

## **app doc 1: design and access statement**

proposed residential development on  
land of former workshop  
No. 62 Hemming Street  
Kidderminster

Barn 5a, Sutton Hall Farm  
Sutton Maddock  
Shropshire  
TF11 9NQ

t: 01952 730 492 w: [www.mtcplanning-design.co.uk](http://www.mtcplanning-design.co.uk)



## **CONTENTS**

	<b>Page No</b>
1. <b>Instructions and Introduction</b>	<b>3</b>
2. <b>Site Description</b>	<b>3</b>
3. <b>Design</b>	<b>5</b>
4. <b>Amount</b>	<b>5</b>
5. <b>Layout</b>	<b>5</b>
6. <b>Scale</b>	<b>7</b>
7. <b>Landscape</b>	<b>9</b>
8. <b>Appearance</b>	<b>9</b>
9. <b>Access</b>	<b>10</b>
10. <b>Vehicular links</b>	<b>10</b>
11. <b>Conclusion</b>	<b>10</b>



### Instructions and Introduction

- 1.1 MTC Planning & Design Ltd are instructed by ADB Roofing Ltd to prepare this statement to support the submitted proposals. The document will act as an introduction document, provide an overview of the proposals, provide a justification statement for the development within the Green Belt and then form a conventional Design & Access Statement.
- 1.2 This application is being submitted following the withdrawal of submission reference: 23/0380/FUL. The earlier application was for the demolition of the existing redundant workshop and the erection of 4 no. apartments within a single building. It was submitted on 30.05.2023 and withdrawn on 27.07.2023. The application was withdrawn on the recommendation of the relevant case officer as the local authority would not support a development that included a full 2 no. storey height structure. Instead they wished to see a single store/dormer style building (bungalow) which they felt was more in keeping with the street scheme and the massing of neighbouring properties.
- 1.3 A sketch design for a dormer bungalow was issued to the local authority for informal comment (15.08.2023). The planning officer kindly responded on 05.10.2023 confirming that the local authority would be supportive of the principle of such an application. The case officer noted in her e-mail;
 

*'The Council would be supportive of a bungalow here in principle. I am also not adverse to the building's frontage facing Hemming Street, given the orientation of the existing workshop. Generally speaking, the design should compliment the appearance of surrounding bungalows and care should be taken to ensure that the privacy and residential amenity is protected between the occupants of the new dwelling and neighbours. The scheme should also not appear overbearing or unnecessarily prominent on the road junction. It would be helpful if any future planning application for redeveloping this site is supported by a planning statement that addresses these matters.'*
- 1.4 MTC as a matter of course always submit detailed Design and Access Statements to explain the rationale of any proposals. We also suggest that this report should be read in conjunction with the following submitted reports:
  - Application document no. 2: Phase 1 Ecology appraisal
  - Application document no. 3: Energy statement
  - Application document no. 4: Heritage statement/ sustainability report for redundant workshop
- 1.5 The design process which will be analysed later in this report, and we have followed, explains how the physical characteristics of the proposals have been informed by a rigorous process, which has included the following steps: -
  - Assessment
  - Involvement
  - Evaluation
  - Design

**Left: Figures 1; general location map, and 2; Location Plan.** The site is marked red on the general map and edged red on the location plan. All neighbouring buildings are hatched black.



1.5 There are six headings of analysis which the Guide recommends be covered in any Statement under the heading 'Design' and two under the heading 'Access' (all of which shall be discussed in depth later):

**Use:** What the buildings and spaces will be used for.

**Amount:** How much would be built on the site.

**Layout:** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

**Scale:** How big the buildings and spaces would be (their height, width, and length).

**Landscaping:** How open spaces will be treated to enhance and protect the character of a place.

**Appearance:** What the building and spaces look like, for example building materials and architectural details.

### Site Description

2.1 The application site occupies a corner plot on the junction of Hemming Street and Greatfield Road, Kidderminster. The site is regular in shape, forming a rectangular plot that has a maximum width of 11.23m (in a east to west direction), and a maximum length of 28.2m (in a north to south axis). The site itself is relatively level with a maximum rise in ground levels in a north to south axis of just 430mm and a drop of 100mm in a east to west direction. However the land slopes around the site's edge as Greatfield Road slopes upwards towards the west and Hemming Street rises towards the south. Across the site's northern boundary (Great field Road) the land only rises only 170mm but then rises sharply further west along the frontages of no. 6 and 7 Greatfield Road. The pavement along the site's easter boundary, facing Hemming Street is relatively level for the first 23.5m then starts to rise along the frontages of no. 64 and 65 Hemming Street. As a result the existing yard to the rear of the work shop is some 500mm lower than the pavement level beyond the site boundary.

2.2 Application drawing no.22/12583/110 includes an existing site layout. The workshop site sits some 3.0m from the site's eastern boundary. This has been historically used for on site parking of customers, vehicles being parked at 45 degree angle to the building. A dropped curb exists on the Hemming Street boundary of the site. This provides vehicle access to the rear yard that can accommodate a further 3 no. vehicles that then have space to turn and leave the site in a forward gear. A further set of double gates lead onto the pavement of Greatfield Road. There is no dropped curb here, but again this access has historically allowed cars/deliveries to be made from Greatfield Road.

2.3 The site is currently occupied by a disused workshop and store. The structure is single story in height and includes 2 no. lean too add on structures, there is a secure yard to the rear of the buildings. Figure 4 Includes internal images of the workshop that also includes a basement area. The building is constructed from single skin external walls, does not have modern day foundations and the inner side of the existing roof is need of severe repair. The building is not fit for modern commercial use, requiring significant improvements to all walls,

**Left: Figure 3, aerial images of the site.**

The application site is shaded over with an opaque rectangle. The site lies within an established residential area mainly including 2 storey properties of varying ages.



roofs, windows and floor construction to make it conform to modern building standards. The existing roof is showing signs of bowing, the basement is not weather proofed to modern standards, whilst the ground floor construction is simple timber decking with gaps being visible between ground and basement floors. As such the property would not be suitable for office staff, suitable to store materials that could perish in damp conditions, and would not provide practical spaces for disabled users within the building.

2.4 The application site lies within the western suburbs of Kidderminster. The site is faced from all directions and bordered to the immediate west and south by residential properties. The application site is located 0.6m/1.0km from Kidderminster town centre,. It is located 95.0m from Sutton Road/A4535. This is a main route into Kidderminster Town Centre that is well served by public transport. The site is located 100m from Brenton Park which is a large urban park with play areas and expansive green areas. The application site is located 450m from Kidderminster Hospital and Adjacent doctors' surgery. Numerous local convenience stores exist in the neighborhood. The site is very well located for residential development and is no longer suitable for commercial use.

#### **'Design'**

##### **Use What buildings and spaces will be used for?**

3.1 The proposals seek for planning permission for the demolition of the redundant workshop and the erection of 1 no. 3 bedroom dormer style bungalow building. The proposals will also see the formation of new vehicle accessway to the site from Greatfield Road, the erection of a new site frontage wall with metal railings over to face onto the junction of Greatfield Road and Hemming Street, and the erection of a second boundary wall with fencing along Hemming Street. Finally additional soft landscaping will be added behind the second wall to mask the rear private amenity space.

##### **Amount (Density) How much would be built on the site**

4.1 The proposals would provide a dormer style bungalow with a gross internal floor area of 125.3 sqm. The ground floor plan includes 97.3 sqm of gross internal space whilst the first floor area has a gross internal space of 28.0 sqm. The proposed bungalow would benefit from 98.0 sqm of private rear amenity space.

##### **Layout How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site**

5.1 The layout has been designed to achieve a number of key objects; provide a development that sites well within a corner plot on the junction of 2 no. roadways, have a footprint that utilizes without overdeveloping the site; create a building that is more of akin to neighbouring dwellings in scale and massing; and ensure the proposals do not affect the amenity of neighbouring dwellings.

#### **Left: Figure 4, images of the application site.**

Series of panoramic photographs of the site. Top, the site viewed from opposite side of Greatfield Road, the proposed apartments will be set further back to align with No. 6 Greatfield Road.

Middle; the existing workshop is set back from the site boundary leaving a tarmacked area for informal parking.

Lower middle; the land rises to the west of the site up Greatfield Road, with it the scale and height so neighbouring properties. Bottom: The existing building is so small that it is out of character with its local setting.



**Above and right: Figure 4 cont'd, images of the application site and beyond.**

Top left: The site viewed from Hemming Street, it is proposed to remove the existing hedgerow.

Middle left: the view of the junction of Hemming Street and Greatfield Road.

Bottom left: The secure yard to the rear (south) of the workshop.

**Above:** Internal images of the workshop illustrating its decaying state. The building is in a poor state and would be economically unviable to refurbish for commercial use considering its limited floor space.



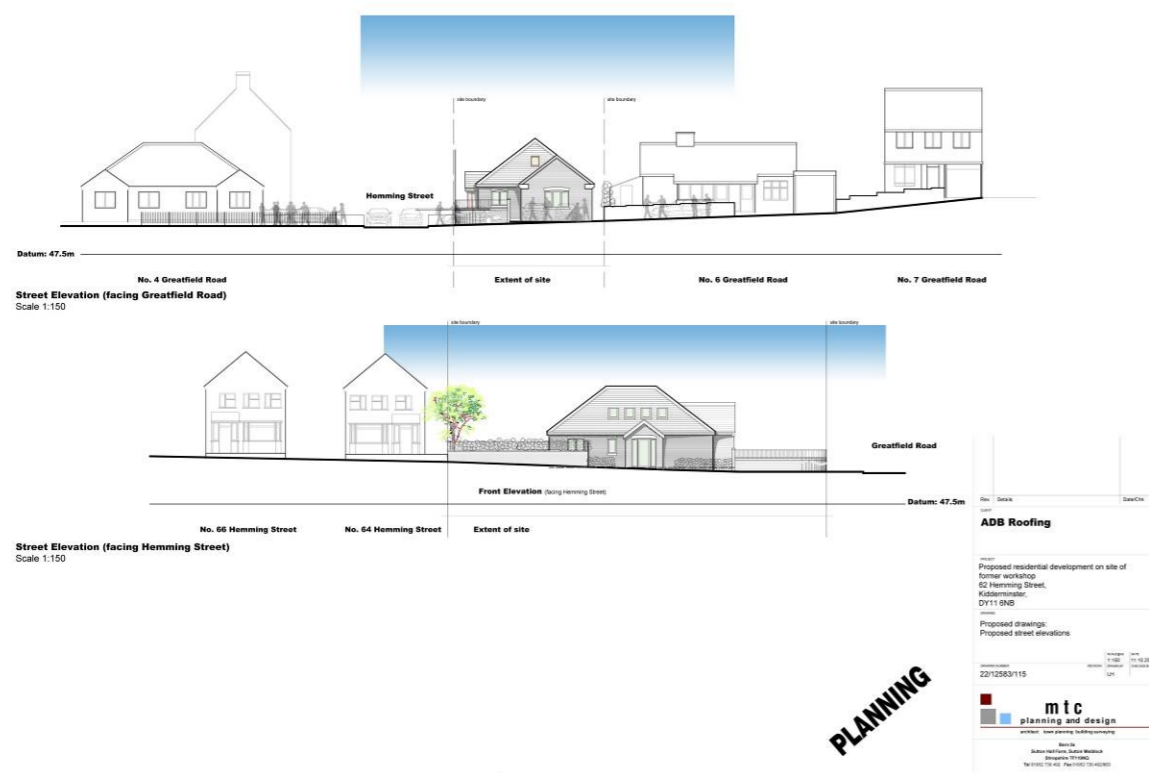
5.2 The design of the bungalow seeks to provide a principal elevation facing Greatfield Road without having the main entrance here. Instead the principal entrance is on the side elevation facing Hemming Street. The layout of the proposed dwelling maximizes the natural surveillance of the site. The entrance is via a projecting gable that created interest to the side elevation and clearly denotes the dwelling access. The size of the proposed bungalow's footprint is shaped by resulting the frontage aligns with neighbouring dwelling facing Greatfield Road and the rear does not extend so that it affects the views from the sun room of No. 6 Greatfield Road. The width of the bungalow is such that it allows sufficient pedestrian access around the building for maintenance issues.

5.3 2 no. parking spaces are accessed directly from Greatfield Road, from here 900mm wide pathways circulate to the main entrance. The 'frontage' facing Greatfield Road is defined by the inclusion of the boundary wall with railings over, to demark private and public realms. To the rear of the property is the sizable rear garden space. A further boundary wall and proposed soft landscaping would provide screening to this area from pedestrian on Hemming Street. This is quite important as the rear garden would be set at lower levels to the existing public pavement that gradually rises further south along this street, meaning that the private area could be overlooked by passers by.

5.4 The design, through a combination of materials, colours and textures would create a clearly legible site, that defines public and private realms enable safe access and egress from the arena, whilst creating a design that ensures access and usability for everyone.

**Scale How big the buildings and spaces would be (their height, width, and length)**

6.1 The existing workshop is extremely modest in scale with a maximum ridge height of 3.35m and a maximum eaves height of 2.05m. the building is significantly lower than any nearby 2 storey house and considerably smaller in scale than neighbouring bungalows. The proposed bungalow has a maximum ridge height of 6.16m and a maximum eaves height of 2.75m. The projecting gable (facing Greatfield Road) has a maximum ridge height of 4.94m whilst the entrance projecting gable (facing Hemming Street) has a projecting gable of 3.7m. application drawing no. 114 includes a street elevations facing both Greenfield Road and Hemming Street. The proposed bungalow would have a ridge height just 319mm higher than the ridge height of no. 4 Greatfield Road and just 309mm higher than the ridge height of No. 6 Greatfield Road. The proposed bungalow would have a ridge height 2.45m lower than the ridge height of no. 64 Hemming Street. The proposed bungalow is clearly of a scale and massing that relates to other bungalow style buildings in the locality and will not cause over looking issues to No.6 Greatfield Ropad whose finished floor level is 0.51m higher than the proposed development's finished floor level.



Left: Figure 5, the proposed dwelling and proposed street elevations. Please refer to submitted application drawings for scaled versions.

Below: Figure 6, proposed site layout: Please refer to application drawings for monochrome scaled version of this drawing.



The copyright of this drawing and design is vested in the Architect and must not be copied or reproduced without written consent. All dimensions given are to be verified on site by the contractor.

Rev	Details	Date/Chk
A	Street elevation removed from drawing	06.11.2023

**ADB Roofing**

PROJECT  
Proposed residential development on site of former workshop  
62 Hemming Street,  
Kidderminster,  
DY11 6NB

DRAWING  
Proposed drawings:  
Proposed site plan

SCALE NUMBER	REVISION	SCALE	DATE
22/12583/114	A	1:100	11.10.2023

**mtc**  
planning and design  
architect town planning building surveying

Barn 5a  
Sutton Hall Farm, Sutton Maddock  
Shropshire TF11 9NQ  
Tel 01952 730 492 Fax 01952 730 492/853

**PLANNING**



**Landscape and Ecology How open spaces will be treated to enhance and protect the character of a place**

- 7.1 Application document no. 2 is a preliminary ecological appraisal completed by Greenscape Environmental. The study notes that the existing building is not located within 1.0km of any designated sites. The site and building itself does not provide suitable habitat for small mammals, there was no evidence of bats. The ecologist has suggested and the applicant is happy to commit to a condition that the works to demolish the building or remove hedges is completed in accordance with a method statement for nesting birds. The ecologist has also indicated and agreed with the applicant that the biodiversity of the site will be enhanced with the inclusion of bat and bird boxes to be located following construction of the apartments.
- 7.2 The existing site includes moderate levels of soft landscaping. The site images included in this report indicate that there is mature conifer hedgerow that masks the existing yard facing onto Hemming Street. There is also a hedgerow and a small number of relatively young trees that align with the southern boundary. The proposals would see the removal of the hedgerow facing onto Hemming Street to allow vehicle access to the fourth car parking space and the communal bin and bicycle storage. The existing trees on the southern boundary are all retained. A replacement hedgerow would be planted inside of the rear boundary wall to soften the overall appearance of the scheme and help screen the rear amenity space.

**Appearance What the building and spaces will look like, for example building materials and architectural details**

- 8.1 The immediate locality of the application site is dominated by residential dwellings. There is a wide range of properties designs, styles and sizes. The site faces onto both Greenfield Road and Hemming Street, opposite the site on Greatfield Road are a series of semi-detached dwellings including projecting bay windows, partially hipped roofs and a range of different types of front porch extensions. These dwellings are completed in either facing brick or smooth painted render. To the east of the application site along Greatfield Road is a range of single storey bungalow dwellings, completed in facing brick. Further towards the Sutton Road carriageway are modern flats and extended terrace dwellings. Again these are completed in facing brickwork with some details including vertical timber cladding.
- 8.2 There is a greater consistency of dwelling types along Hemming Street. All dwellings here are 2 storey properties, the majority being traditional facing brick properties with steep roof pitches. The dwellings include a combination of arched and flat brick headers and cills. A number of dwellings are completed with painted brickwork, however the majority are facing brickwork, some having bands of contrasting brickwork. Adjacent to the southern boundary of the application site are 2 no. detached modern dwellings that are orientated at 90 degrees to Hemming Street. These have their main gables facing the carriageway and include brick corbelling details. Most properties in the area include white upvc window frames.
- 8.3 The proposed bungalow would be mainly constructed from facing brickwork (to local authority approval). The roof would be completed in blue/black slate coverings (again to local authority approval). It is proposed that the eaves and soffit detailing would be completed in dark grey upvc material whilst the window and door frames would be completed in agate grey upvc. Above each opening would be facing brickwork headers and below artificial stone cills. Black framed skylights would be integrated within the roof form. The frontage walls would also be completed in

facing brickwork (to match the proposed dwelling) with black painted railings over. The end of each wall includes a brick pillar to anchor the end of the railings which will be capped with artificial stone cappings.

- 8.4 All of the above detailing, choice of materials and their finished colours are open to further discussion and advice from the Local Authority. Indeed, where possible and required, the Agent will submit any example of material on request.
- 8.5 By using materials which have the texture, colour, pattern and durability of those used on the surrounding existing buildings the richness of materials used as expected within such a high quality development the area will preserve and enhance the area's character. The proposals, therefore, are entirely sympathetic to the character and appearance of the area and will further improve the visual setting of adjacent buildings, to the benefit of the area as a whole.

**Access and sustainability**

- 9.1 Having dealt with those issues which are more closely related to the design of the scheme we now propose to analyse those issues relating to access under the following headings:-

**Vehicular and Transport links: Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.**

- 10.1 The proposals seek to provide 2 no. parking spaces that will be accessed directly from Greatfield Road. Currently the workshop has a secure yard that can accommodate 3 no. vehicles and an informal parking arrangement where cars park in front of the former work shop on the open area along Hemming Street. This informal parking area can accommodate 2 no. parking spaces, as such the current use has at least 5 no. parking spaces associated with it, meaning the proposals would see a reduction in vehicles accessing the site.
- 10.2 The site is within walking distance to a number of bus stops that provide regular services connecting the local area to Kidderminster town centre. And Kidderminster railway station. Kidderminster station has direct and regular links to Wolverhampton, Birmingham, and Worcester city centres. All 3 no. destinations are part of the inter-city network that provides regular access to all major cities, ports and air ports. The site is in walking distance to local centres, shops and amenities and services such as doctor's surgeries, hospitals, public parks and local schools.
- 10.3 All external steps will comply with Part M and Part K of the building regulations, including risers of no more than 150mm, going no less than 280mm, and shall include a suitable handrail with grip-able profile between 850mm and 1000mm above the pitch line of the flight. The handrail shall extend 300mm beyond the top and bottom nosings of the stairs/steps.

## **Conclusions**

11.1 This report seeks to provide an overview of the proposals to demolish a redundant former workshop building and erect a dormer style 3 no. bedroom bungalow. The report has demonstrated that the application site is highly suitable for residential accommodation, the designed dwelling can be accommodated within the site in a manner that does not over develop the site, affect the amenity of neighbouring dwellings, has sufficient space for onsite parking and private amenity spaces. The design relates to the overall street scene settings of both Greatfield Road and Hemming Street to provide an appropriate scaled corner plot development that would benefit the overall area and provide much needed small scale accommodation in a highly sustainable location.