

**Land at 1no. High Street & 5 - 7 Valley Road,
Leiston**

Design and Access Statement
March 2024

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1.0 | INTRODUCTION

1.1 | PURPOSE OF THE DOCUMENT

This Design and Access Statement (D&A) supports a planning application for the erection of 4no. detached houses with associated car parking and amenity space. The purpose of this document is to describe the approach and design narrative of the development proposal, including how the setting and context of the site has informed the design process.

The application is supported by all relevant surveys and reports, alongside the submitted drawings.

Within this document, an overview of the site's location and its wider context is provided. The section related to the 'Context' examines the site and its planning and geographical context and explains the constraints and opportunities that have informed the proposal.

The proposal illustrated on the following pages, describes the design concept and process, establishes the main design principles, and provides a succinct explanation of the site layout and houses design. This includes the siting, scale & mass, elevational composition and materiality of the proposal. The final section, the Conclusion, provides a summary of the proposal and the outcomes of the design, planning context and narrative.

As illustrated through this document, the proposal has been designed to be in keeping with its surroundings with a scale and style that is appropriate to the area and to create high quality residential development on an underutilised and derelict site in the centre of Leiston.



2.0| LOCAL CONTEXT

2.1| SITE LOCATION & DESCRIPTION

The town of Leiston is located in the East Suffolk district of Suffolk. Leiston is situated close to the towns of Saxmundham to the west and Aldeburgh to the south and Sizewell to the east, with the city of Ipswich 21 miles to the south west. The town had a population of 5,508 at the 2011 Census.

The development site is located within the physical settlement boundary, with western part of the site to the north of 1no. High Street within the Leiston conservation area. The eastern part of the site, which sits outside the conservation area, has a derelict commercial building; the footprint of which extends to all boundaries.

The neighbouring properties are: Barclays Bank to the west (earmarked for closure in May 2024); 3 Valley Road on the western side of 5-7 Valley Road; 1-7 Valley Court to the east; properties in Kitchener Road to the north and north-east and the rear garden of 17 Dinsdale Road to the north-west.

The site falls within EA Flood Zone 1 a low risk area. The EA information indicates that the High Street and Valley Road to the front has a potential risk of surface water flooding, with the an a section of the site adjacent to the road being categorised as at low risk (0.1% to 1%) of surface water flooding. The rear area of the site is shown to not be affected.

Much of the application site falls within the designated Leiston Conservation Area (illustrated below) which is defined within the adopted appraisal (2014) and Policy SCLP11.5.



Leiston Context Map



Site Location



Leiston Conservation Area Boundary - *Leiston Conservation Area Appraisal (Dec 2014)*

2.2 | LEISTON CONSERVATION AREA

The site is located within the Leiston Conservation Area which is defined within the Leiston Conservation Area Appraisal and is described as follows: 'The Leiston Conservation Area is a small area in the centre of Leiston; it contains the majority of the most concentrated area of buildings of architectural and historic interest in the town. The Conservation Area is centred on Main Street and includes the surviving buildings of the old Garrett's Town Works site on the south side, Old Post Office Square, and some of the workers' cottages to the north, the very top of High Street to the east and the buildings and spaces surrounding the crossroads to the west. Leiston is very much a nineteenth century manufacturing town, its history and development being linked very closely to one engineering company. In the 230 years since it was first established, Garretts of Leiston has exerted a strong influence over the prosperity and fortunes of the town and surrounding area. Many of the important buildings included in the Conservation Area were built and owned by the company. The buildings to the south of Main Street are the surviving remnants of the Garrett's Town Works site. In 1982 a number were converted to residential use and the Long Shop is now a museum. Colonial House, part of Garrett's later site, is included in the Conservation Area to the north-west. The overall character of the Leiston Conservation Area is the sum of a mixture of quite different buildings and types of spaces.'

Leiston Conservation Area, General Character Summary - *Leiston Conservation Area Appraisal (Dec 2014)*.

An accompanying Heritage Statement (HS) is provided with the application and should be referred to.



Summary of Character Features, Leiston Conservation Area- *Leiston Conservation Area Appraisal (Dec 2014)*

2.3| CONTEXT PHOTOS



1) View from no.1 Valley Road looking east



2) View from the intersection between Valley Road and Dinsdale Road- Library and parking amenities



3) View from the intersection between Valley Road and High Street- Public Open Space



4) View from the intersection between Valley Road and High Street looking east



5) 5- 7 Valley Road front facade & 1 to 7 Valley Court in the foreground



6) View along Valley Road- Residential buildings to the east of the site



7) View from no.13 Dinsdale Road looking north



8) View from no.21 Kitchener Road looking west



KEY PLAN

3.0| SITE CONTEXT

3.1| SITE PHOTOS



1- View from western boundary looking south east- Existing building to be demolished to create the new site access



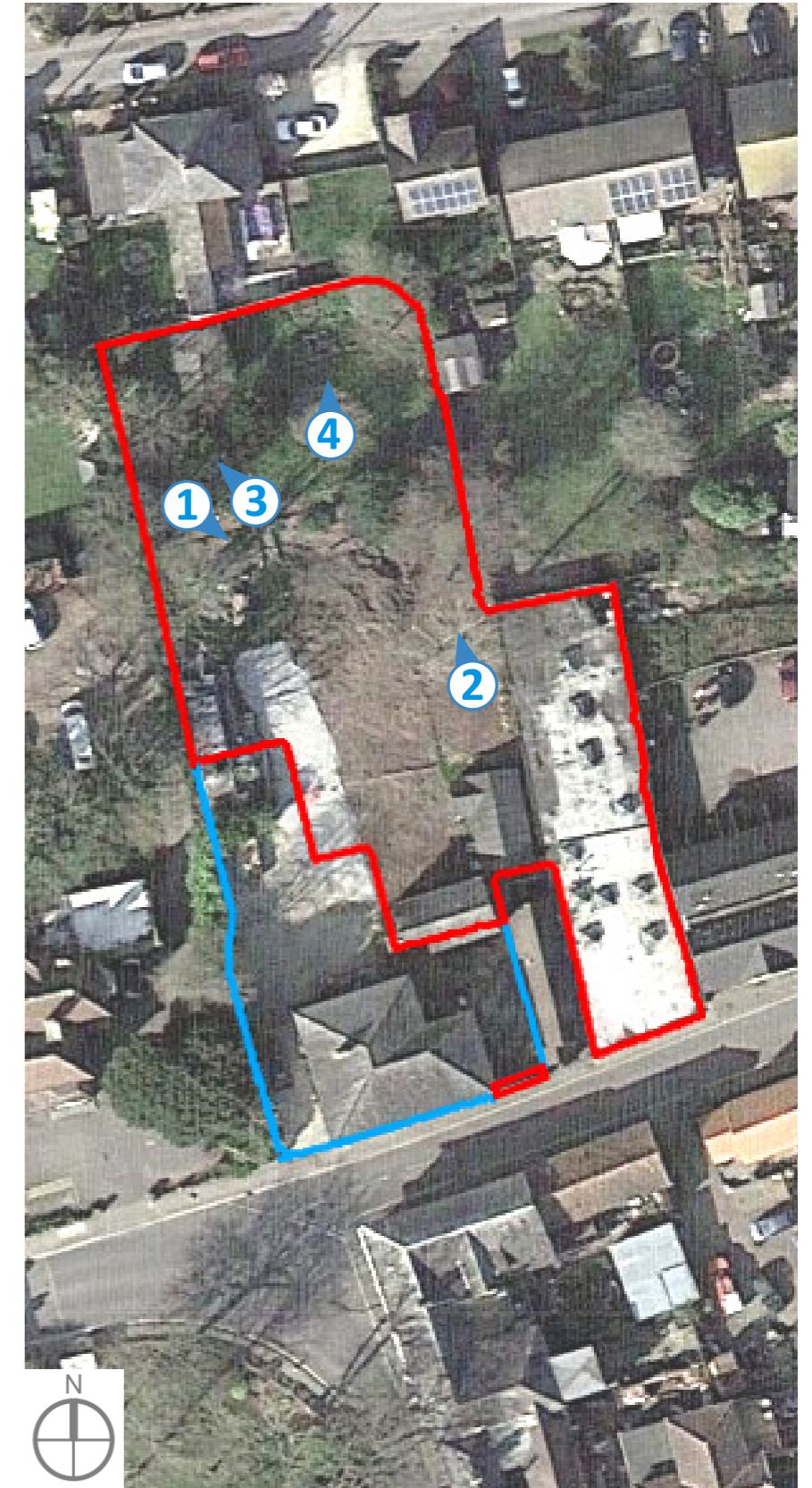
3- View to the north-western boundary of the site- No. 4 Kitchener Road



2- View to the north-eastern boundary of the site



4- View to the northern boundary of the site- Free standing brick wall to be retained



KEY PLAN

3.2| CONSTRAINTS AND OPPORTUNITIES

As part of the initial site assessment the diagram illustrated on this page identifies the key opportunities and constraints which has informed the design development and will be used to inform the design development of the project.

OPPORTUNITIES:

- Create new high quality residential dwellings.
- Retention of existing oak tree in the centre of the site to include enhancement of immediate setting.
- Removal of the existing derelict buildings on the site and provide new site access from Valley Road.
- Enhance existing site and the street frontage to Valley Road.
- Redevelop unutilised site in a central area of Leiston.
- Retention of boundary wall to the north.
- Retain and enhance setting of the conservation area through new amenity landscaping 'green space' and protection of openness.

CONSTRAINTS:

- Relationship with the existing residential dwellings to the north & west.
- Protected mature tree within the site to be retained with associated Root Protection Area.



4.0| DESIGN DEVELOPMENT

4.1 PRE APPLICATION SUBMISSION



A pre-application enquiry was submitted to East Suffolk Council (ref DC/23/2382/PREAPP).

The adjacent plan shows the proposed layout which was submitted. A total of four dwellings were proposed and arranged as; a 'L-shaped' linear development situated in the north west corner which accommodates 2no. dwellings with covered cart lodge parking connecting the two dwellings. The arrangement of these dwellings was referenced from a courtyard development, with the buildings located on and forming the site boundary; examples of which can be seen locally.

In the area of the site where the existing commercial building is currently located, a single 'L-shaped' dwelling is positioned to the corner north eastern of the site over part of the existing built footprint. To the front of the site, and fronting onto Valley Road is a 2.5 storey mews house, with a the new access situated to the west.

In curtilage parking is provided for 3 of the dwellings, with parking for the mews house to Valley Road having parking located within a central landscaped area, alongside a visitor space. This central space provided a vehicle turning area.

It was also proposed that a new garage to serve the existing dwelling formed from the conversion of 1-4 Valley Road (also known as Veldor house) ref DC/21/4527/FUL.

5.1 PROPOSED SITE PLAN



KEY

- Primary access road - Asphalt
- Shared surface access - Permeable block paving
- Private driveway - Permeable block paving
- Patios & private footpath surface - Concrete flagstones, colour grey
- Bike sheds - Internal dimension 1.8m x 2.0m, 1.8m max height
- Bins store
- Bins collection point
- EV Charging Point
- 1.8m height brickwork - Boundary wall
- 1.8m height timber fence
- Low hedging 1.0m
- High hedging 1.8m
- Proposed tree
- Existing tree to be retained
- Existing tree to be removed

Accommodation Schedule |

Plot 1 - 3b6p (109m ²) 2.5 storey Ref. drawing 4348-LAN-01-XX-DR-A-0301	Plot 3 - 3b5p (98m ²) 1.5 storey Ref. drawing 4348-LAN-03-XX-DR-A-0303
Plot 2 - 3b6p (110m ²) 2 storey Ref. drawing 4348-LAN-02-XX-DR-A-0302	Plot 4 - 4b8p (138m ²) 1.5 storey Ref. drawing 4348-LAN-04-XX-DR-A-0304



The proposed scheme incorporates a total of four, three & four bed dwellings. Two of the dwellings are located in a farmstead arrangement in the north western part of the site set off the adjoining boundaries. Located on the eastern part of the site (currently occupied by no. 5-7 Valley Road) a single 'L-shaped' two storey dwelling and a two and a half storey mews house adjacent to the new access from Valley Road. This dual frontage dwelling provides the focal gateway unit to this small development providing active frontages to the west and south facades, as well as improving the Valley Road street scene with the introduction of a gable feature and removal of the derelict commercial unit as well as obscuring the western elevation to Valley Court.

The overall design of the layout has been carefully considered to maintain the 'open and green' character of the conservation area, by providing generous gardens to the new dwellings, along with the positioning and scale of the dwellings; this allows vision of sight from the conservation, in order to maintain the sense of openness and greenery across the site and wider setting.

The existing oak tree on the site provide a centre point to the design, and the retention has been a key consideration which has informed the development of the proposals, providing a root protection area. An RPA of 19.2m is shown on the proposed plans as detailed by the accompanying tree survey, the new proposed dwellings are located outside of this and approximately 22.5m from the tree. A area of 15m around the tree within the site will be free of development and it is proposed that existing ground conditions around this area are improved. New proposed tree planting has been provided to compliment the development, these are located within private amenity spaces in order to provide ownership to the trees and secures long term maintenance & management.

A shared courtyard approach has been introduced to create a central shared area within the southern part of the site which contains parking integrated within a high quality hard and soft landscaping scheme. The impact of the associated infrastructure and parking has been reduced and integrated within both shared and private spaces defined through the introduction of character paving materials, quality trees, brick walls and hedges as boundary treatments; all of which create a sense of place and identity to the development.

The design of the house types within the development have been designed with reference to the local vernacular and materials contextual to the conservation area. The proposed palette of materials includes red brick, slate and sash style windows. The designs feature external detailing to the elevations which further the contextual references and also evoke a sense of craftsmanship to the development. Plot 1 is designed to provide a valuable addition to the streetscene. T Following the receipt of the pre-application feedback from the Council the proposals have been developed in response to include the following considerations:

- It was advised that **'any return of the building form along the rear boundary of 6-8 Kitchener Road is unfortunate and should be avoided', and furthermore that the 'proposed scale of the building is inappropriate'**. Plots 3 & 4 has been repositioned away from the north and western boundaries by 3 metres and the built form reduced in scale & mass.
- **'The PDCO dislikes the continuous built form of the linear block and suggests that the 'cartsheds' are omitted. He suggests that the vehicle parking for the two units is left open and unroofed.'** The continuous built form of the linear block has been reduced through the omission of the car port between the two units and vehicle parking to the two units left open and unroofed. Additional fenestration and detailing has been incorporated on the south facade of plot 4 and north facade of plot 3.
- **'Making part of the return flat roofed and 'green' would simply appear as a visual compromise and make this element of the building appear like an extension, rather than integrate fully with the pitched roof design to which it is attached'** Plot no. 4 green roof has been omitted and a traditional pitch roof to assimilate with conservation area.

Other design development has included:

- The garage with the pyramidal roof to the south has been omitted so as to avoid any built elements on the north-western boundary.
- The existing historic wall to the northern boundary is proposed to be retained.

Access & Parking |

A new access into the site is proposed from Valley Road, in the position of the existing 5-7 Valley Road. The access road is proposed to be a shared surface, which opens into the shared courtyard area with a Type 3 turning head allowing refuse and fire tender to access and turn within the site. It is proposed that the access road and turning area will be built to adoptable standard although will remain private.

The new site access has been designed in conjunction with a transport consultant (refer to accompanying transport statement). The formation of the access will require the removal and reinstatement of the garden wall associated with No. 1 High Street to allow for greater visibility to the west, along Valley Road; it is proposed that the wall is to be deconstructed and reinstated to replicate the current wall.

The proposals accord with the East Suffolk development management policies providing a total of 10 dedicated car parking spaces, which equates to 2 spaces per 3 bedroom dwellings, 3 spaces for the 4 bedroom house and a visitor space. Electric vehicle charging points will be provided to serve all the parking bays.

Cycle parking has also been accommodated to each property in rear garden sheds to comply with the Suffolk Guidance for Parking.

Refuse |

A dedicated bin storage area is located within each property which provides space for at least 1no. general waste & 1no. recycling. Refuse collection points are proposed at points within the shared courtyard area, which is within the refuse drag and collection distance set out in local adopted policies and Building Regulations.

5.2 | HOUSE TYPES

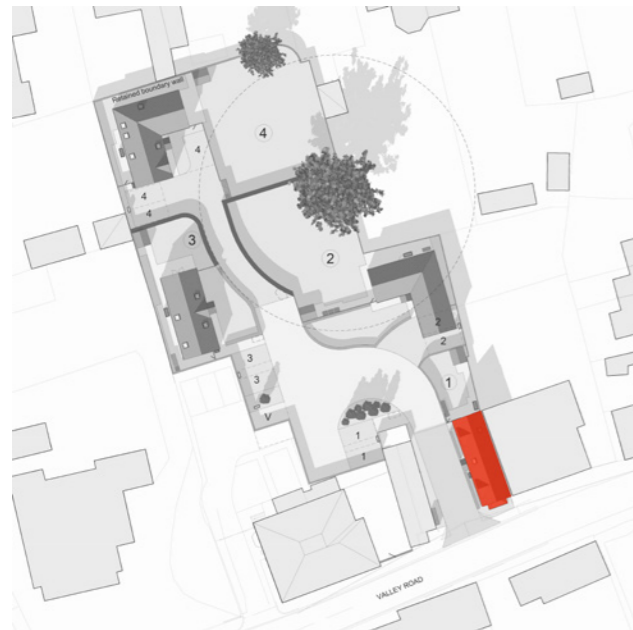
The house designs aim to recreate a typical mixed character of village typologies using traditional materials and references that can be found within the context of the sites locality. The material palette for the development includes red brick, slate tile, composite doors and windows with stone cills and brick lintels. The house types address typical archetypes of traditional village typologies, such as: bay window to plot 1 (site gateway), arched window heads, dormers, sash windows and traditional entrance porches.

The simple and traditional palette of materials is further enhanced by the bespoke details and craftsmanship integrated within the elevational design of each of the dwellings. This includes, brick dentil course to gables and the eaves, arches brick lintels, and expressed brick band course. The quality detailing and craftsmanship to reference other buildings within the conservation area.

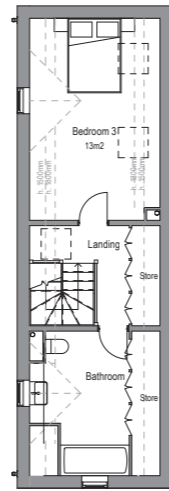
The house types within the proposal offer a range of heights, plot 3 and 4 located to the north & western boundary being 1.5 storey, plot 2 on the eastern boundary is 2 storey and plot 1 is 2.5 stories which forms the focal point/ gateway dwelling to the site.

The internal arrangement of the dwellings provide accommodation that responds to the typical needs of modern family life, creating flexible spaces with connections to the private gardens, as well as the wider site.

PLOT 1



KEY PLAN















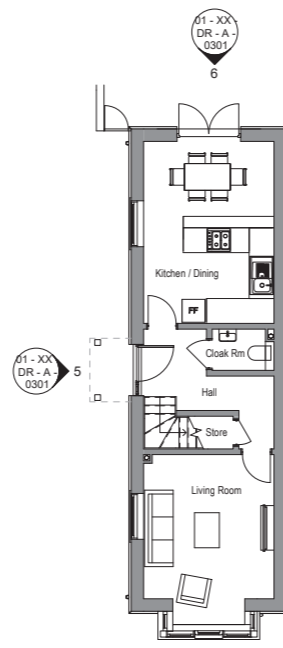
3 Second Floor
1:100



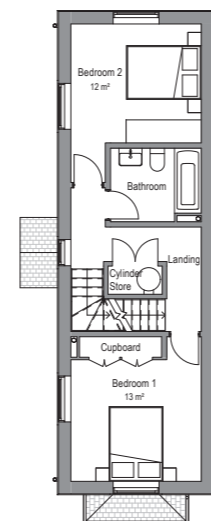
4 Roof Plan
1:100

Materials key:

-  1 Slate roof tiles, grey
-  2 Red brick
-  3 Composite front door - Aluminium-timber frame, anthracite colour. Side vision panel
-  4 Rainwater Goods - Aluminum colour anthracite
-  5 Soldier course to windows/ doors lintels - Red brick
-  6 Brick arch - Red brick
-  7 Brick dentil course to gables/ dormers - Red brick
-  8 Brick dentil course to the eaves - Red brick
-  9 Stone window cill
-  10 Brick band course
-  11 Composite sash windows - Aluminium-timber frame, colour anthracite
-  12 Timber pitched porch with slate roof



1 Ground Floor
1:100



2 First Floor
1:100



5 West Elevation
1:100

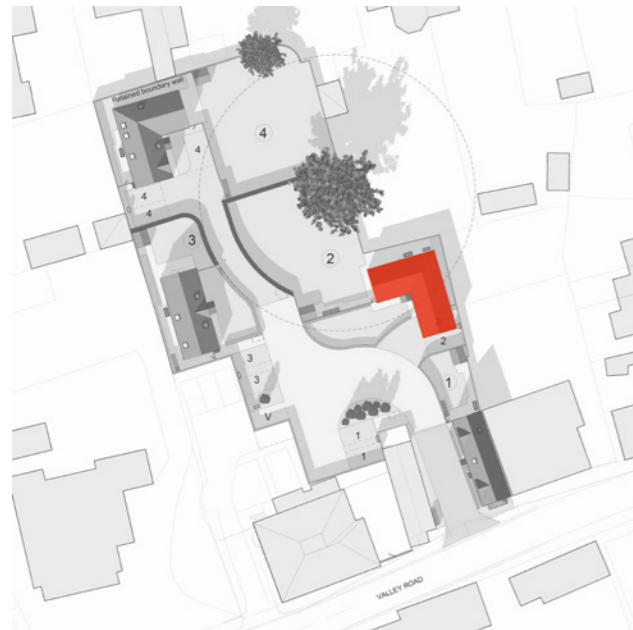


6 North Elevation
1:100

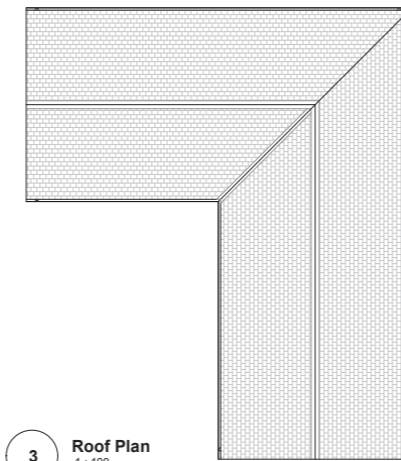


7 South Elevation
1:100

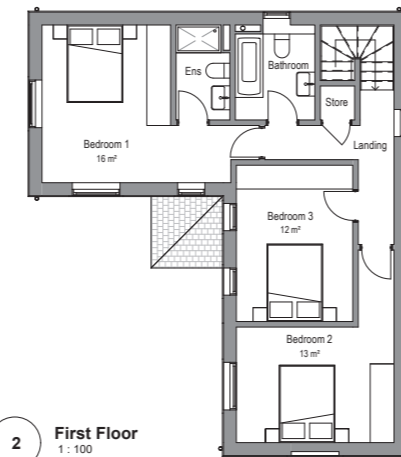
PLOT 2



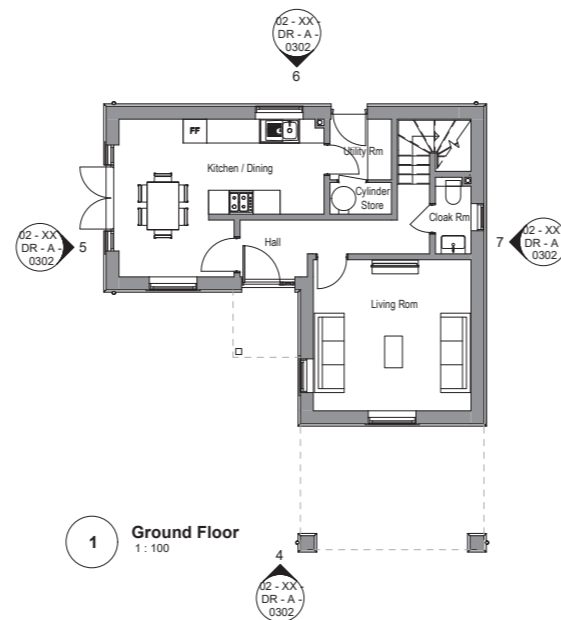
KEY PLAN



3 Roof Plan
1:100


















2 First Floor
1:100



1 Ground Floor
1:100

Materials key:

- | | | |
|--|--|--|
|  1 Slate roof tiles, grey |  6 Timber fascias and soffits - Anthracite colour |  11 Stone window cill |
|  2 Red brick |  7 Brick dentil course to gables/ dormers - Red brick |  12 Brick band course |
|  3 Composite front door - Aluminium-timber frame, anthracite colour. Side vision panel. |  8 Soldier course to windows/ doors lintels - Red brick |  13 Composite sash windows - Aluminium-timber frame, colour anthracite |
|  4 Composite side/ rear door - Aluminium-timber frame, anthracite colour. Vision panel |  9 Brick arch to patio doors - Red brick |  14 Composite patio double door with side windows - Aluminium-timber frame, colour anthracite |
|  5 Rainwater Goods - Aluminum anthracite colour |  10 Brick dentil course to the eaves - Red brick |  15 Wooden pitched porch |



4 South Elevation
1:100



5 West Elevation
1:100

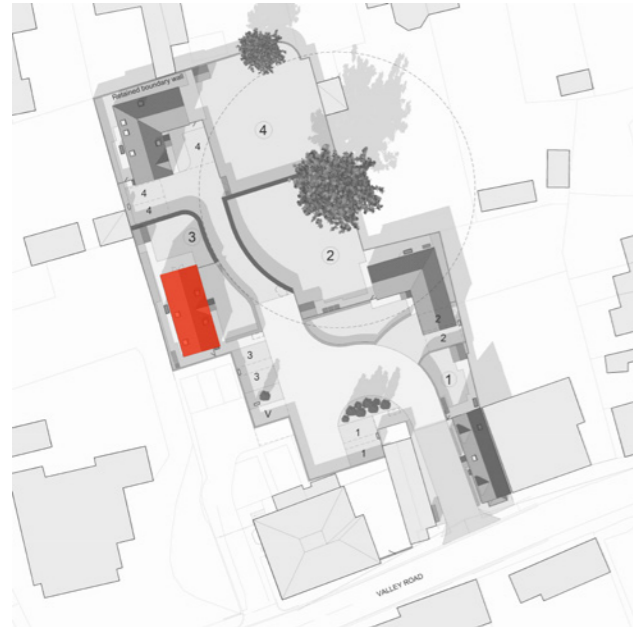


6 North Elevation
1:100

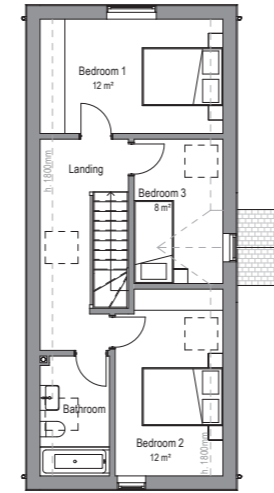


7 East Elevation
1:100

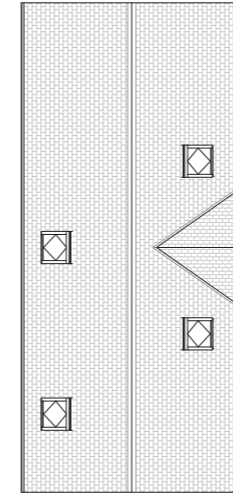
PLOT 3



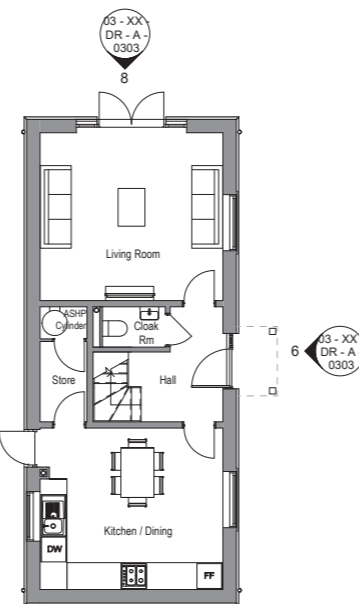
KEY PLAN



2 First Floor
1:100


















3 Roof Plan
1:100



1 Ground Floor
1:100

Materials key:

-  1 Slate roof tiles, grey
-  2 Red brick
-  4 Composite front door - Aluminium-timber frame, anthracite colour. Side vision panel.
-  5 Composite side/ rear door - Aluminium-timber frame, anthracite colour. Vision panel
-  6 Rainwater Goods - Aluminum anthracite colour
-  7 Timber fascias and soffits - Anthracite colour
-  8 Brick dentil course to gables/ dormers - Red brick
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-  12 Stone window cill
-  13 Brick band course
-  14 Composite sash windows - Aluminium-timber frame, colour anthracite
-  15 Composite patio double door with side windows - Aluminium-timber frame, colour anthracite
-  16 Wooden pitched porch



6 East Elevation
1:100



7 South Elevation
1:100

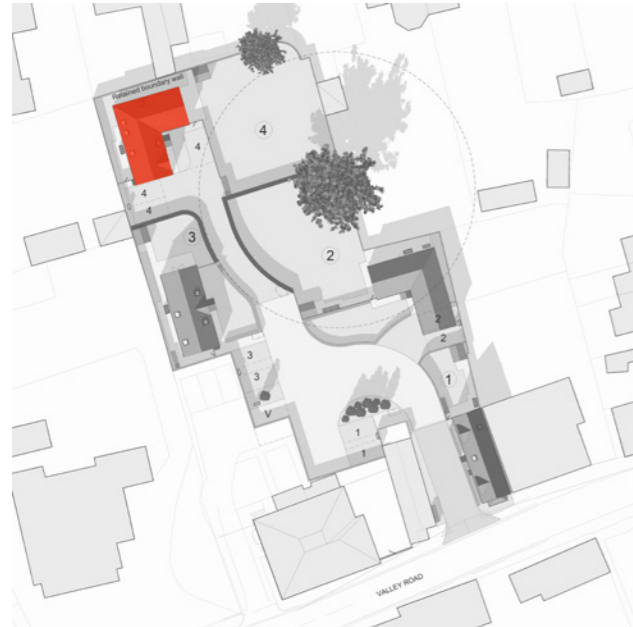


5 West Elevation
1:100

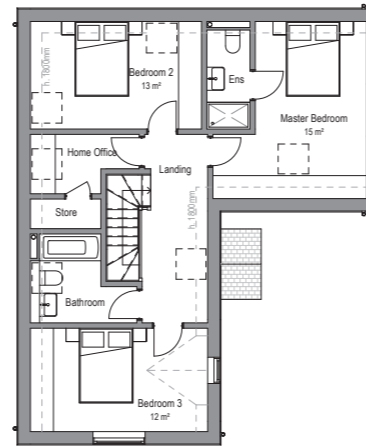


8 North Elevation
1:100

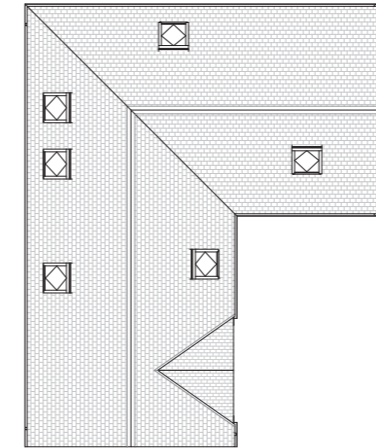
PLOT 4



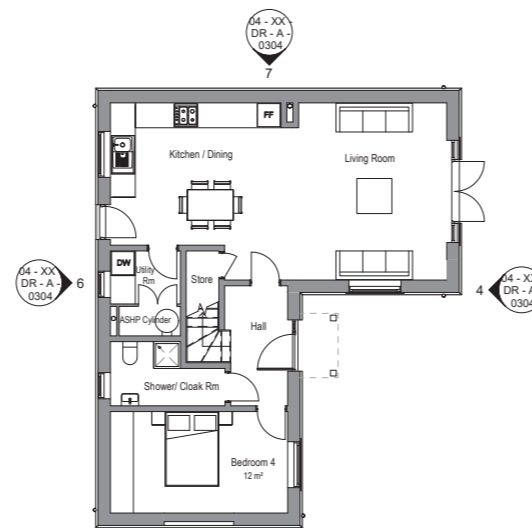
KEY PLAN



2 First Floor
1:100


















3 Roof Plan
1:100



1 Ground Floor
1:100

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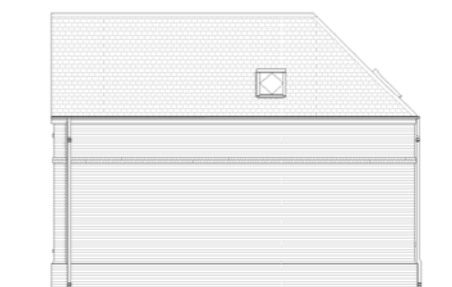
4 East Elevation
1:100



5 South Elevation
1:100



6 West Elevation
1:100



7 North Elevation
1:100

6.0| SUSTAINABILITY

Energy Strategy

The development's energy strategy will address the planning requirements as currently set out within the Council's Policies. It is required that, in order to address issues of climate change, new developments are made as energy efficient as possible in particular for new residential development in Leiston.

POLICY H4: LOW CARBON RESIDENTIAL DEVELOPMENT Development proposals which propose new buildings that are carbon neutral, or as near to carbon neutral as is reasonably possible, shall be strongly supported.

Leiston Neighbourhood Plan 2015-2029 (March 2017)

The energy strategy is based around the reduction of energy consumption by use of passive construction measures, active energy efficient equipment and Low Carbon technology.

The development will also make use of renewable energy systems, most likely comprising the inclusion of air source heat pumps for heating and hot water.

This strategy aligns with the principles required to meet compliance with Building Regulations and contribute to reducing the annual CO2 emissions of the development.

EV charging points are proposed to serve each parking space in accordance with Approved Document S.

7.0| CONCLUSION

The proposed scheme has been informed by a rigorous and iterative design process. As demonstrated in this document, the proposed development will provide a high quality residential dwellings on the site as an appropriate response to the sites constraints.

In summary the proposed development provides:

- New high quality family dwellings with associated amenity space and shared courtyard are with parking via a new access proposed from Valley Road.
- Removal of derelict commercial unit which detracts from Valley Road and the adjacent conservation area.
- Creation of new street frontage to enhance the street scene of Valley Road.
- Re-use and regeneration of an existing part brownfield site for residential dwellings.
- Contextual design response which responds to the conservation area setting, through design and materials to enhance its setting.
- The proposal maintains the openness, green landscape and tree setting within the conservation area.
- The development proposes an efficient use of land and delivers generous communal areas which make a valueable contribution to the sense of place and identity.
- The new proposed access provides a suitable provision for 4no. dwellings, with availability of policy compliant car & cycle parking.

As detailed within this document the proposal responds sensitively to specific site constraints and opportunities by taking design references from the context, conservation setting and adjoining residential developments in the town.

The form, appearance and residential use are in keeping with the identity of this part of Leiston. It is considered that the proposal assimilates itself into the existing townscape in terms of scale, pattern of development and amplifies the local character, positively contributing to the built environment; creating a desirable place to live and offering sustainable housing in the town.

Furthermore, It is evident that the proposed development proposes sympathetic and appropriate materials to ensure a high quality development which both enhances and provides benefits to the site and wider locality.

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