchy is well defined by the layout, orientation and scale of buildings along these key routes and indeed that the building layout takes precedence over the highways so that they do not become a dominant feature.



# Connections

Section 5





# Appearance

## Section 5

The appearance of the buildings take reference from architectural features in Tutbury and also the wider rural area and together with a varied building layout and attractive green routes incorporating landscape features such as swales a development is created which belongs in this part of Staffordshire. Furthermore it is maintained that elements of the scheme such as the green infrastructure and the self-build dwellings will serve to give this development a distinctive character instead of simply replicating previous examples of development.

*Is the car parking well integrated and situated so it supports the streetscene?*

*Does the scheme feel like a place with a distinctive character?*

The Birds eye view image illustrates that car parking is taken off the main vehicular and public route which loops around the site, this serves to create a development which is not dominated by the private car.

The southern gateway into the site has a rural appearance to the site provided by the feature farmhouse building with the business units to the rear being designed to reflect different elements of a traditional farm courtyard, utilising a varied palette of materials for the walls and roofs (see the elevations on the next page).

Further details are also provided on the forthcoming pages relating to the appearance of the individual buildings with examples of the bespoke house types which have been developed in consultation with East Staffordshire Borough Council's planning and design team to ensure that the dwellings exhibit architectural quality.



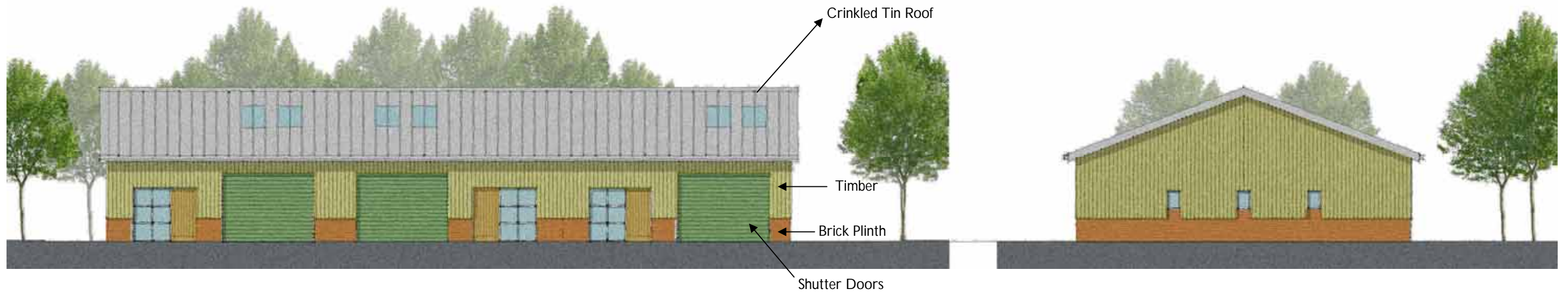
Bird's Eye view of centre of the site highlighting the residential courtyards created by the building layout and the existing tree which is retained with further ecological enhancement through the Green Lungs





# Appearance

Section 5





# Appearance

## Section 5



The elevations above are examples of house types which have been specifically designed for this scheme, taking design cues from the Georgian architectural features of Tutbury and also references from traditional rural buildings.

The materials used will be predominantly red and darker shades of bring together with some stone detailing such as stone sills and water-coursing. You will note from the above some of the architectural references incorporated into the house types such as low eaves windows which are reflective of Georgian buildings found in Tutbury and also glazed cart openings and arrow slit vents which give a sense of the local rural vernacular.

*Do the **buildings** exhibit **architectural quality**?*

*Is the **design specific** to the **scheme**?*

On this basis it is maintained that the time taken to develop bespoke house types will serve to create a development with a sense of place, and without completely replicating the local vernacular the development will feel like it belongs in Staffordshire.



# Landscape Features

## Section 5

One of the design objectives from the outset for the development was to create a green infrastructure led development which provided a variety of recreational spaces, whilst protecting existing natural habitats such as hedgerows and trees, and increase the overall biodiversity of the site through new planting, sustainable urban drainage systems etc.

*Does the scheme  
**exploit** existing  
**landscape** and  
**topography**?*

*Does the  
development have  
any **features** that  
**reduce** its  
**environmental**  
**impact**?*

As can be seen from this document, the public open space was at the centre of the design proposals from the conceptual stage right through to the detailed design. Central to the public open space strategy is the concept of this green loop which runs around the centre of the site providing attractive walkways in an open and natural environment. This green loop exploits existing landscape features in terms of the hedgerows which remain on the site and will be incorporated into an overall landscaping scheme which also includes a network of swales running alongside the pathways, culminating in a pond which provides an attractive gateway feature at the north-east corner of the site and will be surrounded by new planting.

In addition to the green loop, a sports pitch is proposed along the southern boundary of the site to meet the needs of local community sports teams. It is anticipated that all of the public space within the scheme will be adopted by the local authority.





A full sustainability report accompanies this application and presents details in terms of the measures to be applied to the scheme and the reasons why certain elements cannot be incorporated.

The report identifies that the Code Level 3 requirement SUR1 in the Code for Sustainable Homes cannot be achieved however all other elements of Code Level 3 will be applied to all of the dwellings.

In addition it is proposed that Code Level 3 will be exceeded in relation to ENE1 Dwelling Emissions and ENE2 Building Fabric. This involves limiting CO2 emissions as well as future proofing against heat loss in order to enhance the performance of the dwellings and make them more energy efficient, this outperforming statutory minima.

Selected properties within the self build element of the site will serve as focus exemplars meeting the requirements of Code Level 4 of the Code for Sustainable Homes in emissions and/or energy efficiency or the standards to be brought in by 2013 depending upon when the reserved matters are submitted.

On this basis it is maintained that new homes will be built to a high standard and in some areas outperform the statutory minima providing new residents with quality and energy efficient homes.

*Do **internal spaces** and **layout** allow for **adaptation, conversion** or **extension**?*

*Has the scheme made use of **advances** in **construction** or **technology** that **enhance** its **performance, quality & attractiveness**?*

*Do **buildings** or **spaces** outperform statutory minima?*



An aerial photograph of a suburban neighborhood, showing a dense arrangement of houses with light-colored roofs and walls, interspersed with green trees. The houses are mostly two-story structures with varying rooflines. The overall scene is a typical residential area from a high-angle perspective.

# *Summary*



# Development Summary

## Section 6

The site layout is shown on the plans within this document but it is useful to outline the main design components:

- 212 houses ranging from two-bedroom to five-bedroom units. These will be built to Level 3 of the Code for Sustainable Homes with the exception of SUR1. (see Energy Statement).
- Some 31 units of affordable housing will be provided throughout the site. These will comprise two, three and four-bedroom dwellings including three bungalows, two of which will be rented. These will be provided as follows:

House Type	Phase 1	Phase 2	Phase 3	Phase 4	Total
Two-bed	8	2	0	4	14
Three-bed	3	0	5	7	15
Four-bed	2	0	0	0	2
<b>TOTAL</b>	<b>13</b>	<b>2</b>	<b>5</b>	<b>11</b>	<b>31</b>

- 4.53 hectares of green space spread throughout the development comprising:
  - Sports pitch and surrounding area.
  - Allotments
  - Open Space corridors running through the heart of the development incorporating play areas, swales, village pond and informal recreation areas.

This represents some 29.8% of the residential site.

- Changing Room/Pavilion – this will cover some 106.6 square metres and be sufficient to accommodate two teams, umpire room and recreation area.

- Community Space – this will cover some 150.9 square metres. We are committed to providing a fully inclusive scheme and consider that a community space attached to the pavilion will act as a community facility either to be managed by a specific group or by one of the tiers of local government.
- Business Space – this will comprise some 1,604 square metres of B1 space to be built in three phases. Access will be gained off Burton Road. The units have been carefully designed to reflect the site's surroundings. On site car parking will be provided.

It is maintained that in addition to meeting the housing needs in the Borough, the development brings wider benefits to the local community through the provision of open space, which will include a sports pitch and an associated sports pavilion, children's and teenage play areas, allotments and green corridors, including sustainable urban drainage systems (SUDS) which enhance the bio diversity of the site.

In addition the development will serve to diversify the mix of housing in Tutbury with the provision of bungalows for the elderly, affordable housing and 12 aspirational 'self-build' plots on the site. It is also maintained that the business units will provide local jobs for local people and the proposed community space a focal point for suitable community activities.

As stated a range of two, three, four and five-bedroom houses will be provided on the site:

House Type	Number
Two-bed	30
Three-bed	50
Four-bed	110
Five-bed	22
Self-build	12
<b>TOTAL</b>	<b>212</b>

*Is there a **tenure & accommodation mix** that **reflects the needs and aspirations** of the **local community**?*



# Development *Summary*

Section 6

## BUILDING FOR LIFE

In summary it is maintained that this Design & Access Statement demonstrates the design 'process' which has been undertaken in order to deliver a scheme with a sense of place, which reflects the local context of Staffordshire. In order to summarise the design quality of the scheme the Building for Life questions have been set out below, this identifies quite clearly the merits of the scheme in design terms, enhancing the well established status of Tutbury as a great place to live. It is maintained that the proposed development will meet the Building for Life Gold Standard scoring 18 out of 20.

### ENVIRONMENT & COMMUNITY

Q1. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?	YES
Q2. Is there an accommodation mix that reflects the needs and aspirations of the local community?	YES
Q3. Is there a tenure mix that reflects the needs of the local community?	YES
Q4. Does the development have easy access to public transport?	YES
Q5. Does the development have any features that reduce its environmental impact?	YES

SUB TOTAL = 5

### CHARACTER

Q6. Is the design specific to the scheme?	YES
Q7. Does the scheme exploit existing buildings, landscape or topography?	YES
Q8. Does the scheme feel like a place with distinctive character?	YES
Q9. Do the buildings and layout make it easy to find your way around?	YES
Q10. Are streets defined by a well-structured building layout?	YES

SUB TOTAL = 5

### STREETS, PARKING & PEDESTRIANISATION

Q11. Does the building layout take priority over the streets and car parking, so that the highways do not dominate?	YES
Q12. Is the car parking well integrated and situated so it supports the street scene?	YES
Q13. Are the streets pedestrian, cycle and vehicle friendly?	YES
Q14. Does the scheme integrate with existing streets, paths and surrounding development?	YES
Q15. Are public spaces and pedestrian routes overlooked and do they feel safe?	YES

SUB TOTAL = 5

### DESIGN & CONSTRUCTION

Q16. Is public space well designed and does it have suitable management arrangements in place?	YES
Q17. Do the buildings exhibit architectural quality?	YES
Q18. Do internal spaces and layout allow for adaptation, conversion or extension?	50:50
Q19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?	NO
Q20. Do buildings or spaces outperform statutory minima, such as building regulations?	50:50

SUB TOTAL = 3

**TOTAL SCORE = 18**



