



SPDSTUDIO
SUSTAINABLE . PLANNING . DESIGN



DESIGN + ACCESS STATEMENT

JUNE 2024 | MB018_351_03

NO.3-5 NEWELLS
LETCHWORTH GARDEN CITY
SG6 2PH



marfleet
and blyth

settle.

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Doc Name: Design + Access Statement

Issue Date: June 2024

Client: settle group

Site Address: No. 3-5 Newells
Letchworth Garden City
Hertfordshire
SG6 2PH

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1.0 INTRODUCTION

1.1. Site Address

No. 3-5 Newells
Letchworth Garden City
Hertfordshire
SG6 2PH

1.2. Summary

Sustainable Planning Design Studio (SPD Studio) have been appointed by settle group to prepare the following Design + Access Statement in relation to an Application for 15 residential apartments at 3-5 Newells, Letchworth Garden City.

This statement should be submitted as part of a planning application and be read in conjunction with all architectural drawings and associated planning documentation. Details of the proposal are set out within the following sections of this document.

This Design + Access Statement has been completed in accordance with the requirements of Government Circular 01/2006 - 'Guidance on Changes to the Development Control System,' and is based upon best practice guide issued by 'CABE: Design + Access Statements.'

This statement provides an appraisal of the site and context conditions and characteristics and demonstrates how the designs were gradually and iteratively refined in order to reflect requirements and design objectives.

The site is located within a sustainable location within easy walking distance to local amenities and public transport links. As national and local planning policy encourages the efficient use of land within sustainable locations such as this, we believe the site represents an ideal opportunity to provide a new high quality residential development.

The feedback from professional consultants has been thoughtfully taken into consideration, whereby any initial concerns with the schematic proposal have been resolved during the design process leading up to this detailed planning application.

1.3. Design Team

Client:	settle group
Architect:	Sustainable Planning Design Studio Planning Drawings / DAS
Planning Consultant:	Sustainable Planning Design Studio Planning Statement
Landscape Architect:	Open Spaces
Civil Engineer:	Sustainable Planning Design Studio
Arboricultural:	Open Spaces
Ecology:	Open Spaces
Archaeology:	Wardell Armstrong

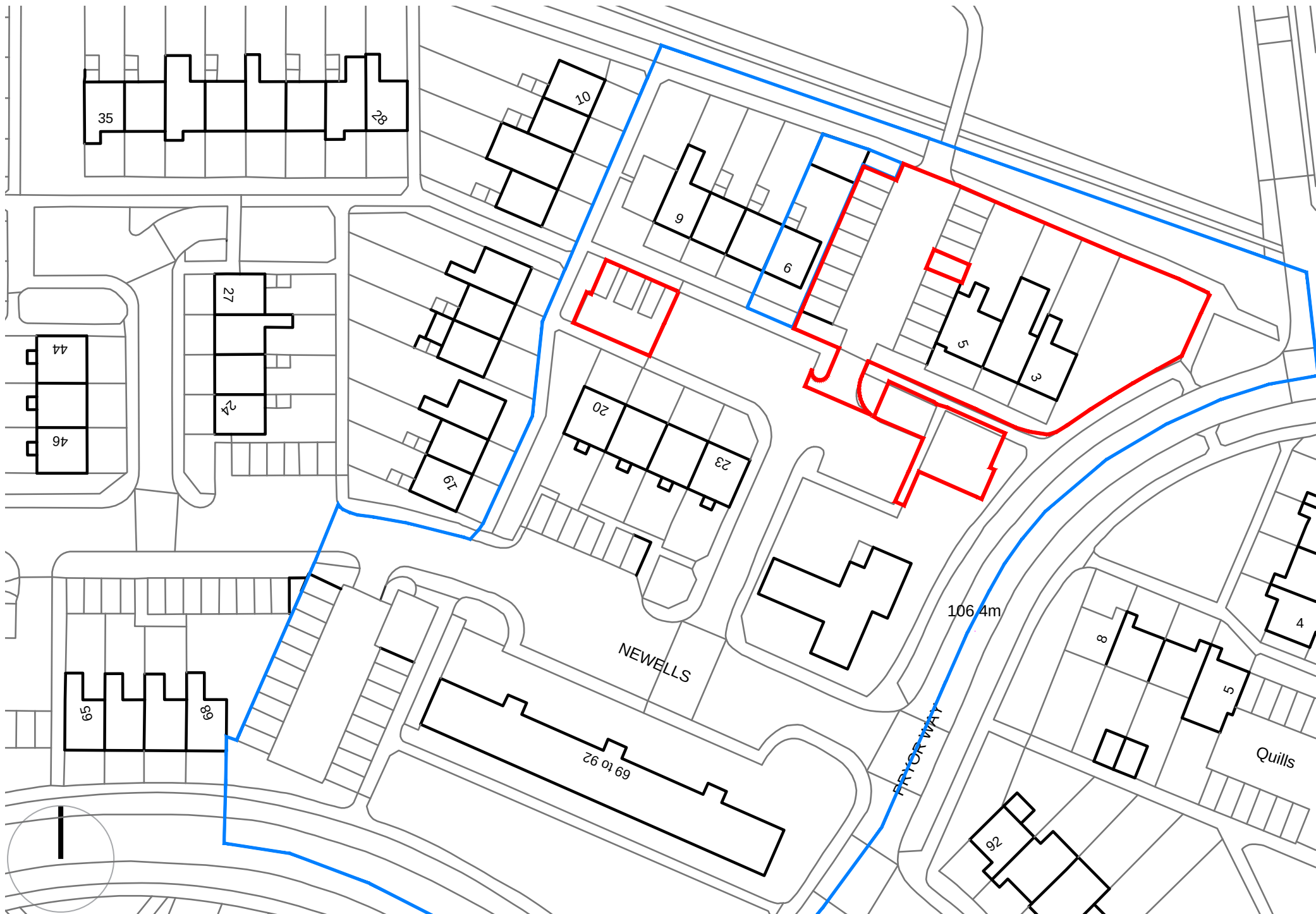


Fig.1.1. Existing site location plan.

1.4 Applicant

‘Our purpose is to help people who are struggling to find a place to live. We help our customers to stay in their homes comfortably, so that they can live the life they choose.’

‘Through every part of our work at settle supporting our colleagues, residents, and communities, we are committed to ensuring that everyone has an equal opportunity to make the most of our lives.

We believe that no one should have poorer life chances because of where they were born, who they are, what their beliefs are, or whether they have a disability.

We expect all those who work with us as suppliers or partners to also work in this way, and we will not tolerate any kind of discrimination or harassment by residents, staff, individuals, or groups of people on any account.

Our culture at settle is inclusive and celebrates the differences in everyone’.



Fig.1.2. settle’s recent projects.



1.5. Consultant Design Team

Based in Colchester, Essex, Sustainable Planning Design Studio is an interdisciplinary architectural, engineering and planning consultancy practice. Our collaborative and enthusiastic team have a successful track record throughout the East of England, London and the UK. Our commitment to working collaboratively with our clients enables us to help bring visions and concepts to life.

From the initial consultation to completion, we're proud to have a highly-qualified team of professionals with a wealth of experience on all types and sizes of projects. Our collaborative approach and passion for the industry ensure we consistently deliver the best possible design solutions.



Architecture | High-quality design from concept to completion

We are passionate about sustainable design to ensure developments complement their surroundings and location. Our team strive to create aesthetically pleasing and highly functional designs.

Planning | Expert guidance through the complexities of planning

The studio provides sound, commercially driven advice to private and public sector clients throughout the entire planning process; from initial site appraisals, to managing planning applications and appeals. Our experienced team of Planners offer advice on planning strategies for all types and scales of projects, plus any emerging opportunities from planning policy changes at both Local and National levels.



Engineering | Sustainable and efficient infrastructure for built environments

Our design-led approach to projects ensures every site we work on puts place-making front and centre. Combined with efficient infrastructure, sustainable materials and working practice, is the added value that SPD Studio offers.

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Fig.1.3. SPD Studio's recent housing projects.

2.0 PLACE + CONTEXT

2.1 Local Context

A local context assessment was undertaken to analyse the character, appearance, form, scale and layout of development in the surrounding area.

2.2 Existing site use and character

The sites form part of a wider housing development, owned by settle group. There is a mixed pattern of development and age of dwellings. The existing dwellings are a mirror of the adjacent dwellings, with the other properties having a slightly different design and fenestration. All properties within the surrounding context are generously placed in their setting, with large grass areas separating the public footpaths from the dwellings. The surrounding area is notably leafy, with many large trees creating avenues throughout the area.



Letchworth Garden City Station



The Highfield School



The Three Horseshoes



The Fox at Willian



Letchworth Outdoor Pool



Weston Hills Nature Reserve

Fig.2.1. Local context

Key:



Site boundary



Letchworth Garden City
Rugby Club



North Herts Leisure Centre



Letchworth Eagles Football
Club



Baldock Road Recreation
Ground



Woolgrove Allotments



Radburn Way Allotments



Chestnut Tree Family Centre



Bus Stop

Existing footpath network

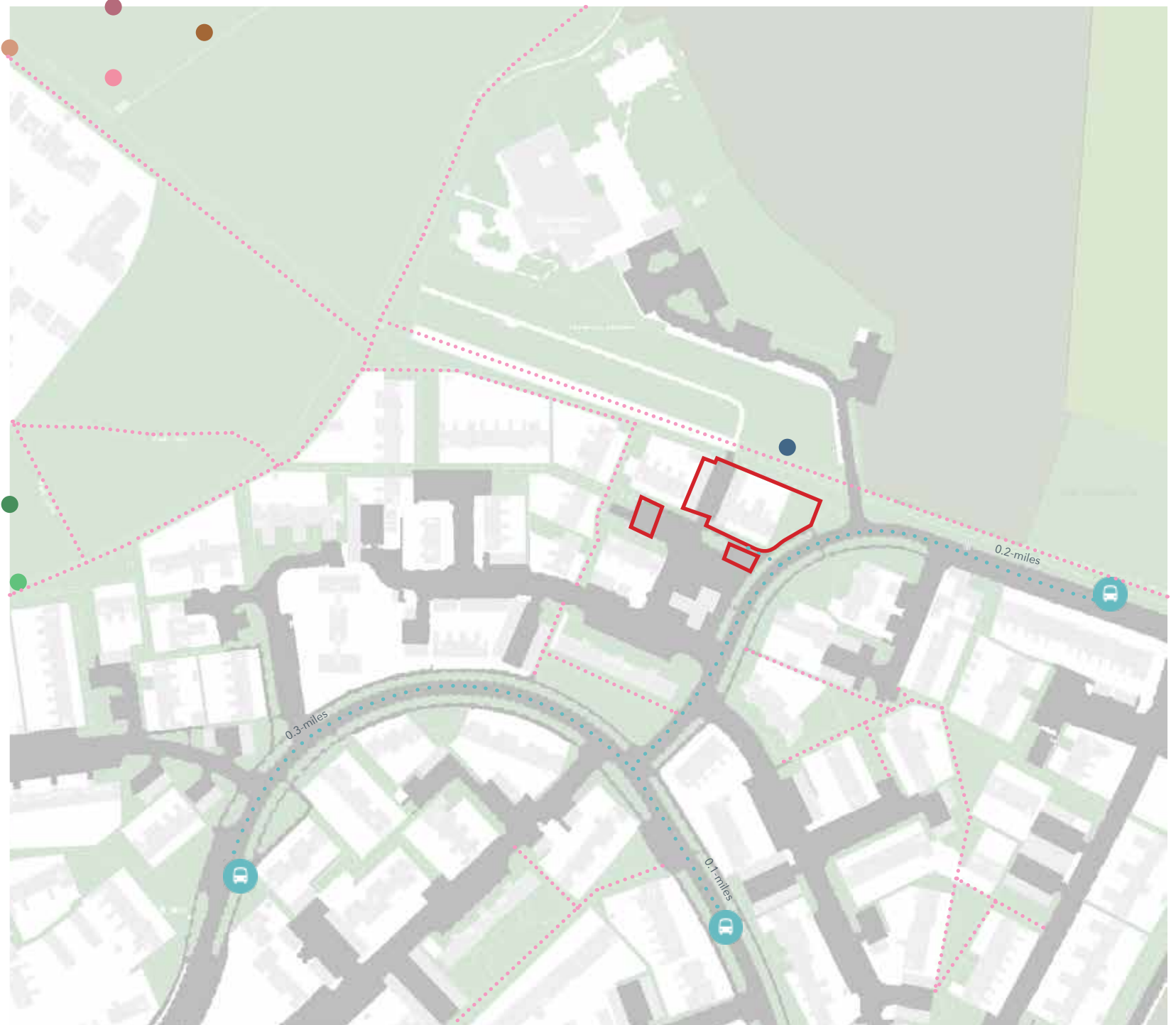
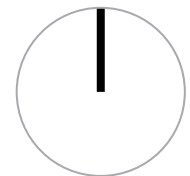


Fig.2.2. Local context plan

3.0 ACCESSIBILITY

3.1. Movement Network

A movement appraisal has been carried out to ensure a clear understanding of the existing and possible future movement patterns.

Due to the sites location within the town, there is a good provision of access links and routes. The closest bus stop to the site is located 0.1-miles away along Radburn Way. This bus stop provides services every half-hour between Stevenage and Letchworth Garden City, also stopping at Letchworth Garden City station. The station has regular services to London, Cambridge and Brighton. From Stevenage there are train services to Edinburgh, Leeds and Newcastle as well as bus routes, providing access to surrounding towns and villages.



Edinburgh Waverley Station



Blackfriars Train Station



Letchworth Garden City Train Station



Stevenage Train Station



4.0 SITE APPRAISAL

4.1. Current Site Use

The 0.19-hectare site comprises 3 separate parcels all within settle's ownership. The largest of the sites is currently occupied by 3 vacant dwellings and 20 garages. The other 2 smaller parcels are adjacent to the development site to the south, along Newells, and are currently green space. The smaller sites have been incorporated into the application to allow for additional parking needed to meet the local policy requirements.

To the north of the main site are community allotments, which are accessed from the same route as the existing garages on site. Beyond this, is Woolgrove School. Facing the site there are existing parking spaces and a 2-storey apartment block. The surrounding dwellings are late 20th century brick-built terraced dwellings and associated amenity space. There is also a large green to the south and east of the site, creating a buffer between the dwellings and Pryor Way.

4.2. Opportunities and Constraints

As part of the site appraisal, a study into the opportunity and constraints of the site has been undertaken to understand the site further. From this study, we have been able to determine the location of the site access, any key views, protected trees, technical constraints, as well as any prominent build lines that may impact the design of the development.



Key:

- Site boundary
- Land within ownership
- Mature hedgerow
- Potential new footpath
- Potential site access
- Access for allotments
- Existing footpath
- Build lines
- Key views
- Utilities survey
- Protected boundary
- Mature tree
- Retained garages
- Potential built frontage
- Bridleway

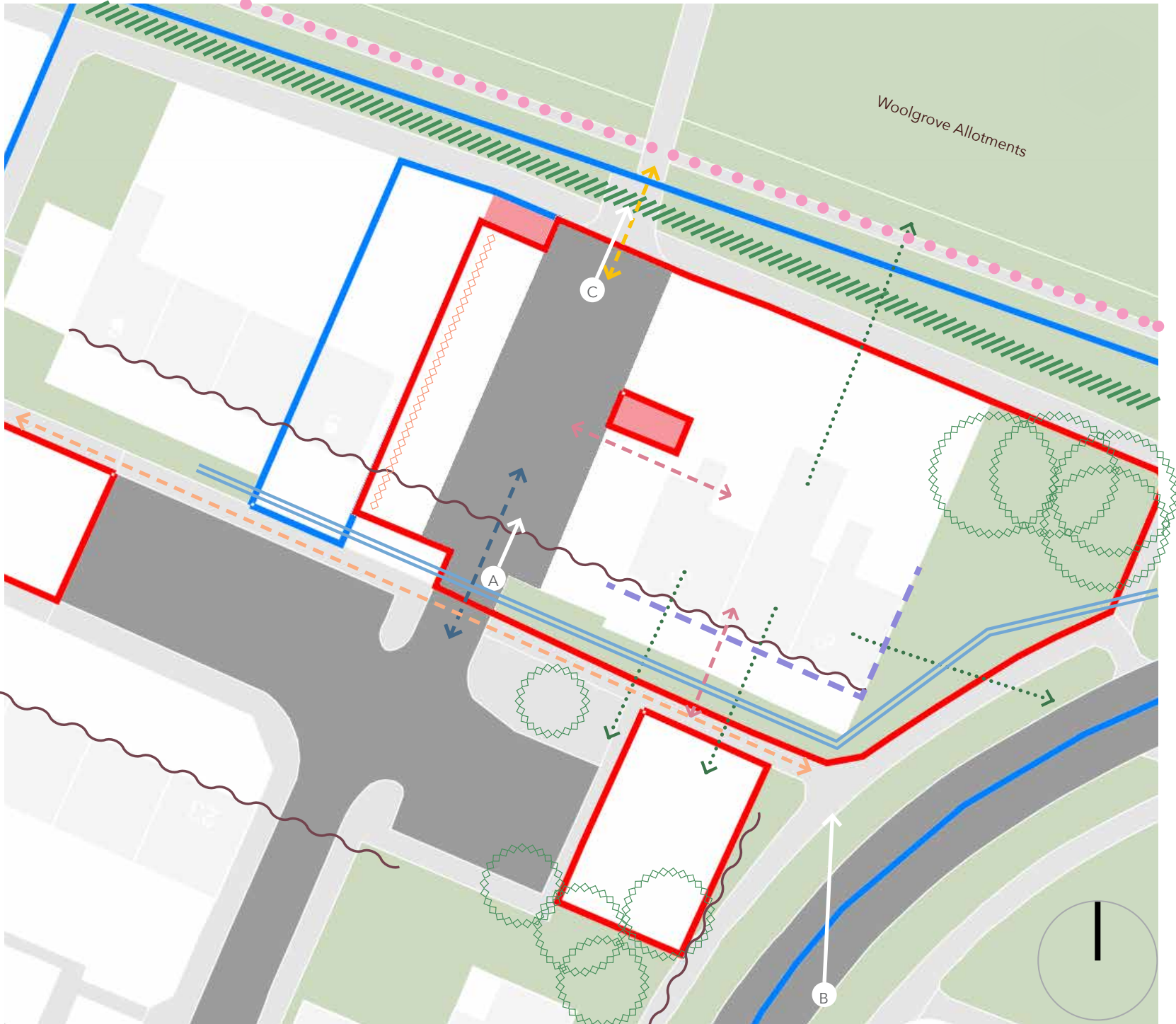


Fig.4.2. Opportunities and constraints site plan

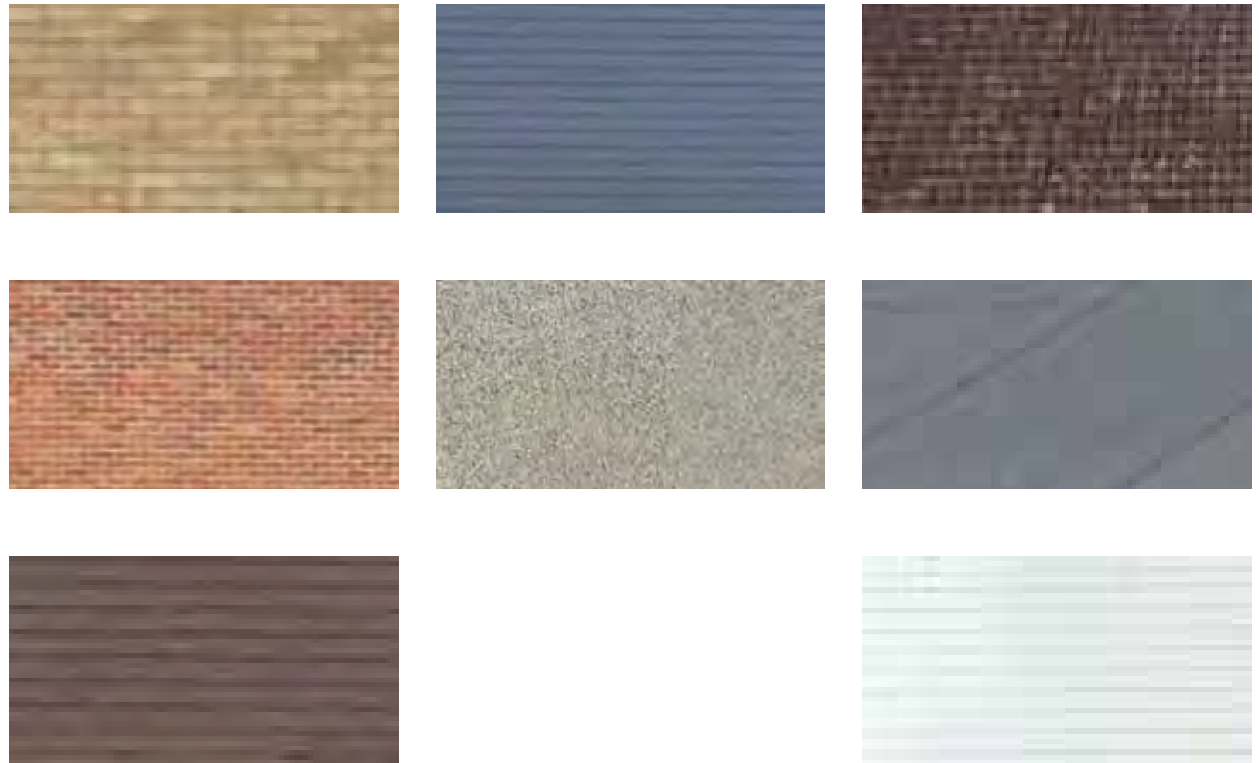
5.0 LOCAL CONTEXT

5.1. Local Material Research

By undertaking a materials study of the local area, we have been able to understand the vernacular of Letchworth to ensure that any new developments are able to seamlessly blend into their context. With the dwellings in the area being a mix of different styles, the material palette is as follows:

- Buff brick
- Red brick
- Blue boarding
- White boarding
- Facade shingle
- Pebble-dash
- Roof felt
- Concrete roof tile

From this research, we can conclude that the surrounding material palette is refined, but also not of the highest quality. The materials make the surrounding dwellings appear dated as better quality materials have since been manufactured. Therefore any potential development at Newells, should complement the surroundings but not necessarily use the same material palette. This will ensure that any new developments are of higher quality and will age gracefully over time.





6.0 DESIGN GUIDE

6.1. National Design Guide

The National Design Guide illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice

Well-designed places have individual characteristics which work together to create its physical character. These ten characteristics are;

Context

The location of the development and the attributes of its immediate, local and regional surroundings

This creates well grounded developments in their locality and more accepting to existing communities, creating a sense of place and fostering a sense of belonging

- **C1 - Understand and relate well to the site, its local and wider context**
 - The existing built development, including layout, form, scale, appearance, details and materials
 - Land-form and topography
 - Landscape character
 - The architecture prevalent in the area including the local vernacular and other precedents that contribute to local character

Identity

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them

- **I1 - Respond to existing local character and identity**
- **I2 - Well-designed, high quality and attractive places and buildings**
- **I3 - Create character and identity**
 - An appreciation of the vernacular, including existing built form, landscape and local architectural precedents
 - The elements that make the place distinctive
 - Drawing upon the architectural precedents that are prevalent in the local area



Fig.6.1. 10 Characteristics to a well-designed place

- Using local building, landscape or topographical features, materials or planting types
- Creating a positive or coherent identity

Built Form

The three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces, it is the inter-relationship between these that create attractive environments to live

- **B2 - Appropriate building types and forms**
 - The right mix of building types, forms and scales of buildings and public spaces for the context and proposed density
 - This defines pattern of streets and development blocks
 - Establishing an appropriate relationship with pattern, sizes and proportions of the existing local streets

Movement

Patterns of movement for people are integral to well designed places

- **M1 - A connected network of routes for all modes of transport**
- **M2 - Active Travel**
 - All modes of transport are positively designed into the built form
 - A clear layout and hierarchy of streets and other routes helps people to find their way around so that journeys are easy to make
 - Priority is given to pedestrian and cycle movements, subject to location and the potential to create connections

Nature

Nature contributes to the quality of a place, as well as to peoples quality of life

- **N1 - Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play**
- **N2 - Improve and enhance water management**
- **N3 - Support rich and varied biodiversity**
 - Open spaces are designed to be high quality, robust and adaptable over time so that they remain fit for purpose and

6.2. North Herts SPD

The North Herts Supplementary Planning Document expands upon the guidance set out in the NPPF. This document has been in effect since 2011, and offers specific advice regarding layout, landscape, density, scale and appearance of new build developments, dwellings and extensions.

81. Key Urban Design Principles

These principles are generic to all development throughout the district and help to focus the design process.

1. Character (sense of place and history)
 2. Continuity and Enclosure (distinguish between public/private space)
 3. Quality of the Public Realm (sense of well-being and amenity)
 4. Ease of movement (connectivity and permeability)
 5. Legibility (ease of understanding)
 6. Adaptability (ease of change)
 7. Diversity (ease of choice)
 8. Quality of Private Space (usability)
- Sustainability (reducing carbon and increasing efficiency)

83. Building Scale and Massing

The height, volume and shape of a building or group of buildings will have an impact on the surrounding buildings and spaces

88. Appearance

The materials and construction methods used will have a large bearing on the appearance of developments. Locally used materials can contribute to the distinctiveness of a development and ensure that it is acceptable in the local environment.

93. Enclosure

The relationship between building heights and street widths is important. Buildings of more than one storey can generally give an area a sense of protection through enclosure and natural surveillance however, tall buildings coupled with narrow streets can create dark, intimidating passageways. Allowing natural surveillance and creating light open spaces in a development will make it feel much more pleasant and safe to use.

95. Building lines

In existing development there will be a common building line denoting how far back from a carriageway buildings are located. Where there is a strong building line this should be respected by new development to maintain existing character and to ensure that new buildings do not dominate the street scene or that continuity of the building line is lost

99. Quality of the Public Realm

The term “public realm” relates to any area of space available to the public to use, where no cost is involved. It includes open spaces (both green and hard surfaced) as well as streets and foot-ways. The design and quality of these areas of public realm has an impact on how well they function and how they are perceived by the people who use them.

116. Landscape

In North Hertfordshire the rural nature of the district means that the landscape is a particularly important feature. The rural setting of many of the districts villages is particularly important to their intrinsic value.

118. Safety

There are many elements of design that contribute to safety and can make spaces and places feel safe and secure. As previously discussed blank façades and isolated locations have the opposite effect. People generally feel most at ease when they can be seen and heard, therefore isolated spaces away from natural surveillance are not advised.

120. Materials

The types of materials used should not only be considered with their appearance in mind, but also their ability to withstand the use that they are being selected for. Their future maintenance and how they will look once weathered will also be key considerations.

124. Access

New developments need to consider the access routes of emergency and delivery vehicles to ensure that parking and layout does not hinder their movement and ability to function. However, the design of new development should ensure that it is not dominated by the road layout. The context of the site and its existing features such as vegetation, views, topography should inform the layout.



130. Parking

Parking should be overlooked to ensure security. In residential developments at least one window should overlook parking spaces. Long lines of continuous parking should be avoided, especially on streets as it can dominate the street-scape, however parking should not be completely restricted on roads as it provides activity, natural surveillance and traffic calming, slowing vehicles down.

135. Legibility

The idea of legibility concerns the general understanding of a place and how easy it is to 'read'. This can cover issues such as the ability to recognise where the main entrance for both pedestrians and vehicles is, or how someone within a development can find their way about.

137. Adaptability

Places and buildings should be capable of being used for a variety of activities and uses and by all members of the community. Buildings designed to be flexible in their use can allow for changes in the future. This could occur through internal alterations or a building being extended and modified to suit changing circumstances i.e. through conversion of roof-space or extension added to the rear of a property.

144. Internal Space

Dwellings and other buildings should provide adequate internal space that can be used efficiently by the occupants. Room size should be able to accommodate furniture and modern technology associated with today's living standards. Rooms should be designed so that they have adequate natural lighting to minimise the need for artificial lighting and adequate natural ventilation to minimise the requirement for heating or cooling.

148. Sustainability

Sustainable buildings and sustainable technologies are becoming increasingly more commonplace. Design can play a very big part in the development of more energy efficient buildings and places through the use of emerging and developing technologies and materials. These will enable adaptability to climate change and reduce the use of carbon in both the construction and future maintenance of development. Energy efficiency, renewable resources, water conservation, reducing the need to travel and solar shading are all covered by the sustainability agenda.

150. Sustainable Technologies

Technologies such as the use of solar panels and wind turbines should be located to have least visual impact. This may be done through using photo-voltaic panels that look like tiles or landscaping to screen or minimise the visual impact of additional features. Some of this development is classified as permitted development, however in conservation areas and on listed buildings advice must be sought as poorly designed and positioned technologies can harm the character of an area.

151. Water efficiency

Water should be conserved through the use of water butts / grey water recycling / SUDS / dual flushing toilets, etc. All these type of technologies will contribute to reducing the carbon footprint of the development and minimise consumption of resources.

152. Materials

Developments should make the most of any local materials and local construction companies to reduce the carbon footprint of developments. Minimising the distance materials need to travel will contribute to the overall "greenness" of a development.

155. Recycling space

The need for space for recycling has been iterated in "quality of private space" above. Making allowance for this type of space within all developments, particularly residential, is important as recycling and waste is becoming increasingly more important.



7.0 PRE-APPLICATION DISCUSSIONS

7.1 April 2021

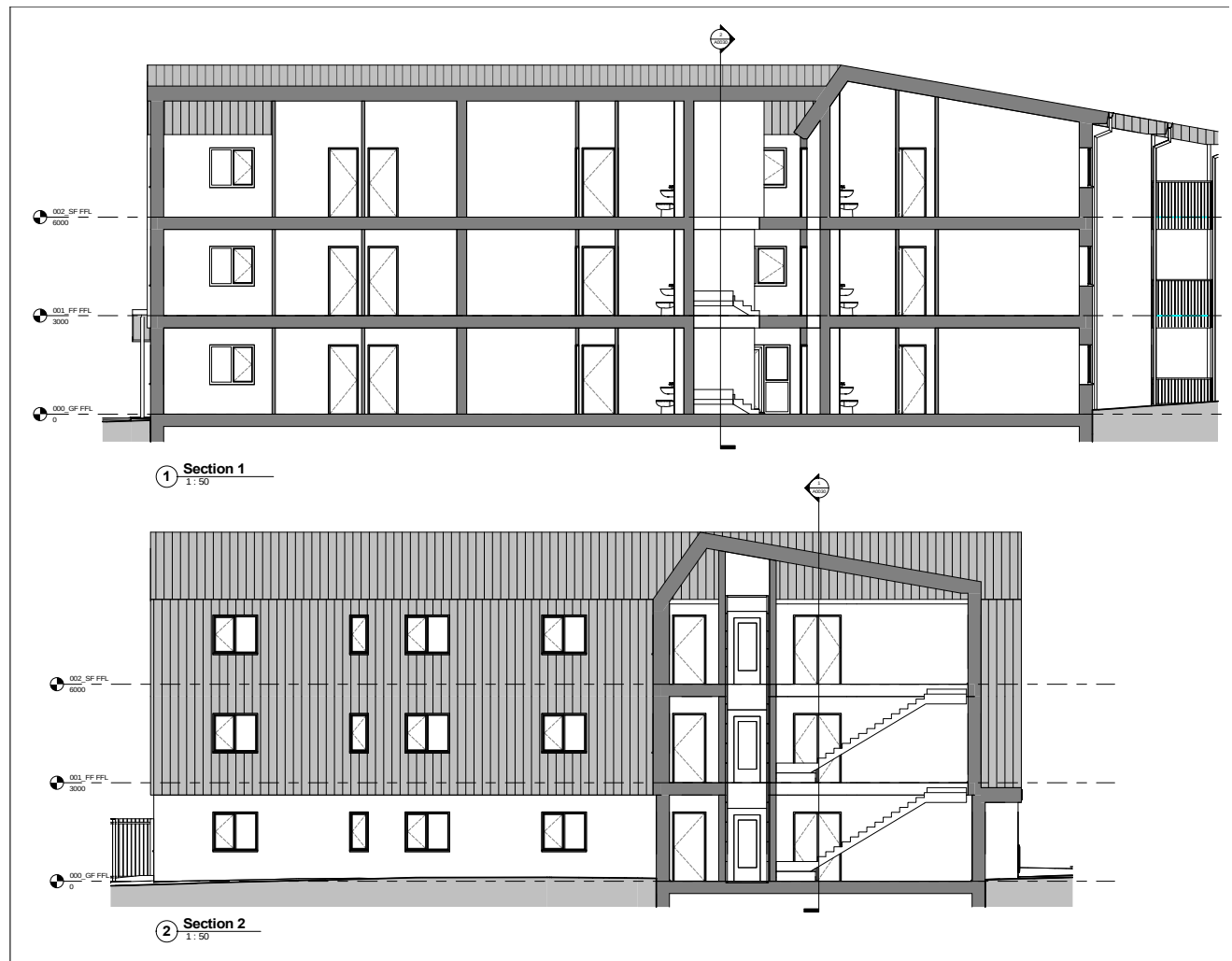
A submission was made in April 2021 for pre-application advice in relation to the following proposal (REF: 21/00481/PRE):

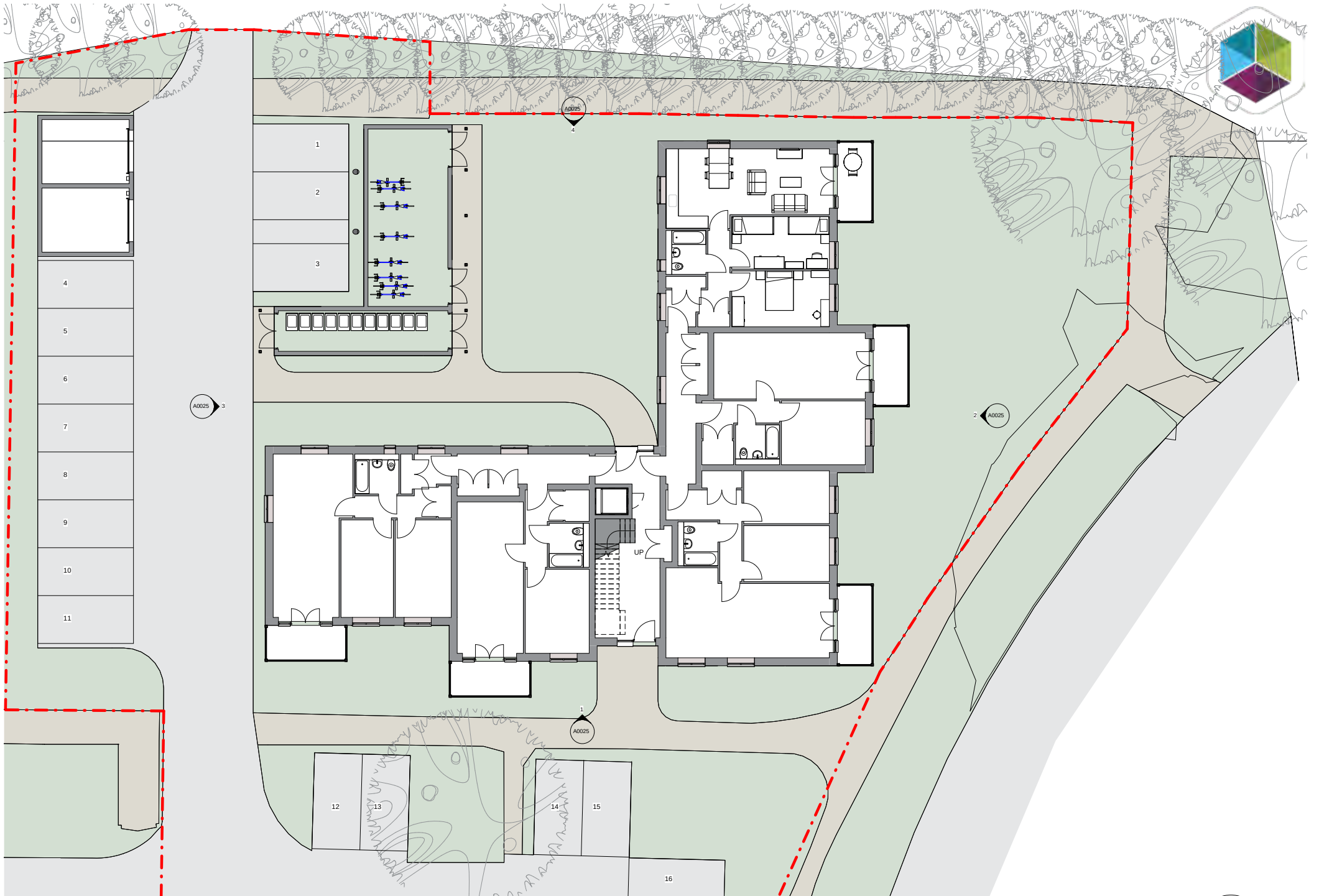
"Erection of three-storey building comprising of 6x 1-bedroom and 9x 2-bedroom apartments including energy centre, bike store and refuse storage with associated car parking and landscaping following the demolition of existing buildings".

The design of the building was to be 'L' shaped, with a pitch roof, making the overall height of the proposed building to be 12.5m.

The following feedback was received from the LPA:

- Demolition of the existing buildings is supported
- Extension of the width of the building along the Pryor Way elevation is supported, as the majority of the amenity green and trees within it are retained.
- Parking along the west side of the building is supported - as this reduces the impact on 6. Newells
- Boundary mitigation measures required to reduce the noise impact of the car park onto no. 6
- 12.5m height of the building is out of context as this location due to the heights of the surrounding buildings
- The pitched roof and the design of the proposed balconies make the design of the building appear too visually dominant
- The material choice of brick and cladding was supported due to its reference to the existing buildings
- Concern for the under provision of parking spaces - 11 proposed, 28 required





7.2 September 2023

SPD Studio were instructed to submit a revised proposal for further pre-application discussions, (Ref: 23/02186/PRE):

"Erection of three-storey building comprising of 6x 1-bedroom and 9x 2-bedroom apartments including energy centre, bike store and refuse storage with associated car parking and landscaping following the demolition of existing buildings"

Our updated design followed a similar floor plan and site positioning as the previously submitted scheme, making the most of the site and creating the strong street frontage as desired. Access for the scheme was to be achieved by the existing footpath along Newells, to encourage the strong street frontage, as created by the existing dwellings.

The design of the apartments follows a contemporary approach, taking reference from the surrounding context and material palette. The materials followed the same blue cladding as seen on the existing dwellings, and used red brick as seen in the building's local vicinity. To emphasise the contemporary style of the building, we decided to use large full height windows and metal balconies. This aimed to create a stronger street-scene, and encourage natural light into the apartments.

Points raised include:

- EV charging points required
- The use of a flat roof with a maximum height of 9.5m, is deemed contextually appropriate
- Change of balcony design and now appear less visually dominant
- Blue and brick materials were supported as they directly reflected the existing buildings
- Incorporation of an acoustic fence between 6. Newells and the proposed parking





8.0 PROPOSAL

8.1. Summary

“Application for full planning permission for the demolition of the existing dwellings and garages, and the construction of a 3 storey building comprising 15 dwellings (9no. 1 bed/2 person and 6no. 2 bed/4 person units) with associated access, landscaping and parking”.

8.2. Layout

The design has developed with consideration of the National Design Guide and the North Herts SPD. We have also researched into the local area to gain a better understanding of the character and vernacular of the area, to incorporate suitable details into the design.

The contemporary style of the development draws inspiration from the surrounding 1970s dwellings, complementing the area with modern materials and detailing. The style and size of the dwelling has been designed to suit its prominent location creating focal point elevations.

Due to the location of the 3 existing dwellings within the site, there is a large green space to the east of the site. We have proposed to retain and enhance the existing green space surrounding the development, creating a new amenity space for the residents. This feature is also seen throughout the surrounding vernacular, and therefore the proposed development will be in keeping with the existing pattern of development.

The site boundary has been extended since the pre-application to create more unallocated parking spaces, as required as part of the planning requirements. Locating the parking along the north side of Newells, in front of the development has ensured that the 3 existing trees to the south can be retained. This will create a buffer between the proposed development and the apartments along Pryor Way. This will also retain the character of the existing street-scene

8.3. Access

Vehicular access will be achieved via the existing access provided for the garages. Pedestrian access will be achieved by the parking court to the west of the building, and also from the existing footpath along Newells.

Disabled Access throughout the proposal is at level M4(2), with step free access to all front doors via a disabled platform lift and deck access, all bathrooms, bedroom and kitchens are designed to M4(2) level of access.

Parking - A total of 26 car parking spaces are proposed including visitor spaces and spaces with electric vehicle charging capability. There is also 1 electric vehicle charging space with M4(2) access. This provision is in excess of minimum parking standards.

Cycle Parking is provided for 21 spaces with the allocation being one space per bedroom, the cycle is 2 nos 2 tier racks for 20 parking and one loose lock up space alongside.

Refuse storage is via an allocated central bin store for general waste, recycling, food waste in accordance with NH design guide for refuse. All access for local authority vehicles for collection is tracked and within bin drop distances.

8.4. Amenity

The proposed dwellings are orientated to achieve sufficient levels of natural daylight and privacy for new and existing residents.

By providing windows that front onto main access routes through the site, there is opportunity for natural surveillance by residents to police their own environments, as recommended by ‘Secured by Design’ guidance. The proposed scheme will have no obstructions

to surveillance and no ‘hiding places’. Recesses have been kept to a minimum to deter congregation points and hiding spaces.

The cyclists and pedestrians will share a route into the site which will encourage a supervised area to reduce crime and anti-social behaviour. All paths / shared surfaces will be:

- Wide
- Well lit
- Devoid of potential hiding places
- Overlooked by surrounding buildings and activities
- As straight as possible

8.5. Internal Layout

The layout of all of the houses proposed on the site are all in accordance with Nationally Described Space Standards, together with being M4(2). All habitable rooms have been strategically positioned to encourage the collection of natural sunlight and solar thermal energy to reduce the reliance on energy intensive mechanical or electrical devices.



KEY

Acoustic fence

PARKING SCHEDULE

No.	Type
11	Unallocated + visitor space
14	Unallocated EV charging space
1	M4(2) + EV charging Space

SUMMARY:

21	Unallocated Spaces
5	Unallocated Visitor Spaces
TOTAL: 26 SPACES	
21	Cycle Parking Spaces

REFUSE TRACKING

Refuse 2.5m Recycler (17-150 with 15m deck chassis)

Overall Length	10.00m
Overall Width	2.50m
Overall Body Height	3.50m
Wheeled Ground Clearance	4.00m
Wheeled Offset	2.50m
Wheeled Offset	2.50m
Wheeled Offset	2.50m
Wheeled Offset	2.50m

WHEEL TRACKS

FORWARD WHEEL TRACK	FORWARD BODY CHASSIS
REVERSE WHEEL TRACK	REVERSE BODY CHASSIS

KEY PLAN

13 Updated landscaping PS JH 11.09.24

Rev.	Amendment	Drawn	Checked	Date
1				

SPD STUDIO
SUSTAINABLE · PLANNING · DESIGN

RESIDENTIAL DEVELOPMENT

PROP SITE LAYOUT PLAN

SETTLE GROUP

NO 3-5 NEWELLS
LETCWORTH GARDEN CITY
SG6 2PH

MB018.300.13 1:200 @ A 30.11.2023
WWW.SPD-STUDIO.CO.UK

9.0 SCALE AND SETTING

9.1. Appearance

The appearance of the proposed development has been sensitively designed to complement the immediate built surroundings and existing local context, (e.g. frontage lines, building height, proportions, material palette, architectural details etc.) and integrating these within the proposal.

9.2. Material Palette

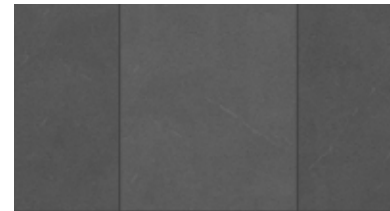
A high quality material palette has been chosen to respect the 1970's context. Our initial design at pre-application proposed to integrate the use of a traditional red brick and blue cladding. Whilst this was a direct reflection of what was seen on the existing buildings, we have decided to improve the development through the material choice. Instead, we have selected to use a light buff brick to complement the apartment block opposite and exchanged the blue cladding for grey, as this will age more gracefully over time. The grey cladding has also been chosen as this correlated with the colour of the surrounding roof tiles, reducing the overall appearance of the building's height.

The investigation into a suitable material palette has played an important part of the design process, whereby samples of different types of brick and cladding finishes were reviewed to ensure the chosen materials were suitable for the development. The following material palette is proposed:

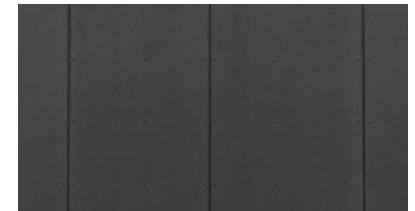
- Light buff brick
- Dark grey effect cladding
- Dark grey coloured windows, balconies and detailing
- Matching dark grey doors
- Spandrel panel to full height windows, in matching grey



Light buff brick



Dark grey effect cladding



Dark grey coloured windows, balconies and detailing



Spandrel panel to full height windows, in matching grey



9.3. Scale + Setting

The scale of the dwellings has been reduced from the first pre-application advice, reducing the overall dominance of the proposal and ensuring it is visually balanced with the neighbouring dwellings.

Retaining the trees along the site's boundary, and the trees to the south of the parking has also helped to reduced the visual dominance of the proposed building. This, combined with the proposed landscaping, will help to blend the development in with its surrounding context.

The final proposal is finished in a buff brick to coordinate with the apartment block opposite, with grey cladding at the second floor to match the surrounding roof tiles; reducing the overall visual appearance of the development. The entrance is finished fully in the buff brick to create a feature entrance. This ensures that the building can be clearly read from the street, making it easier for external users to find their way - such as visitors and postal services.



PRYOR WAY



NEWELLS

10.0 LANDSCAPING + SUDS

10.1. Landscape Strategy

It is our vision to create an attractive affordable housing development with residential amenity space and sustainable infrastructure to ensure the design is zero carbon in-use.

10.2. Soft Landscaping

Soft landscaping has been a key consideration throughout the design development to assist the definition of the shared and private amenity areas and aimed to soften the overall appearance of the proposal.

10.3. Amenity

All dwellings have private balconies, with direct access from their apartments. The ground floor apartments also have garden amenity spaces to the entrances to soften the overall development and create a buffer for privacy.

10.4. Ecology

The development offers opportunities for biodiversity improvements to enhance soft landscaping. All existing mature trees have been retained for both screening and ecological purposes, with further trees and planting proposed to enhance the biodiversity and character of the development.

10.5. Sustainable Drainage Systems (SuDs)

The proposal offers an opportunity to incorporate a variety of natural sustainable drainage systems to mitigate the potential threat of flooding. Crate storage has been proposed under the permeable block paving, and a blue roof has been introduced to the single storey element. This system proposes to cleanse the rainfall and improve the runoff rate into the surrounding environment.



Fig.10.1. Permeable block paving.



Fig.10.2. Blue roof drainage .



Fig.10.3. Mowed grass to landscaped open space.

10.6. Paths

All proposed communal paths and shared surfaces will allow for ease of access for disabled users to all areas of the site and will meet the standards set out in 'Part M' of the current Building Regulations.

10.7. Parking

Differing complementary colours and application of hard landscaping will help to define areas such as pedestrian pathways, vehicular access and parking locations. A high quality permeable block paving will improve surface water drainage and help to prevent excess run off and flooding.

10.8. Maintenance + Management

On wholly owned settle sites, settle will undertake their own maintenance and management of communal areas, external estates and green space.



Fig. 10.4. Proposed hard landscaping plan.

11.0 SUSTAINABILITY

11.1. Sustainability

Sustainable principles have been evaluated at each stage of the design process to ensure the proposal has been designed and will be constructed to make the fullest contribution to climate change mitigation and adaptation. Due to the design intention for the building to be zero carbon in-use, further efforts have been made to minimise overheating, reduce flood risk, improve water efficiency and protect and enhance green infrastructure.

11.2. Insulated Building Fabric

We seek energy reductions to meet current Building Regulations. Our first priority is a Fabric-First approach, with high performance thermal insulation to significantly reduce the heating energy demand with increased air tightness in the building envelope.

11.3. Green Infrastructure

Roof top photo-voltaic panels are to be added to the main 3-storey element of the development. The solar panels will be used as electrical energy sources to power the building and the EV charging points. A dedicated plant room has been designed as part of the development to store the batteries for the solar panels as required.

Individual ground source heat pumps and their associated equipment are to be located within each of the apartments. This enables more control over supply and usage for the residents and also ensures that the heat pump is most efficient.

As part of the sustainability strategy, and to meet Part S guidance, electric fast-charging points are proposed to 15 parking spaces, including the m4(2) space. This also ensures that the development is fit for future vehicular requirements.



Rooftop Solar Panels



Ground Source Heat Pump - Shoebox System



Electric charging points.

11.5. Key Considerations

The proposed developments offers the following features to help tackle climate change mitigation and adaptation measures;

- Zero Carbon in-use proposal
- Fabric-first approach to sustainable construction, increasing insulation and air tightness in the building envelope
- Maximising the controlled use of passive solar energy in the layout and orientation of buildings and windows
- Maximising the use of passive ventilation
- Using energy-efficient window glazing and frames
- Roof top photo-voltaic panels
- Individual ground source heat pumps for each apartment



Fig. 11.2. Proposed drainage layout

12.0 CONCLUSION

12.1. Summary

In summary, this Design and Access Statement provides relevant information relating to the Layout, Scale, Appearance and Landscaping of the proposal. The application seeks to fulfil the Council's vision to efficiently utilise the site to provide a high-quality fully affordable scheme in a sustainable location.

The pre-application advice from the Council and the input from professional consultants has all been thoughtfully taken into consideration and has informed the design process leading up to the submission.

12.2. Housing Mix + Design

The site represents an ideal opportunity to provide a range of 1 + 2 bedroom apartments to meet local need. This inspiring scheme proposes high-quality contemporary housing to enhance the character of the site and identity of the area, whilst also fulfilling the local housing need requirements.

The investigation into a suitable material palette has played an important part of the design process, ensuring the chosen materials will complement the local vernacular and continue to age gracefully, whilst also creating a sense of place and space making for the area.

The design of the proposal aims to encourage place and space making through its amenity space, and organisation of the dwellings. The exposed hallways, overlooking the courtyard aim to encourage passive overlooking for safety and to also promote a sense of community within the development.

12.3. Layout Design

The proposed site layout takes inspiration from the surrounding context, embracing the layout and frontage of the facing street-scene; incorporating built visual features and attractive areas of soft landscaping to vistas throughout the scheme. The proposed dwellings are orientated to achieve good levels of natural daylight, privacy for new and existing residents, and provide high levels of passive surveillance to public areas and parking.

Permeability throughout the development is achieved via pedestrian and vehicular access points, allowing equal movement for pedestrians, cyclists and vehicles. Proposed footpaths link into the existing pedestrian routes ensuring connectivity in the area. All communal landscaping, parking spaces and shared surfaces are to be maintained by settle.

12.4. Sensitive Boundaries

The mature tree screening along the northern site boundary is to be retained, along with the large mature trees facing onto Pryor Way. There will also be an additional acoustic fence to protect the private amenity of 6. Newells from the proposed parking to the west of the development.

12.5. Sustainable Development

Sustainable principles have been evaluated at each stage of the design process to ensure the proposal has been designed and will be constructed to make the fullest contribution to climate change mitigation and adaptation. The scheme seeks to minimise overheating, reduce flood risk, improve water efficiency and protect and enhance green infrastructure, as well as taking steps to reduce carbon dioxide and other greenhouse gas emissions.

The proposed development aims to use key energy efficiency initiatives including; highly insulated building fabric, maximising the controlled use of passive ventilation and solar energy as well as installing renewable energy sources and energy efficient lighting and appliances. This will ensure that the proposal will meet its zero carbon in-use objective.

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ACCOMMODATION SCHEDULE

No.	Type	GIA	
1	1B/2P	50 m ²	538 ft ²
2	1B/2P	50 m ²	538 ft ²
3	1B/2P	52 m ²	560 ft ²
4	2B/4P	70 m ²	753 ft ²
5	2B/4P	71 m ²	764 ft ²
6	2B/4P	70 m ²	753 ft ²
7	1B/2P	50 m ²	538 ft ²
8	1B/2P	50 m ²	538 ft ²
9	1B/2P	52 m ²	560 ft ²
10	2B/4P	70 m ²	753 ft ²
11	2B/4P	70 m ²	753 ft ²
12	1B/2P	50 m ²	538 ft ²
13	1B/2P	50 m ²	538 ft ²
14	1B/2P	52 m ²	560 ft ²
15	2B/4P	70 m ²	753 ft ²
Total:		877 m ²	9,437 ft ²
Site:		0.19 Hec.	Area

KEY

Refuse Waste ---

Refuse Recycling ---

Refuse Tracking ---



10 Updated refuse and cycle storage as well as entrance windows. PS JH 11.09.24
Rev. Amendment Drawn Checked Date

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RESIDENTIAL DEVELOPMENT
PROP GROUND FLOOR PLAN

SETTLE GROUP
NO. 3-5 NEWELLS
LEITCHWORTH GARDEN CTR
S22 2PH

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Fig. 12.1. Proposed site and ground floor plan.

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