

Informal Meeting with Representatives of Lister Carter 19th March 2020 Held via Skype

PRESENT

Lister Carter – Shan Richards & Ken Roscoe.

Tattenhall & District Parish Council – Pat Black, Iain Keeping (Chairman), Cindy Parry, Lisa White.

Purpose of Meeting: To discuss design of proposed development off Chester Road.

It was noted that the meeting was taking place under exceptional circumstances, but it was hoped the Council would get an understanding of the scheme. The drawings and information provided had been created for consultation with the Parish Council and the community and may be subject to change following consultation with CW&C.

It was explained that Lister Carter as part of the process of obtaining the land from Barratt Homes had had to submit the previous planning application based on Barratt designs.

The new scheme included 21 open market dwellings and 9 affordable which was the same as the Barratt scheme.

Lister Carter have undertaken a considerable amount of work to take into account various features in Tattenhall to create a new design for the scheme.

The attached papers were explained:

Page 01 – Shows the approved Barratt scheme layout.

Page 02 – The new proposed scheme

Page 03 – Analysis of the site – shows affordable homes, paths and cycleways

Page 04 – Chester Road street scene and local vernacular

Page 05 – Visualisations from Chester Road and across green space within the development.

It was noted the Barratt scheme had been based on winding roads with cul di sacs which replicates 60's and 70's fashion (zone 3, Tattenhall Village Design Statement) the new proposal replicated more traditional Tattenhall grain, small linear roads coming from main road as can be seen at Church Bank and Rosemary Row (zone 1, Tattenhall Village Design Statement).

Properties are set back from the road as properties are on Burwardsley Road.

The Chester Road street scene includes 4 different house types which are generously spaced out.

When driving into Tattenhall along Chester Road properties 1A and 6B are spaced by the length of their gardens to create a void and allow vision through and include visible tradition decorative features including decorative barge boards and chimneys. Properties also are dual aspect to create pleasing aspects in both directions.

The houses are designed not to be uniform so each one feels individual.

It was noted that a green had been created with the affordable homes set around it putting them front and centre in the development and are something that the Community can take pride in.

It was noted the affordable properties are 2 and 3 bed properties and also single bed apartments and as such provide a mix of dwellings for all ages and family sizes.

The entrance to the site has moved further east which links better to the public footpath that leads to Newton Lane, and has been subject to considerable discussions with CW&C Highways team as the previous scheme entrance had attracted comments that the access was dangerous.

page 03 shows a blue line representing paths and cycleways linking the scheme with the Millennium Mile of other footpaths it was also noted that the pond in the south west of the site had been retained from approved Barratts scheme which had a walk around it creating a natural feature to be enjoyed.

The top of page 04 shows the Chester Road street scene, the first property had been retained from the Barratt Scheme as it was well designed and reflected the design of Brook Hall Cottage and created a gateway feature into Tattenhall.

The second property was a semi detached which included a small wall with railings up to the pavement but no porches as both area a feature of properties in Tattenhall.

The third property reflects designs used as part of the retirement village on Frog Lane.

The fourth property uses decorative barge boards as are found on a number of large dwellings in Tattenhall, it was noted these types of design features had been used successfully in Tilston on a development there which had been well received.

The design of the site as seen from Chester Road includes a void created by the gardens creating a more open view into the site rather than a row of properties, giving the site depth.

The affordable apartment building includes mock Tudor cladding, bottom image page 05, reflects the design of Alpha House.

There are a number of white rendered properties included reflecting a number of properties on Burwardsley Road.

The open green spaces will be on walking routes and include benches.

The open market homes will be 3, 4 and 5 bedroom dwellings, while the affordable properties will be 1, 2 and 3 bedroom dwellings.

It was noted the Barratt scheme had not included any apartments which are needed in Tattenhall.

Lister Carter are proposing to submit a full application to CW&C shortly, it was noted due to CW&C already having a backlog of planning applications and the current coronavirus situation it was thought a planning decision may take until October or November.

It was noted the scheme includes 2 bungalows.

It was suggested that Tattenhall already has too many 5 bed properties.

It was confirmed the site includes 6 semi detached properties plus terrace properties in total 9 properties.

It was stated that the market properties prices will be benchmarked against the national house builders' prices.

It was noted that at this point it was not clear what sustainable features the properties will include but this will be investigated for example air source heat pumps might be used instead of gas boilers. It was noted every property will be pre-enabled for car electric charging points as standard.

It was noted that Lister Carter put care and detail into all their properties while matching the prices of builders like Redrow.

It was noted that the pond and open spaces will be maintained and managed through a maintenance charge to residents on the site, the properties will be sold freehold.

It was noted that the main sewer runs through the site, it was confirmed this had been taken into account when designing the scheme and had been worked round.

It was noted the discussion had been very helpful and that there were concerns in the village regarding how the site would be developed and that it was pleasing to hear that Lister Cater had worked hard to design a suitable scheme.

Ken Roscoe confirmed they had tried very hard to design the scheme in accordance with the Village Design Statement and Neighbourhood Plan and that it had been an enjoyable and challenging process which had resulted in a far better scheme.

The Chairman thanked everyone for attending, it was agreed the Clerk would write up the notes including the drawings which would be published on the Council's website.

Ann Wright
20 03 2020



Outline Planning 1701645/OUT
Approval of Reserved Matters 18040093/REM



Client	Barrett Management Ltd
Project	Residential Development at Trental Gardens, Lichfield, Staffordshire
Proposed Site Layout	18/04/18 01/10/18 01/10/18



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PROJECT TITLE	1000 East 10th Ave	JOB NO.	1000-001
Owner/Client	Level of Care Facility	Architect	A10 Architects
Architect's Title	Principal Architect	Date	10/27/2023
Project Site No.		Scale	AS SHOWN

NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001
NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001	NO. 1000-001
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Connection to Public Footpath that leads to Newton Lane Post Keys Brook



- Watercourses
- Wildlife Corridor
- Green Spaces
- Affordable Homes
- Paths/Cycle Routes

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Site No: []
Project No: []
Scale: []
Date: []

Project Name: []
Client: []
Location: []

Prepared by: []
Checked by: []
Approved by: []

Revision History:

Rev	Description	Date

Connection to Millennium Mile



View from Chester Road approaching Tattenhall



View across the green space within development

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REVISIONS	NO.	DATE	DESCRIPTION

RADM Architects		RADM ARCHITECTS 100, CHESTER ROAD, TATTENHALL, CHESHIRE, CH64 7JG, UK	
PROJECT TITLE	Tattenhall Gateway, Land off Chester Road	ZONE	RA1509
DRAWING TITLE	Visualisations	DRAWING NO.	
DATE	16.03.2023	STATUS	PLA
REVISION			