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## DESIGN & ACCESS STATEMENT

FOR

**FULL TOWN PLANNING PERMISSION FOR NEW RESIDENTIAL  
DEVELOPMENT AT LEONARD STREET OAKENGATES  
TELFORD TF2 6EU**

**PROJECT 15 - 303**

**MAY 2015  
(No revision)**

## 01.00. INTRODUCTION

01.01. This Design and Access Statement is presented in support of a Full Town Planning Application to Telford & Wrekin Council by RPCT Ltd for permission to develop a new pair of 3-bed semi-detached dwellings on vacant land at Leonard Street, Oakengates, Telford.

01.02. Following a preliminary site inspection and the preparation of preliminary development proposals for 3-bed terraced development, an informal submission was made to Telford & Wrekin Council in April 2015, and a reply was received stating the proposals were considered to be over-development of the site. The current proposals follow further investigation and the suggestions within the pre-application advice from a senior Council Planning Officer.

01.03. The purpose of this statement is to outline the design philosophy for the properties proposed and to provide guidance on the means of access and egress to each property.

01.04. It is understood that the site is not located in a Conservation Area.

## 02.00. SITE & CONTEXT APPRAISAL



**02.01.** The site is located on the south side of Leonard Street in Oakengates, which falls from east to west with an existing central vehicle access (see front cover and existing site location plan on drawing 15-303-01 rev B). The site area is approximately 433m<sup>2</sup> and occupies an overgrown vacant tract of land in a suburban area surrounded by mainly residential development.



**02.02.** There are some light industrial and commercial uses dotted around the area, which can be seen from the above ariel photograph.



Photo 1 – Existing residential properties 3 & 5 Leonard Street (adjacent to the site)



Photo 2 – Existing vehicle access to 5 Leonard Street (adjacent to the site)



**Photo 3 – Existing properties 11,13, 15 & 17 Leonard Street (adjacent to the site)**



**Photo 4 – Existing properties 19 & 21 Leonard Street**



**Photo 5 – Existing properties 4, 6, 8 & 10 Leonard Street (on the opposite side of road to the site)**

**02.03.** 14 Leonard Street is commercial property occupied by Central Wrekin Community Mental Health Team, and 2 Leonard Street is occupied by County Cars Taxis.



**Photo 6 – Existing commercial property at 14 Leonard Street**



**Photo 7 – Existing commercial property at 2 Leonard Street**



Photo 8 – Existing residential property 20 Leonard Street

- 02.04.** Materials in the area are fairly standard and traditional with a mixture of facing brickwork, render and pitched concrete tiled roofs.
- 02.05.** Surrounding properties are of varying age and are principally low rise two-storey arranged along a traditional street that reflects the topography. There is a mixture of semi-detached and terraced dwellings set within their own plots with rear gardens of varying size relative to the size of each property.
- 02.06.** The properties adjacent to the site generally address the street with front entrances that are at back of pavement on the older properties and set back on the newer developments, to create some defensible space with boundary walling retained to certain properties, and a similar arrangement on the opposite side.

### **03.00. POLICY CONTEXT**

- 03.01.** Pre-application discussions have been entered into with Council Officers regarding planning principles, urban design, environmental matters, and highway issues in relation to the new housing development, with associated car parking facilities.
- 03.02.** The arrangement of the new housing development take the form shown on the drawings that accompany the Town Planning application, and results from the following:
- The need to maintain parking adjacent to the dwellings and not create a frontage dominated by car parking, which would not be reflective of the character of the area.

- Setting the residential development back from the back of footpath and creating a small front garden area, and possibly making use of the existing front boundary wall forms the basis of the proposals and is in accordance with suggestions received as part of the pre-application advice from a senior Council Planning Officer.
- The gated side access proposed to each semi-detached property provides suitable pedestrian access to the rear private amenity space for storage of waste and recycling bins.

**03.03.** The proposals have been considered in an attempt to ensure the environment remains attractive and integrates with the surroundings.

**03.04.** The existing site is very overgrown and none of the trees appear to provide significant amenity value. However trees can be identified and landscaping considered following the clearing of the site, and we assume that any approval granted could be conditioned appropriately.

**03.05.** A site section drawing has not been possible in support of the application, which requires the site to be cleared before actual surveyed levels can be taken of the existing site and adjacent properties at a higher and lower level along Leonard Street. However by reference to the falls in the length of the adjacent blocks of dwellings, in relation to the new housing proposed, a street scene has been produced.



**03.06.** The new houses have been set further into the site than 3 & 5 Leonard Street adjacent, and this allows the opportunity to utilize natural falls in the land to overcome the difference in pavement levels along the length of the development.

This also enables the retention of the same roofline to both of the two new properties, to avoid steps and staggers at the party wall junction, and matches the principles established on both adjacent developments.

**03.07.** We trust the above proves satisfactory and assists in clarifying the considerations given to this project during the design process to date in relation to the current application lodged, and since the original proposals for development were considered.

#### **04.00. DESIGN STATEMENT**

**04.01.** A high standard of design is proposed, and the proposals and content of this report should be read in conjunction with the submitted drawings.



**04.03.** Waste management comprises all dwellings having wheelie bins and recycle boxes, to be placed at back of pavement by residents on collection days.

**04.04.** It is intended that the proposed development provides a robust design solution and result in a modern facility with an attractive appearance, whilst picking up on features of the more traditional dwellings in the area such as the inclusion of a chimney, window proportions in keeping with properties opposite (see photo 5), stone window cills, brick detailing, and the introduction of render finish at first floor with brick corbelling details to the eaves gables to add some variety and individuality to this modern quality development.

**04.05. Structural matters** – We have assumed at this stage that development as proposed is structurally possible as there is other development in close proximity to the site, and once cleared it will be possible to undertake some trial holes to determine the underlying ground conditions.

**04.06. Drainage** – It is assumed that there is no Flood Risk Assessment required as there is a natural fall along Leonard Street.

As noted above once the site is cleared it will be possible to undertake some trial holes and establish the suitability for storm water soakaways.

## **05.00. ACCESS STATEMENT**

**05.01. Introduction** - Details of the proposed access arrangements are shown on the submitted plans prepared by Architectural Design Studio Ltd.

**05.02. Vehicle access** – There is a driveway in excess of 3.5M in width allocated to both of the proposed new dwellings.

**05.03. Parking** – There is ample parking available in front of the proposed single garage proposed to both of the proposed new dwellings.

**05.04. Pedestrians** – The main entrance to each dwelling has a level threshold in accordance with current building legislation and is accessible from the new access from the existing pavement areas.

**05.05. Disabled Access** - All movement around the site is to be by way of minimal gradient changes with no steps to be overcome. Suitable and appropriately located dropped kerbing will be introduced in agreement with the Local Authority Officers to ensure this continuity of movement for disabled and those with push chairs is maintained.

**05.06.** Each dwelling has an open frontage area with soft landscape used to identify a feeling of defensible space and identity, separating it from the public realm, to users of the dwellings, visitors, and passers-by alike.

## **06.00. LANDSCAPE**

**06.01.** As part of the discharge of conditions applied to any approval granted it is assumed that a mixture of soft landscape, planting, and hard paving will reinforce the differing uses of the areas around the dwellings in colour, shape and height to ensure a good appearance and a safe level of use is maintained.

## **07.00. CONCLUSIONS**

**07.01.** The proposals present a new development to compliment and complete the local community whilst still retaining individuality as a result of the setting back and arrangement of the accommodation on this self contained site.

**07.02.** The improved boundary treatments, landscaping, etc provides a visual and long term environmental benefit in the general context of improving the area.

**07.03.** We hope that the proposals outlined in this report, and the proposed investment in the new to improve and manage the quality of the environment within this locality, will be most welcomed and fully supported by the Council.

**JB – 18 May 2015**