

RPS

**RESIDENTIAL DEVELOPMENT
ON LAND TO REAR OF
IVY HOUSE, HIGH STREET,
ABBOTS BROMLEY
FOR
WALTON HOMES LIMITED**

**DESIGN & ACCESS STATEMENT
FOR SUBSTITUTION OF 7 PLOTS**



Date: January 2013

Our Ref: AAH4812

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1 INTRODUCTION

This full planning application is for the substitution of 7 of the housetype designs back to what was previously approved on 1st July 2008 (Ref No. PA/02885/027/JR/PO) for this part of the site, on the land at the rear of Ivy House, High Street, Abbots Bromley. The scheme has been devised to take into account the character of the village and its Conservation Area designation and the nature of the site and surroundings. The application is a full planning application and the site layout, proposed dwellings, their elevations and design are all submitted as part of the scheme. The application is also supported by the following documents:

- o Ecology Survey Betts Ecology – August 2007
- o Ground Conditions Report JPA – August 2007
- o Tree Survey ACS – August 2007
- o Topographical Survey RPS
- o Arbouricultural Implication Study ACS Consulting – August 2007

2 SITE DESCRIPTION AND LOCATION

The subject site lies within the village of Abbots Bromley on the southern side of the High Street. It comprises around 0.76 Ha of land. On the High Street frontage the house "Argyll" lies on the eastern side and No. 19 High Street to the west. Ivy House itself fronts onto High Street and comprises a traditional 2 storey dwelling which has current planning consent to convert into three dwellings. Immediately to the west of Ivy House, access into the rear land is gained via an accessway which separates Ivy House from "Riches" the dress shop, which occupies a brick and tile single storey building fronting onto the High Street.

Immediately at the rear of the dress shop is a range of brick, timber and steel clad buildings, further into the site there are a variety of timber and steel buildings that have operated as employment uses.

The application site also includes the land at the rear of No. 19 High Street, the Post Office and Diamond Cottage, and the site boundary abuts No. 5 Marcia Rise Court.

The land levels rise up from the High Street towards the southern boundary of the site from around 100.17 AOD at the site access to around 107.43 AOD. The boundaries of the site are enclosed by mature hedges and trees which serve to separate the site from the very large buildings of the Sports Complex to the south-west.

The site is principally unused, and generally unattended at present.

3 PLANNING POLICIES

The Development Plan comprises the Regional Spatial Strategy, the Staffordshire Structure Plan and the East Staffs Local Plan of July 2006.

The most relevant policies relating to this application are contained within the East Staffs Local Plan and comprise the following:

- H3 Small Windfall Sites and Conversions
- H6 Design of New Dwellings
- BE1 Design Scale and Massing of New Schemes
- BE6 Development Principles in Conservation Areas
- BE7 Exceptions in Conservation Areas

Essentially the policy framework in the Local Plan aims to permit the redevelopment of brownfield sites of up to 10 dwellings. In Conservation Areas the tests for new buildings are that the proposal must preserve or enhance the character and appearance of the Conservation Area. This test has been held by the Courts to mean that a neutral effect can be considered to conserve the area.

4 THE PLANNING HISTORY

The former uses on the application site were essentially employment uses, located in a number of buildings and structures on the application site. These buildings were granted express Planning Permission under ref. PA/19955/002 granted on 3rd December 1990 and were known as the "Hammersley Drive Business Centre". The uses permitted were light industrial type uses and are considered to fall into a B1 use class.

During 2003 a series of applications were made for the residential development of the site for 31 units, and then for 25 units. These applications were refused in December 2003. In 2004 Redrow Homes made applications for 20 residential units on the site in 2 separate applications. These applications were the subject of Appeals which were subsequently dismissed on 6th March 2006. The Inspector considered that the scheme before her did not respond to the Local context in terms of design, and would not preserve or enhance the Conservation Area. The layout that she was commenting upon included 20 units off an estate type road, with the dress shop being demolished and rebuilt to form Unit No. 20. Plot 1 was interposed between Ivy House and "Argyll", in part of the garden to Ivy House and accessed directly off High Street.

Planning Consent was secured on 1st July 2008 (Ref No. PA/02885/027/JR/PO) by our client Walton Homes Limited for 9 dwellings, and the conversion of the existing dress shop into a dwelling. During 2010, 7 of these dwellings were subsequently overridden by a consent secured by the then vendor of the site Mr D Hammersley, which changed the housetype designs slightly (Planning Approval P/2010/01149/JI).

This application merely seeks to revert back to the original approved housetype designs secured under planning approval PA/02885/027/JR/PO, on Plot Nos. 1 to 7 as red edged on the enclosed Planning Layout, Drawing No. AAH4812/162 Rev A.

5 THE PROPOSED SCHEME AND THE DESIGN PHILOSOPHY

This application seeks planning consent for the substitution of 7 new dwellings off a shared surface access; this application is essentially a reversion to the originally approved housetypes under the planning approval secured on 1st July 2008 (Ref No. PA/02885/027/JR/PO).

The proposal seeks to provide a scheme in keeping with the Conservation Area with the following design principles and philosophy underlying the proposal:

- Consideration of the grain of the development in the Conservation Area
- Creation of a development in scale with its surroundings in terms of footprints, eaves and ridge heights
- Specific designs for the site to reflect the local architecture and built form.
- Materials palette to reflect the location – plain roof tiles, soft red facing bricks
- Retention of the High Street frontage, utilising the existing access only
- Creation of an intimate location with a close grain of buildings fronting straight onto the shared surface
- Not to dominate the High Street buildings or compete with them by a variation in ridge and eaves heights
- To preserve the exiting boundary trees and hedges
- To consider and use the site levels to best advantage

These elements set out above are the design philosophy for the site and have been arrived at by the original scheme pre-application discussions (which ultimately led to approval No. PA/02885/027/JR/PO) with the Local Planning Authority in December 2006 and through careful consideration of the Appeal decision of 2006, by consideration of the guidelines in the Abbots Bromley Conservation Area Document of September 2007 and by site visits both to the site and the surroundings and other new residential developments in the village.

Seven of the dwellings approved under Planning Approval PA/02885/027/JR/PO secured by Walton Homes Limited were subsequently superseded by a consent secured by the then vendor of the site Mr D Hammersley, which changed the housetype designs slightly (Planning Approval P/2010/01149/JI).

This application merely seeks to revert back to the original approved housetype designs secured under planning approval PA/02885/027/JR/PO, on Plot Nos. 1 to 7 as red edged on the enclosed Planning Layout, Drawing No. AAH4812/162 Rev A.

6 DENSITY, SCALE, HEIGHTS AND MASSING

The proposal seeks consent for 7 new dwellings, reverting back to those under the original planning approval of August 2008 on some 0.4894 Ha of land at a density of 14.3 dwellings/Ha. This is a low density development by modern standards, but is justified by the location of the site within a Conservation Area.

PPS3 advises that new developments take account of the character of the area and that densities should be in keeping with the surrounding developments.

The design, scale and massing of the proposed scheme will enhance the appearance of the Conservation Area. The buildings that will be seen from the High Street will be in keeping with the built form of the settlement and their location in the rear land.

7 THE PROPOSED ACCESS

Access is proposed into the site from the existing site access. The existing tract is unmade and fairly informal in nature. The proposal is to create a shared surface access road into the new development initially following along the existing alignment, as the original consent.

Access to the proposed 7 dwellings is via the existing access running parallel along the western side of Ivy House. An approval is already in place for the access improvements onto High Street, following the recent full planning consent for the conversion and extensions to Ivy House itself (Planning Consent No. P/2010/01231/EW, Approved Access Improvements drawing no. AAH4812/55 Rev C).

This already approved access will be constructed in accordance with the approved drawings and details as set out in the County Council's Highway Design Guide.

Plot 4 will front directly onto this access drive with the remaining 6 dwellings fronting onto a courtyard square within the heart of the scheme. The courtyard area will provide sufficient turning space for all service and emergency vehicles to enter the site and manoeuvre within it.

Dwellings within the site will each have separate garage facilities to enable 2 cars to be parked clear of the shared surface.

Pedestrians and cyclists entering and exiting the site from the High Street will use the shared surface; this is a satisfactory arrangement for the limited number of dwellings and leads to a less formal built environment where there is no requirement for formal footways.

The individual dwellings will have level access from the dwellings onto the shared surface with a change in levels within the site being absorbed with the courtyard area and the access road itself.

In terms of general accessibility, the site is highly accessible to potential residents to all the facilities within the village of Abbots Bromley lying as it does in the heart of the settlement.

Shops, services and facilities are available in various locations in the High Street and public transport is also available in the form of bus links to Burton and Uttoxeter.

8 THE EFFECT ON THE CONSERVATION AREA

It is considered that the application scheme will have a positive and enhancing effect upon the Conservation Area for several reasons.

Removal of unsightly buildings

The previous consent for demolition of various outbuildings in a conservation area has already been undertaken, which now facilitates a clear site in order to commence construction in due course.

The general unsightly appearance of the site will be removed and replaced by attractive buildings closely following the vernacular of Abbots Bromley making an effective use of the land.

Certainty

The site has been the subject of many applications for various uses over a significant period, leading to uncertainty over the future of the site. This uncertainty has a negative effect on the Conservation Area in terms of how the area is perceived. Our client Walton Homes Limited has now purchased the whole of the site, including Ivy House and the Dress Shop as well as the land on which this application sits. As a residential developer they wish to proceed with the development as a whole as soon as this consent is secured. This gives the whole site a definitive future, ultimately making a positive effect upon the conservation area itself.

Traffic

It is considered that the redevelopment of the scheme for new homes will be an improvement over the situation where employment uses were retained on the site.

An attractive Built Form

The scheme will provide an attractive residential environment in keeping with the character and appearance of the Conservation Area. The design, scale and massing of the proposed scheme will enhance the appearance of the Conservation Area. The buildings that will be seen from the High Street will be in keeping with the built form of the settlement and their location in the rear land.

Overall, the effect of the development on the Conservation Area is positive.

9 CONCLUSION

This application represents the re-use of a former brownfield site in a sustainable location and is in line with National and Local Planning Policy. The proposal has been worked up to provide a built form that will enhance the Conservation Area location.

DISCLAIMER

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