

FORMER FRIENDS SCHOOL FIELDS, WALDEN SCHOOL

Design and Access and Justification Statement



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Appendix 1 – Draft Design Code Review (separate document)



1.0 Introduction

This Design and Access and Justification Statement has been prepared by David Coles architects limited in support of the planning application for the proposed residential development, sports pitches and clubhouse on land at the Former Friends School Fields on Mount Pleasant Road in Saffron Walden.

Matters concerning planning policy have been considered separately within the accompanying planning statement prepared by Barker Parry.



2.0 Site Analysis

2.1 Location

The application site is located within the settlement of Saffron Walden in Uttlesford, a large medieval town just to the south of Cambridge. The application site is situated to the south of the main town centre, within a predominantly residential area of the town, and forms part of the former school that has occupied the site since the 1700's.

In 2022, permission was granted for the re-development of the former school buildings to convert the site to residential use. The consented scheme focussed on the built-up areas of the school, with the former fields excluded from the application. This application site now focusses on the former fields.

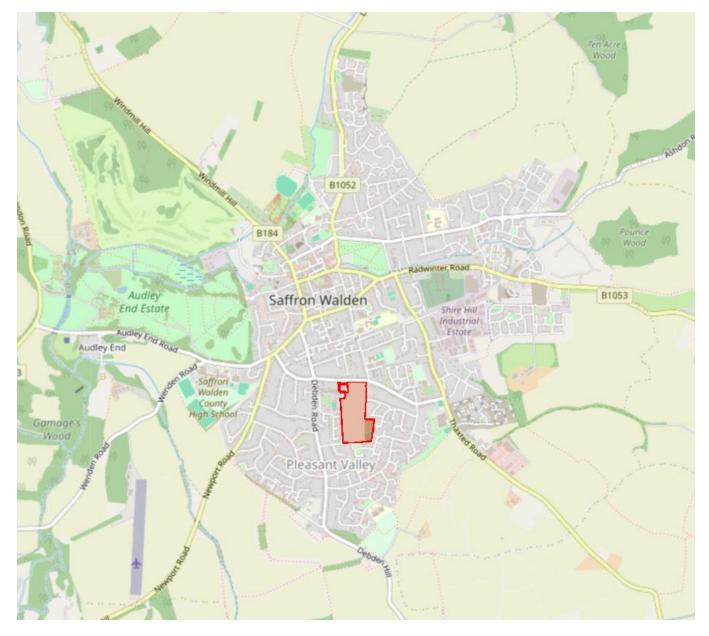


Figure 2.1 – Site context [Source: Open Street Map]

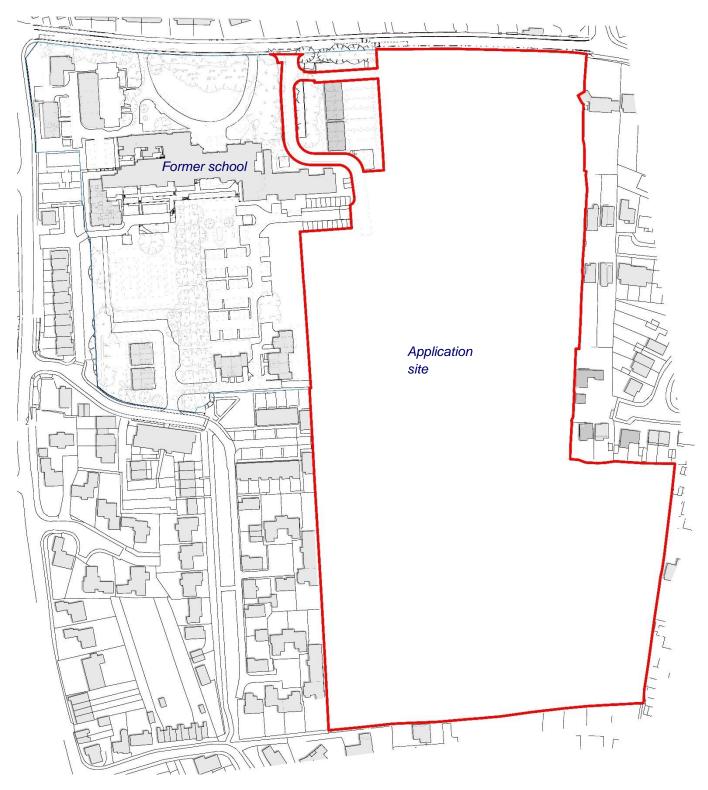


Figure 2.2 – Site location

The site is subject to a range of features that have a bearing on the proposed development.

Access

The application site benefits from an existing access off Mount Pleasant Road. This access served the former school and is also used to serve the consented re-development of the former school buildings.

A further link from the application site to the adjacent re-development scheme is available to the north of The Avenue, where a pedestrian / cycle link is proposed to be formed.

Arboriculture

The site benefits from a mature woodland in the south eastern part of the site, which wraps around the southern boundary with a narrow belt of trees. A linear belt of trees also extends along the eastern boundary and links to a further line of trees along the site fronting Mount Pleasant Road

A number of individual and small groups of trees occur within the body of the site including a small group of trees to the south east that project beyond the principal edge of the woodland and linear belt. Some of these trees are subject to a Tree Preservation Order.

To the western edge of the site, a small cluster of three immature trees sit near to the site boundary.

There are a number of trees in the location of the site access. These have been assessed and retained as part of the redevelopment of the former school buildings and these are unaffected by these separate proposals.

The trees are considered to contribute to the character of the site and significantly define the former school's boundaries. They also provide a large degree of enclosure and separation to the adjacent residential development.

The principal objective is to retain and incorporate the existing trees within the re-development proposals.

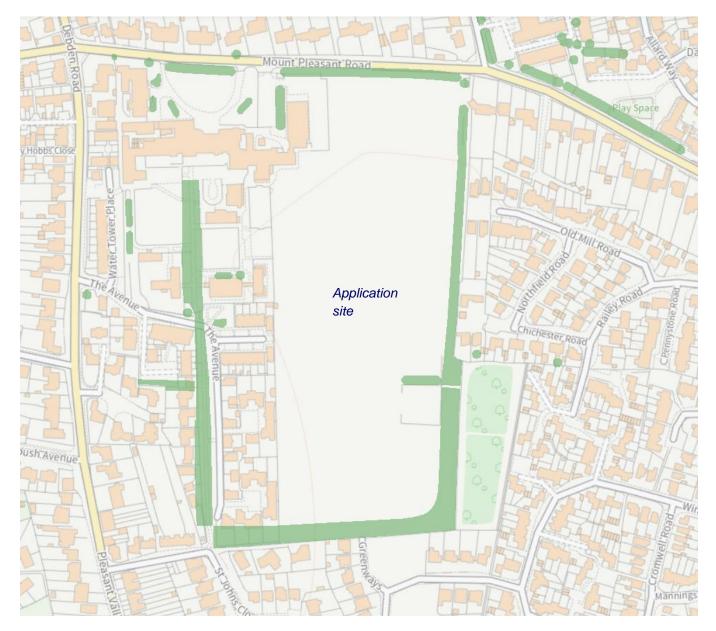


Figure 2.3 – Uttlesford map data illustrating the Tree Preservation Orders

Archaeology

The site has been subject to an archaeological assessment, which has concluded that there are no heritage assets or archaeological features that will influence the proposed development.

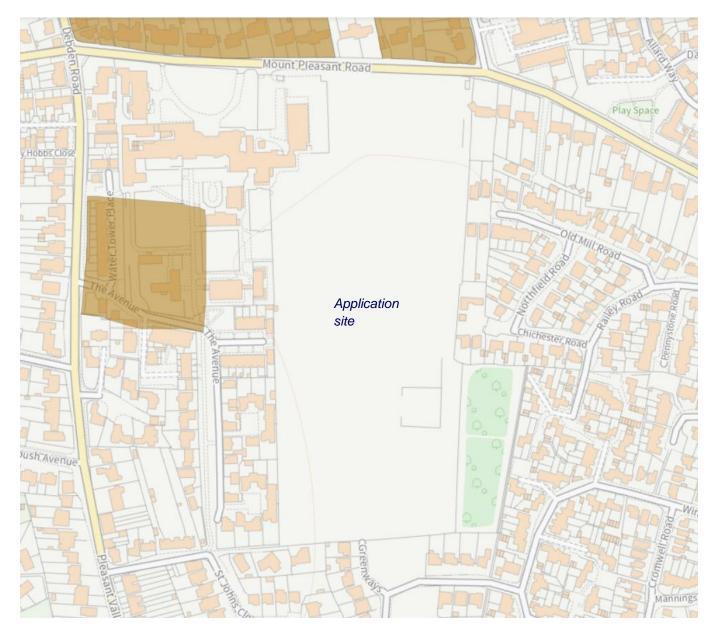


Figure 2.4 – Uttlesford map data illustrating the site is not within any defined archaeological zones

Built Form

The site forms part of the former Friends School in Saffron Walden, and the former school buildings are subject to a separate re-development project. This site comprises the former school fields, which excludes any of the formers school buildings.

Ecology

An ecological appraisal has been undertaken on the site and the proposals have sought to retain and recreate ecological habitats as part of the re-development of the site.

Flood Risk

The site is within Flood Risk Zone 1 and is therefore is at the lowest level of risk of flooding.



Figure 2.5 – Extract of the Government's Flood Risk Mapping

Ground Conditions

A ground conditions survey has been carried out and the report's findings submitted separately.

Heritage

The site has been associated with the former school for a significant period, with the school having been established on the site in the late 1870's.

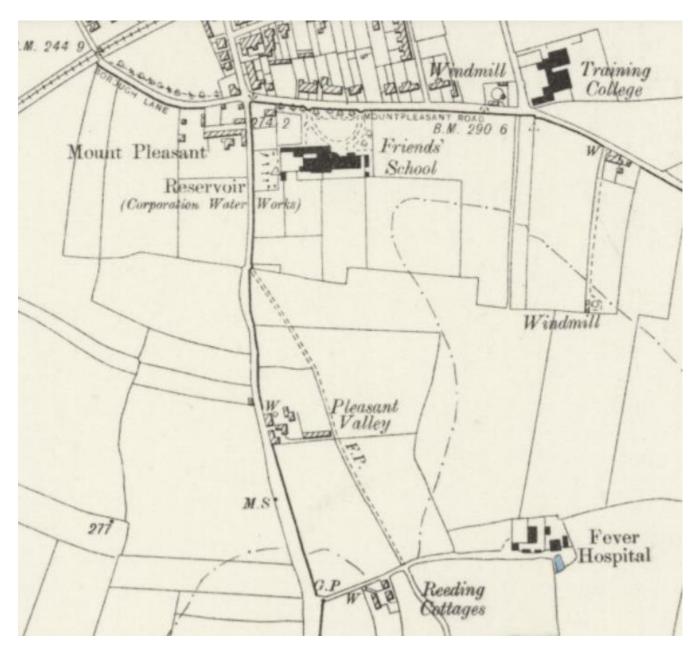


Figure 2.6 – Historical map from 1888-1915 [Source: National Library of Scotland]

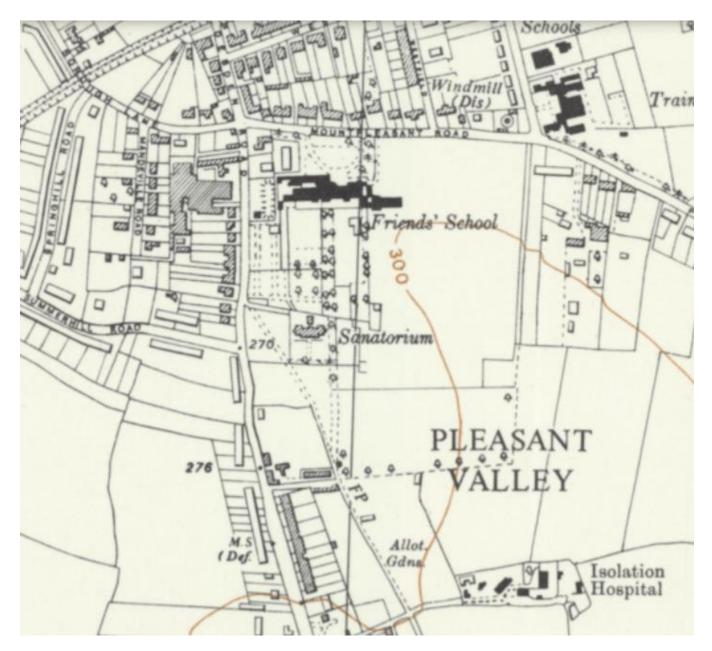


Figure 2.7 – Historical map from 1945-1973 [Source: National Library of Scotland]

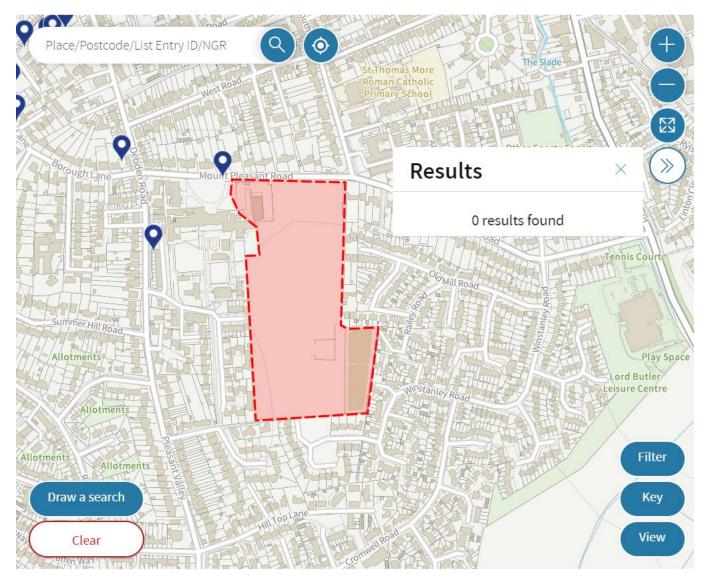


Figure 2.8 – Extract from Historic England mapping showing the Listed Buildings nearby

The application site is located within the Saffron Walden Conservation Area. The site is designated part of the Zone 6.

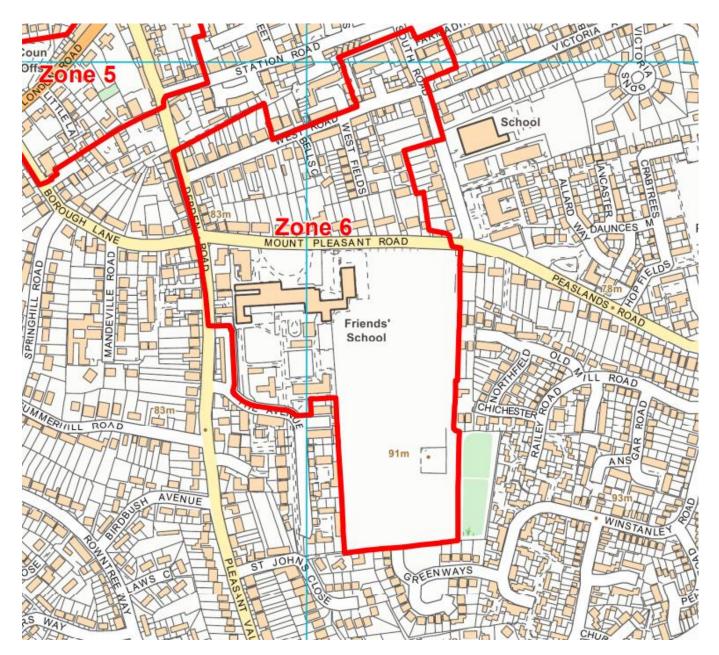


Figure 2.9 – Extract of the Saffron Walden Conservation Area map

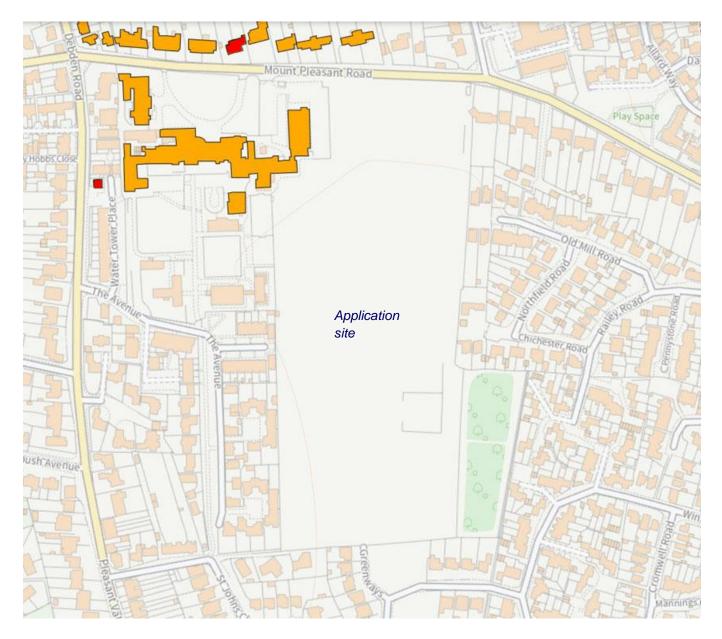


Figure 2.10 – Uttlesford map data illustrating the locally Listed Buildings ([—]) and the Historic England Listed Buildings ([—])

There are no Listed Buildings recorded by Historic England within the application site, however, there are two Listed Buildings near the site. There are several buildings that are locally listed, including the former school building and various properties opposite the school building on Mount Pleasant Road.

Highways

There are no public highways within the site. The nearest public highway is Mount Pleasant Road, to the north.

Open Space

The Council's mapping data identifies that the site is designated as protected open space.

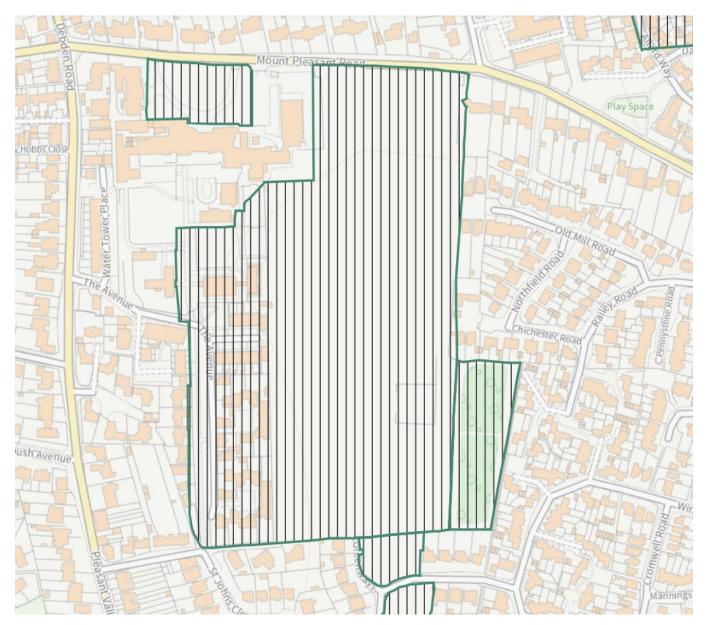


Figure 2.11 – Uttlesford map data illustrating the site is identified as protected open space

Public Rights Of Way

There are no public rights of way through the site.



Figure 2.12 – Uttlesford map data illustrating there are no public footpaths within the site

Topography

The ground levels over the site vary, with the frontage onto Mount Pleasant Road being elevated above the existing road level by circa 1.2m. The site rises from this frontage, which has a level of 86.77m AOD at the site entrance, to a crest towards the centre of the site, reaching a level of circa 92.03m AOD.

The site then falls towards the south, down to a lowest level of 87.17m AOD in the southwestern corner.

Levels across the site from east to west vary, with a nominal gradient across the frontage to Mount Pleasant Road, falling from west to east, a slight gradient at the crest of the site, falling from east to west, and a more notable gradient along the southern boundary, falling from east to west.

Utilities

There are no known public or statutory utilities running within the site, except for those serving the former school.

Constraints and Opportunities

The site is subject to a range of constraints, principally related to the re-development scheme consented for the former school buildings.

The principal site entrance remains from Mount Pleasant Road to the north, with the access to the site following the approved roadway. Adjacent to the entrance is a new terrace of houses with a SuDS feature to the rear. This drainage feature has a building exclusion zone, for maintenance, that extends into the proposed application site.

To the south of the former main school building is a new Multi Use Games Area (MUGA) that adjoins the boundary with the application site. The MUGA has a 20m offset distance to any habitable room which extends into the application site.

Further to the south of the MUGA is a potential cycle route link. The proposals for the application site are to connect to this link to integrate the two halves of the overall site.

On the southern boundary, there is the opportunity to form a new pedestrian link to the road and footway on Greenways to connect the two developments.

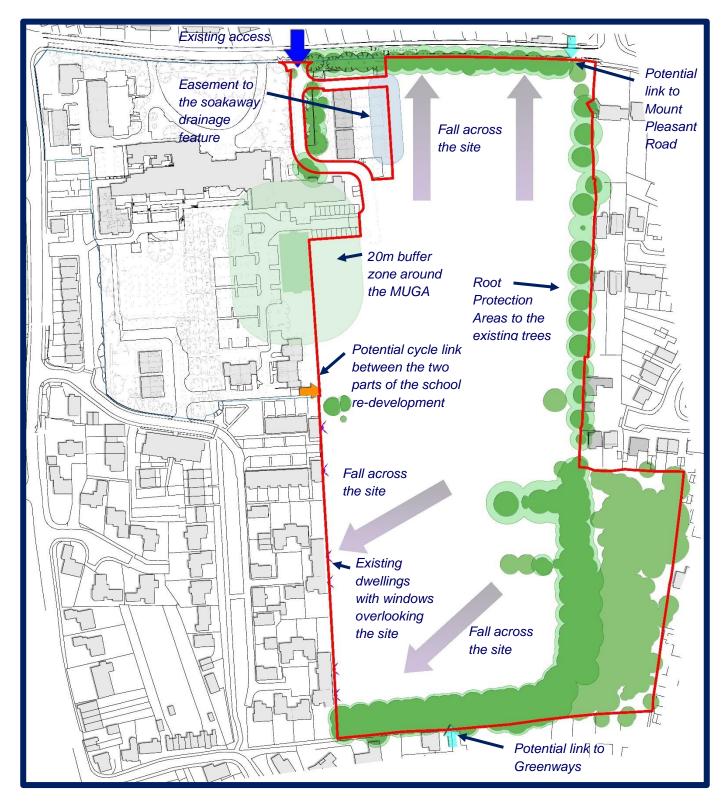


Figure 2.13 - Constraints and Opportunities

Site photographs

Below are a series of photographs of the site and context, to illustrate the existing character of the area and the site.



Existing development on South Road, to the north of the site



P2



Existing residential development on Peaslands Road, to the east of the site

Existing housing on Peaslands Road, to the east of the site



Existing housing on Peaslands Road, to the east of the site



Existing housing on Peaslands Road, to the east of the site



Existing housing on Mount Pleasant Road, directly opposite the site entrance

P6

P5



Existing housing on Mount Pleasant Road



Existing housing on Mount Pleasant Road



Panoramic view along Mount Pleasant Road, looking north



Panoramic view along Mount Pleasant Road, looking north



Existing housing on Debden Road, to the west of the school site



Existing housing on Debden Road, to the west of the school site





Existing housing at The Avenue

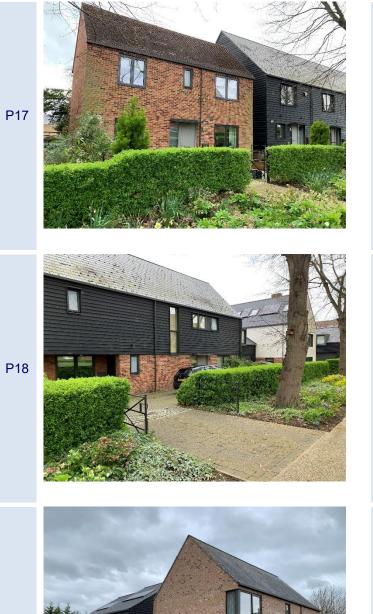


Existing housing at The Avenue

Existing housing at The Avenue

Existing housing at The Avenue





Existing housing at The Avenue

Existing housing at The Avenue

Existing housing at The Avenue





P20



D



Existing housing at The Avenue

Existing housing at The Avenue

Existing housing at The Avenue



P23



P24



Existing housing at The Avenue

Existing housing at The Avenue

Existing housing at The Avenue, with the boundary fence defining the application boundary



Existing housing at The Avenue, with the boundary fence defining the application boundary



Open space at The Avenue, with the school site beyond



View of the site entrance from Mount Pleasant Road



Existing tree planting along the Mount Pleasant Road frontage

Existing tree planting along the Mount Pleasant Road frontage



Existing tree planting along the Mount Pleasant Road frontage



Existing tree planting along the Mount Pleasant Road frontage, viewed from within the site, with the dwellings on Mount Pleasant Road partially visible



Former fields site, with the rugby posts still in position

P30

31



View of the eastern tree lined boundary, with the adjacent housing partially visible



Panoramic view looking north, with the former school buildings to the left



Panoramic view looking southwest along the south boundary towards The Avenue



Panoramic view looking west, with The Avenue visible along the site boundary



Panoramic view looking west, with The Avenue visible along the site boundary



Panoramic view looking south, with The Avenue to the right



Panoramic view of the retained school buildings, with the application site to the right



Panoramic view of the housing at The Avenue, with the school redevelopment site to the right



Panoramic view of the school entrance area, with the Mount Pleasant Road frontage access to the centre and the main access to the right



The former school's main building rear facade



The former school's main building front facade



3.0 Planning Background

The planning background to the application site and related policy matters are covered in depth within the separate planning statement. Some of the planning aspects relating to the design of the scheme are considered below. The application site adjoins the consented re-development scheme of the former school buildings with the permission having the reference UTT/22/1040/PINS.

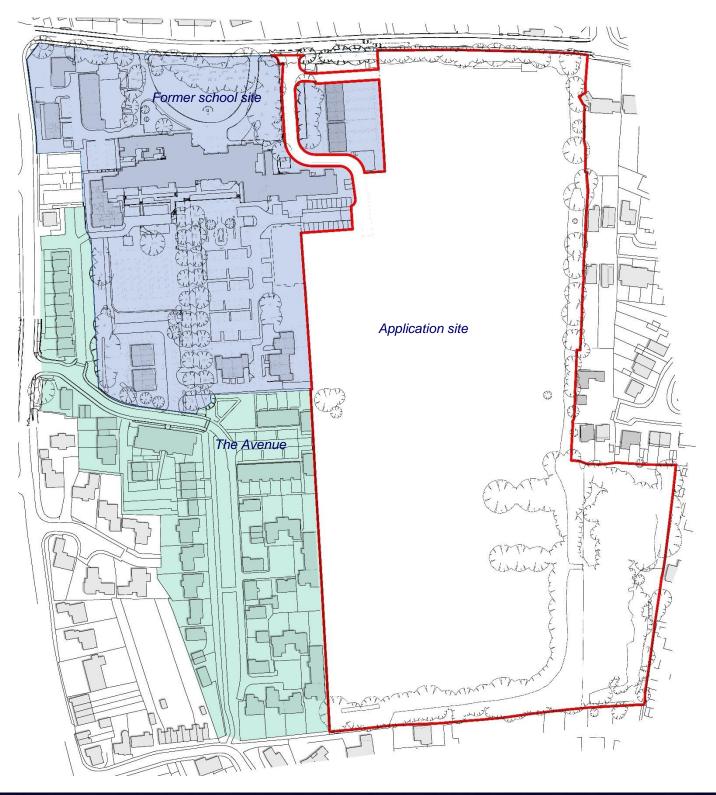


Figure 3.1 - Consented development adjacent to the application site

This adjoining consented scheme established the access off Mount Pleasant Road into the site, to serve the residential development, and also the route through to the rear of the development, to the south of the former main school building.



Figure 3.2 – Landscaped site plan for the conversion of the former school buildings

The redevelopment scheme also retained the majority of the trees around the site, including the prominent avenue extending southward from the former headmaster's office, situated on the southern elevation of the main building. A play area and some sports facilities were also provided as part of the redevelopment scheme, along with new dwellings within the former grounds.

The new and replacement buildings, approved as part of the school's redevelopment, have adopted a more contemporary interpretation of the school's Victorian style, to reinforce the uniqueness and distinctiveness of the retained former school building and to provide a subtle contrast to the older structures.

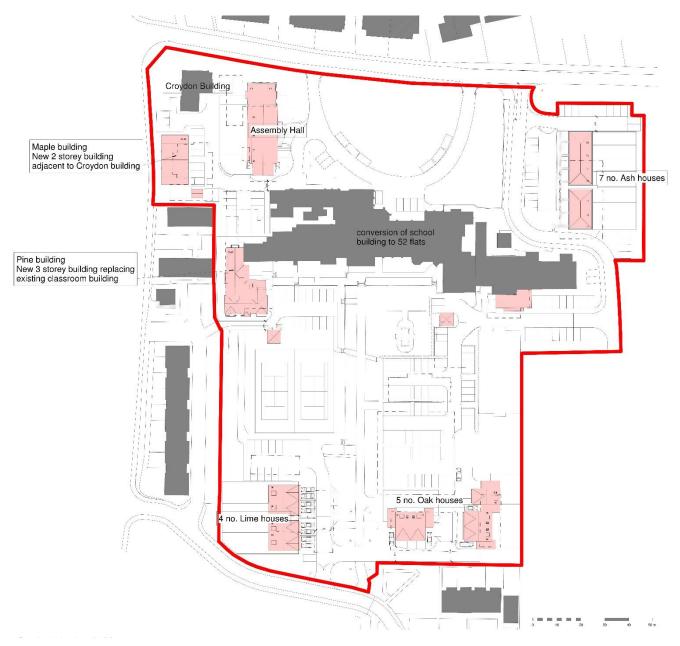


Figure 3.3 – New buildings within the grounds of the former school

Immediately to the west of the application site is the residential development known as The Avenue. This was built on former school owned land and has been recognised as having characteristics and features that are exemplary for any new development within Uttlesford.

The development has adopted a modern interpretation of rural forms and aesthetic with simple rectangular building footprints, duo-pitched roofscape and general arrangement layout. The scheme respects the key landscape features and adopts a simple dwelling layout, with low status roads set alongside an attractive public realm.



Figure 3.4 – Extract of the site layout for The Avenue



Figure 3.5 – Extract of the street scenes for The Avenue

Notable features within scheme include:

- Linear streets reinforcing the landscape features
- Strict rectangular footprints
- An irregular opening pattern across elevations using a limited palette of opening sizes
- A basic fenestration pattern
- Strict use of gabled roofs with no hips
- A limited materials palette with variation in the extent of the application over different dwellings
- A range of parking solutions including forecourt, communal parking court, rear parking court and individual driveways



4.0 Development Proposals

Current Use

The application site is currently in use as former fields associated with the former school.

Proposed Use and Amount

The proposals are for 91 residential dwellings under Planning Use Class C3, and 427sq.m. of new sports facility under Planning Use Class F2(c).

Site area and density

The total application site area is 6.72 hectares. The gross density of the housing development is 13.5 dwellings per hectare.

Dwelling mix

The proposed dwelling mix includes a range of dwelling sizes and types.

Туре	M4(2)	M4(3)	Quantum
1 bedroom apartment	\checkmark		8
1 bedroom apartment		\checkmark	6
2 bedroom apartment	\checkmark		6
3 bedroom house	\checkmark		56
4 bedroom house	\checkmark		8
4 bedroom house		\checkmark	1
5 bedroom house		\checkmark	6
Table 4.1 - Mix of dwellings		Total	91

Table 4.1 – Mix of dwellings

In accordance with Policy H10, the proposed mix includes a significant proportion of the market housing comprising smaller properties. The proposals provide 74% of the market housing as three bedroom houses.

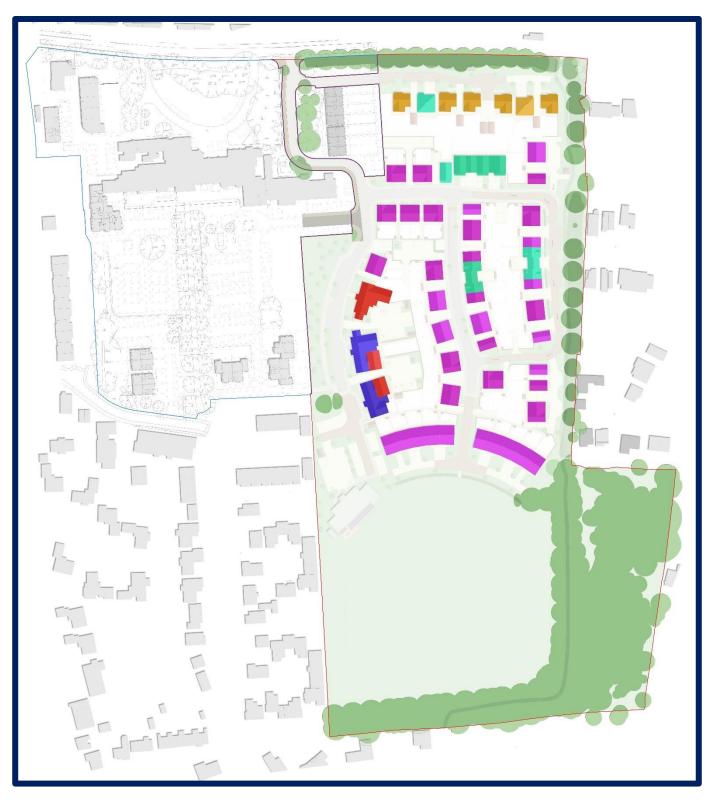


Figure 4.2 – House types: *I* 1 bed, *I* 2 bed, *I* 3 bed, *I* 4 bed, *I* 5 bed

Affordable Housing

This application is for 91 dwellings in total, including 37 affordable homes, equivalent to over 40% of the total to comply with Policy H9 of the adopted Local Plan.

The affordable homes mix of dwellings includes 1 bedroom apartments, 2 bedroom apartments, 3 bedroom homes and a four bedroom home.

Туре	M4(2)	M4(3)	Quantum
1 bedroom apartment	\checkmark		8
1 bedroom apartment		✓	6
2 bedroom apartment	\checkmark		6
3 bedroom house	\checkmark		16
4 bedroom house	\checkmark		1
Table 4.2 Affandable win of		Total	37

Table 4.3 – Affordable mix of dwellings

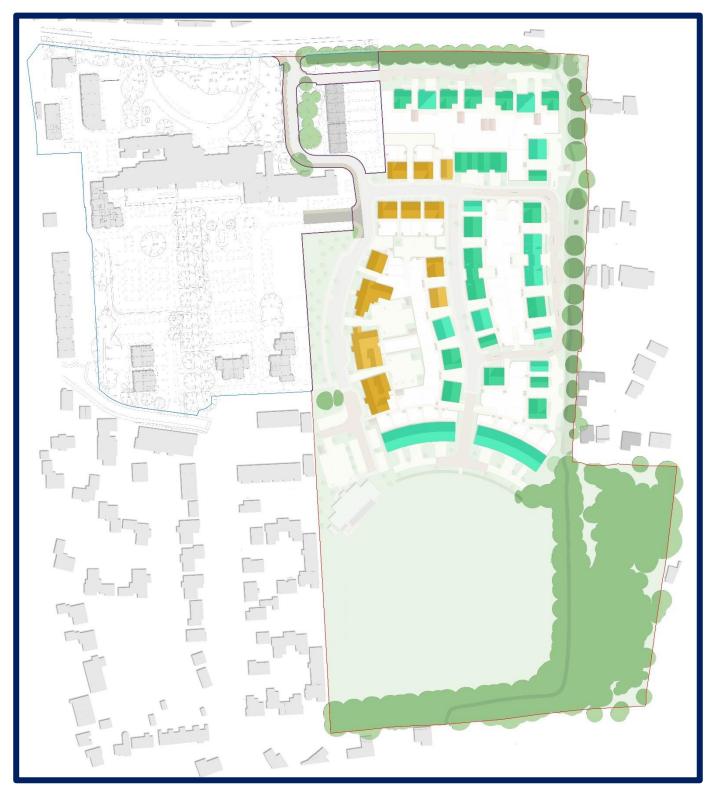


Figure 4.4 – Tenure plan: 🦊 affordable, 🖊 market housing

Scale

All the proposed dwellings are 2 or 2.5 storeys in height. The garages, the bin and cycle stores, the substation, the clubhouse and the equipment store are all single storey.

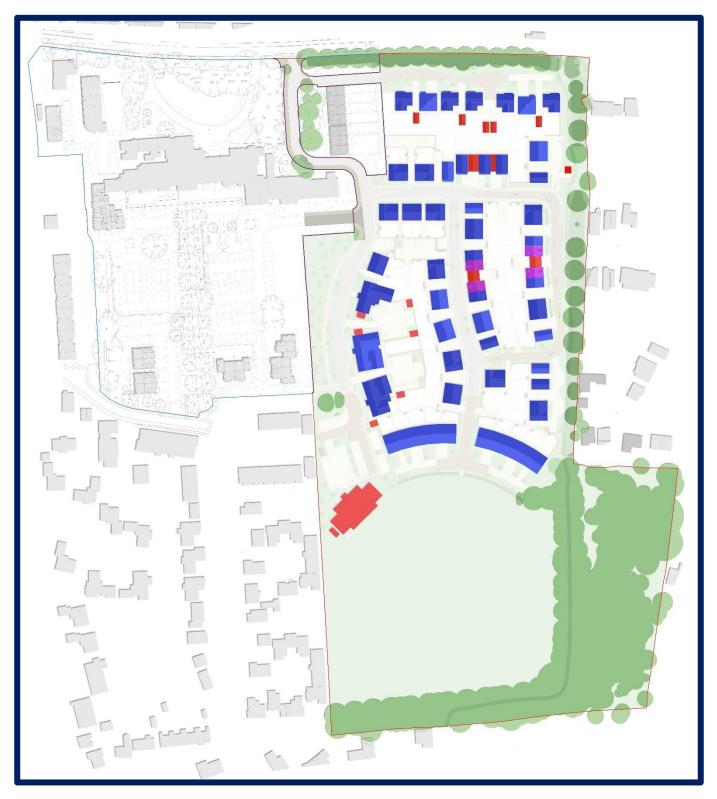


Figure 4.5 – Storey heights: *1* storey, *2* storey, *2* 2.5 storey



5.0 Design Approach

Design rationale

The design proposals for the site have developed in response to the site and its unique features.

The principal objective of the development was to re-provide sports facilities as part of the scheme, and to design these in such a way that they could be used by the wider community. The siting of the proposed pitches to the south of the site, accommodating both cricket and football, allows the openness of the sports pitches to combine with the retained woodland and tree lined perimeter, to create a significant landscape feature. The siting of the pitches to the south also retains the openness of the outlook from the dwellings in The Avenue, where they are set close to the application boundary.

In keeping with the intent to open up the site and the sports facilities to the wider community, the access route to the pitches, and the new clubhouse, is taken direct from the former school site entrance and is provided as a continuation of the principal access road.

This extension to the access road adopts a meandering profile, responding to the adjacent play area and the existing trees in this part of the site, emphasising the green space and retained features. The curvilinear route helps to manage traffic speed and to create an interesting street character, with a reference to the curved driveway in front of the former school main building.

The curving road leads to a view of the clubhouse and eventually to a vista through to the open landscape of the sports pitches. The proposed housing along this route reinforces the curvilinear profile with the various buildings adopting the curved building line, which has a less urban character.

The frontage onto Mount Pleasant Road is accessed via the existing access approved as part of the school redevelopment scheme. The access road is extended to serve a small number of detached houses that are aligned to follow the established building line, defined by the houses to the east on Peaslands. This continues the street character and format, and preserves the tree lined frontage that strongly defines the boundary of the former school site. The dwellings have spacious gaps between, to emulate the looser building pattern along Mount Pleasant Road and Peaslands. The roof forms are also varied, picking up on the variety of the adjacent buildings.

To the southern end of the site, a pair of crescent form buildings are proposed that reflect the circular layout of the cricket pitch. The geometry of the pitch is adopted into the proposed houses to form a distinctive backdrop to the cricket pitch, and to emphasise the built enclosure to the sports pitches. The crescent buildings are set back, to protect the amenity of the dwellings, with landscaping proposed to define the boundary between the homes and the sports area.

The pair of crescent buildings creates a gap, offering a vista through from the housing scheme to the sports pitches and the tree lined boundary to the south. This vista creates a link to the landscaped setting associated with the proposed housing scheme.

To the east of the site, a shared surface street creates a rural frontage, overlooking the retained tree lined boundary. The one-way street has a narrow carriageway, to minimise its presence, adjacent to the landscape, which is a key feature to this aspect. The houses along this edge are set back from the road to respect the amenity of the existing houses beyond the application boundary.

The shared surface, and the building line, are slightly curved, in response to the retained trees and to further adopt a more rural character. Buildings along this route have a varied roofline and storey height, to add to the attractiveness of the street.

Within the main body of the site, the connection from the existing road is framed by corner buildings that bookend the street scene and create a focus towards the view of the trees beyond. The houses are arranged tight to the road and then open up towards the junction with the north south route that leads to the crescent, allowing trees to contribute to the street character. The houses opposite the junction are placed to terminate the northerly view.

The north south link running through the centre of the site completes the loop with the one-way shared surface to the east, and also provides the access to the crescent buildings. The route has a sinuous alignment, emphasised by build outs in the carriageway that accommodate planting and serve to manage traffic. The built form intentionally reinforces the sinuous alignment of the road and frames the street, before opening up to the view of the sports pitches.

The built form along the street is varied in form, scale and contiguousness to create an attractive and interesting frontage to both sides. Parking is varied to serve the dwellings, and gaps between the houses also vary in extent, to contribute further to the street character. Distinctive buildings are used to acknowledge the corner plots, as well as the termination of vistas within the scheme.

All the streets include landscape features that form part of the retained landscape infrastructure, or have been designed in, to create streets that contribute to the wider landscape strategy and positively engage and link to the wider woodland and treescape integrated into the scheme.

The various components of the overall design are illustrated in a series of diagrams that visually illustrate the design rationale adopted to create a high quality living and leisure environment that naturally integrates with the existing context.



Figure 5.1 – Existing trees retained



Figure 5.2 – Proposed sports pitches

Road extending from the established access and route serving the former school buildings

Access road adopting a meandering route to respond to the site and create characterful street

New open space linking the new development with the consented scheme

Proposed route aligned to form direct view of the new clubhouse and also to offer views of the pitches

Clubhouse positioned to have ideal relationship to the pitches (45 degrees to north) and act as buffer between parking and pitches

Figure 5.3 – Access route to sports facility

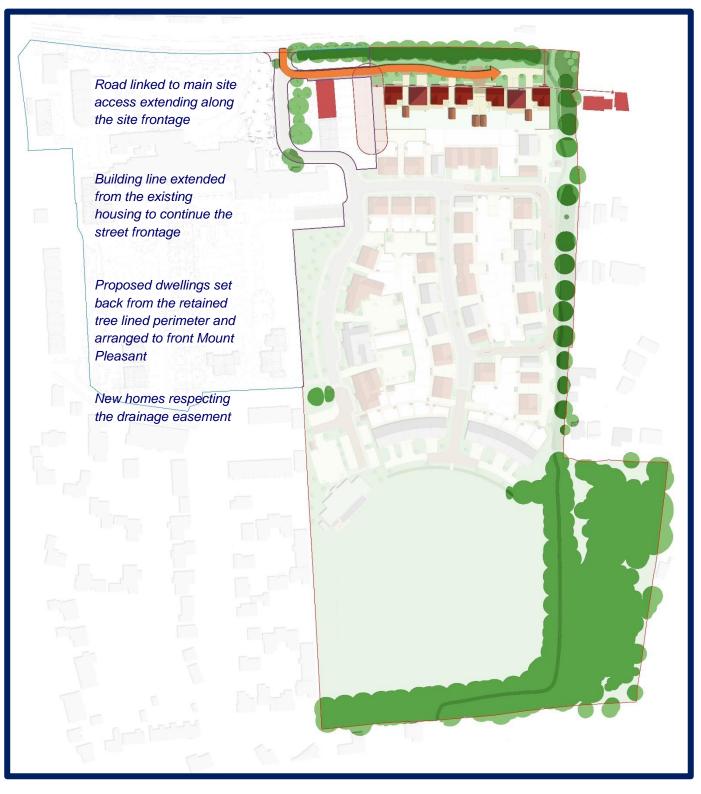


Figure 5.4 – Mount Pleasant Road frontage



Figure 5.5 – Frontage addressing play area

Road serving the crescent homes offering a clear view of the sports pitches

New crescent buildings orientated to overlook the sports pitches and arranged to follow the geometry of the cricket pitch

Landscaping to the frontage of the crescent homes to link with the retained tree line

Crescent homes set back to maximise the openness of the sports pitches



New homes arranged to provide an active frontage overlooking the retained tree lined boundary

Homes set back to respect the amenity of the existing homes

Street layout arranged to offer direct views of the retained trees and relate the scheme to the existing landscape

One way shared surface street adopting a curving path following the curved building line and responding to the tree constraints

Figure 5.7 – Tree lined edge

Houses framing the street and the views of the retained tree belt and views of the former school buildings

This group of homes includes key buildings on primary corners that are intended to aid navigation

Houses are set close to the road upon entering the development with parking to the rear, temporarily widening out before narrowing towards the tree belt

Figure 5.8 – Body of the site

The built form is intentionally arranged in a meandering alignment with the road also winding through to the crescent

The simple curvilinear street form creates a varied street scene and adds interest with varied levels of enclosure supported by different driveway solutions

Figure 5.9 – The meandering spine route

Elevational strategy

The elevational approach draws upon the character of The Avenue, which immediately adjoins the site. The contemporary design aesthetic and simplicity of form contrasts with the Victoriana of the former school buildings and offers a reference to the modern buildings approved as part of the former school development.

All the dwellings are simple in form and footprint, with steeply duo-pitched and gabled roofs atop a controlled palette of materials. The design is expressed in the irregular fenestration patterns, which exhibit both vertical and horizontal emphasis. Window modules are limited to maintain a recognisable proportion across all buildings and create a positive link to The Avenue.

Handing and combination of dwellings are varied to ensure variety across the scheme, with materials enhancing the variety to all of the streets. The mix of elevational treatments is also used to create distinctive apartment blocks that retain a domestic scale and form sympathetic to the houses.



Figure 5.10 – Street scene A facing east



Figure 5.11 – Street scene B facing Mount Pleasant Road



Figure 5.12 – Street scene C facing the open space

Corner buildings

Within the scheme, specific buildings have been designed to respond to their corner location where they address two streets. The buildings have been designed with windows to both the principal entrance elevation and the secondary elevation, to create opportunities for passive surveillance as well as to create characterful streets.

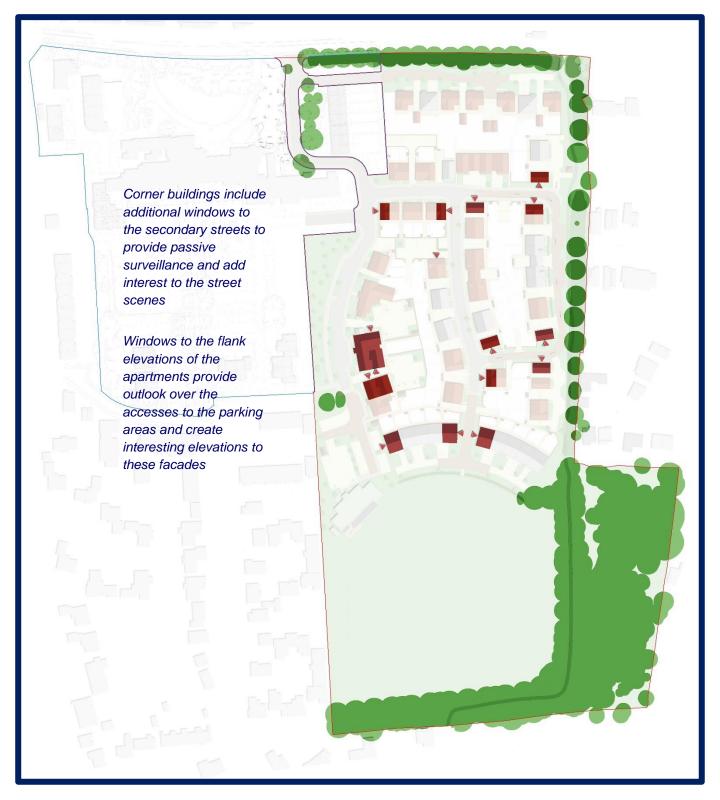


Figure 5.13 – Corner buildings with windows to side aspects

Key Buildings

Certain buildings have been designed to establish these as distinctive and recognisable within the development. These exhibit features or elements that make them stand out, to contribute to wayfinding and navigation within the site. These buildings provide reference points to aid direction finding, as well as being special in their setting.

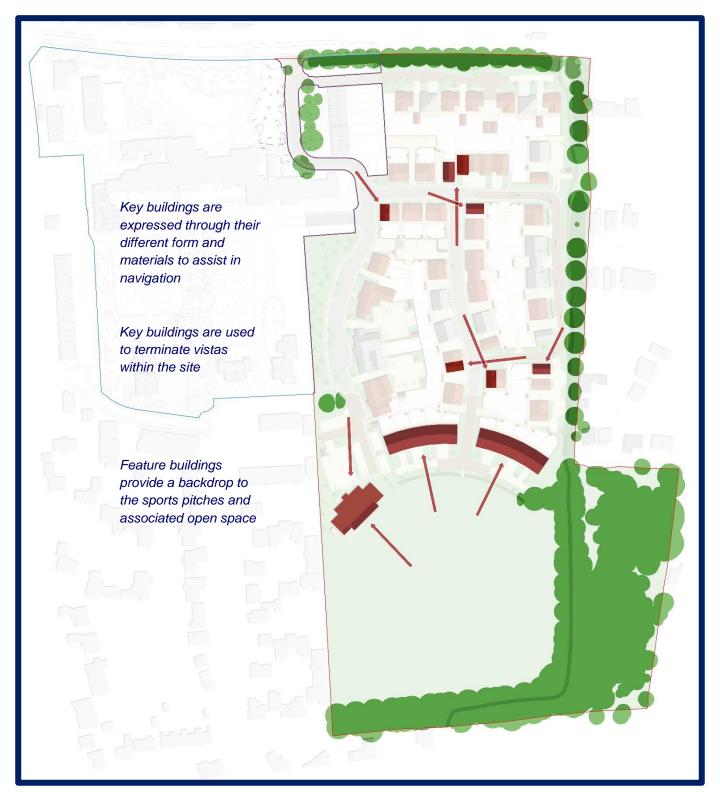
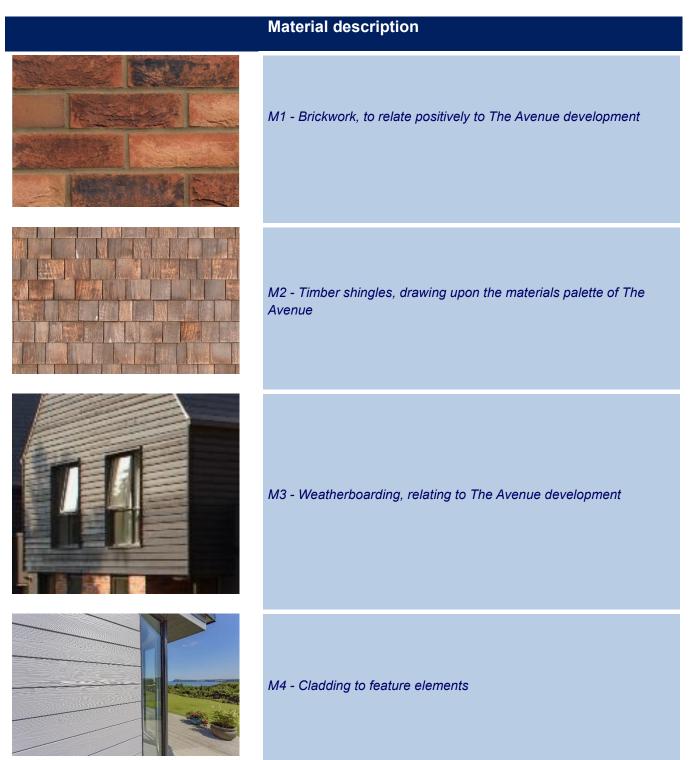


Figure 5.14 – Key Buildings

Materials

The proposed scheme includes a select palette of materials that are drawn from the local context, to be sympathetic to the area and robust, to create an enduring design. The materials proposed are intended to harmonise with the surrounding development, whilst being distinctive.

The controlled palette establishes a theme through the development, with the combination of materials creating the variety and expression of individual plots, to support the urban grain and subtle character.







M5 - Roof tiles

M6 - Roof slates



M7 - Green roof to the clubhouse



M8 – Sheet roofing to the clubhouse and flat roofed garages





M9 – Doors and door canopies

M10 - Grey colour coated windows

M11 - Black rainwater goods





- M16 Concrete paving to private pathways and patio areas

M17 - Timber fencing to the shared rear garden boundaries

M18 - Estate railings around the cricket pitch

M19 - Black metal gates to the Mount Pleasant shared driveway

M20 – Black metal railings to the ramp and steps to the clubhouse

- Figure 5.15 Table of materials









6.0 Access

Site accessibility

Access throughout the site is provided for all users. All the routes proposed within the site are designed to accommodate all users, with appropriately graded footways, roads, and cycleways. The routes within the site are all linked and connect to the existing movement network, with additional connectivity proposed with Mount Pleasant Road for pedestrian use.

Vehicular Access

The proposed scheme utilises the existing access off Mount Pleasant Road to serve the site. The approved access extends between the main school building and the new homes to the east of the access, to provide a natural point off connection to the proposed new homes.

This access is extended through to the proposed sports facilities, as a 5.5m wide carriageway with a 3.0m wide cycleway and 2.0m wide footway, to offer a direct route to these amenities. A junction, opposite the former school building, provides access into the main body of the development via a 5.5m wide carriageway, with 2.0m wide footways to both sides. This route links to a 'spine' road that extends through the heart of the development to serve the homes that overlook the sports pitches. This separate access serving the homes helps to mitigate any need for users of the sports facilities to navigate through the housing scheme.

The road extending east from the former school transitions to a shared surface and a one-way route as it approaches the eastern tree lined boundary. The one-way route forms a loop serving a limited number of dwellings adopting a rural character adjacent to the existing landscaped boundary. Parallel parking bays set between the Root Protection Areas vary the road width to create a more informal kerb line. Widening of the bends allows for servicing of the homes by refuse and emergency vehicles.

The spine road extending south through the site transitions to a shared surface at the southernmost end as it approaches and engages with the sports pitch boundary. This reduction in road status responds to the reduction in anticipated use as well as the openness of the pitches. The change in road design also accords with the council's desire to utilise the lowest category of roads wherever possible within the development.

Similarly, the road accessing the sports facilities transitions to a shared surface around the clubhouse to create a more informal area for parking and accessing the pitches. This approach ensures that the movement network has a stronger bias towards pedestrian and cycle users in proximity to the green infrastructure.

A shared surface is proposed to the small number of homes fronting Mount Pleasant Road. These are accessed off the existing road within the adjacent approved school redevelopment, with the road set outside the RPAs of the existing trees. A turning area is provided to allow vehicles to exit in forward gear from this part of the site.

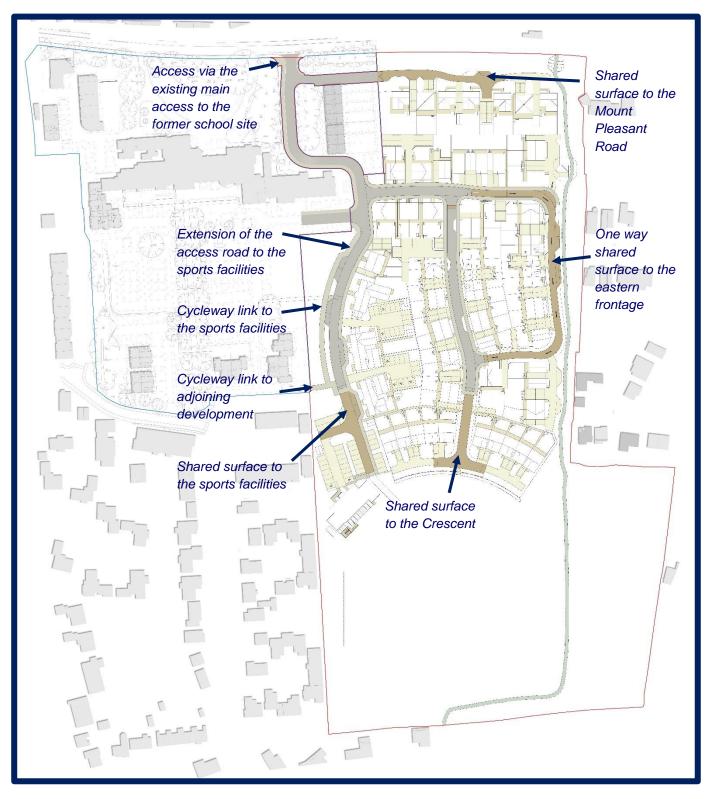


Figure 6.1 – Movement network

Pedestrian Access

Pedestrian access and cycle access is facilitated throughout the proposals with connections made to the existing pedestrian network. Connections for cyclists has also been included, with new connections and routes within the scheme.

All the proposed roads within the site have either designated footways or are shared surfaces for all users. Where roads transition to shared surfaces, pedestrian routes have been prioritised. Crossing points are also provided at junctions to favour pedestrian users.

Informal leisure routes are also proposed through the retained woodland to the east of the site, as well as a link to the west of the site to access the play area in the adjacent redevelopment site. The woodland leisure route is proposed, to link Mount Pleasant Road with Greenways to the south, to offer a new pedestrian link through the site and offer access to the retained landscaped areas.

A cycleway is proposed alongside the route to the sports facilities. This extends to the clubhouse and includes a link to the cycle route within the adjacent redevelopment site, to extend the local cycle network and offer wider access to and from the sports facilities.

Building accessibility

All the dwellings are designed to comply with the requirements of Part M of the Building Regulations for access, with a level approach and space for circulation within the home. All the dwellings have been designed to comply with the requirements of M4(2) and at least 10% of the market housing, and 15% of the affordable housing, has been designed to comply with M4(3).

Within the apartments, lifts are proposed to ensure access to the first floor dwellings. Within the M4(3) houses, the layouts have been designed to allow for the future installation of lifts to make them adaptable.

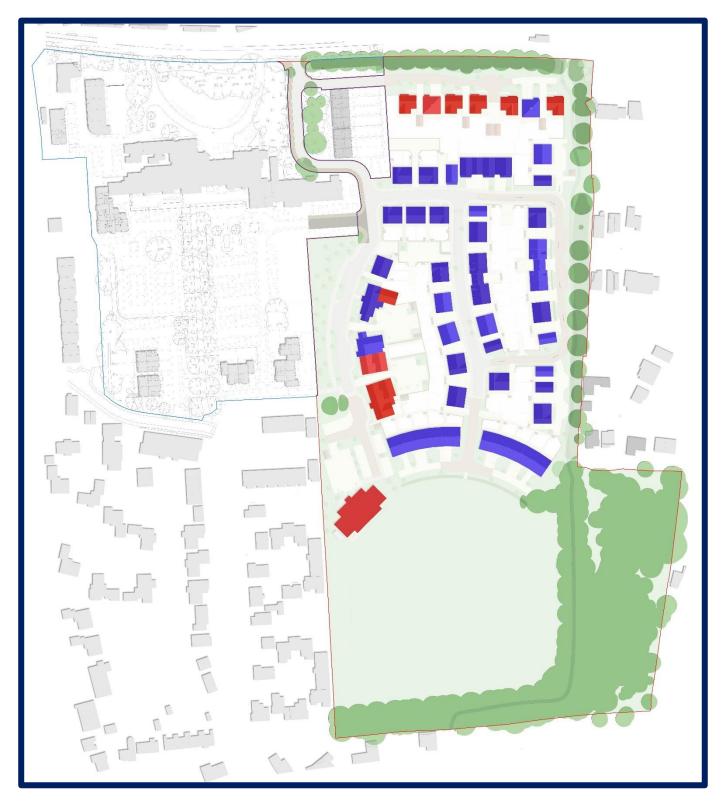


Figure 6.2 – M4(2) and M4(3) dwellings: *M*4(3), *M*4(2)

The new clubhouse has been designed to the Sports England requirements for accessibility, with access for wheelchair users. A level access to both entrances, home and away, and all circulation within the building has been designed to meet the Sport England, Football Association and English Cricket Board guidance.

Public Transport

There are a number of local bus services that are available either from Mount Pleasant Road to the front of the site or from nearby streets.



Figure 6.3 – Local bus services [Source: Open Street Map]



Figure 6.4 - Bus timetable for the bus stop outside the former Friends School site on Mount Pleasant Road.

Parking and cycle storage

All dwellings are provided with at least two allocated car parking spaces, which are provided on plot, in small parking courts or shared parking courts serving no more than 10 dwellings.

1, 2 and 3 bedroom homes all have two car parking spaces. The 4 and 5 bedroom homes all have three parking spaces. Garages are provided to some of the 3, 4 and 5 bedroom homes and are sized internally at 7.0m x 3.0m to meet the parking standards.

Each house has provision for one of the parking spaces to be widened to comply with the requirements of M4(2). The M4(3) properties have a parking space sized to meet the Part M requirements.

For the apartments, the M4(3) spaces are located adjacent to the rear entrances of the apartment buildings.

Disabled parking spaces are also located adjacent to the clubhouse entrance for ease of access.

A total of thirty car parking spaces are provided for the clubhouse, with space for two coaches also accommodated. Cycle parking is also provided in the form of Sheffield stands immediately outside the entrance to the clubhouse.

Cycle storage is included for all the houses in the form of sheds within the rear gardens.



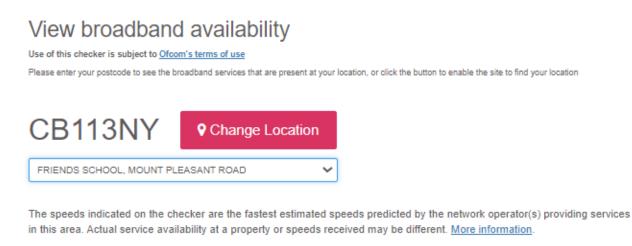
Figure 6.5 – Parking layout: 📕 allocated, 📕 garages, 📕 unallocated, 📕 coach parking

Electrical Vehicle Charging

Each dwelling is provided with a designated electrical vehicle charging point close to the property. The locations of the charging points are identified on the proposed parking layout plan in support of this application.

Digital Connectivity

Accessibility to broadband services is available from Mount Pleasant Road with Superfast speeds available.



The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability		
Standard	17 Mbps	1 Mbps	0		
Superfast	73 Mbps	20 Mbps	⊘		
Ultrafast			8		
Networks in your area - Openreach Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.					

Figure 6.6 – Ofcom's confirmation of the site's digital connectivity