SWANN EDWARDS
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED PAIR OF
SEMI DETACHED DWELIINGS

AT

PLOYS 3 & 3A
YE OLDE DUN COW
BARRIER BANK
COWBIT
SPALDING
LINCS
PE12 6AL

FOR

MARKET HOMES LIMITED

Job No. SE-160

07 May 2014

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Abstract

This design and access statement supports the resubmitted full planning application for the proposed pair of semi-detached dwellings, Ye Olde Dun Cow, Barrier Bank, Cowbit, Spalding, Lincs.

The applicants are committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design of this proposal for inclusion and accessibility whilst achieving a high standard of design.

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1. Introduction

This design and access statement supports the full planning application for the proposed pair of semi-detached dwellings on the site of the former public house, Ye Olde Dun Cow, Barrier Bank, Cowbit, Spalding, Lincs.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from South Holland District Council and Government design criteria.

The impacts of the proposed development on the surrounding area and the contribution it will make to the village of Cowbit, has also been considered.

The village of Cowbit already has a well-established community and with a range of facilities and services within close proximity to the proposed development.

In addition the village benefits from being a short driving distance from the village of Crowland, the town of Spalding, and the city of Peterborough.

The site as a whole was approved under planning reference H01-0553-13 and planning appeal APP/A2525/A/14/2217925. Construction has commenced on site.

This application is to remove the detached dwelling on plot 3 and replace it with a pair of three bedroomed semi-detached dwellings which is consistent with the new properties and will replicate the detailing of the remainder of the site.

The proposed dwellings will be served directly from Barrier Bank for pedestrian access and via the new access and rear parking area for vehicular concerns.

The proposal should be seen as the best use of the site as directed by national government, and is sympathetic to its surrounding neighbours.

The site is located within Flood Zones 1 & 2 according to the Environment Agencies Flood Maps. As the main road (Barrier Bank) is the flood defence we have positioned the new dwellings facing it slightly further into the site than the former public house, to safeguard against the development causing any problems to the established flood defences.

National Planning Policy Framework

The National Planning Policy Framework, sets out the Government's planning policies for England and how these are expected to be applied. Relevant paragraphs are set out below.

PARAGRAPH 9
As identified above we believe that this proposal enhances the quality of the built and natural environment as well as improving the quality of life of its inhabitants.

PARAGRAPHS 11 & 14
Predominately the NPPF states that there is a presumption in favour of sustainable development and that sustainable development should be seen as the golden thread running through both plan-making and decision-taking.

We believe that this proposal can create a sustainable community and enhance the community cohesion within this area of Cowbit and the surrounding area and ultimately meet the overarching requirements of both the NPPF and local need.

PARAGRAPH 17
Core Planning Principles outline a set of 12 core land use principles that should underpin both plan-making and decision-taking. We believe that that this proposal fulfils or adhere these 12 core principles particularly those of:

- Sustainable development
- Recognising and enhancing the intrinsic character of the area
- Providing high quality design with a good standard of amenity
- Support a low carbon future, renewable energy generation and mitigating the risk of climate change and flood risk
- Conserving and enhancing the natural environment
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land)

PARAGRAPHS 21 & 28
This proposal will enhance and support the economic sustainability of the village and will facilitate flexible working/living practices by providing the potential to work from home.

PARAGRAPH 34
The site is located a short distance from the main facilities of Spalding and Crowland.

PARAGRAPHS 49 & 50
The proposal will enhance the existing community and meet the overarching energy and CO2 requirements of the Building Regulations.

PARAGRAPH 55
This paragraph recognises the importance of groups of smaller settlements to support nearby towns and villages. This site cannot be considered to be isolated as it is located within the established community and will support Cowbit as well as the nearby growth villages and towns. In addition the site reuses brownfield land.

PARAGRAPHS 56 & 58
The proposal will through the detailed design meet the clients accommodation and modern living requirements. The detailed design picks up on the materiality, mass, form and styling of the existing neighbouring properties. As such this development will create a scheme that can be considered as delivering 'Good Design', for which the government attaches great importance to and is also a key aspect of sustainable development and good planning.

PARAGRAPHS 93, 94, 95, 96, 97, 99 & 100
As outlined in the NPPF planning plays a key role in reducing greenhouse gas emissions, minimising vulnerability and resilience to climate change and supports the delivery of renewable energy. It states that this is central to the economic, social and environmental dimensions of sustainable development. This scheme will meet this criterion by complying with the energy and CO_2 requirements of the Building Regulations.

PARAGRAPH 173

In respect of viability, the framework (Para 173) advises:
"Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable."

Cowbit is a low value area by comparison to neighbouring settlements. In this instance there are two specialist viability appraisals – the first demonstrates that the property is simply not viable on any test as a public house. The second demonstrates that the 9 unit development cannot support any affordable housing.

South Holland Adopted Local Plan

The Role of Cowbit as a Group Centre

Cowbit has been designated by the Council as a Group Centre.

Group Centres are those villages which offer more localised services and facilities and act as a focal point for the rural communities. A moderate level of growth in these settlements is acceptable and may prevent local services such as schools and shops from becoming unviable and help create more mixed and balanced communities. All Group Centres are subject to defined settlement limits in order to control and regulate their growth. Any development should be appropriate to the character of the settlement and the surrounding area whilst meeting identified local needs. Existing services and facilities in these settlements could help serve not only the needs of the settlement itself but also the needs of any immediately surrounding rural settlements or groups of rural settlements and rural hinterland.

Group Centres are: Cowbit, Deeping St Nicholas, Fleet Hargate, Gedney Hill, Gosberton, Moulton, Moulton Chapel, Pinchbeck, Sutton St James, Weston and Whaplode.

South East Lincolnshire Local Plan

Service Villages (South Holland District)

Cowbit is defined as one of 14 "Service Villages" These are essentially larger villages with a range of facilities.

The role of Service Villages is to accommodate limited new development
which maintains or enhances their role as a focus for social and economic activity,
Cowbit has been identified by South Holland DC as a service village capable of sustaining between 25 and 50 residential units in the future. The Proposed development will assist in the achievement of these objectives and the additional population will help support local facilities

The 2012 SHLAA indicates that all the Service Villages across South Holland District, with the exception of Deeping St Nicholas, have sites available for housing development with a total capacity ranging from over 200 dwellings at the lower end to just under a thousand dwellings at the higher end, and all of them are either completely or partially free of coverage by ROY zones.

2. Design

2.1. Use & Amount

The proposed use for this site is residential which fits into the surrounding land use. This proposal in this location will enhance the sense of community in the area by introducing new families who would have the opportunity to be part of a typical rural village community, while also offering the existing families in the village the opportunity to remain in their community, with the house mix proposed.

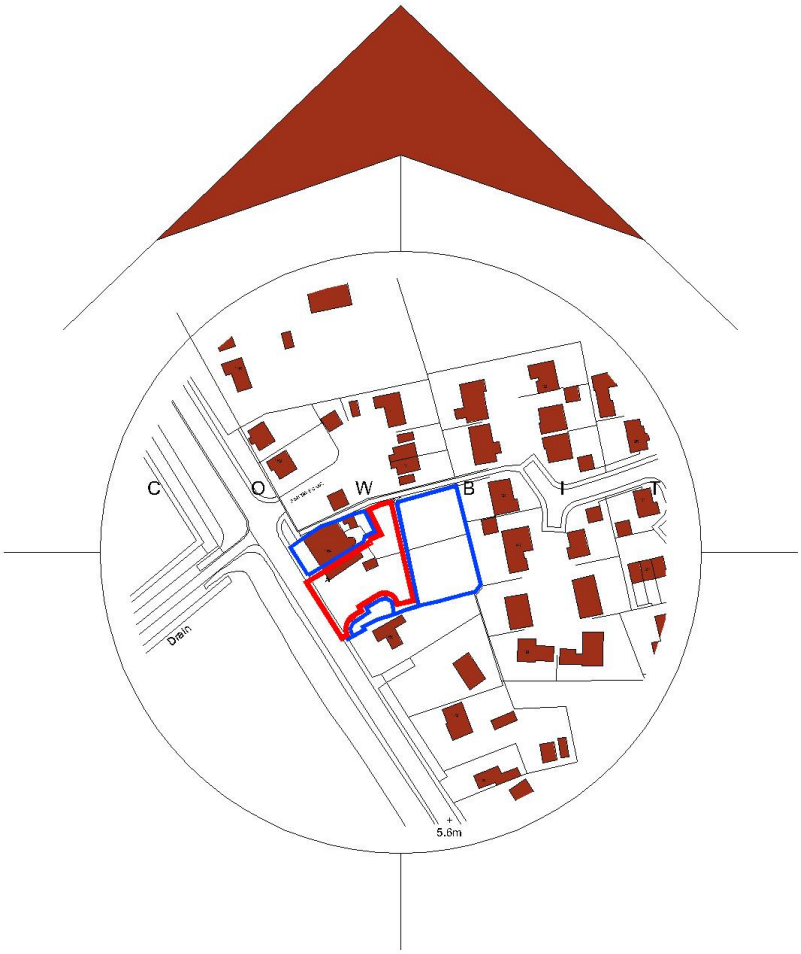


Figure 1: Location Plan

This development is for two, three bedroomed houses with associated gardens and parking area.

The site is a brownfield site and has the benefit of an existing planning approval, which has been implemented.

2.2. Layout

The layout of this proposal has been largely governed by the form and character of the area, the desire to provide high quality housing and the nature of the site.

The proposal will provide ample off road parking and amenity areas for the enjoyment of the families, with landscaping to be introduced as shown on the site plan.

The constraints on the site are from the existing Anglian Water foul sewer which runs South to North through the land, the public footpath to the North and the electricity substation to the front south side of the site. This has led to the layout proposed, which is consistent with the neighbouring layout on Ash Tree Drive.

The proposal will be served via a new shared driveway off a new adopted hammerhead served from Barrier Bank; the location of this is roughly in the same location as the existing site access.

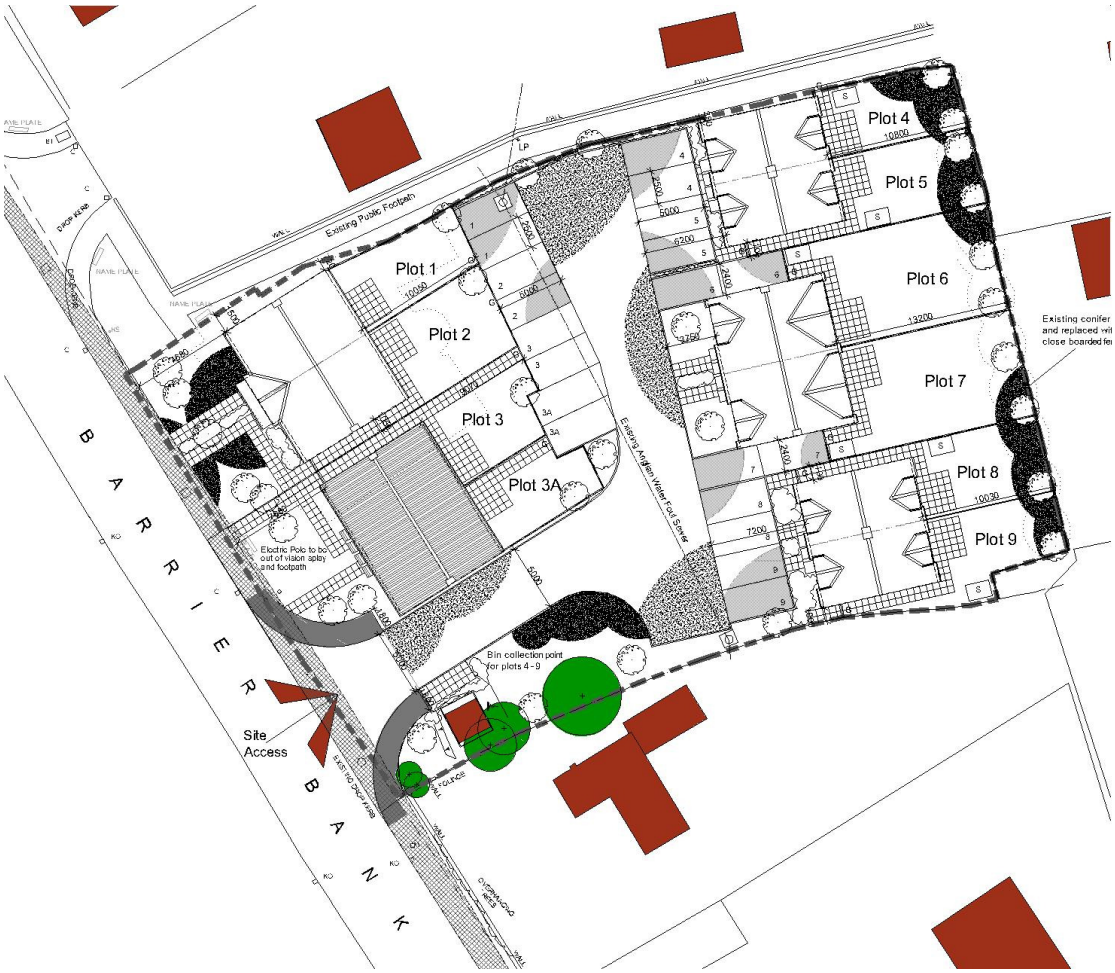


Figure 2: Site Plan

2.3. Scale

Figures 3 & 4 show the floor plans of the proposal with approximate measurements given on the plan attached to the application:

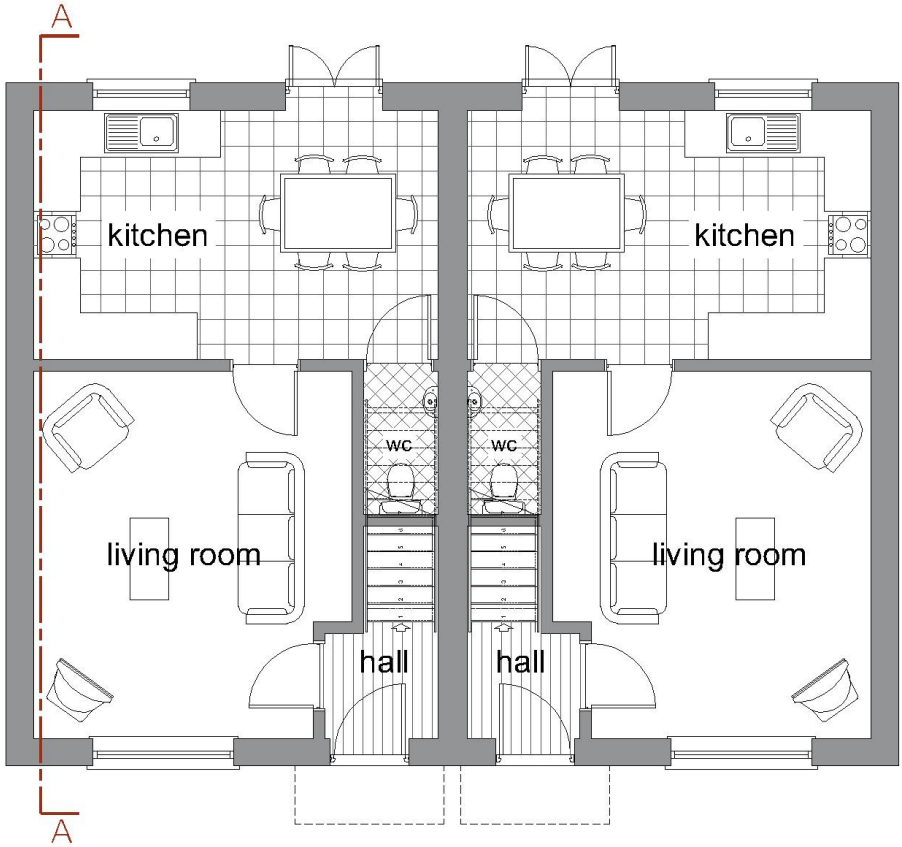


Figure 3: Ground Floor Plan of Plots 3 & 3A

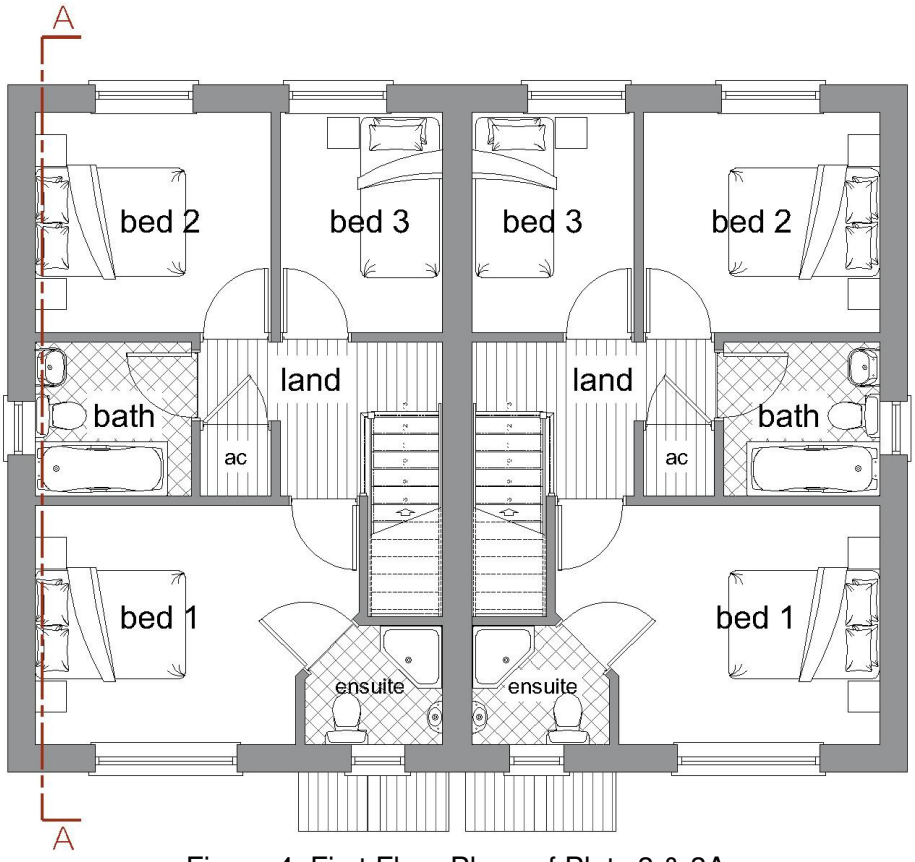


Figure 4: First Floor Plans of Plots 3 & 3A

2.4. Landscaping

The existing site has been stripped back and new landscaping is to be introduced as shown on the plans accompanying the planning application. New trees and shrubs are to be introduced along with grassed areas to increase flora and fauna on the site.

The drives and parking areas also use different surface finishes to identify the public and private areas and we have provided a slabbed area at the front of the site to aid in the refuge collection by the local authority.

A full planting scheme and schedule will be prepared at a later date and is to be a condition of any future planning approval on the site.

2.5. Appearance

The village of Cowbit is varied in vernacular with no overriding style or choice of materials; this is consistent through the village and in the properties adjacent to the site.

The proposed dwellings are to be constructed of the same palette of materials as those already approved so it reads as a small close of well-designed village houses. The walls are to be All About Bricks Buff Stock facing brick and the roofing is to be Sandtoft Calderdale Slate Grey Tiles.

Windows are to be double glazed durable white upvc with coloured upvc front doors. Rainwater goods are to be black round line.

It is intended that all services entering and exiting the building will be designed so they do not appear on the front elevation and are as un-obtrusive as possible.



Figure 5: Elevations



Figure 6: Current state of the site



Figure 7: Electricity Substation on site and neighbouring property



Figure 8: Existing car park and rear conifers which are to be removed



Figure 9: Neighbouring dwellings on Ash Tree Drive



Figure 10: Neighbouring dwellings on Ash Tree Drive

2.6. Flood Risk

The site is located within Flood Zones 1 & 2 according to the Environment Agencies Flood Maps, but according to the councils own SFRA it is totally in flood zone 1. As the main road (Barrier Bank) is the flood defence we have positioned the new dwellings facing it slightly further into the site than the former public house, to safeguard against causing any problems to the defence.

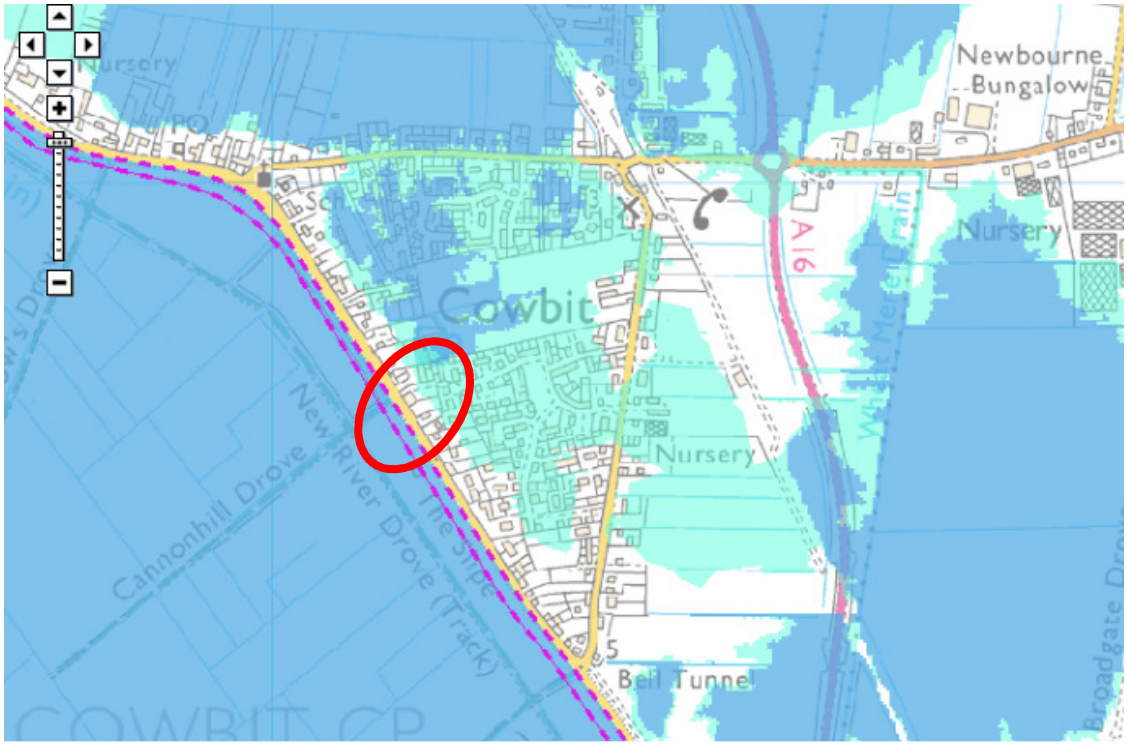


Figure 11: Environment Agency Flood Map

2.7. Security

The proposal will have enclosed rear gardens which will be accessed via the dwellings and lockable gates.

Security lighting will be provided to the rear garden and parking areas, which will be dusk to dawn sensor controlled intruder lighting in line with Secured by design New Homes 2014 guidance.

An intruder alarm will be fitted to each dwelling.

2.8. Environmental Consideration

New energy efficient gas boilers are to be installed.

An area is to be provided in the rear enclosed gardens for the bins required for recycling by the local authority and their roadside collections.

The proposed dwellings will benefit from mains foul drainage, mains water, mains electricity, telephone and mains gas.

The water usage of the dwellings will be greatly improved in line with Part G of the building regulations.

3. Access

3.1. Vehicular and Transport Links

The site benefits being in close proximity to major transport facilities.

By road, the town of Spalding Lynn and the city of Peterborough are short distances away offering shops and services associated with larger market towns and cities.

These public amenities as well as many more are within walking distance from the proposed site of development:

- Local shop/general store
- Primary School
- Village Church
- Village Hall
- Village Playing Field

3.2. Site Access

The proposal will create a new vehicular access as indicated on the drawings. Parking and turning will be provided on-site to enable vehicles to enter and leave in a forward gear. In addition pedestrian access is included for direct access from the highway to the dwellings.

3.3. Inclusive Access

The topography of the site is relatively sloping, however, the dwellings will comply with Part 'M' of the Building Regulations.

Large front doors with level access thresholds will allow access to the dwellings whilst all doors, including an outward opening door to the ground floor wc, will allow access throughout the ground floor of the dwellings. There will be no changes in floor level on the ground floor allowing easy wheelchair access throughout. Disabled people will not be segregated from any activity which may occur.

3.4. Fire Appliance Turning

The close proximity of the road and private driveway allows easy access to the Fire Brigade should the event of a fire take place.