

**Project:**

2018.008 - Former Hosiptal Site,  
North of Heatherdene Road, Catterick  
Garrison, North Yorkshire.

**Document:**

DS01-Design & Access Statement

**Client:**

Burhani Properties.

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Design & Access  
Statement

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# Introduction



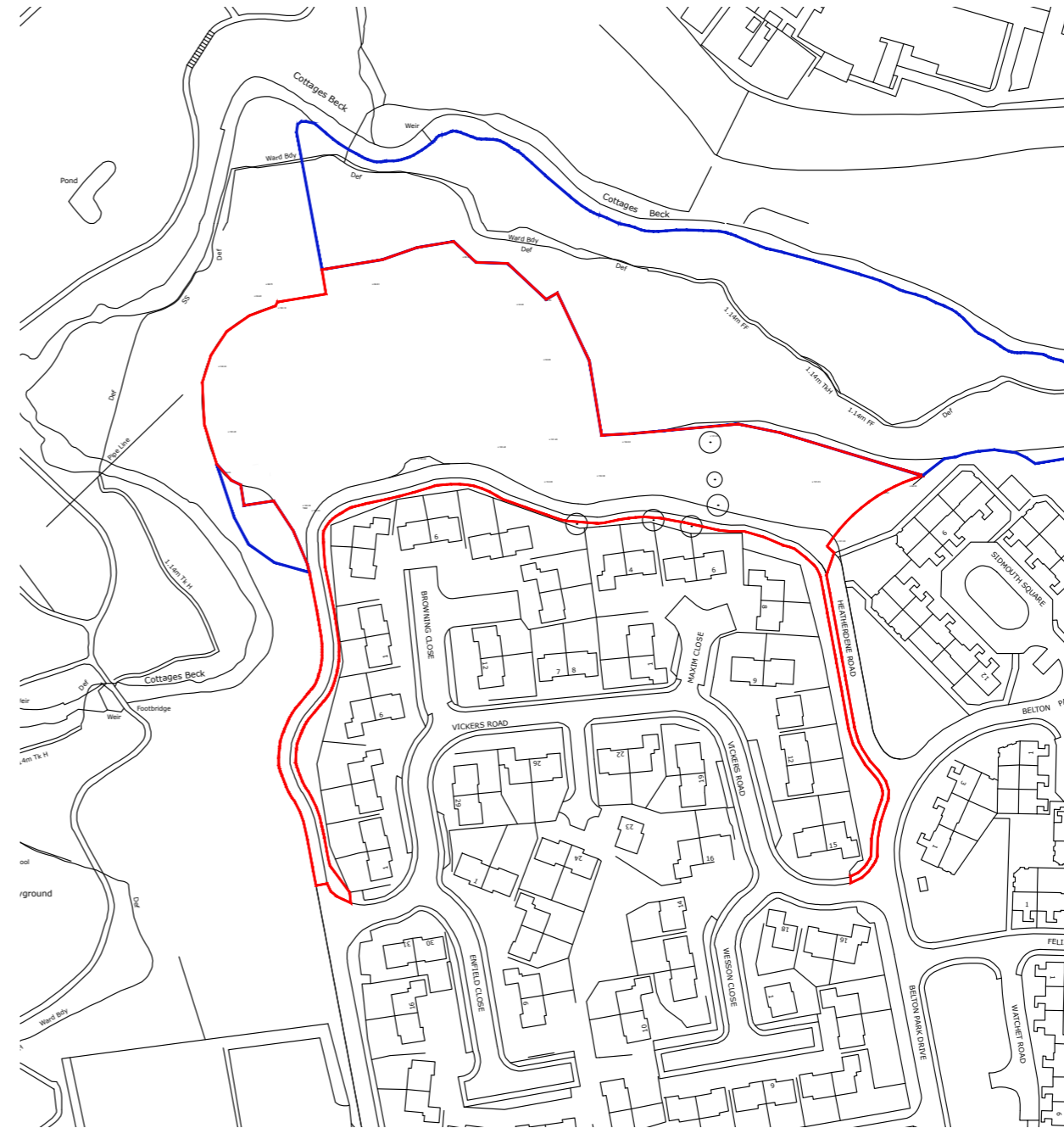
Vida have been appointed by Burhani Properties to develop a scheme for the remaining land from the former Hospital site, North of Heatherdene Road, Catterick Garrison.

The site is relatively level, with small undulations which rise to the Eastern side of the site. Currently a metalled road runs through the site closely aligned to the rear gardens of the existing residential properties. North and West of the plateau proposed for development, the land drops away steeply to the banks of the beck which forms the wider boundary of the site.

Our design is described in the following sections of this statement.

This Design and Access Statement is split into 7 sections:

1. Introduction:- setting out the purpose of the document.
2. Assessment:- analysis of the physical, socio-economic, historical and policy context of the site and Ecology Issues.
3. Evaluation:- reviewing the constraints and opportunities on the site.
4. Design:- explaining the evolution of the proposed design.
5. Sustainability:- exploring the sustainability of the proposals.
6. Access:- demonstrating suitable access to the site.
7. Summary:- explains the proposed layout, the end result of the robust design process.





1919 Area Map



1927 Area Map



1952 Area Map

The Brief:  
To reclaim the former Military Hospital Site to provide Residential land close to the Local Centre in a Sustainable Location.

## Site History:

The site is a part of the former Military Hospital located close to the centre of Catterick Garrison.

Historical mapping indicates that the land was undeveloped greenfields in 1919, however in a period of 8 years, significant and widespread development of a Military settlement had taken place, with the provision of Barracks, Ordnance Depots, Officers Facilities, the Hospital and an Isolation Hospital, Theatres, Cinema, Banks and YMCA. A sizable town had been created with a new Railway line linked to the LNER mainline. The railway line followed the route of the main road (Catterick Road). The area looks to have had minimal change on the maps dated 1952 with the exception of the Railway Siding next to the Soldiers Home being removed and the main road having had a Roundabout created (still there today).

More recent development has seen the removal of the railway connection, the replacement of many barracks with residential developments, large parts of the former Hospital site have been replaced with Residential Developments and the town centre has undergone redevelopment to include supermarkets, retail and Leisure facilities new education facilities.



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Assessment



## Site

The site has been reclaimed by nature since its last use as a site compound (see Aerial Photograph right). This consists of low level grass land with self seeded shrubs and young trees encroaching from the well established tree cover from the banking. Within the grass it is possible to identify the former layout of the land, with an area of car parking still visible, however this is largely used for flytipping. The heavily wooded embankment area will not be affected by the proposals as this could have an adverse short term impact upon the stability of the ground and cause flooding issues off site.

## Stage 1 Environmental Desk Study

The application is supported by an Environmental Site Check appraisal, which identifies known risks to the site. It identifies that the area could be subject to Radon gas, the wider site could be at risk of subsidence and that the larger owned site is an area of flood plain.

The main site is not known to have any sources of contamination present, however this cannot be discounted without the requirements of a phase 2 site contamination report and invasive testing. All of which can be conditioned to be provided as part of the reserved matters should Outline Planning be granted.

The site is within 250m of sites which could potentially have a contamination generating use. The beck also has discharge consents in place both up and down stream of the site.

The whole of the level plateau is subject to potential contamination from previous uses, and the former presence of historical tanks back in the 1970's. The land is registered as in use by the Military from the 1930's until 1986.

## Ecology

A Preliminary Ecological Appraisal has been commissioned and the report is attached to this application. It concludes that the site is reclaimed scrub/grass land of limited ecological value.

## Construction Operations

While it is not possible to determine the time frame that any build would take at this point, it is accepted that the construction phase will have an impact upon the existing residential properties adjoining the site. This impact would be minimised through the conditions attached to any consent that will seek a full construction management plan to be submitted and agreed prior to any works taking place onsite. This plan will identify ways in which noise will be managed, either by time restrictions for site operations, times of deliveries, location of site compounds, location of plant etc or of methods

of construction being employed which will result in speedier working or noise limited working. Other factors to consider are dust generation from the site and measures which can be employed to restrict this. Irrespective of the Construction Management Plan, no fires will be permitted on the site.

## Conditions

The level area of the site provides a suitable area of land ripe for development, it is located close to the local centre of Catterick Garrison, providing easy pedestrian links, with public transport links within 400m of the site. This will ensure that the site provides a sustainable area for potential development, and subject to detail design of the units, the materials and the confirmed layout, it will provide a positive contribution to the local housing stock.

The vehicle access provision is confirmed within this application, and supported by the Transport Impact Assessment.



Project: Outline Residential Consent with Access at Heatherdene Road, Catterick Garrison.

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Evaluation

The proposed has been worked up and discussed over a number of years with between a client representative and also Richmondshire District Council Highways department, the results of these discussions have formulated the detailed Highways elements of this application to support the suitability of bringing the land into use for Residential Purposes. The evolution of the scheme has ensured compliance with all relevant policies of the adopted local plan, and with the requirements of the National Planning Policy Framework.

Discussions with the council have included the following departments, Highways Development Management, Planning.

The scheme has identified the following sections of the Core Strategy which will be relevant to the applications design and development;

- CP2 - Climate Change
- CP3 - Sustainable Development
- CP5 - Housing Mix
- CP6 -Affordable Housing
- CP7 - Sustainable Economy

In compliance with paragraph 2.4 of the Core Strategy, the site sits within the Residential Growth Area, with a developing Core Retail/Leisure Area adjacent.

It is compatible with Vision 2028, providing housing for Catterick Garrison.

SP1 allows for the provision of housing in a defined housing growth area, the land is in close proximity to existing residential properties, and therefore it's future use would ideally be Residential rather than employment land.

The level of dwellings provided will contribute towards the provision of the 1900 new units by 2028 identified by the Core Strategy.

The new dwellings will provide the opportunity to have well insulated, low energy consuming properties, equipped with the potential for vehicle charging points per dwelling, sustainably located close to the retail centre.

The Orientation of the dwellings will provide for the potential to include Solar panels, however this will e subject to the reserved matters application.

Core Policy 3 reflects the risk of flooding, and although the low level of the site adjacent to the beck sits within the flood zone, the level plateau proposed for the housing provision is outside of this area. Given the close proximity of the Beck, and the heavily vegetated banking being prone to subsidence, it would be prudent to design the site to ensure that the 1 in 30 or 100 year storm flood water is contained within the site using oversize pipes that will be fitted with a flow limiter to prevent the local drainage network being surcharged.

It develops previously developed brownfield land, protecting the wider Greenbelt land.

The target of 40% affordable housing provision will be determined during the full residential layout and design that will be dealt with during the Reserved Matter Application.



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Design

## Scheme Proposals:

The application is for the Outline Consent for Residential Use of the land, with Highways access. All matters relating to the layout of the dwellings, the design, materials, massing of the proposals will be determined by a future Reserved Matters Application.

## Scale

The indicative site layout provides an example of the number of Units that could be achieved on the site, and this figure has been utilised to determine the impact of the potential development on the public road network. As can be seen from the proposals submitted by the Highways Consultants for this scheme, the current road through the site will be improved to include a pedestrian footpath to the southern side of the main road, this footpath will extend and link to the existing paths at the junctions with Vickers Road.

Vehicles will be encouraged to enter the proposed development from Heatherdene Road only, providing 2 way traffic flow into and away from the site. Due to the restricted width of Heatherdene Road to the West of the site, it is proposed to utilise this as an exit only 1 way system to exit the site. The single track element of the road would be limited to the West of the site only, with all the main residential areas having connections onto the road with In / Out capability.

The new roads would be private and not adopted by the Local Authority, however they would be built to Adopted Standards.

## Ecology

The preliminary Ecological Assessment report has been prepared and submitted as part of this application, and this includes measure which should be considered for the long term benefit of the site and the local area.

The report does recommend further detailed studies be undertaken, but we would anticipate these being completed as part of a reserved matters application, which would then confirm the layout and impact upon the site and areas of habitat that can be retained.

## Appearance:

While the appearance of the dwellings is not to be considered as part of this application, we do however include indicative dwelling drawings to inform of the level of

development which could be considered, we also formulate as part of this application the concept palette of materials that we consider should be used for any future development. We would consider a mix of Brickwork and through coloured render with a tiled roof would be appropriate for the local area.



## Residential Concept Design

The layout and potential delivery of the scheme will see a mix of 2 Bed to 4 Bed dwellings created, with a block of apartments offering 1 and 2 Bedroom dwellings. The layout of the dwellings will respect the residential amenity of the existing dwellings around the site boundary, and also provide garden spaces appropriate to the family dwellings while respecting, and retaining the tree cover to the banking.

The mix of dwellings would potentially see 7 Two Bedroom dwellings, 24 Three Bedroom Dwellings and 3 Four Bedroom dwellings created, with 12 One Bedroom Apartments and 18 2 Bedroom Apartments. Overall giving a boost to the smaller dwelling provision within the area in accordance with the Core Strategy.

The layout of the road within the site will see the formation of a loop, which will utilise the road surface as a shared surface to reduce vehicle speed and raise driver awareness within the development.

## Environmental Potential

The impact upon the environment will be limited due to the reuse of the site from it's former use as the Military Hospital.

The potential for the roof scape to be utilised for Solar Panels will provide the ability to generate low level of electricity on the site. With the inclusion of a planning condition to ensure that the new dwellings are all fitted with a dedicated external electrical supply to an external socket, with minimum cable provision of 32 amp, this will allow the socket to be converted to provide an electrical charging point for Cars if required.

All off road parking areas will be designed to have a SUDS compliant material finish to allow as much natural rainfall to penetrate the water table as possible and prevent excessive run off into the drains.



## Landscape

The proposed site, although it will see the removal of grass and scrub land, this area provides little meaningful habitat and is widely used by locals for walking dogs. With the exception of the tree cover to the banking, the tree's located on the level area are of poor quality and provide no positive contribution to the amenity value of the area. Any new development will incorporate a public realm planting proposals, which will be appropriate to the scale, massing and space afforded by the new layout.

## Transport

The site is close to major bus services located along Catterick Road, which is less than 300m walk from the site, the retail centre offers a greater level of bus services, although by following the main roads for walking, would represent a 600m walk. The close proximity of the main road bus services ensure that the site is in a viable and sustainable location.



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Sustainability



## Drainage

Parts of the land within the Applicants ownership are located within the flood plane, however the section of the site covered by the redline lies outside of the flood plane. This can be clearly demonstrated on site as the heavily wooded banking leads from the plateau to a beck running along the base of a steep ravine. The Beck is prone to flooding, however the land covered by the application is not.

The potential for flooding being created as a result of the development arises because of the increased provision of non porous surface materials being added to the site.

The concept and approach to the drainage provision for the site will be to set out a series of principles that will be followed with the final design and layout to be confirmed with the full planning documents that will confirm the extent of the hard surface to be provided, the number of units, and the inclusion of any mitigating systems that may reduce drainage impact.

It may be possible to incorporate rainwater harvesting systems to each dwelling that will collect rainfall and store it for use in flushing toilets and watering the garden, which would contribute to the reduction in discharge rates and also new supply requirements.

Foul drainage will be discharged into the existing drains, the record from Yorkshire Water would indicate that the foul drain is routed within the site already.

Surface water drainage will be designed with a discharge rate no greater than the current QBar rate of discharge, the level of collecting surface area will be calculated, and the discharge rate will be agreed with Yorkshire Water, and the resultant level of storage that must accommodate the 1 in 30 year or 100 year flood event will be designed into the underground pipes, which will enable them to be used to prevent the road surface flooding or the mains drainage further down the network being surcharged and creating surface water flooding elsewhere.

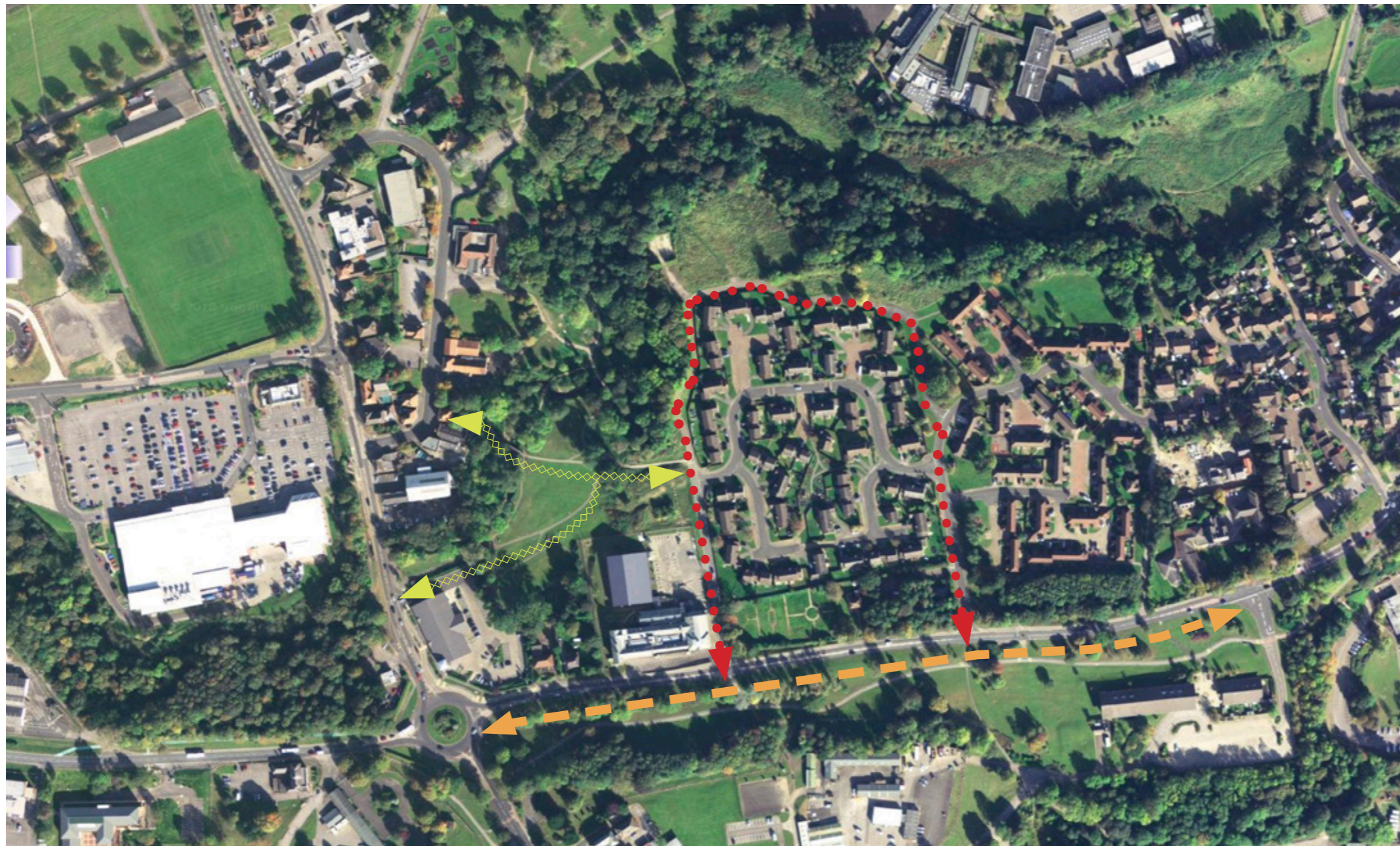
## Local Amenities

The site lies within walking distance of the centre of Catterick Garrison, with a mix of shops and services, local schools are also easily accessible, with Primary and Higher School within a mile of the site.



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Access



- ..... Residential roads and access
- Pedestrian Links
- Main Road

The existing road that currently runs through the site will be improved to bring it up to Adoptable Standards and include a minimum of a 5.5m wide carriageway that will run from the Eastern side of Heatherdene Road, to the south of this road will be a dedicated 2m wide footpath that will link into the existing footpaths providing links. This new 5.5m wide road will run into the car parking area for the new apartment block, with the current single width road to the West retained and used as an exit route only. The transport Statement has not identified any problems with Junctions to the main arterial roads that would create issues. With the Highway improvements suggested, this should result in a positive contribution to the local housing stock availability.

The site lies within 300m of Catterick Road with a regular bus service and then 600m of the local centre with additional bus services.

By car, the site is within 4.25Km of the A1 and 4.5Km of Richmond Town Centre. The nearest rail services are located in Northallerton and Darlington approximately 19Km away.

Pedestrian links from Heatherdene Road provide access into Coronation Park and Recreation area behind the Supermarket located on Richmond Road.

As set out in the Transport Statement, the junctions are adequate for the proposed use, and improvements to the main road should consider a yellow box to the junction of Belton Park Drive and Catterick Road to assist vehicles turning right, but this can be conditioned to be determined by the Reserved Matters Application.

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Summary

This design and access statement has been written in support of a planning application for the Outline Residential Planning Consent.

The proposed development complies with the requirements of the NPPF and Richmondshire District Council Core Strategy, the scheme has been amended and revised following detailed discussions with the Highways Authority to include additional pedestrian links to the site and the Transport Impact Assessment has been produced to support this process.

Bringing derelict land back into use is a primary goal and will result in a parcel of land for future use that protects the Greenbelt from harm.

The proposed use as residential, if granted outline consent will provide the area with the potential for up to 64 new dwellings, subject to detailed planning consent. The layout of the potential dwellings has also been configured to respect the existing dwellings, and protect amenity of existing residents.

As detailed within this report, the relevant policies from within the UDP have been addressed and have formulated the approach. The application includes concept designs for the outline residential proposals, although these are indicative only and all the dwelling designs will be subject to a Reserved Matter Application. In support of this application we are submitting an Ecological Assessment, Transport Assessment, Utility Service Provision Report and a Land Contamination and Drainage/Flood Report.

The proposed scheme has been designed to respond to the constraints and opportunities identified throughout and will provide benefits in terms of:

- Visual amenity
- Access
- Safety and security
- Well planned housing

In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.



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