PROPOSED NEW SHELTERED HOUSING DEVELOPMENT

LAND OFF ROLLESTON ROAD,
HORNINGLOW - FORMERLY ST. JOHNS CHURCH HALL

FOR TRENT AND DOVE HOUSING

December 2012
PROJECT DIRECTORY

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CONTENTS

1.00 Introduction

2.00 Background to the proposal
   History of the site
   Context, Identity and Connection

3.00 The Site
   Location, Area, Density

4.00 Factors Affecting Development
   Flooding
   Mining Activity
   Archaeology
   Ecology

5.00 The Proposals
   Description of Development
   Environmental Considerations
   Car Parking
   Recycling and Bin Storage
   Security
   Building Plans & Elevations
   Accessibility/Adaptability Issues
   Facing Materials
   Highways
   Landscape and External Works

6.00 Consultation

7.00 Planning Status
   National Planning Policy

8.00 Summary
1.00 Introduction

1.01 Trent and Dove Housing has commissioned Ainsley Gommon Architects to submit a full planning application for a proposed sheltered housing scheme on the site of the former St. Johns Church Hall in Horninglow, Burton-on-Trent.

1.02 This Planning Design and Access Statement supports the proposed provision of a 28 no. unit sheltered housing scheme consisting of 24 no. one bed roomed flats within a communal sheltered block and 4 no. one bed roomed flats located within a separate block. The proposal will also include communal open space in the form of gardens within the site boundaries.

1.03 The design has been developed through continued consultation with Trent and Dove Housing, together with pre-consultation discussion with the planning department at East Staffordshire Borough Council.

1.04 The postal address of the application site is:
The former St. Johns Church Hall,
Off Rolleston Road
Horninglow
Burton-on-Trent DE13 0JZ

Within the proposal it is intended to create a new vehicular access to the site, accessed off Church View, DE13 0NQ.
2.00 Background to the proposals

2.01 History of the site

Early maps dated from the 1880’s show the development of Horninglow, a settlement located to the north of Burton-on-Trent.

The area consists predominantly of residential development, which includes many large villas and houses and several smaller terraces to the lower side of Horninglow.

Maps of the early 1900’s show steady growth of Horninglow, with further residential development surrounding the proposed application site. There is evidence of the present ‘public right of way’ running alongside the proposed site in these early maps.

By 1937, there is further residential development to the east of the application site in the form of semi-detached houses. Extensive expansion of the local housing provision features on the maps over the next 20 years, connecting the area of Horninglow with nearby Burton-on-Trent.

We understand that the application site remained undeveloped until about 1949, when historic maps indicate the hall and some adjacent tennis court on the site.

By the early 1990’s the application site has become entirely land locked by surrounding residential development. Access is provided from Rolleston Road.

2.02 Context, Identity and Connection

The application site is located on land between Rolleston Road and Church View, and surrounded by residential development.
2.00 BACKGROUND TO THE PROPOSALS

Land use immediately surrounding the application site is predominantly residential in the form of two storey houses and bungalows. St. Johns Church is located nearby in a south-westerly direction within the original Horninglow settlement area.

The application site is currently accessed from Rolleston Road in the north-west corner of the site. This vehicular access is relatively restricted and exists as a single track road. An existing and well established Public Right of Way runs along side the road and is defined by a pedestrian footpath.

The topography of the site is generally flat, although there is a slope along the easterly boundary which drops approximately 1.2m (varies) towards the development of bungalows sted across this boundary. Established trees and hedgerows border the site on all sides, and it is the intention to retain, all but a few trees, within the proposed layouts.

The application site connects with the wider development of Burton-on-Trent situated to the south.
3.00 The Site

3.01 Location
The application site, is a brownfield site, located within Horninglow to the north of Burton-on-Trent. The site is vacant and consists of an old church hall and what would have been associated car parking. The site is currently overgrown, and although an established Public Right of Way passes through the northern end of the site, the remainder of the site is entirely under-utilised and offers no positive benefit to the established residential development that surrounds the site on all sides.

A little to the south-west of the site is the A5111, with the A38 located to the south-east with the Trent and Mersey Canal running parallel to it.

The site is approximately 1.5 miles from Burton-on-Trent Railway Station.

The nearby residential developments are served well by local buses, connecting the area with the centre of Burton-on-Trent and the surrounding localities.

3.02 Area & Density
The site has an area of 0.41 hectares. It is proposed that a new sheltered housing scheme accommodating 28 no. units will be built on the site. The remainder of the site will be designed with associated landscaped gardens for the residents.
4.00 Factors Affecting Development

4.01 Flooding
The application site falls outside the flood risk zones, as presented on the Environment Agency Website.

4.02 Mining Activity
We are not aware of any mining activity nearby affecting this site.

4.03 Archaeology
We are not aware of any archaeological designations or sites of importance nearby.

4.04 Ecology
An Extended Phase 1 (including Protected Species) Survey is available dated 29 April 2012, together with an Arboricultural Survey dated 14 May 2012.

The Extended Phase 1 report recommends that any works to remove vegetation or demolish buildings are scheduled outside the bird nesting season (March to August), or to have an Ecologist present if these works are to be carried out within nesting season.

The report further states that no evidence of bats was found during the survey, although the building on site had the potential to provide roost sites for bats, and the habitat around the site had high potential for foraging and feeding bats. Further bat surveys are recommended on all buildings on the site prior to any demolition.

As recommended, it is intended that the design proposals are designed to enhance the established ecology of the site and, contribute to the ecological character and biodiversity.
The Arboricultural Survey categorises the majority of the existing trees as ‘Category C’ (trees of low quality and value). Most of these trees fall outside the application site boundary and therefore it is intended that these trees are retained. Some trees are recommended for removal due to their poor condition, and a small number of other Category C trees will be removed for the new development.

It is anticipated that some trees located towards the north-east corner of the site will need to be removed to accommodate the new access road layout within the site. It will also be necessary to carry out removal of some of the trees running along the southerly section of the boundary to prevent excessive over shadowing of the lower part of the proposed design and the garden area.

Root Protection Areas are recommended for all the trees, and it is anticipated that this information is incorporated within the ongoing design development during the construction phase through to completion.

1 - Current view of vacant church hall - looking across the site east
2 - Looking towards the southerly end of the site
3 - Looking towards the north-westerly corner of the site and the end of the access road off Rolleston Road
4 - View towards the west of the site - the existing houses along Rolleston Road beyond
5.00 The Proposals

5.01 Description of the Development

The site is currently vacant. The application proposal consists of a new building to accommodate 28 no. one bed-roomed sheltered flats. The application also includes the external and landscape design proposals associated with the sheltered scheme, together with a new vehicle access and pedestrian route through the site. The proposal consists of 24 no. flats and associated facilities accommodated in a communal sheltered housing block and 4 no. flats accommodated in a separate block located to the south of the site.

The design proposals are intended to provide modern sheltered housing development, fitting in with the surrounding context, but not copying it. The scheme will be similar in scale to the existing context with the new building providing two storey accommodation. Elements of the surrounding materials, such as brick, will be also be incorporated within the elevational design.

The client’s development brief sets out the quality requirements that have been considered within the design proposals. The scheme has been designed to incorporate the following standards:

- BREEAM - Multi-residential ’Very Good’
- Housing Quality Indicators - set out by the HCA
- Lifetime Homes - wherever possible
- Secured by Design
- Building for Life - minimum score 12

5.02 Environmental Considerations

As above, the proposals will be designed...
to meet BREEM ‘Very Good’ for a Multi-residential building. This is in addition to the requirements set out in Approved Document Part L of the Building Regulations.

It is intended that the proposals achieve a high standard of design, to create an environment which will be sustainable now and in the future. Consideration has been given to the orientation of the new building to increase the benefits from the path of the sun, and in particular the position of the private garden located to the south-west of the building.

The number and size of windows has been given consideration within the design, to maximise the flow of natural light into the internal spaces and to minimise the need for artificial lighting wherever necessary. The windows will also be designed to provide natural ventilation, restricting mechanical ventilation to the internal spaces (ie. bathrooms) as required by the Building Regulations.

At this stage, certain proposals for renewable energy generation are also being considered. The roof layout has been designed with this in mind, and would be capable of supporting photovoltaics or solar thermal panels if necessary.

In addition sustainable drainage measures are also being considered as part of the design. The specification of a sedum or wild flower planted roof is being investigated further, together with the integration of external water butts to water the proposed planting beds used by the residents, and other water reducing systems such as the

5.00 THE PROPOSALS
DESIGN AND ACCESS STATEMENT

Ainsley Gommon
architecture : urban design

1. View along existing site access off Rolleston Road - located to the south of no. 38 Rolleston Road
2. Approach along Public Right of Way into the application site - north-east corner
3. Looking across the site north - Public Right of Way running along the line of the hedge in the background
4. North-east corner of the site - Public Right of Way entering the site (left hand side of church hall building)
sanitaryware and equipment specified within the building.

5.03 Car Parking
The proposed development provides car parking for a number of residents and staff, including a number of parking bays for disabled drivers.

Cycle parking will also be incorporated within the design of the external works.

5.04 Recycling and Bin Storage
The refuse bins are located within the building at ground floor level. The bin store is accessible to service vehicles from the new vehicular route through the site. Space is provided for internal individual bin storage including storage facilities for recycling.

5.05 Security
The layout has been designed to maximise natural surveillance, and the layout of the site incorporates the existing Public Right of Way which passes through the northern end of the site. The main entrance to the building is located on the northern elevation of the building, leading off the new vehicular road and pedestrian route through the site. Windows are located in all principal faces of the building, and particularly on the private side of the building to encourage ownership of the areas directly accessed from the internal spaces.

Flats located on the outer elevations of the building will have planted areas of ‘defensible space’ between the outer wall and public zones to create privacy, while still encouraging natural surveillance of the immediate surroundings.

**THE PROPOSALS**

**DESIGN AND ACCESS STATEMENT**

**LAND OFF ROLLESTON ROAD, HORNINGLOW**

**Ainsley Gommmon**

architecture : urban design

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1. Residential property located on Rolleston Road - Residential Elderly Care Home, The Poplars
2. View along Rolleston Road
3. St John’s Court - Entrance to existing sheltered accommodation owned by Trent and Dove Housing located on Church View
4. View of east elevation of church hall and existing bungalows located beyond the site boundary
**5.06 Building Plans & Elevations**

The building layout consists of residential flats arranged along circulation routes that extend from the centrally positioned entrance and communal living space. The flats are stacked on each level, with kitchens and bathrooms sitting above each other at each floor to aid servicing. Bedrooms are positioned away from communal areas and other sources of potential noise wherever possible.

Within the development of the building layout consideration has been given to the potential problems of overlooking. The west wing of the building has been internally laid out to preserve the privacy and amenity of the large gardens on Rolleston Road, by orientating the flats in this part of the building towards the inner private garden.

It is intended that the proposed design will create a positive contribution to the area. The elevation designs incorporate a balance of interest and variety, sensitively scaled to sit on the site within the surrounding residential development. The existing context is varied in its scale and character, from the single storey bungalows to the east of the application site, and the large detached houses to the west. The use of materials is also varied, typically including a variety of bricks and render finishes.

The elevations of the proposed design are modern in appearance. The proposed materials have been selected for their appropriateness and modern aesthetic appearance. The materials provide a contrast to the typically conventional appearance of the surrounding brick built residential houses.
5.07 Accessibility and Adaptability Issues
This section of the Design and Access Statement is intended to show that the proposed development complies with:

- Approved Document M of the Building Regulations with regard to Access to and Use of the Building - Sections 6-10
- BS8300:2001 ‘Design of Buildings and their approaches to meet the needs of disabled people - Code of Practice’
- Lifetime Homes - wherever possible

The layout has been designed to facilitate level access across the site, including the garden and external areas associated with the building. Surface materials and textures have been considered, in particular for wheelchair users and those with mobility problems.

The proposed layout of the flats allows for future adaptability to meet the changing needs of residents over time. This includes the space for storage of wheelchairs and the ability to install a future hoist from the main bedroom to the bathroom. The scheme also includes an assisted bathroom for use by the residents. A lift is situated within the building layout serving both floors, and a mobility scooter store is incorporated into the ground floor layout.

5.08 Facing Materials
The building design aims to create a positive contribution to the residents who will live in the building and also to the wider community. The building is located on a backland site, although it will become a prominent features along the route of the Public Right of Way that
passes through the north end of the site. For these people and the occupiers, the northern face of the building and the use of the proposed materials on this main façade and corner will potentially create a feature. The main building entrance is also located on this face and will help to establish the building’s frontage and integrate this with the existing pedestrian route through the site and linking to the surrounding streets and routes.

The proposed material samples will be supplied to the planning department, for approval.

5.09 Highways
A new access from Church View will be created to enter the site. The vehicular road within the site will be designed to meet adoptable standards and designed to accommodate a through route for refuse vehicles and the emergency services. The site is incapable of accommodating a turning head, but the existing access route on to the site off Rolleston Road will be maintained to assist access for service vehicles.

5.10 Landscape and External Works
There are many established trees and hedges located on the periphery of the site, although many of these are actually located outside of the application site boundary. It is intended to retain the majority of these trees although some trees are proposed for removal to improve the new proposed access route into the site off Church View and also to minimise excessive overshadowing which will otherwise occur within the southerly area of the site.

The retention of established landscaping
together with the introduction of new planting will continue to provide the variety of wildlife habitats that already exist on the site and to help encourage the development of improved habitat opportunities. It is intended that the landscape proposals contribute to the existing character and biodiversity of the application site and its wider context.

It is considered that the design proposals provide a strong integration of the built form and the associated landscape setting. The residents' communal garden is designed to extend externally from the internal communal living space. The open space is orientated south-westerly and encourages the enjoyment of the garden and the sun.

1 - Proposed Landscape Layout
6.00 Consultation

6.01 East Staffordshire Borough Council

Proposed designs of the application site proposals have been discussed, pre-application, with Jim Malkin in planning and also with Andrew Clarke the council’s Urban Designer. Comments raised at these meetings have been taken on board and incorporated within the application submission.

In preparation for submission of this application, we have also discussed the early designs with Building Control. Again, any applicable comments have been taken on board and incorporated within the design proposals.

1 - Proposed Ground Floor Layout
7.00 Planning Status

7.01 It is recognised that certain Planning Policies are relevant to the submitted proposals. Policies considered relevant to the scheme proposals are set out below.

Policy CSP6 National Forest
This policy concerns proposed developments over 0.5 hectares. This policy is therefore not directly relevant to the design proposals as the site area measures approximately 0.41 hectares. However, the following has been incorporated into the scheme.

The proposed landscape design incorporated into the design proposals is intended to enhance the existing landscape on the site.

Policy NE14 National Forest: Planting Schemes
Policy NE14 seeks to assess the adequacy of the proposed planting scheme for proposed developments.

As above, this and the following Policy NE15 are not relevant due to the size of the site, but we have set out the following which is relevant to the requirements contained within the policies.

- The protection and enhancement of the existing landscape character
- The acknowledgement of relevant ecological or environmental constraints affecting the site
- The design of an appropriate landscape setting for the proposed development
- Appreciation of the scale, type and characteristics of the development
As also required under BREEAM the garden areas and landscape setting of the proposed development will be designed to provide a landscape scheme including varieties of trees and shrubs from predominantly native species, which will provide visual enhancement and encourage wildlife.

**Policy NE15 National Forest: Implementation of Planting Schemes**

The Policy seeks set out the conditions associated with the implementation of the planting and proposed landscaping. The proposals aim to secure proper implementation and management by:

- Providing visual amenity
- Addressing the requirements of public access
- Retention and enhancement of the existing landscape character where it is required to do so
- Providing variety and choice.

**Policy BE1 Design**

This Policy seeks to consider planning applications which respond positively to the context of the surrounding area, and promote quality design which enhances the setting. Under this Policy the following has been considered within the design proposals:

- The proposed layout of the development addresses, in an appropriate way, the surrounding relevant factors, such as; the vehicular and pedestrian routes incorporated within the scheme, including the integration of the existing Public Right of Way
- The integration of the external design elements, including hard and soft landscaping, and how these relate to the new building

1 - Proposed Elevations - East and North
and existing residential properties nearby.

- The relationship between the internal communal living space and the external garden space is encouraged by the flow of natural light and views.
- The proposed density and massing of the design proposal is in keeping with the nearby residential developments, based on the existing variety of size, height and shape which surrounds the site.
- The appearance of the new building and its proposed materials are intended to offer a subtle link to those used within the existing context, such as the proposed use of brick. The relationship with the proposed timber and copper coloured rainscreen cladding will provide a contrast and a contemporary feel, while still allowing the building to blend with its surroundings by the colour choices of the proposed materials.

The proposed development recognises the requirement for high-quality design and aims to meet these qualities in the appearance and standards by which the scheme has been designed.

In addition to the above, the proposed development will be designed to meet the requirements of the following to achieve a high quality environment for the residents of the scheme and the wider residential community:

- BREEAM - Multi-residential ‘Very Good’
- Housing Quality Indicators - set out by the HCA
- Lifetime Homes - wherever possible
- Secured by Design
7.00 PLANNING STATUS

The proposals aim to create the integration of the new scheme with the surrounding land use and the development of more innovative design to create a high-quality living environment.

7.02 Policies that fall within the Housing chapter of the Local Plan have also been considered where relevant to the proposals. The following applies to the application proposals:

- The land is classified as a brownfield site as it has previously been developed. The site is currently vacant and creates an under-utilized space, sited alongside occupied dwellings.
- The design of the residential development has been considered in line with the requirements for privacy, security, natural lighting and appearance.

Policy H6 Housing Design and Dwelling Extensions

Some elements of the above Policy apply to the proposals, but differ on the basis that the application proposals consist of a new sheltered development rather than houses. However, the surrounding development also consists of several larger scaled developments, such as those located on Rolleston Road.

The following principles have been integrated within the proposals:

- The proposals are of a scale which relates to the surrounding properties.
- The proposals will not result in a detrimental change in the character of the area.

Example of timber cladding use vertically

1 - Example of timber cladding use vertically
2 - Ibstock Bementix Copper Rainscreen cladding
3 - Ibstock Linear Cheddar Golden bricks
7.00 PLANNING STATUS

The access and external proposals offer provision for car parking and adequate vehicle access.

The provision of landscaping and boundary treatments relates the proposed developments to its surroundings.

The appropriate provision of design features, surveillance and safe, secure public routes, contribute to a secure environment and reduced crime.

The scheme provides efficient and effective use of previously developed land.

The development is accessible and connected to a range of local facilities and public transport.

Policy H6 Housing Densities

This Policy is concerned with housing density and making best use of the land and buildings. The proposed sheltered scheme proposes a development of 28 no. units on the 0.41 hectare site.

Policy H16 Residential Institutions: General Principles

The Policy refers to granting of permission regarding the change of use of existing buildings to provide residential care, rather than a new development, however the points made are also relevant to the application proposals as follows:

- External landscaped amenity areas are included within the proposed designs in the form of a communal residents garden and associated surrounding planting and landscaping.
- Car parking for staff and a small number of residents has been designed within the external proposals and this includes car parking for drivers with disabilities.
new safe vehicular access is proposed and accessed off Church View as indicated in the proposals.

- The scheme is designed for its intended purpose, and criteria within Lifetime Homes and future adaptation of the individual flats has been allowed for in the design.
- The proposed scheme will replace an existing nearby sheltered scheme, St. Johns Court owned by Trent and Dove Housing, therefore it is not intended that the new scheme will have a detrimental affect on the amenities in the surrounding area.
- The design proposals will benefit the area, adding to the character of the already established residential area.

Policy IMR2 Contributions and Legal Agreements
It is not considered likely that the proposed new sheltered housing development will require the need for a S106 Approval and therefore any contributions or legal agreements.

1 - Proposed plant species - Mohonia aquifolium ‘Apollo’
2 - Proposed plant species - Cornus sanguinea ‘Midwinter Fire’ (Common Dogwood)
3 - Proposed plant species - Ilex aquifolium (Common Holly)
4 - Proposed plant species - Lavendula angustifolia ‘Hidcote’ (Lavender)
8.00 Summary

8.01 The proposals will provide a high-quality development containing 28 no. one bedroomed sheltered flats on a vacant and under-utilised site. The building and associated external environment is designed to integrate into the existing residential area surrounding the site, by providing modern sheltered housing that meets good levels of current design standards.

8.02 The building is designed to provide sustainable qualities of living, such as, BREEAM ‘Very Good’, Housing Quality Indicators, Lifetimes Homes and Building for Life. The design layouts, construction methods and services within the building will been selected to recognise the qualities of integrated sustainable design.

8.03 The proposed design is sited on a brownfield site. The proposed scheme and associated landscape will provide beneficial improvement to the existing surrounding residential development by utilising an otherwise vacant piece of land which currently includes an unattractive vacant building overlooking existing occupied bungalows on the east boundary of the site.

8.04 The development is intended to fit with its surroundings, while at the same time offer a modern design that sits comfortably within its context. The external landscaping and planting will enhance and add to the existing ecology and provide attractive private garden space for the residents.