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Inspire Design

Design & Access Statement

Land to the east of Church Lane and north of Front Street,
Churchill, North Somerset
BS25 5QW

Job Ref - 194414

Prepared by - ATO

Checked by - JPO

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1 - INTRODUCTION

1.1 - Document Scope

1.2 - The Brief

1 / Introduction

1.1 DOCUMENT SCOPE

This Design and Accesses Statement (DAS) has been prepared by Inspire Design on behalf of Beechcroft Land to support an application for outline planning permission for residential development on the Land to the east of Church Lane and north of Front Street. This DAS is accompanied by an indicative layout which proposes a range of new dwellings, infrastructure and associated open space.

This DAS follows the structure of:

Assessment - providing a review of the local area and site analysis.
Evaluation - demonstrating how the analysis has shaped the design
Design - Setting out the proposal for the design

The structure of this Design and Access Statement is based on the CABE document: 'Design and Access Statements: How to write, read and use them'.

The purpose of this statement is to outline the design process and decision making which has informed the proposed scheme seeking approval. This document will ensure that those assessing the application understand the rationale that underpins it.

This statement aims to demonstrate that the principles of inclusive design and access have been considered from the outset of the development process.

This proposal and the supporting documents are aimed at creating a distinctive and accessible development of high quality, which responds to the setting of the site.

1 / Introduction



Aerial view showing location of application site

1.2 - THE BRIEF

Inspire Design have been appointed by Beechcroft Land to undertake the architectural services relating to the proposed scheme including but not limited to master planning of the site.

The overall vision for the site is to provide a distinctive and high quality development which enhances the semi rural character of Churchill.

The development will create up to 62 dwellings with associated public open space, it will provide a choice of housing to meet the needs of the area whilst respecting and enhancing the built up edge. The design seeks to link with and enhance the existing public right of way network.

Housing will be set within a robust green infrastructure which includes the retention of the existing established vegetation structures to the site boundaries. The proposed green infrastructure aims to ensure the built elements can be successfully integrated within the landscape setting, and ensure that the proposals provide an appropriate transition between the proposed development and the wider countryside setting.

2 / Assessment

2 - ASSESSMENT

2.1 - Site Location

2.2 - Site Description

2.3 - Local facilities, Access and Movement

2.4 - Historical Context

2.5 - Townscape Character

2.6 - Policy Context

2 / Assessment

2.1 - SITE LOCATION

Churchill is a village and civil parish in Somerset, England, situated on the western edge of the Mendip Hills, to the east of Weston-super-Mare and south-west of Bristol. The settlement has a population of 2,250. The parish includes the village of Lower Langford and the hamlet of Upper Langford.

Churchill is settled around the junction of the A38 and A368 and is overlooked by Dolebury Warren, a biological Site of Special Scientific Interest, Windmill Hill to the north, and the Mendip Hills, an Area of Outstanding Natural Beauty, to the south. Its medieval church is the centre the village grew around, and it is surrounded by listed buildings reflecting the history of the parish.

Among other services, the village has primary and secondary schools, a post office, a doctor's surgery, and three churches. Also serving the area, there are several shops, small businesses, and several bed and breakfast establishments. Leisure facilities include a sports centre with swimming pool, a dry slope and outdoor pursuits. Different active clubs support activities such as cricket, football and skittles.

Despite in medieval times most of Churchill's population settled around the Churchill Court, the former manor house, and the Church of St John the Baptist, presently the village has its more populous part either on or in close proximity to the A38 road, known as New Road.

The area is predominantly agricultural, with a high proportion of pasture land also containing equestrian use. The southern border of the parish lies within the Mendip Hills Area of Outstanding Natural Beauty, rising to a height of about 180 meters. On the contrary, the north-west is low lying moorland area at less than 15 meters above sea level.

A number of mineral resources such as silver, iron or manganese are extracted in Dolebury Warren mines. The dolomitic conglomerate and limestone found in the edge of Mendip Hills is used in local buildings and walls.

The Mendip Hills also supports an important population of the protected greater and lesser horseshoe bats. Churchill is close to their maternity and hibernation roost, the reason why the area is populated with foraging horseshoe bats.

2 / Assessment



2 / Assessment



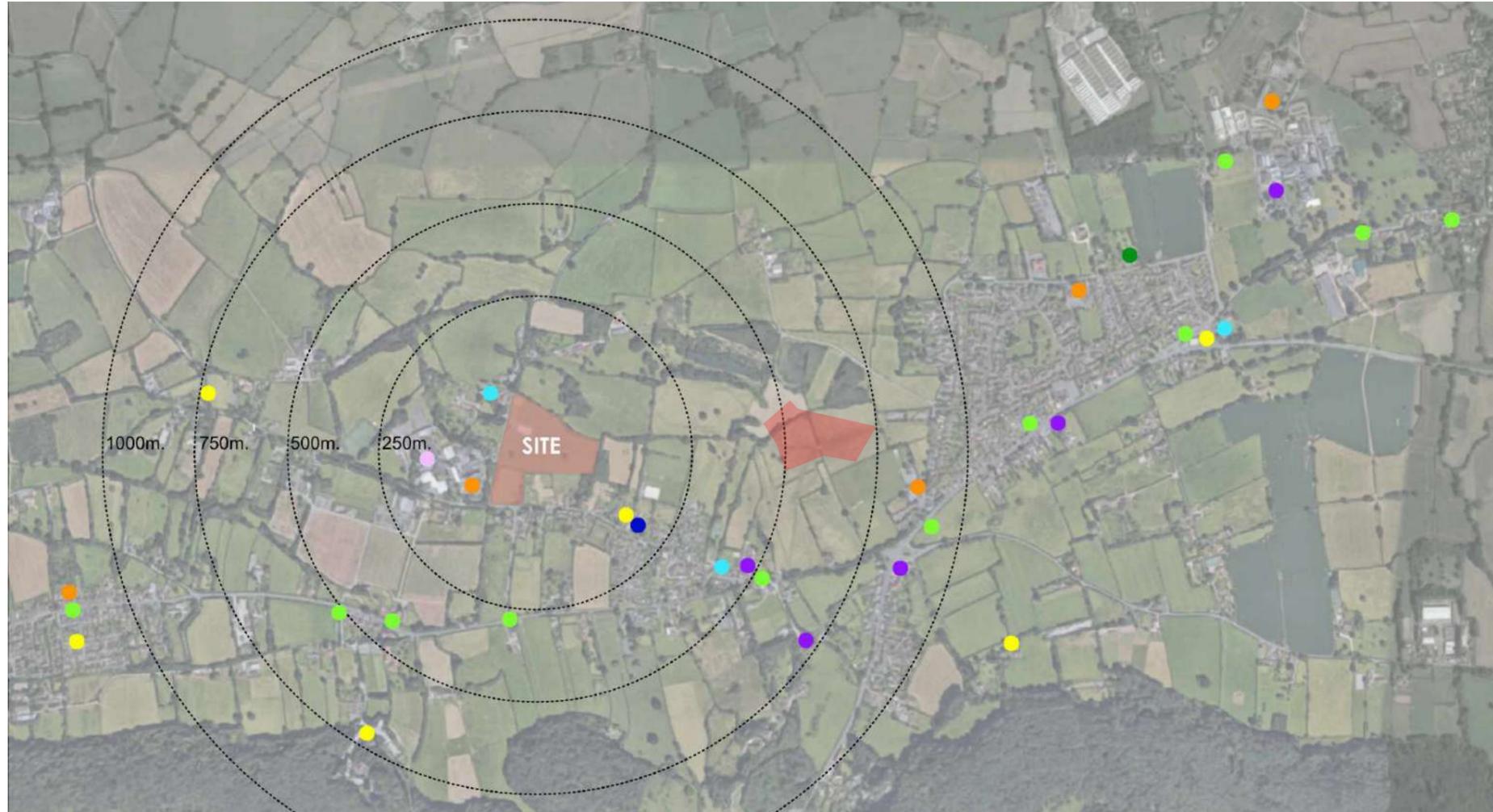
2.2 - SITE DESCRIPTION

The proposed land partially falls within the conservation area to the east of the Site. The Site is located half a mile to the north of the Area of Outstanding Beauty of Mendip Hills, in a moorland area near the Churchill Academy and Sixth Form College and the medieval St. John the Baptist Church. Despite its small country village character, the locality benefits from easy access to the A38 and A368 which connects the territory to the service centres of Weston-Super-Mare, Bristol and Cheddar.

The land cover type in this character area is gently hilly permanent pasture and arable large fields with hedgerow field boundaries and scattered mature trees. The existing site is primarily constituted by greenfield land, but also features a recently constructed stable block and menage area. Dense hedgerow surround the site along Front Street and Church Lane. As mentioned above, St. John the Baptist Church and Sixth Form College are found to the west, with residential properties to the south/west and agricultural land to the north and north-east.

Site Location and immediate surroundings

2 / Assessment



LEGEND

Bus Stop School Shops Place of Worship Post Office Restaurant Sports Facilities Medical Centre

2.3 - LOCAL FACILITIES, ACCESS AND MOVEMENT

Churchill is classified as a “Service Village” by the council. It is considered a sustainable location in respect of its provision of local services.

The village offers a number of shops and community facilities as well as primary and secondary schools and a Post Office. No further local service or community facility development is planned at the site, however the proposals will seek to enhance existing links between the site and these facilities, as well as proposing additional footpath links to the village and wider footpath network. Churchill is also host for local employment providers like the University of Bristol Veterinary School, Monaghan Mushrooms Langford, Thatchers Cider and a number of long-established businesses like sign manufacturers and a firework supplier.

The development site has good access to public transport with a bus stop within 250m of the site. To the west of the site there is a good level of local facilities like a Spar (convenience), several comparison shops, pubs and restaurants, a sports centre, the Thatcher's Cider Farm, brewery, nature trail, shop and railway museum. To the south, other amenities like a lodge hotel and an outdoor activity centre can be also enjoyed.

2 / Assessment



Photographic Key Plan

2 / Assessment



Photo No 01



Photo No 02



Photo No 03



Photo No 04



Photo No 05



Photo No 06

2 / Assessment



Photo No 07



Photo No 08



Photo No 09



Photo No 10



Photo No 11



Photo No 12

2 / Assessment



Historic Map - 1898



Historic Map - 1931

2.4 - HISTORICAL CONTEXT

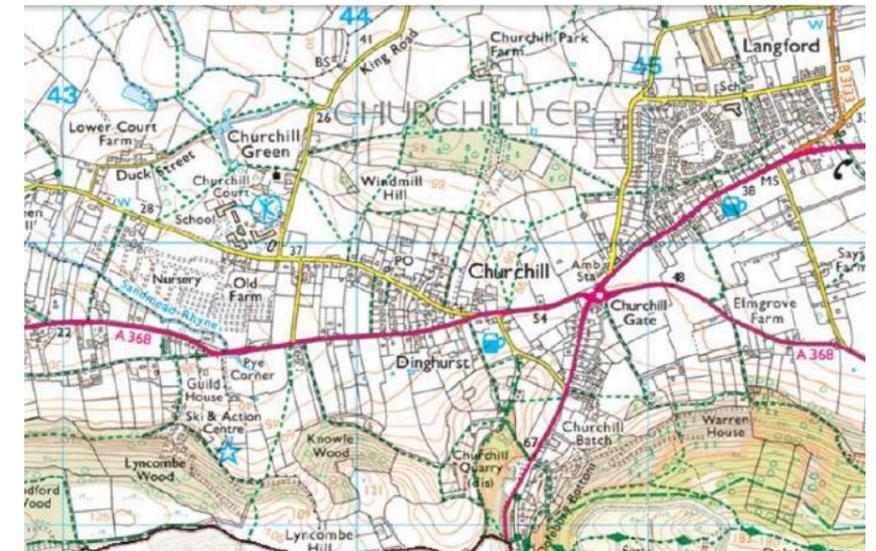
The historical maps on the left illustrate the expansion and growth of Churchill over the past 120 years. The land shows a clear pattern of ancient strip fields that had been amalgamated and enclosed by hedgerows throughout this time period, although field patterns largely remain the same. Churchill itself originally developed along a linear east-west axis around what is now Front Street.



Aerial View - 1999

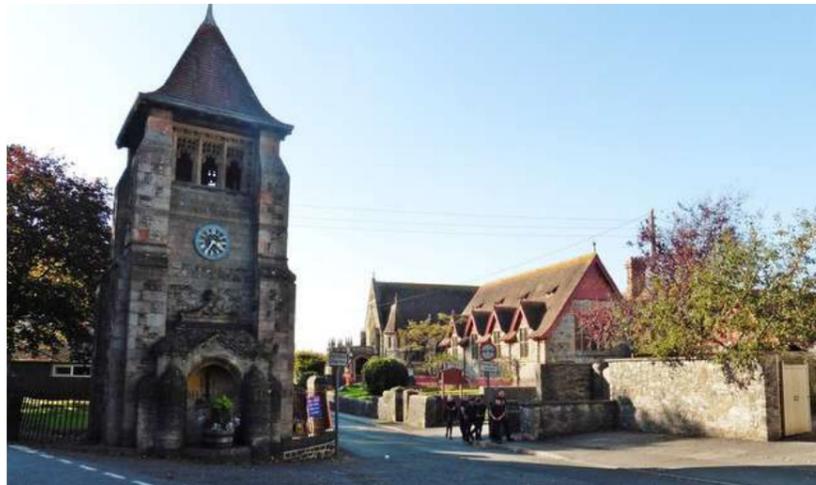


Aerial View - 2009



OS 2020

2 / Assessment



2.5 - TOWNSCAPE CHARACTER

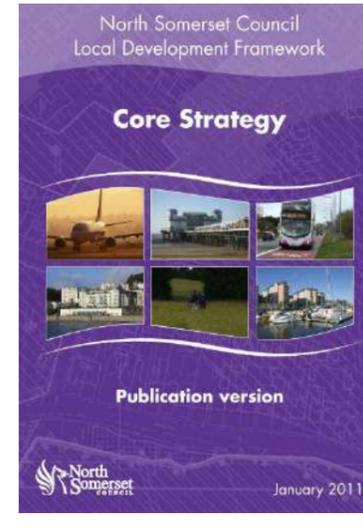
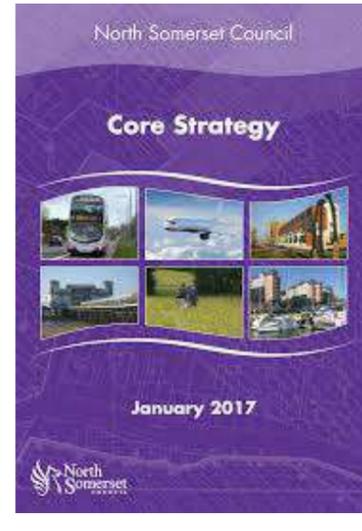
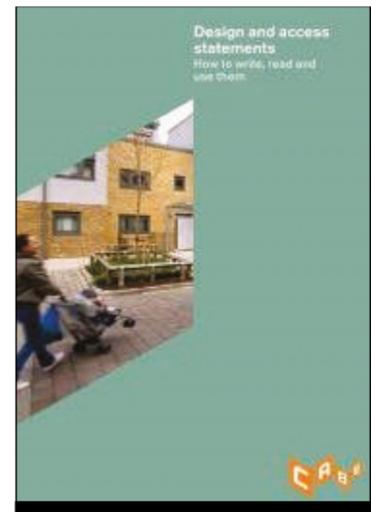
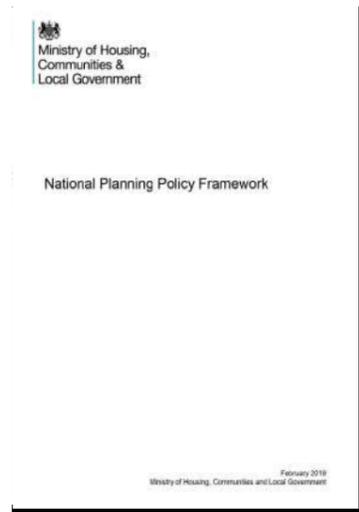
Churchill grew around its medieval church and the history of the parish is reflected in the different buildings that have been given listed building status.

Within the village the local vernacular architecture consists of detached Georgian buildings in local stone, interspersed with much older, more traditional cottages, and post-war, detached bungalows and houses. However, there is no overarching architectural style within Churchill and some of the most distinctive features in the area are late Victorian brickwork constructions like the Sidney Hill Cottage Homes, the Methodist Church or the Jubilee Clock Tower.

This is particularly true of the conservation area, however within the wider village setting more recent development is characterised by modern brick dwellings of a style more typical of late 20th Century development. Whilst this is typical of the wider village a number of examples of older, more traditional dwellings remain pepper potted in the area.

The development proposals will reference the varying architectural styles that characterise the local area, ensuring that the proposals respect and enhance the local character.

2 / Assessment



2.6- POLICY CONTEXT

This section sets out a summary of the local planning policy and guidance as it relates to design and access issues. Please also refer to separate Planning Statement for Planning Policy Assessment.

The documents listed below are the main national, local and other relevant policy and guidance documents which have influenced the evolution of the proposed scheme:

- National Planning Policy Framework (February 2019)
- Design and Access Statements (CABE)
- 'By Design' Urban Design in the Planning System
- 'By Design' Better Places to Live
- Building in Context - New Developments in Historic areas (CABE)
- The Development Plan for North Somerset
 - Core Strategy (2017)
 - Development Management Policies (2016)

"By Design" sets out to promote and guide higher standards of urban design. The first objective of urban design is defined as character - a place with its own identity.

"By Design" outlines seven requirements of development to deliver this objective, which are considered to be particularly appropriate to these proposals:

- Considering the site's land form and character when laying out new development.
- Integrating new development into its landscape setting reduces its impact on nature and reinforces local distinctiveness.
- Responding to the existing layout of buildings, streets and spaces ensures that adjacent buildings relate to one another, streets are connected and spaces complement one another.
- Responding to local building forms and local patterns of development in the detailed layout and design helps to reinforce a sense of place.

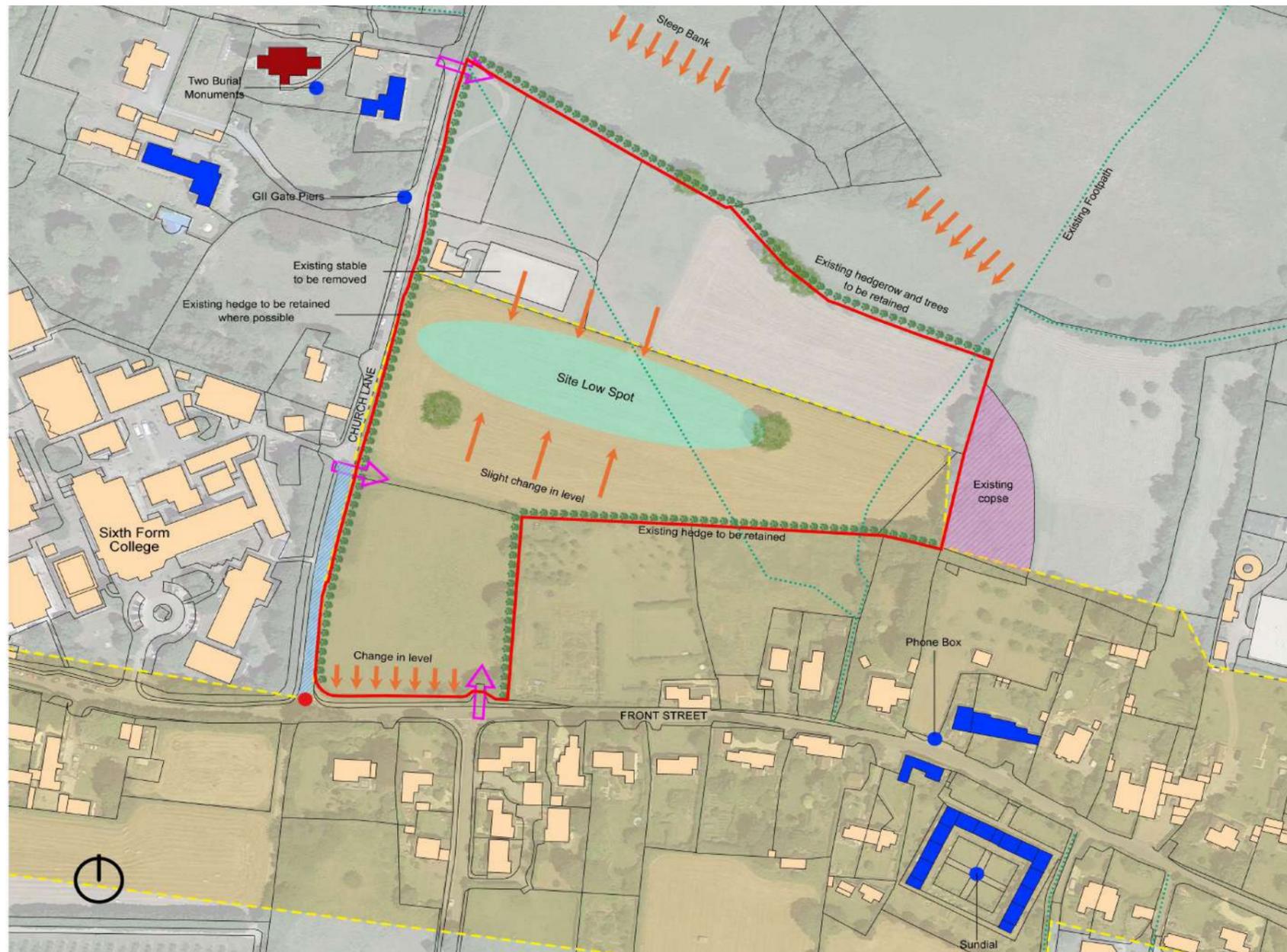
3 / Evaluation

3 - EVALUATION AND DESIGN OBJECTIVES

3.1 - Site Constraints & Opportunities

3.2 - Principles to be achieved

3 / Evaluation



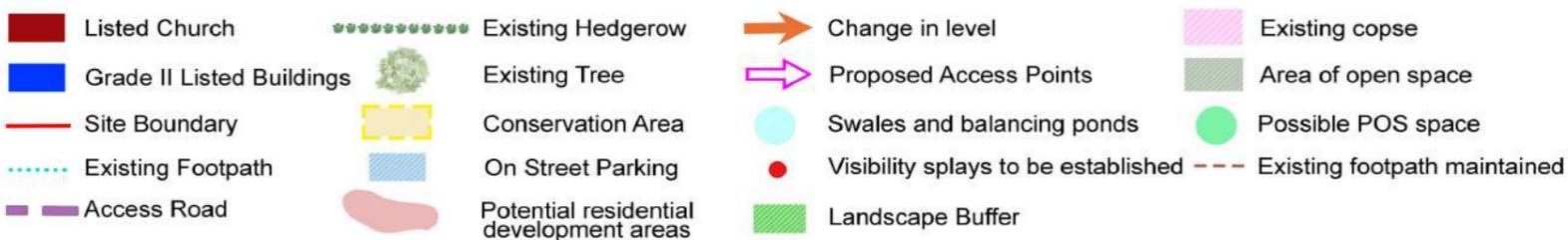
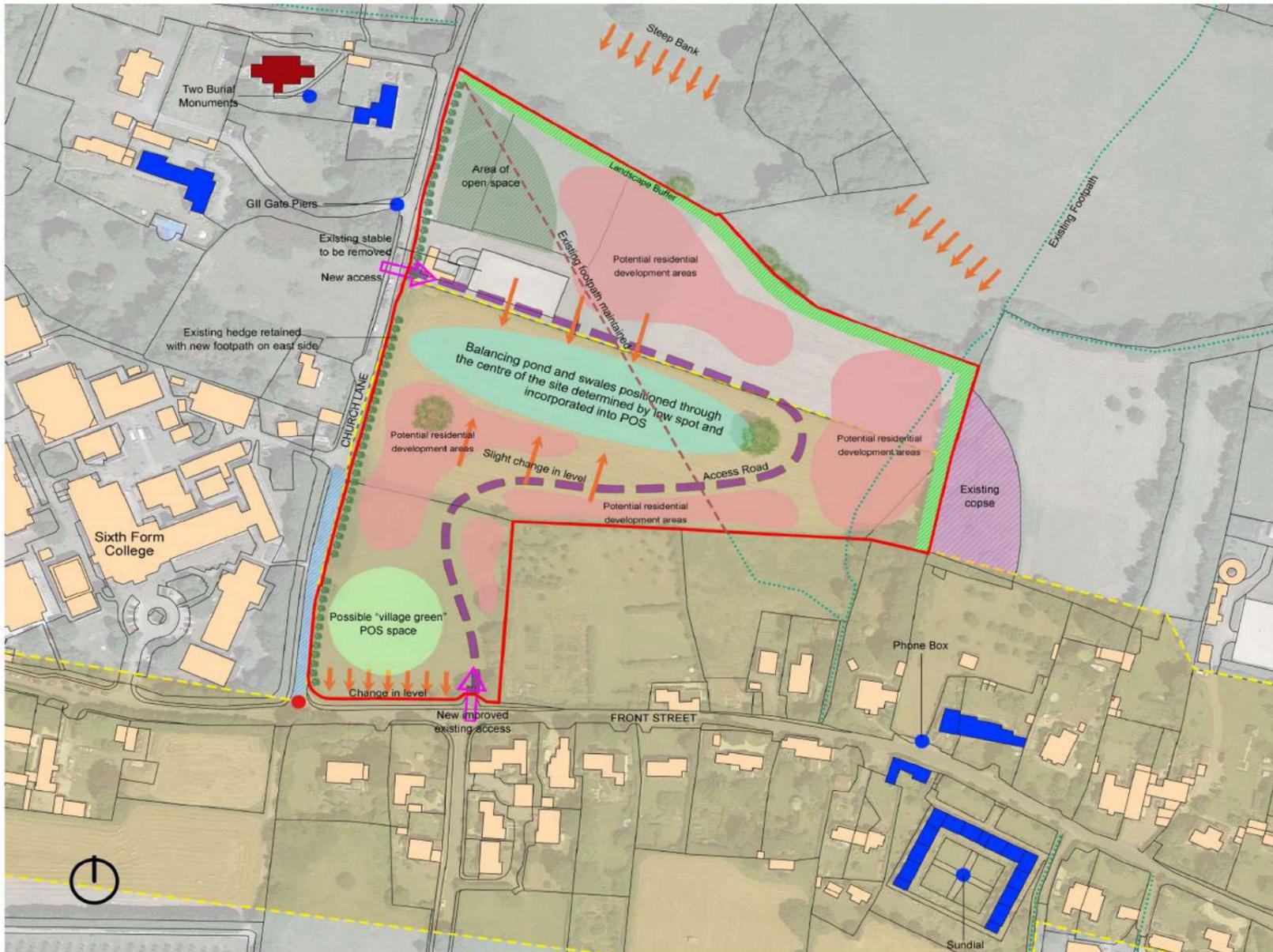
3.1 - SITE CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

Listed below are some of the constraints that need to be considered when assessing the suitability of developing this area of land for residential purposes:

- existing point of access from Front Street to be reused;
- integration into the wider landscape;
- impact on undeveloped land;
- existing stable to be removed;
- existing hedgerow and trees to be retained;
- existing footpath across the site to be maintained;
- site partially included within a Conservation Area;
- change of levels to be considered;
- existing copse along the east boundary.

3 / Evaluation



SCALE 1:1000 @ A1 / 1
 LENGTH IN METRE

Site Opportunities Diagram

OPPORTUNITIES

Listed below are some of the opportunities that have been considered when assessing the suitability of developing this area of land for residential purposes:

- provide a much needed residential development with good mix of 2-3-4 bedroom houses, open market and affordable housing;
- retain and enhance the existing mature trees and hedgerow along the north-west boundary to provide a new landscape/bat habitat buffer zone;
- create improved ecological habitat including a central balancing pond, landscaped to provide a public open space;
- potential to enhance existing hedgerows and trees along the boundaries;
- preserve and maintain existing footpath;
- create a new access from Churchill Lane.

3.2 - PRINCIPLES TO BE ACHIEVED

The diagrams on the previous pages illustrate the opportunities and constraints that are relevant to the application site and inform the design principles. The design should respect and respond to the character and appearance of the surrounding area and the position and massing of the adjacent buildings.

Design principles:

- design buildings of their time that positively responds to the quality of the context;
- create scale and proportion relevant to people and the surrounding buildings and spaces;
- respond to the proximity and scale of adjacent buildings;
- respond to key focal points, views and vistas;
- clearly distinguish between private and public space;
- use quality materials and detailing.

4 / Design

4 - DESIGN

- 4.1 - Use and amount
- 4.2 - Layout and Appearance
- 4.3 - Scale and Density
- 4.4 - Sustainability

4 / Design



Proposed indicative layout

4 / Design



Proposed Masterplan

4.1 - USE AND AMOUNT

The outline planning application covers a total area of 4.40 hectares. In summary the amount and various uses of development proposed within the site are as follows:

Residential Development:

The development proposes up to 62 dwellings which includes 30% affordable and 70% open market. The development density across the site has been carefully considered to achieve density of circa 14 dwellings per hectare. The development will provide a mix of dwellings and house types ranging from 2-4 bedroom properties, offering a mix of market housing from first time homes to larger family homes in line with the current guidance.

Schedule of Accommodation



Land at Front Street Churchill
 25.06.21

Type	Sqft	Total Sqft	Accom.	Plot No.	No
Affordable					
AF1	630	0	1 bed flat-over-garage		
AF2	741	7410	2 bed semi/terraced	13,14,26,27,28,58,59,60,61,62	10
AF3	900	5400	3 bed semi/terraced	10,11,20,21,54,55	6
AF4	900	2700	4 bed detached	36,37,38	3
Open Market Housing					
A	600	0	1 bed flat-over-garage		0
B	800	5600	2 bed terraced	5,6,7,32,33,40,46	7
E	1000	23000	3 bed semi-detached	8,9,16,17,18,19,22,23,29,30,31,34,35,39,41,42,43,45,47,50,51,56,57	23
F	1350	17550	4 bed detached	1,2,3,4,12,15,24,25,44,48,49,52,53	13
Site Area (Acres)		TOTAL SQFT		TOTAL SQFT PER ACRE	
8.85		61660		6967	62
Affordable					
Accom.		No		Percentage	
1 bed		0		0%	
2 bed		10		53%	
3 bed		6		32%	
4 bed (Inc afford.)		3		16%	
		19		31%	
Open Market					
Accom.		No		Percentage	
1 bed		0		0%	
2 bed		7		16%	
3 bed		23		53%	
4 bed		13		30%	
		43		69%	

4 / Design



Proposed Masterplan - Public Open Space and Dark space

Public Open Space Assessment:

The indicative layout shown opposite makes reference to areas of Public Open Space. This is primarily delivered through the central section enhancing the areas around the balancing ponds and swales (that make provision for a sustainable surface water drainage proposal), to create an informal parkland space that is accessible to all the residents within the site but also has links to the Public Rights of Ways that cross the site, giving access for the wider community. Both of the existing PROW's are to be retained and enhanced as part of the landscape strategy.

In addition to the informal POS there are areas shown to the North and South that could incorporate LEAP and LAP's. Consideration has also been made to link the proposals, through footpaths and cycle ways, to the adjoining sports facilities on the West side of Church Lane.

The overall concept indicated makes provision for Public Open Space and incorporates enhanced Public Rights of Ways that ensure the proposal benefit new residents and the wider community in line with the Local Authorities Policy CS26.

Attenuation Ponds:

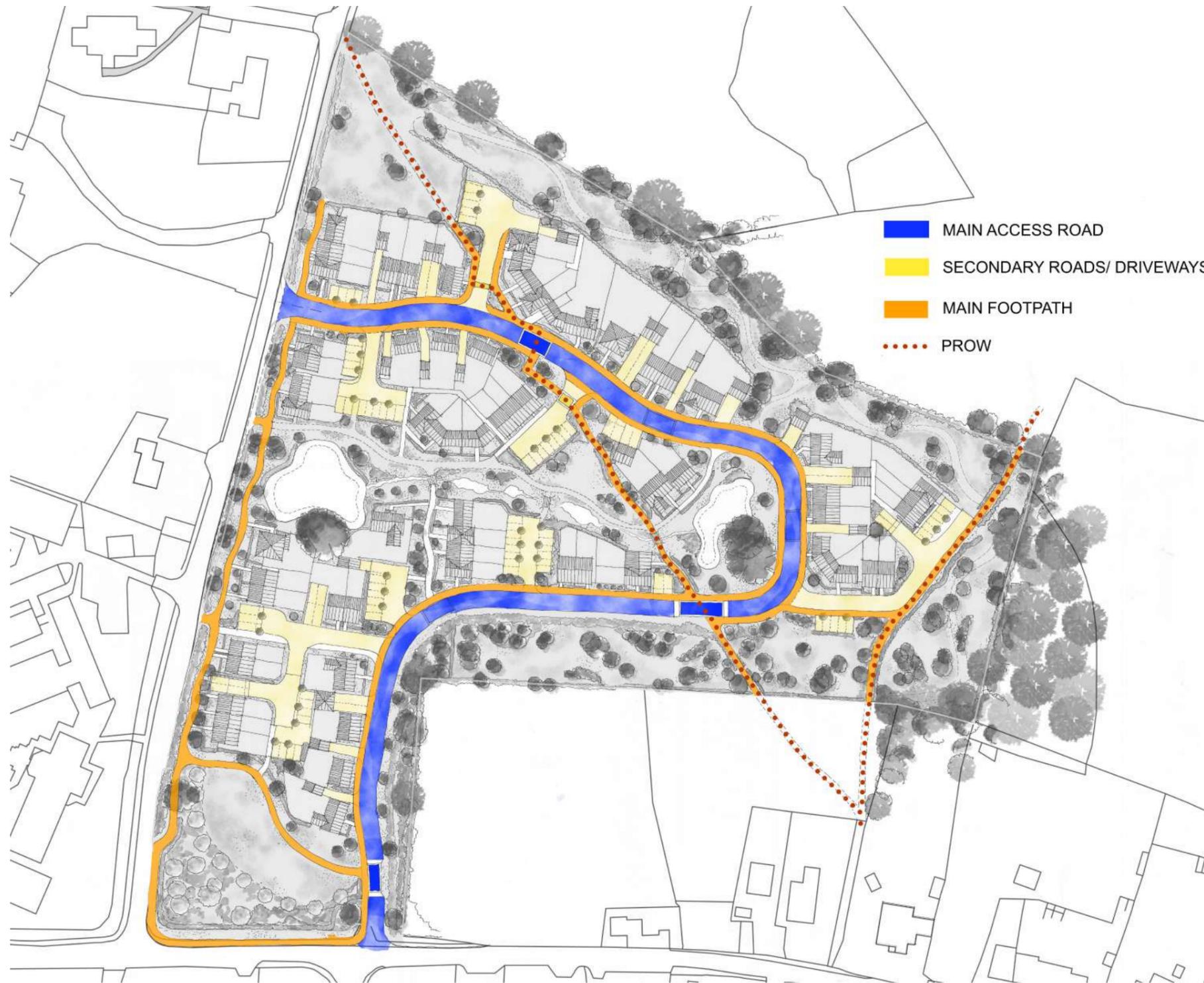
An attenuation pond is proposed on the centre of the site forming part of the sustainable urban drainage system (SUD's) for the site.

Land Use

The Land Use Plan opposite shows how the development of the site is broken down between green infrastructure, public open space and built development.

The total site area is 4.40ha (10.88 acres). The proposal provides for 2.20ha (5.43 acres) of public open space/green infrastructure, which equates to 50% of the site. The swathes of open space in the centre of the site have been introduced as a response to its topography, to provide green open space and natural drainage.

4 / Design



Proposed Masterplan - Accessibility

Accessibility:

The indicative layout shows a road layout with pavements and footpaths that are either existing PROW or new. The new footpaths and cycle ways will link to Front Street and Church Lane, giving access to all the local facilities and transport links beyond. The road will be to adoptable standard and the footpaths/cycle ways will also comply with the Local Authority design standards that make provision as "access for all".

Accessible Housing Statement

This is an indicative layout to support an outline planning application. No house types or detailed design work has been prepared that relates to provision of accessibility. As part of a separate reserved matters application or a separate detailed application access would be fully addressed. All new housing will be designed to meet the requirements of Part M of the Building Regulations and an appropriate percentage will be designed to be adaptable to changing family requirements.

4 / Design



Proposed Masterplan

4.2 - LAYOUT AND APPEARANCE

The proposed layout is an indicative representation to show how the properties, open space and roads could be arranged. This layout supports the outline application and will be subject to final design changes as part of a future reserved matters application. A mix of 2, 3 and 4 bedroom houses are proposed. The layout of the proposals seek to follow a number of key principles:

- to deliver a high quality, sustainable residential layout which can be integrated in the the existing urban edge;
- provision of an integrated network of public open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure;
- the development will respect the visual amenities of the wider landscape setting;
- scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- traditional housing layout with a maximum of 2-2.5 story dwellings and pitch roofs to complement Churchill;
- mixture of house types and materials in keeping with locality;
- the scale, layout and urban grain of the development will be appropriate to its setting.

4 / Design



Proposed Elevations

4.3 - SCALE AND DENSITY

The proposed layout comprises a mix of linked terraces, semi-detached and detached properties and has been developed to reflect the character and existing urban grain of the adjoining urban areas. The proposed buildings will be 2 storeys in height (approximately 7.5m to 8.5 high) and reflects similar footprints, style and vernacular of the existing properties within Churchill to ensure that the bulk and scale of the built form is appropriate within the urban fringe setting.

Variations in roof lines, ridges and eaves will be incorporated to ensure the proposals create a degree of change. Similarly plot sizes, widths, depths and scale will be varied to provide definition in character which complements the existing scale and urban development of the adjoining areas.

IDENTITY AND CHARACTER



Boundary treatment

Timber

Render

Stone

Dwellings abutting
roadside

Clay Tile

4 / Design



Proposed Masterplan - Dark Corridors

4.4 - SUSTAINABILITY

The sustainable construction method and energy efficiency of the built elements will be incorporated in the detailed design stages. This aims to promote a high standard of construction and building associated with the development.

Best practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques and homes which seek to be energy efficient. The current illustrative layout allows for an attenuation pond on the centre of the site which forms part of the sustainable urban drainage system (SUD's) for the site, which is covered in more detail in a separate drainage report submitted as part of this application.

The design is expected to explore the following key point in order to promote sustainability and reduce carbon emissions;

- homes should be designed to ensure they can be adapted internally in order to suit the various need of differing occupiers;
- locally sourced and recycled building materials, aggregates and methods including porous/permeable surfaces, should be utilised along with a preference over sustainable materials and products;
- low carbon and energy efficient lighting to be incorporated where feasible;
- inclusion of double and triple glazed windows and a high level of roof insulation;
- layout and plot design to allow for suitable waste and recycling storage facilities;
- retention, conservation and enhancement of the site's natural resources such as existing hedgewors and treescape;
- public open spaces should include locally native species to encourage wildlife and offer biodiversity enhancements.

5 / Summary

5 - SUMMARY

5.1 - Summary

5 / Summary



5.1 - SUMMARY

In designing this site it has been fundamental to undertake a thorough and systematic assessment of its features and surroundings in order to propose a scheme that will benefit and integrate with the urban edge of Churchill.

The Design and Access Statement has demonstrated a strong understanding of the built form and street structure and proposes to translate these characteristics into the urban design strategy for this development. The result is an intelligent and appropriate response to the site's context that will provide:

- a distinctive development which responds to the unique site characteristics;
- a layout that is based on established urban design principals;
- a safe development that encourages new residents to walk and cycle in to Churchill;
- an attractive development that provides new public open space and informal open space;
- a development that will provide a mix of much needed housing in a manner that will create a balanced community;
- the layout respects local listed buildings and has been carefully considered in relation to landscape and topography.