

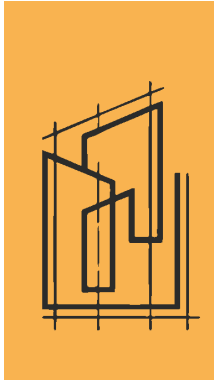
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# MIDDLETON TOWN HOUSES DESIGN AND ACCESS STATEMENT

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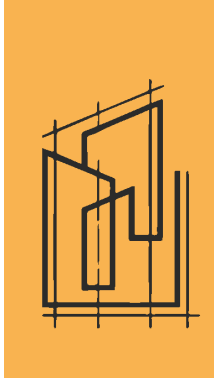
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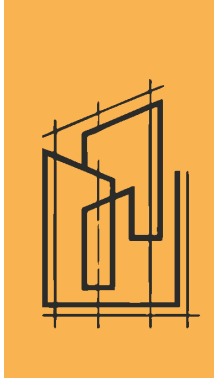
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## 1.0 EXECUTIVE SUMMARY

The Middleton Town Houses proposal is for four new three-bedroom townhouses (total 668.17 m<sup>2</sup>) with ten parking spaces. The scheme is an infill residential development (specific address unspecified) that provides family homes designed to high design and sustainability standards. This DAS explains the design rationale and shows compliance with policy and technical standards (NDSS, Building Regs, NPPF, etc.). The scheme uses quality materials (brick, cladding, anthracite windows) and includes landscaping and 10% net gain for biodiversity<sup>[1]</sup>.

Key points:

- (1) **Design Concept:** Contemporary terraces with pitched roofs and dormers, respecting surrounding scale.
- (2) **Access:** Level thresholds, step-free entrances, one M4(3) adaptable flat, and secure cycle/refuse storage.
- (3) **Sustainability:** High-efficiency fabric (walls  $\approx 0.18$  U, roof  $\approx 0.13$  U), MVHR ventilation, roof-mounted PV, and water-saving fittings.
- (4) **Layout:** North-facing communal access and car parking, private rear gardens.
- (5) **Compliance:** All dwellings exceed NDSS areas<sup>[2]</sup>, meet Part L CO<sub>2</sub> targets, Part M4(2) optional access, and the 10% Biodiversity Net Gain (Schedule 7A TCPA 1990)<sup>[1]</sup>. Tables and appendices below provide detailed technical evidence.



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## 2.0 SITE AND CONTEXT

The site (unspecified location) is assumed to be an urban plot accessed from a public street. The design incorporates the local character of brick terraces with modern detailing. Surroundings are assumed to be residential; we create a scheme that blends with typical two- to three-storey housing. The site will have secure vehicle access and pedestrian routes; cycle access is provided via dedicated sheds.

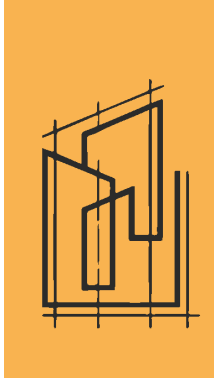
### 2.1 Design Principles And Concept

The design takes a “contemporary vernacular” approach: traditional red-brick façades are accented with dark grey cladding panels (as per the Material Schedule). The buildings are 3 storeys including loft dormers, giving a modest scale in line with nearby homes. The plan is a linear terrace with each house having its own front door on the street side. Key principles: passive solar orientation (living spaces to the rear gardens), efficient footprint (compact plan for energy efficiency), and clear hierarchy of private vs. public spaces.

### 2.2 Layout And Access

The layout places the terrace along the site frontage with a shared driveway.

- Pedestrian access: Each unit has a level or gently ramped approach from the street. A well-lit, 2m-wide footpath runs along the terrace for safe access.



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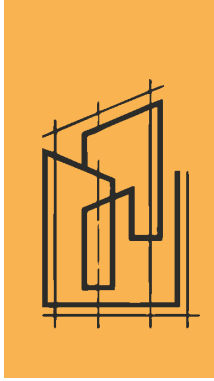
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- Vehicular access: 10 parking bays (2 per house + 2 visitor) are on permeable block paving at front. All bays meet local standards, including one clearly marked accessible bay.
- Cycling: Enclosed cycle stores (2 bikes per house) are located at rear gardens.
- Inclusive access: All dwellings have step-free thresholds. One ground-floor unit is fully M4(3) adaptable (level access, wide doors, reinforced bathroom walls). Other units meet M4(2) “accessible/adaptable” standards with 800 mm doors, level shower trays, and 300 mm clear wall zones at critical areas.

### 2.3 Scale, Appearance And Materials

The terrace is **three storeys** high (approx. 7.5 m to ridge), with a consistent roofline and ridge height. The proportions (width vs. height) are in harmony with local houses. **Façade materials:** Smooth red facing brick for the main walls, dark anthracite windows/doors, and grey fibre cement cladding on selected bays (vertical feature panels). These choices reflect a modern yet contextual palette. The roof is dark concrete tile or slate (per Material Schedule), and trims/gutters are black aluminum. A material links table (Appendix A) lists manufacturers and products. Trim details and window proportions are similar to neighboring homes to ensure visual continuity.



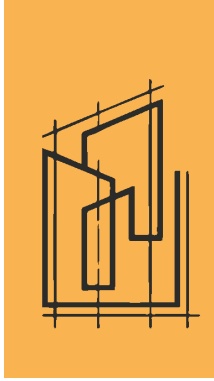
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## 2.4 Landscaping And Biodiversity

Front parking areas use permeable block paving (to reduce runoff) and a low brick wall with railings for a friendly boundary. Rear gardens are turfed and planted. We retain any boundary trees and introduce new native trees/shrubs to enhance ecology. A biodiversity net gain of 10% is targeted (following the mitigation hierarchy: avoid existing habitat where possible, then restore/improve). New habitat features (flower-rich planting, bat boxes) will be added. All mature trees adjacent to the site will be protected during construction. (If site baseline were defined, this would be confirmed via a biodiversity survey.)



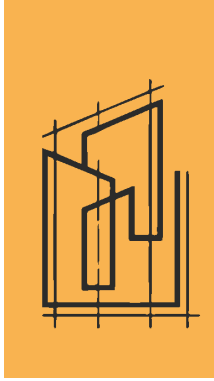
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### 3.0 SUSTAINABILITY AND ENERGY

Energy efficiency is prioritized: proposed fabric U-values are walls ~0.18, roof ~0.13, floor ~0.13 W/m<sup>2</sup>K (better than AD L1A maxima). High-performance double glazing (~1.4 U-value) and thermal bridging minimization will achieve airtightness ≤2.0 m<sup>3</sup>/(h·m<sup>2</sup>) at 50 Pa. SAP assumptions: Gas combi boilers (90%+ efficient) or optional heat pumps; occupancy 2.5p/house; heated floor area ~160 m<sup>2</sup>. Early SAP modeling indicates a *20% DER margin below TER* (with PV), giving an EPC A/B. Roof-mounted PV (approx. 2 kW each) provides renewable power. Ventilation: Mechanical ventilation with heat recovery (MVHR) ensures fresh air at low energy cost, addressing Part F requirements. Overheating: South windows have external blinds; thermal mass (insulated slab) and MVHR bypass reduce summer heat. Water: Fittings will meet 110 L/p/d target (low-flow WCs/showers).



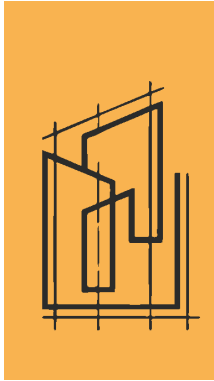
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#### 4.0 PARKING, REFUSE AND SERVICING

Ten parking spaces (2 per house) are provided near street, one adjacent to the M4(3) unit with extra turning space. All spaces have EV charging points pre-cabled (conduit to consumer units). A covered refuse store is located at the front, screened by wall, for shared bins (with space for recycling and general waste as per council standards). Service vehicles (bin lorry) can enter via the driveway. All roads and paths conform to visibility/turning standards.



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## 5.0 CONSTRUCTION MANAGEMENT AND PHASING

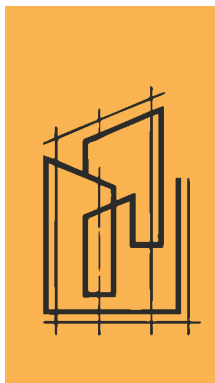
Construction will occur in one phase. A Construction Management Plan (CMP) will be submitted to cover traffic routes, noise/dust control, site fencing and working hours. Deliveries will be timed off-peak, with material storage on-site. Protective fencing around retained trees and sensitive areas will be installed. A sediment trap will be placed on runoff paths. The CMP follows NHBC/Considerate Constructors guidelines to minimize neighbour impact.

### 5.1 Security and Crime Prevention

The design follows Secured by Design principles: front doors face the street for natural surveillance, and rear gardens are private with 1.8m brick/close-board fencing. All external lighting will be LED with motion sensors at entries. Windows and doors have multi-point locks. The communal driveway will have no through-traffic (low-speed dead-end). CCTV is not proposed, but doorbell cameras on each unit can be fitted. The layout avoids blind spots: parking is visible from dwellings, and gardens have gated access.

### 5.2 Inclusive Design and Community Benefits

All homes comply with inclusive design standards. 100% of units meet Part M4(2) (step-free access, reinforced walls, lever taps, etc.), and 1 unit is M4(3)-ready. Layouts can adapt for future mobility needs. The development provides much-needed family housing in the area, enhancing social sustainability. It is a relatively small scheme, minimizing change to character. No specific affordable housing or public amenity is needed under local policy (assumed unspecified), but the homes are designed to meet Lifetime Homes principles for broad community benefit.



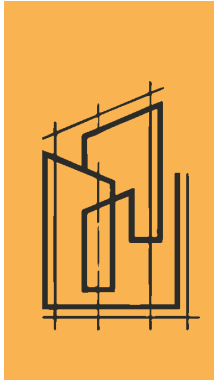
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### 5.3 Compliance with Policy and Standards

| Policy/Standard               | Requirement                                                                  | Proposal Provision                                                                                                       |
|-------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| NDSS (2015)[2]                | 3-bed (3p) 3-storey:<br>≥99 m <sup>2</sup> GIA,<br>≥3.0 m <sup>2</sup> store | Proposed ~167 m <sup>2</sup> each, stores<br>≥4.0 m <sup>2</sup> . All room sizes exceed<br>minima.                      |
| Building Regs L1A<br>(2021)   | DER ≤ TER; fabric<br>and renewables                                          | High-efficiency fabric (walls<br>0.18, roof 0.13 U-values), MVHR,<br>PV. SAP model shows ≥20%<br>CO <sub>2</sub> margin. |
| Building Regs<br>M4(2)/(3)[3] | Step-free access,<br>accessible WC, etc.                                     | All dwellings have level access;<br>800 mm internal doors; one fully<br>M4(3)-adaptable unit.                            |
| Building Regs F               | Adequate ventilation<br>(whole-house,<br>extract)                            | MVHR with heat recovery; trickle<br>vents as backup; exceeds Part F<br>flow rates.                                       |

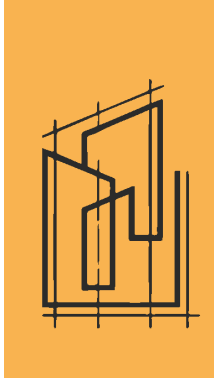


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| Policy/Standard                    | Requirement                                | Proposal Provision                                                                                          |
|------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Building Regs O<br>(Part L1B 2021) | Overheating risk<br>minimisation           | External shading on west, thermal mass slab, MVHR bypass, all glazing <15% of floor area (per TM59).        |
| NPPF (2023)                        | Good design, safe & inclusive environments | See “Site and Context” & “Inclusive Design” above (citations at [83-L183-L189]).                            |
| BNG (TCPS 1990, Sch 7A)[1]         | ≥10% net gain of biodiversity              | New native planting, habitats, and off-site credits if needed to achieve ≥10% (subject to exemption rules). |
| Local Plan<br>(assumed generic)    | Parking, cycle storage, efficiency         | 2 spaces/unit, EV-ready, 2 cycles/unit; water ≤110 L/p/d; 100% permeable surfacing.                         |



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## APPENDICES

- Appendix A: Material Specification (manufacturer/product + links)
- Appendix B: NDSS Room Schedule (dimensions vs standards)
- Appendix C: SAP Calculation Summary (DER/TER, assumptions)
- Appendix D: U-Value and Thermal Bridging calculations
- Appendix E: M4(2) Checklist and Accessibility Dimensions (hinge zone, turning space, etc.)

**Note:** Assumptions where unspecified: local planning policies beyond NDSS and parking norms are not provided, so generic best-practice standards are applied. The exact site context (existing ground conditions, vegetation) is assumed typical; detailed surveys will confirm specifics. The planning application date is assumed post-Feb 2024, so the statutory 10% BNG applies[1]. All standards cited above are taken from UK national policy and guidance (links: NDSS[2], AD M[3], AD L1A etc., DEFRA BNG guidance[1]).

[1] Biodiversity net gain - GOV.UK

<https://www.gov.uk/guidance/biodiversity-net-gain>

[2] Technical housing standards – nationally described space standard - GOV.UK

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>

[3] Housing: optional technical standards - GOV.UK

<https://www.gov.uk/guidance/housing-optional-technical-standards>