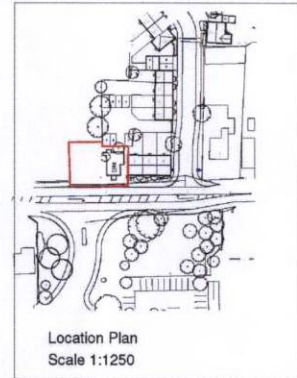
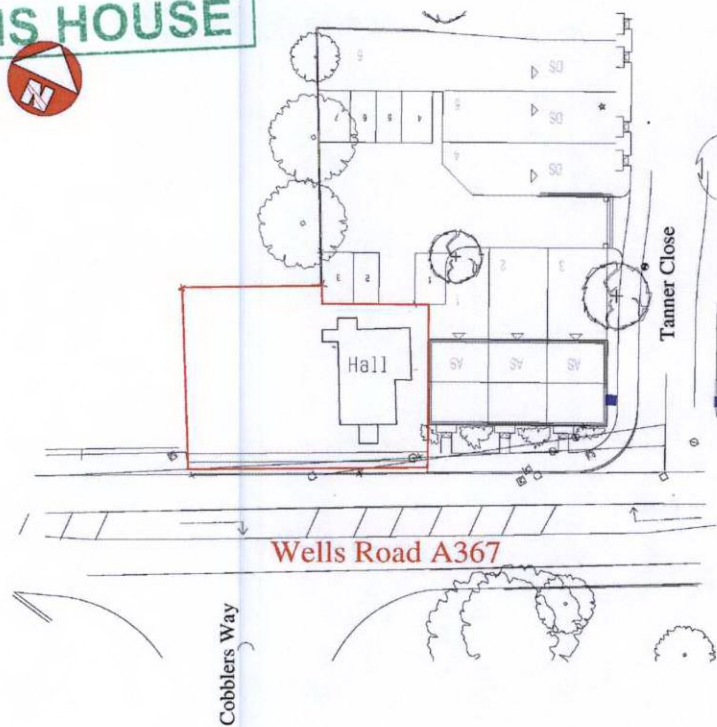



DESIGN AND ACCESS STATEMENT

Redevelopment of 'Westfield Reading Rooms' Site, Wells Road, Radstock

RECEIVED
- 4 SEP 2012
LEWIS HOUSE




Oval Homes
Project; Reading Room,
Wells Road, Radstock
Detail; Existing Site Plan
Scale; 1:300/1:1250
Date; August 2012
Drg No. SPV 001

For Oval Estates (Bath) Ltd

August 2012

Contents

- Background Information, Existing Site Description and Previous Use
- Character Statement
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Background Information, Existing Site Description and Previous Use

The site is located in the Westfield area of Radstock around a mile from the town centre on the Wells Road (the A367). The site is accessed off Tanner Close.

The site is approximately .4 hectares and currently consists of a galvanised tin building historically used as a Snooker Hall and known as Westfield Reading Rooms.

The site is bordered by the recent Tanner Close development (on the former Jewson Builders Merchant site) and Westfield School).



The site from Wells Road



The site from Wells Road

Immediate Surroundings

This application seeks to develop the site for residential housing. The primary considerations that have influenced the design of this proposal are as follows:

- Sensitively provide new housing that integrates and draws from the existing urban fabric.
- Provide a characterful development to enhance this part of Westfield
- Provide homes that are sustainable and in line with Government recommendations in relation to the Code for Sustainable Homes.



Houses in Wells Road



Houses opposite the site on Wells Road

Local Facilities

The proposed development site is served by a range of local facilities. These include-

Schools, retail, leisure, health care, sport and social clubs, parks, churches, transport links.

The Wells Road itself has a number of shops including including several convenience/ food shops, hairdressers, fish and chips, pharmacy, etc.

There is a network of footpaths in the Waterside area that provide informal recreation such as dog walking, etc. More formal facilities include the Sports Grounds at Westhill Gardens and Norton Hill. These include football pitches, tennis courts and play areas. More extensive facilities can be found in the town centres of Radstock and Midsomer Norton.



Shops at Westfield



Fish & Chip shop on Wells Rd

Character Statement

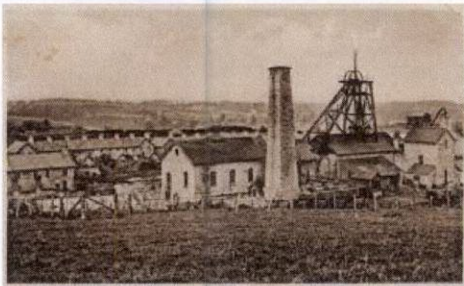
Westfield and Radstock lie to the north of the Mendip Hills, around nine miles south west of Bath.

The area developed with the advent of the industrial revolution with coal mining making up its industrial heritage. Coal had been mined in the area from around the 15th century. Records show that in the mid 1500s around 10,000 tons of coal per year was mined in Somerset. Contrast this with the peak production years between 1900- 1947 where tonnages reached 1,250,000 tons per year and you can see what a major impact mining has had on the economics and heritage of the area.



Coal from these mines was transported through the Cam valley via the Somerset Coal Canal which joined the Kennet and Avon Canal near Bath. The canal was only economic for a short period of time and was later superseded by the railway allowing further expansion of the industry. Throughout history there have been over eighty collieries located around the Radstock and North Somerset area. Appendix 1 shows a map of the local area dating back to 1904. At this time there were seven Collieries within three miles of the site.

Mining Memorial
in Radstock



Kilmersdon Colliery



Writhlington Colliery

The development of the coal industry also created a demand for low cost housing which gives rise to much of Westfield and Radstock's distinctive character. This is shown in the Council's Landscape Character Assessment which highlights the remains of the coal mining industry as being the strongest element in the landscape. Many houses were built at this time using local white lias stone quarried in and around the village and bonded with lime and ash mortar. Roof slate was imported via the canals from Wales, with lintels and sills made from local Bath Stone. The houses were often built in terraces (to conserve land and stone) with small front gardens and large back gardens.

The early 20th century started to see the decline of coal mining in the area due to the difficulty of extraction and viability of the coal seams. Kilmersdon Colliery was the last Colliery to close in the area in 1974. With the closure of the coal mines, printing took root in the area. Purnells, in nearby Paulton, employed over 2000 people at its height until its closure in 2006. Alcan Packaging employed over 500

people until its closure in 2007. However, printing still plays a major part in the local economy, with Continu Forms (in Westfield) and Welton Packaging remaining large employers in the area.

Small scale industries also predominate, housed on Industrial Estates surrounding the village. Both Radstock and the nearby town of Midsomer Norton have also become commuter bases for workers in Bath, Bristol and surrounding towns.

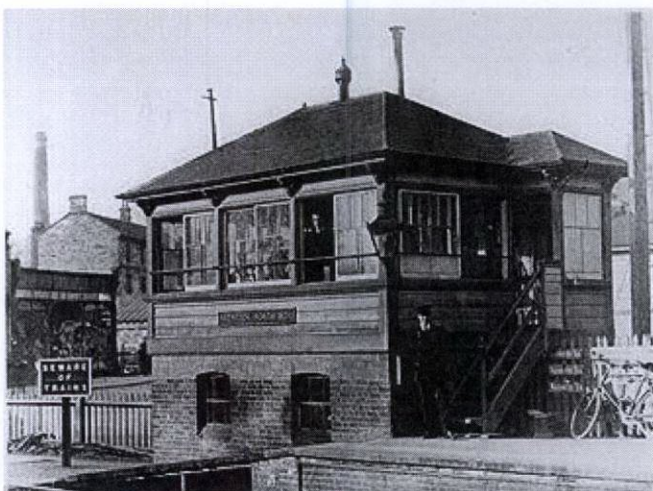
Changes in the economy of the area also affected changes in the nature of the urban expansion of the local towns and villages. Midsomer Norton is now the largest town in the area sprawling along the bottom and sides of the Somer river valley. The town centre has suffered somewhat from a 'mixed bag' of sometimes poor architecture, but still retains its open river running through the tree lined High Street.

It is important when designing new developments to refer to the context and character of the surrounding area. This is recognised in a publication called "By Design" which sets out the guidance for urban and planning issues. This section covers the character of the Radstock area and makes reference to the facilities and amenities that exist locally that would support this development.

This development hopes to address these issues, delivering quality housing which fits neatly into the traditional local landscape reflecting the area's proud industrial past. Although the development is not in a conservation area, local policies have been taken into account, such as the Council's Conservation Area Character Appraisals of the adjoining towns - much of which is relevant to the development, such as-

- Policies which preserve or enhance aspects of character or appearance of an area
- Statutory requirement for local planning authorities to consider the impact of new developments in terms of impact and character.
- Listed and other historic buildings built principally of local white lias stone with oolitic limestone dressings.
- Use of clay Double Roman Tiles

Radstock town centre also lies at the conference of two former main railway lines. The Great Western and Somerset and Dorset. The River Somer joins Wellow Brook at the "Five Arches" in Radstock and runs next to the former railway line through Radstock town centre.



Radstock is also at the conference of two "A" roads the A362 and A367.

The proposed development is accessed from the A367 (known as the Wells Road). It runs north towards Bath and South towards Shepton Mallet. Radstock is linked to Midsomer Norton and Frome by the A362 (see Fig: 1)

Photo of the old Railway Station in Radstock



Fig: 1, Image showing main road routes and The Greenway in relation to the Development Site

There is also a recreational/ cycle route linking Radstock to Midsomer Norton known as” The Greenway” (see Fig: 1). This follows the route of the former Great Western Railway Line.

The proposal site is around 1 mile south west of Radstock and 1 mile south east of Midsomer Norton.

Westfield is the name given to the area of Radstock where the proposal site sits. Westfield follows the Roman Fosseway and is consequently linear in nature and somewhat detached from the town centre. As a result the proposed development draws mainly from the local area along this part of Wells Road.

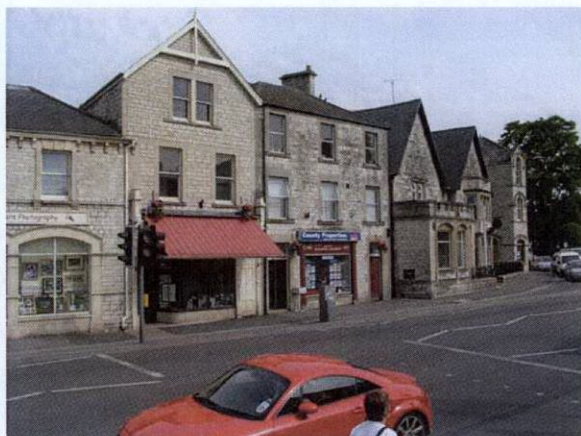
There is however a wide mixture of built form in this area, a number of which are shown below.



Elmtree Avenue, Westfield



New cottages in Westfield, the original dwellings to the left of the photo



Radstock Town Centre



Dwellings on the Wells Road opposite the site in Westfield

Build Form

The large majority of buildings within Westfield are of two storeys, although there is an area of bungalows as well as the odd three-storey dwelling. The most common form of development is long terraces, although more recently this has been replaced by semi-detached and occasionally larger detached houses.



Images of development at St Peters Park and Wells Road, Westfield

Use

The proposed development is adjacent to other properties of a similar size and scale

The development would provide a mixture of dwelling sizes and including dwellings in line with the Governments Code for Sustainable Homes standards.

Amount

The proposal is for 2 no. 3-bed semi-detached dwellings and 1 no. 2-bed Coach-house.

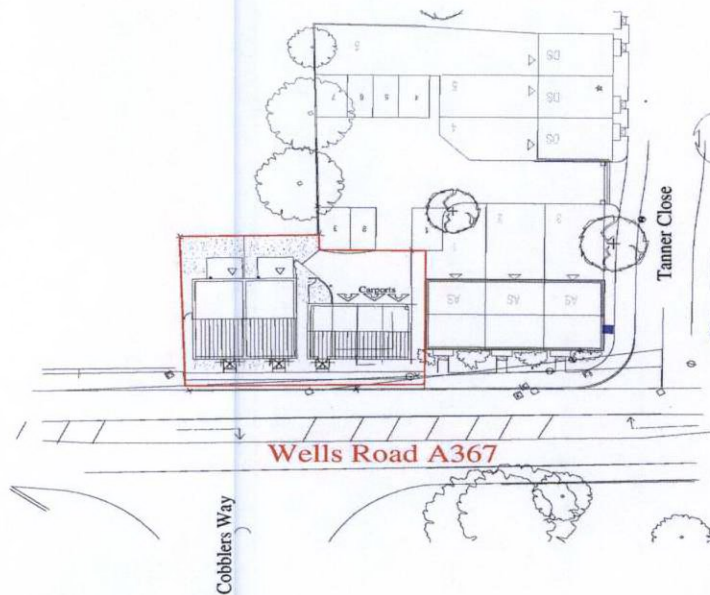
Layout

The layout is based around the access road with the proposed dwellings creating a perimeter style development. The characteristics of this form of development are traditional and provide for-

- Natural surveillance through the orientation of windows to face onto the public realm for safety and security
- Clear definition between public and private space
- Making more efficient use of land

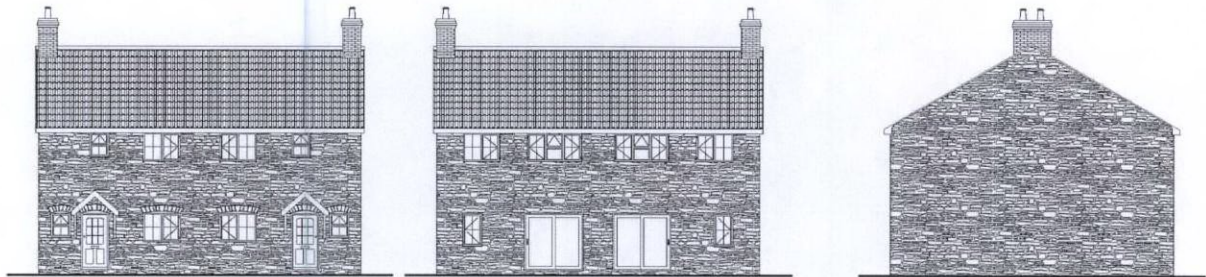
Design Principles

The dwellings are from Oval Homes' high quality range of house types which have been replicated many times in the local area.



Project; St Peter's Glade
Detail; Proposed Site Plan
Scale; 1:300
Date; 17th May 2012
Drg No. SPV 002

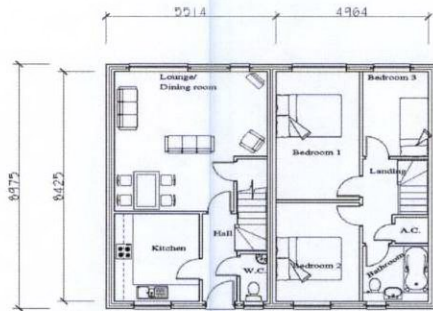
Proposed Site Layout



Front Elevations

Rear Elevations

Side Elevation



A type house
Ground Floor Plan

A type house
First Floor Plan

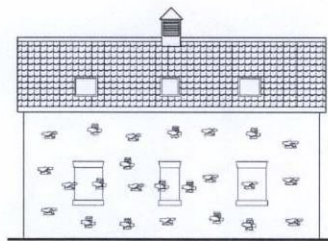
House Type A - 84m²



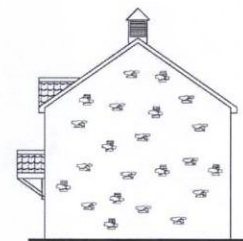
Project: Reading Room, Wells Road
Radstock.
Details: Floor Plans & Elevations
House Types A
3 Bedroom
Scale: 1:200
Dwg No: SVP 004
Date: August 2012



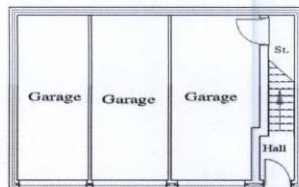
Front Elevation



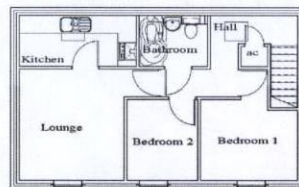
Rear Elevation



Side Elevation



Ground Floor



First Floor



Project: Reading Room, Wells Road,
Radstock.
Details: Floor Plans & Elevations
House Type 4
2 Bedroom Apartment
Scale: 1:100
Dwg No: SVP 003
Date: August 2012
Client: Oval Homes

Proposed Elevations and Floor Plans

Sustainability

The development is situated in a highly sustainable location close to local amenities (see Fig: 2). It is envisaged that the development will meet Code Level 3 of the Government's Code for Sustainable Homes, incorporating SUD's techniques, modern methods of construction and improved thermal efficiencies, details as follows:



Fig: 2, Local amenities in relation to site

The construction method will be Timber Frame, which is capable of giving high levels of insulation.

All appliances within the kitchens of the proposed dwellings will be “A” rated. The gas boilers for this dwelling will be efficient, “A” rated boilers.

Water butts will be supplied and plumbed to collect rain water from all roof slopes which can then be utilised to water gardens, wash cars and other external applications.

Locally or sustainably sourced materials will generally be used on the development. Recycling bins will be provided in the kitchens of each unit.

Safety and Security

The need to make the new development as naturally safe and secure as possible has been taken into account when designing the development. The views of the Police Architectural Officer in regards to “Secured by Design” will be taken into account.

The use of a single access overlooked by numerous dwellings encourages a well ordered and safe environment. The overlooked access area also offers an inherently safe and secure environment. Permeability through the site is controlled and managed, thereby self-regulating the overall environment.

Scale, Appearance and Materials

The scale of the proposed dwellings is of one and two storeys in height. The materials will generally respond to the style and vernacular of the local area and in particular the adjacent properties with both re-con stone to match the local lias and render elevations with clay double roman roof tiles. Specifically the materials will be –

Roofs	Le Farge
Verge and Eave Boards	White Upvc
Walls	Natural Stone Front, sheer stone to match side and rear.
Gutter and rain pipes	Black plastic
Windows	Oak Upvc
Doors	Oak Upvc or GRP
Paving	Block Paved – Hard standing, Tarmac- vehicle access
Fencing	Close boarded



Adjacent properties on Wells road built by the applicant using similar designs and materials

Access

All vehicular traffic will enter the proposed development from Tanner Close.



Upper Court access from Cobblers Way



Wells Road access into Cobblers Way

All units have dedicated parking spaces and garages with level access to dwellings.



Entrance off of Upper Court



Proposed access (in ownership of applicant)

As well as vehicular access the site is close to bus stops with links to all local towns and cities. Fig 2 indicates the sustainable nature of the site, identifying the linkage to local facilities including schools, employment, retail, recreational and community facilities in the area.

Landscaping

Significant regard has been paid to enhancing the biodiversity of the proposed development given the existing industrial nature of the site.

Hard surfaces will be of tarmac with drives formed from Marshall Driveline Pavers. Close boarded fencing will be used to form the external and plot boundaries. Paths will be formed using Marshall Buff riven slabs

Gardens will be laid to turf with planting strips incorporating native species. A number of small scale trees will also be used to soften the hard landscaping. This will also reinforce space and add to the visual balance of the proposal as indicated on the Layout Plan.

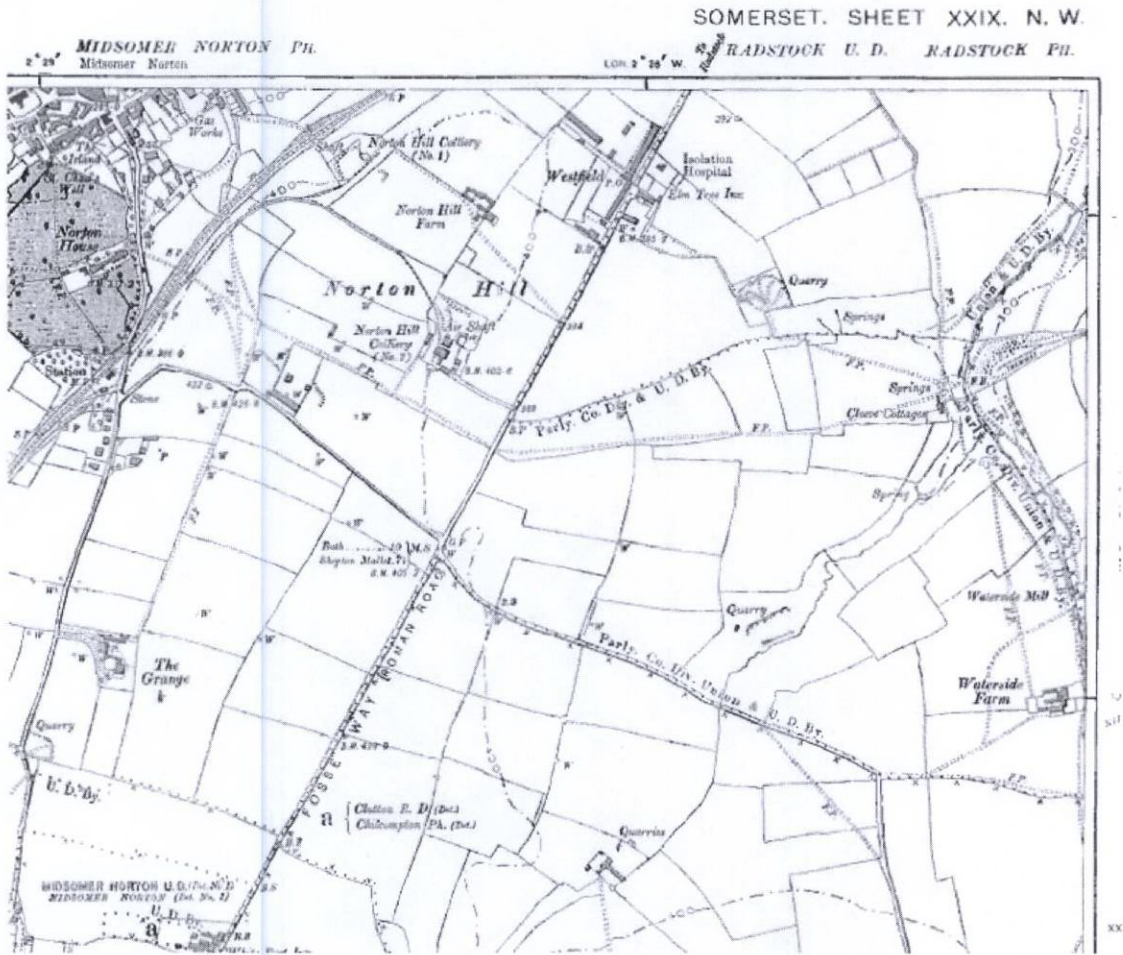
Conclusion

The plot is in a sustainable area with good public transport links and close to local amenities. The plot is close to the main employment centers of St Peters Park and Westfield Industrial Estate.

There are a number of good schools within close walking distance such as Westfield Primary School, St Benedict's Catholic School and Norton Hill Secondary School.

The proposed dwellings will provide quality accommodation that will blend with the character of the adjoining dwellings providing a useful contribution to the local housing stock

Appendix



Extract from OS map of 1904 showing development site