



DESIGN AND ACCESS STATEMENT

By

BELLWAY HOMES

In Support of:

AMSC application for the erection of 72

Dwellinghouses at Beith Road, Glengarnock

Date: April 2022



1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared by Bellway Homes Ltd, in support of an AMSC application for the development of 72 dwellings on vacant land at Beith Road, Glengarnock. These proposals are set in the context of the new residential development approved in principle under the terms of Planning Approval 17/00389/PPPM, approved subject to conditions on the 14th June 2017.

1.2 This Design and Access Statement is produced to meet the requirements of condition 1(i) of the approved PPP. It provides:

- A summary of the proposals
- Identification of house types and materials to be used
- Infrastructure, services and landscape & open space strategy
- Conclusions
- Planning conditions tracker

2.0 PROPOSED LAYOUT

2.1 Bellway Homes Ltd propose a residential development on a 3.07 ha area of land on the south eastern boundary of the settlement of Glengarnock. These proposals make provision for the development of 72 private homes incorporating a mix of 3 bedroom semi-detached and 3 & 4 bedroom detached houses with associated roads, landscaping, public open space and drainage.

2.2 Access to the site is taken from Beith Road (B777) which bounds the site to the south. A primary street forms the access with the main route through the site formed by secondary streets in a loop arrangement which allows the proposal to accommodate service and emergency vehicles without the need for reversing or turning heads. Tertiary streets are formed through the centre of this loop with houses fronting on to the open space in the centre of the site. New homes at the west of the development face south with access driveways onto Beith Road to achieve a relationship with the existing built-up area, as well as creating an outward facing and welcoming pattern of housing.

2.3 Pedestrian connections are provided at the north and west in order to shorten walking routes and ensure there is permeability with the wider area. A new footpath is proposed on the north of Beith Road at the front of the site. These pedestrian connections are designed to be accessible, ensuring streets are inclusive, providing for all people regardless of age or ability and contribute to creating a place which is Easy to Move Around and Beyond (SPP Paragraph 46).



- 2.4 Traffic calming measures are integrated into the streetscape, promoting pedestrian priority and encouraging reduced vehicle speeds within the proposal. These aid in creating Welcoming (SPP Paragraph 43) places with all streets and spaces being well overlooked, promoting safety and security. The proposal promotes a clear structure of public fronts and private backs. This creates a pleasant streetscape, while maintaining the need for privacy and amenity for individual homes.
- 2.5 New planting in the form of street trees is provided throughout the proposal, contributing to the creation of pleasant streetscapes. A range of house types and sizes are incorporated. This aids in creating diversity and interest within the proposal. The proposal ensures placemaking objectives are achieved and that new homes are integrated with both existing and future surrounding neighbourhoods, in accord with LDP Policy 4.



3.0 HOUSE TYPES

3.1 A range of 9 different house types are proposed, from 3 to 4 bedrooms. House types are largely detached with one semi-detached house type. All house types are two-storey in height with standard roof pitches. Integral garages are provided to 6 of the house types.

Additional features include;

- Juliette balconies;
- Canopies to front doors, sometimes extending over garages; and
- Feature projecting gables to front elevations.

Use of a range of house types, with varied features, contributes to creating a Distinctive (SPP Paragraph 41) place. This is also achieved through the incorporation of landscaping and nodes to create distinctive landmarks within the site.



Kinloch



Erinvale



Fulford



Lytham



Rosedale



Sherwood



Oakmont



Moray



Victoria

- 3.2 The General Arrangement plans which accompany the planning application provide details of the layout and elevation for each house type within the development.
- 3.3 All properties will comply with the latest Building Regulations with regard to energy use and include renewable energy measures such as roof mounted solar PV panels. Houses built by Bellway Homes currently achieve bronze standard, and all house types will have an Energy Performance Certificate of band B (well above the average for Scotland of band D). An extract of the energy efficiency and environmental impact summary from an EPC for a house in a similar Bellway development in Scotland is provided below.
- 3.4 Each house will have front and rear private garden ground and the amount of garden space for each dwelling complies with NAC’s standards.
- 3.5 Off road parking will also be provided for each house, with additional provision made for visitor parking throughout the development. At least 3 in curtilage parking spaces will be provided per house with most houses also having an integral garage.

Element	Description	Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.22 W/m ² K	★★★★★	★★★★★
Roof	Average thermal transmittance 0.11 W/m ² K	★★★★★	★★★★★
Floor	Average thermal transmittance 0.11 W/m ² K	★★★★★	★★★★★
Windows	High performance glazing	★★★★★	★★★★★
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★
Air tightness	Air permeability 7.2 m ³ /h.m ² (assessed average)	★★★★☆	★★★★☆

4.0 MATERIALS

4.1 The following varied palette of materials will create a local character;

1. Roof tile: Russell Highland - Slate Grey
2. Roof tile: Russell Highland - Cottage Red
3. Render: White Dolomite Chip on white background
4. Render: Ashton Cream Chip on white background
5. Stonework: Forticrete Anstone split brown old weathered
6. Basecourse: Forticrete Anstone split brown old weathered
7. Precast elements: Stirling Precast - Buff
8. Rainwater goods: PVCu - Black
9. Barge, fascia and soffit board: PVCu - White
10. Doors: Smooth fibreglass door - White
11. Doors: Smooth fibreglass door and sidelight - White
12. Garage doors: Steel garage door - Garador Carlton - White
13. Windows: Double glazed windows - PVCu - White

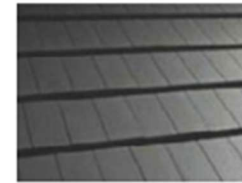
These materials are applied in two main style palettes, as is shown on the page below, to achieve variety within the proposal whilst maintaining cohesion throughout the proposal.



Example of material palette A



Example of material palette B



Palette A

Russell Highland –
Slate Grey



Forticrete Anstone – Split
Brown Old Weathered



White Dolomite Chip on
White background



Palette B

Russell Highland –
Cottage Red



Forticrete Anstone – Split
Brown Old Weathered



Ashton Cream Chip on
White background

5.0 INFRASTRUCTURE AND SERVICES

5.1 Earthworks

Ground modelling is proposed for the site to achieve appropriate development platforms and appropriate street gradients for the proposal.

The site will be graded from East to West towards the SUDS basin. We need to tie into existing boundaries to the South East, South West and to the South.

Where necessary, retaining walls are proposed. These are located along plot boundary lines. Berms are also located within small areas of the site. No slopes adjacent to road embankments will be steeper than a gradient of 1:3.

All earthworks will be carried out in accord with BS 6031 and all road earthworks will be carried out in accord with The Specification for Highway Works, Series 600.

5.2 Utilities and Services

Scottish Water has confirmed that its network has capacity to serve the scale of development on the site. A connection will be made to the existing network at the development to the south of the site.

5.3 Hydrology and Drainage

A Flood Risk Assessment was carried out by Kaya Consulting Ltd in October 2019 as part of the work associated with the planning permission for 83 units on this site. An assessment of flood risk posed by the Powgree Burn suggest that the site does not lie within the floodplain of this watercourse for a 1 in 200-year or 1 in 200-year + 55% climate change event.

Sustainable drainage systems (SUDS) are incorporated within the site to address surface water drainage. This includes the provision of a detention basin within west of the site.

Surface water drainage is routed to this detention basin before discharging to Powgree Burn to the south of the site, separated by Beith Road and a line of houses. SUDS measures within the proposal will attenuate surface water run-off to greenfield rates prior to discharge to the watercourse.



The SUDS strategy ensures there is no degradation of the water environment in accord with SEPA requirements. The SUDS strategy is designed in accord with guidance set out in The SUDS Manual and Sewers for Scotland 3. SUDS contribute to creating a Resource Efficient (SPP Paragraph 45) place.

6.0 LANDSCAPE AND OPEN SPACE STRATEGY

6.1 Open Space Provision

The open space is primarily located in the centre of the site with a pocket at the western boundary with the SUDs pond.

The open space in the proposal is overlooked by surrounding properties with the houses in the centre of the site and the houses beside the SUDs pond in the west. Positive frontage on to streets and open spaces allow for and encourage social interaction and ensure that they are pleasant and welcoming.

6.2 Ecology & Biodiversity

The landscape design incorporates native tree species throughout the proposal. Large native species are proposed where the space allows at larger nodes and areas of open space. Smaller to medium sized species are proposed at other nodes and along streets. The SUDS basin is proposed to be seeded with native wetland meadow species.

6.3 Planting

The proposed planting incorporates both native and ornamental species. This enhances both biodiversity and amenity around the site. Shrub planting is focused at nodes, crossing points and areas of open space in the proposal. This creates distinct spaces along the street, adding visual amenity and enhancing safety by slowing vehicle speeds.

6.4 Boundary Treatments

Rear gardens are enclosed by 1.8m timber privacy fencing. These will generally not be visible from the street. Front gardens are either open to the street, or partially enclosed with shrub planting or a beech hedge.

7.0 CONCLUSIONS

- 7.1 The Design and Access principles allow the site to be developed from a strong vision and desire to create a viable new development which embraces the design principles of Designing Streets and delivers a strong, robust proposal which will provide vibrant and sustainable homes in a pleasant and safe environment for future residents.
- 7.2 The proposals respond to the needs and aspirations of the future residents and provide a high quality design solution which integrates well into the existing area. It is considered that the development will significantly improve the character and amenity of the area, and create a clear sense of place which relates well to the adjoining land and creates linkages into the wider area. Further, the size, scale, layout and design of the proposed housing development is entirely in accordance with the surrounding area and the Local Development Plan.

APPENDIX 1: PLANNING CONDITIONS TRACKER

PLANNING REFERENCE: *N/13/00501/PPPM*



This denotes item still pending

Clearance required before installation of works / material noted in condition

Planning Condition	Summary	Comment / Response
1	Prior to the commencement of development on site, a further application(s) for the approval of the matters specified in this condition must be submitted to and approved by North Ayrshire Council as Planning Authority. These matters are as follows:	AMSC app submitted to amend Mast Affordable layout to Bellway private layout.
a)	(a) the layout of the site, including all roads, footways, shared paths, car parking areas, and open spaces;	Refer to Bellway Site Plan
b)	(b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;	Refer to Bellway Site Plan
c)	(c) a detailed flood risk assessment, including cross-sections of existing and proposed ground levels, details of under-building and finished floor levels in relation to a fixed datum, preferably ordnance datum, and detailing how flood issues are addressed.	Refer to Kaya flood report dated October 2019
d)	(d) the means of drainage and surface water strategy and methodology for sewage disposal, including Sustainable Urban Drainage Systems (SUDS), all set out in a comprehensive Drainage Assessment, including maintenance. Such SUDS shall be self-certified by a suitably qualified person;	Refer to BSA design drawings
e)	(e) the means of access to the site including an updated Transport Strategy;	Site Access from Beith Road as shown on site plan. Transport Strategy to follow if required.
f)	(f) the design and location of all boundary treatments including walls and fences;	Refer to Bellway Site Plan
g)	(g) the landscaping and associated maintenance proposals for the site, including details of existing trees, hedgerows and other planting to be retained and tree protection measures together with proposals for new planting specifying number, size and species of all trees and shrubs and a woodland management implementation programme;	To follow
h)	(h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);	To follow
i)	(i) a design and access statement with the design issues addressed in the formulation of the proposals, set out in line with the relevant supplementary design guidance approved by North Ayrshire Council.	Submitted with AMSC app
2	The proposed development shall be designed in accordance with the principles of the Scottish Government's "Designing Streets" and "Designing Places" policy documents and North Ayrshire Council's Neighbourhood Design Guidance to the satisfaction of North Ayrshire Council as Planning Authority.	Agreed
3	That prior to the commencement of the development, hereby approved, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, a Strategy for Open Space which shall include proposals for (i) the provision of open space and play provision, in accordance with the North Ayrshire Council policy "Provision and Maintenance of Landscaping, Open Space and Play Areas in New Housing Developments" together with proposals for the management and maintenance thereof.	To follow and be included in Landscape Design

4	That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant in consultation with the West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority.	Previously signed off as complete by WOSAS and NAC
5	A 3m wide footway/cycleway shall be provided along the frontage of the site and 2m wide footway shall be provided along the frontage of the residential dwellings of 3 to 10 Beith Road to the satisfaction of North Ayrshire Council as Planning Authority.	Shown on Bellway Site Plan and BSA Engineer designs
6	That a minimum carriageway width of between 6 to 7.3m shall be retained along the length of the B777 (Beith Road) fronting the site to the satisfaction of North Ayrshire Council as Planning Authority.	Beith Road width to remain as is. New 3m wide footpath to be built from existing road heel into the site
7	That a physical gateway measure in the form of islands and countdown markings shall be installed at the 30mph speed limit to the satisfaction of North Ayrshire Council as Planning Authority.	Details to Follow once discussed with Roads dept
8	That the existing street lighting shall be upgraded to accommodate the proposed junction arrangements and footways. For the avoidance of doubt, full details and timescales of works shall be submitted for the consideration and approval in writing by North Ayrshire Council as Planning Authority prior to the commencement of development.	Details to Follow once discussed with Roads dept
9	That the recommendations within the Phase 1 Habitat Survey submitted in support of the application, shall be implemented to the satisfaction of North Ayrshire Council as Planning Authority. Details shall be submitted demonstrating of the undertaking and/or programming of these recommendations implementations.	New Ecology Report submitted with AMSC app