Constarry Road, Croy

Design and Access Statement

September 2021

Contents:

1. Background Information

This document has been prepared for submission to North Lanarkshire Council to support our application for Constarry Road, Croy.

The design and access statement has been created with reference to Section 1 of PAN 68 (Design Statements) and therefore the ethos of the underlying design is to create an environment and place which will be distinctive in character, safe and pleasant with ease of movement within, welcoming with a sense of place by access and entrance detailing and appropriate signage.

The application consists of the erection of 77 dwellings comprising of terraced and detached units ranging from 750sq.ft to 1779sq.ft, associated infrastructure and a broad mix of landscape proposals.

2. Site Details

Location

- Grid reference: Easting 55.961391, Northing -4.033120

- The site area extends to 12.74 acres, which due to the proposed areas of open space and landscaping equates to a nett developable area of circa 5.71 acres. The site is located off Constarry Road at Croy Quarry.

- Boundaries to the site are as follows;
  - **North –** Existing Croy quarry
  - **South –** Existing development by others
  - **East –** Existing development by others
  - **West –** Open Space and main railway line

3. Layout Design

Principles

National Guidance – Our proposed layout has evolved by reference having been made to the Policy standards contained within designing streets. As part of our pre-application discussions, our layout was the subjects of consultation with the Planning department and Roads and Transportation Services. The detail of the layout has been noted further within this Design and Access statement.

Distinctive – The development provides a broad mixed accommodation from smaller 3 bed terraced homes, 4 bed detached homes and 5 bedroom detached homes. All of these homes would cater from young families, with the smaller product also having the benefit of being attractive to first time buyers as well as down-sizers.

Safe and pleasant – The environment created is very much self contained, this is as a result of the site being enclosed by ongoing developments on three of its four sides.

Easy to move around – The internal road layout allows free movement within the site via a loops with footpath linkage to the adjacent landscaping / woodland and other developments.

Welcoming – The main development road access point will be framed by soft landscaping features, that will tie-in with the sites surroundings.

Adaptable – With this being a residential development, adaptability is limited within the site at this time. The properties however themselves allow the option for home working within the dwellings as the provision of dedicated home working zones within either in bedrooms or family rooms would allow for that. Also, subject to the receipt of planning permission, those homes with integral garages, have the option to convert these to an additional habitable room, further future proofing/ adapting the use of the end home.

Resource efficient – All buildings are developed to the latest Technical Standards for energy efficiency and as a developer Miller Homes are committed to reducing carbon emissions and the sustainable section within this report demonstrates the levels being achieved. All properties will benefit from renewable technology via Photo Voltaic roof panels.

Access - The layout design has followed on from pre application discussions with both the Planning department and Roads and Transportation Services.

Layout Design-Connectivity

Site Layout Design Development

Site Layout Design Development

Site Layout Design Development

Site Layout Design Development

4. Ecology and Landscape

The approved masterplan landscape proposals identify existing trees within the development area. None of the trees identified are of category A (High quality), 48no trees are identified as category B (moderate quality) and 16no trees are category C (low quality) and 1no category U (cannot be retained). A landscaping scheme being implemented as part of the wider site as seen below.

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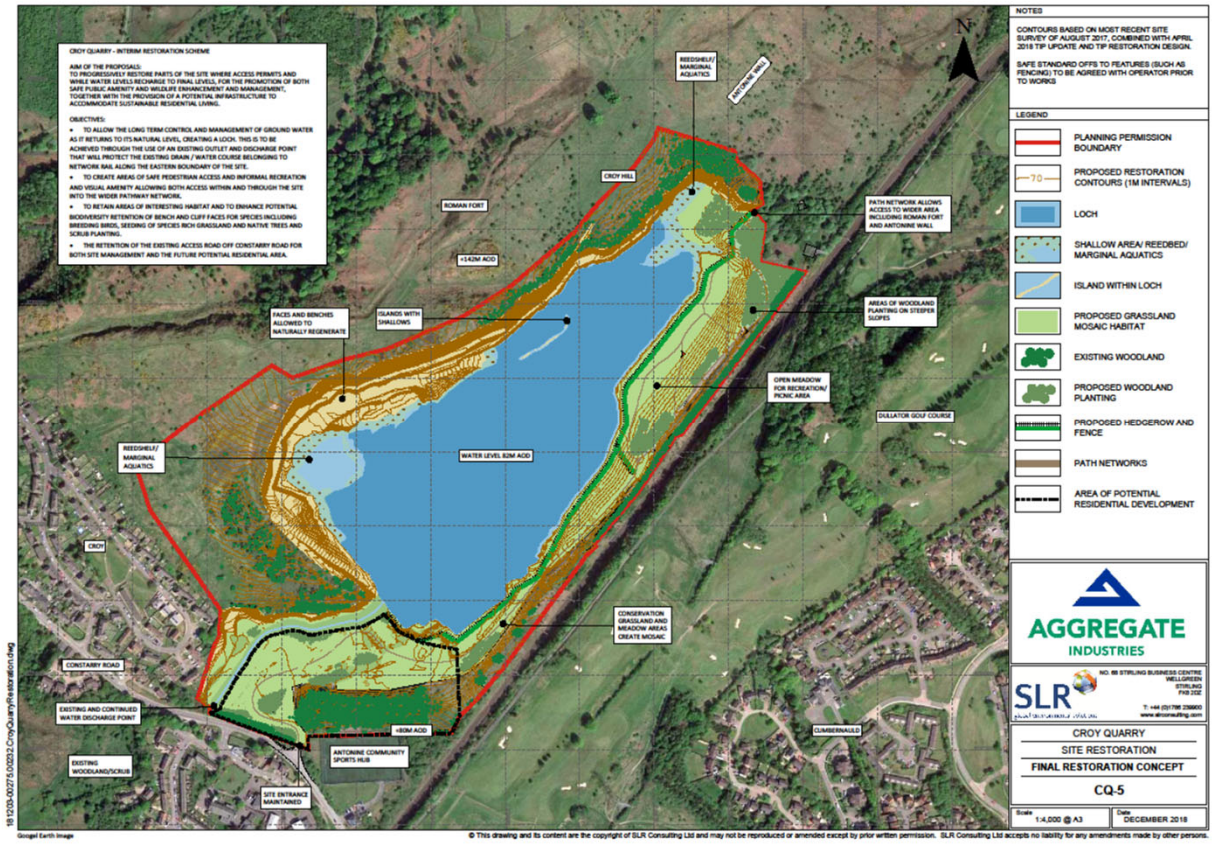
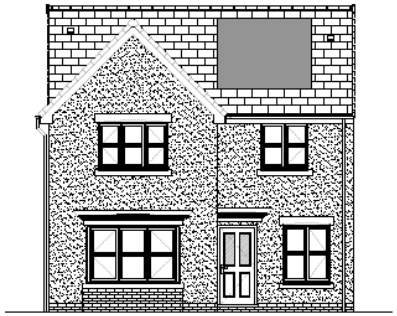


5. House Type Proposals

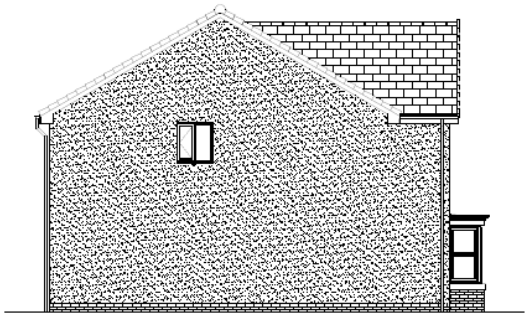
The housing mix proposed makes use of a broad variety and range of 14 different house-styles from terraced to detached family homes offering a broad variety of choice to the buying public.

Miller Homes, in this instance, would be proposing to make use of white and Tuscan render, Ibstock Hadrian Red and Grainger Gold bricks, grey concrete roof tiles, with contrasting rain water conductors.

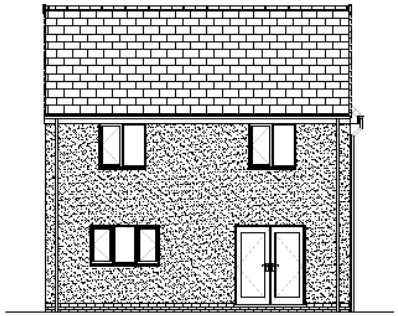
5. House Type Proposals – Example Plans



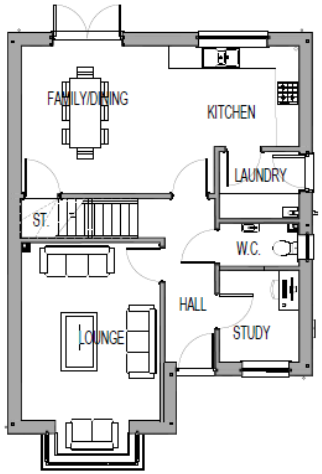
FRONT ELEVATION



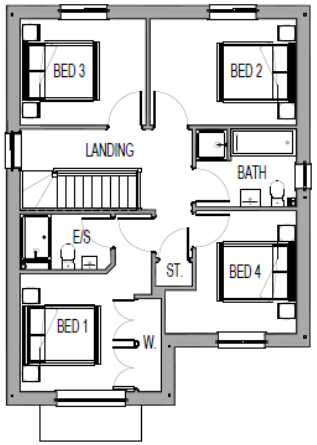
SIDE ELEVATION



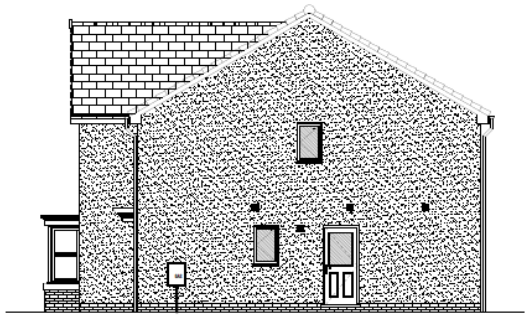
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

0.0 m 1.0 m 2.0 m 3.0 m 4.0 m 5.0 m 10.0 m

SCALE

miller homes

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Scale: 1:100 Title: OAKWOOD HOUSE TYPE
Date: 2021
Author: Title:
Drawing No.: 411SC1P1 PLANNING RENDER AS

6. Sustainability

Introduction

The Miller Group, the largest privately owned Housing and Property Company in the UK, recognises that caring for the environment is a primary concern and is committed to achieving a continuous improvement of our environmental performance and we strive to:

- Improve standards of our Environmental management
- Take steps to minimise waste, prevent pollution and continue to pursue good practice in resource management
- Set targets to monitor the achievement of defined environmental objectives
- Implement procedures detailing environmental practices to take account of developing legislation.
- Ensure that environmental considerations form part of each employee's responsibilities
- Provide appropriate and relevant environmental communication, education and training.
- The issues associated with climate change and the development of sustainable communities will present significant issues for the housebuilding sector for the foreseeable future.
- Miller Homes will continue to develop innovative sustainable solutions in response to these challenges.
- Miller Homes published its first Corporate Responsibility Strategy in 2007 and we were the first housebuilder to produce such a document and we continue to develop these strategies each year continually looking to improve on targets.
- The annual report provides an update on how the business has performed against each of the targets set. Performance monitoring is fundamentally important to us and we track an increasing number of key performance indicators each month.
- We recognise how important it is for us to continue to engage with our stakeholders and supply chain. This interactive process allows us to be at the forefront when dealing with emerging issues and this will continue to be central to our thinking. Our policies continually to evolve and we have worked closely with our supply chain to produce business-wide standards relating to responsible sourcing, sustainable sourcing and waste management.

6. Sustainability

Within our research and development section, Miller Homes has completed the first phase of an important pilot scheme for zero-carbon homes that will have long-term benefits for our customers and the environment.

The Merton Rise development in Basingstoke built some years back contained three pilot homes that met levels 4, 5 and 6 of the Code for Sustainable Homes.

We have worked hard with our partner suppliers to use the latest innovations in sustainable products and integrating them into our existing design and construction process to deliver affordable and sustainable properties.

This process is still ongoing and indeed we will shortly be publishing post occupancy figures and data of the new homes built.

Our commitment to building environmentally sound and energy efficient schemes started as early as 2004 with our projects at Upton Green in Northampton and Allerton Bywater in Yorkshire. This pilot programme allowed Miller Homes to develop expertise that will enable us to build zero-carbon homes on a larger and affordable scale.

Project Specific Proposals

As part of the Planning submission for the project, the undernoted specification and information demonstrates that the specified house types will achieve compliance with the most recent Technical and Sustainability Standards.

This format replaces and supersedes all previous references to Planning Policy Guidance in relation to Carbon savings and this has been achieved in the following manner through both fabric improvements together with enhancements to the heating / services and ventilation specification.

6. Sustainability

Material and Elemental Considerations

The predominant build in Scotland is currently timber frame which has a number of benefits from an environmental perspective.

There is an overall carbon saving in comparison to masonry build, Thermal efficiency and air tightness improvements reduces heating and operational costs of the home. The product also improves the build sequencing and programme thus reducing site preliminary costs and overheads.

Miller Homes currently build almost 100% of 2 and 3 storey housing in Scotland with timber frame together with certain low rise apartment schemes.

The timber supply is also from either FSC (Forest Stewardship Council) or PEFC (Programme for the endorsement of forest certification scheme) sustainable sources which demonstrates the full chain of custody process for the timber supplied.

If required full Accreditation can be provided by all nominated suppliers and / or manufacturers.

Facing brick / masonry supply on average include circa 12% recovered and recycled materials.

High performance Insulation products used within the fabric of the building within floors, walls roof are zero Ozone depletion Potential (ODP) and have a low Global warming potential (GWP).

Construction Waste

Site Waste Management plans are developed to control and minimise disturbance and removal of waste from construction activities. Waste streams are identified early in the development process in conjunction with the Consultant Civil Engineers. This waste is then quantified and highlighted to the relevant contractor / supplier to deal with responsibly.

Strategic Waste Objectives:

Reduce waste generated

Appropriately manage waste to achieve Legal Compliance, Reduction in quantity to landfill

Identify waste for recycling via segregation

Obtain transparency and co-ordination in the production and communication of results

Set targets for improvement