

LAND AT HARRINGTON DRIVE, CROWLAND, PETERBOROUGH, PE6 0AT
DESIGN AND ACCESS STATEMENT
FEBRUARY 2020

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1.0 DRAWING REGISTER

This Design and Access Statement should be read in conjunction with the following drawings and the other documentation submitted as part of the householder planning application:

761_01- Site Location and Block Plan

761_02- Existing Site Plan

761_03- Proposed Site Plan

761_04- Proposed Floor Plan

761_05- Proposed Roof Plan

761_06- Proposed Elevations Sheet 1

761_07- Proposed Elevations Sheet 2

761_08- Proposed 3D View 1

761_09- Proposed 3D View 1

2.0 INTRODUCTION

The following Planning, Design and Access Statement has been prepared to support a full planning application for a new build dwelling at Harrington Drive, Crowland. This statement will outline and explain the principles and concepts that govern the proposed use, amount, layout, scale, design, accessibility and appearance.

This document has been based on the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2015 (statutory instrument No. 595) and following headings set out in the guidance for full planning permission application.

The Design & Access Statement is submitted in support of the proposal to provide additional detailed information to officers and consultees dealing with the application and to inform the public with whom have an interest in the proposal about the site and the proposed operation of the site.

The statement has also been prepared with regard to the guidance provided by CABE 'Design and Access Statements: How to write, read and use them' (2006).

The statement describes the location, site context and the proposal, as well as identifying planning issues to be accounted in the determination of the application in sufficient detail to enable the Local Planning Authority to determine the application with a minimal requirement for conditions.

2.1 THE BRIEF:

The brief for the new dwelling looks to create a new build 3 bed bungalow in an obvious infill plot between two existing bungalows.

3.0 THE SITE

3.1 CONTEXTUAL EVALUATION

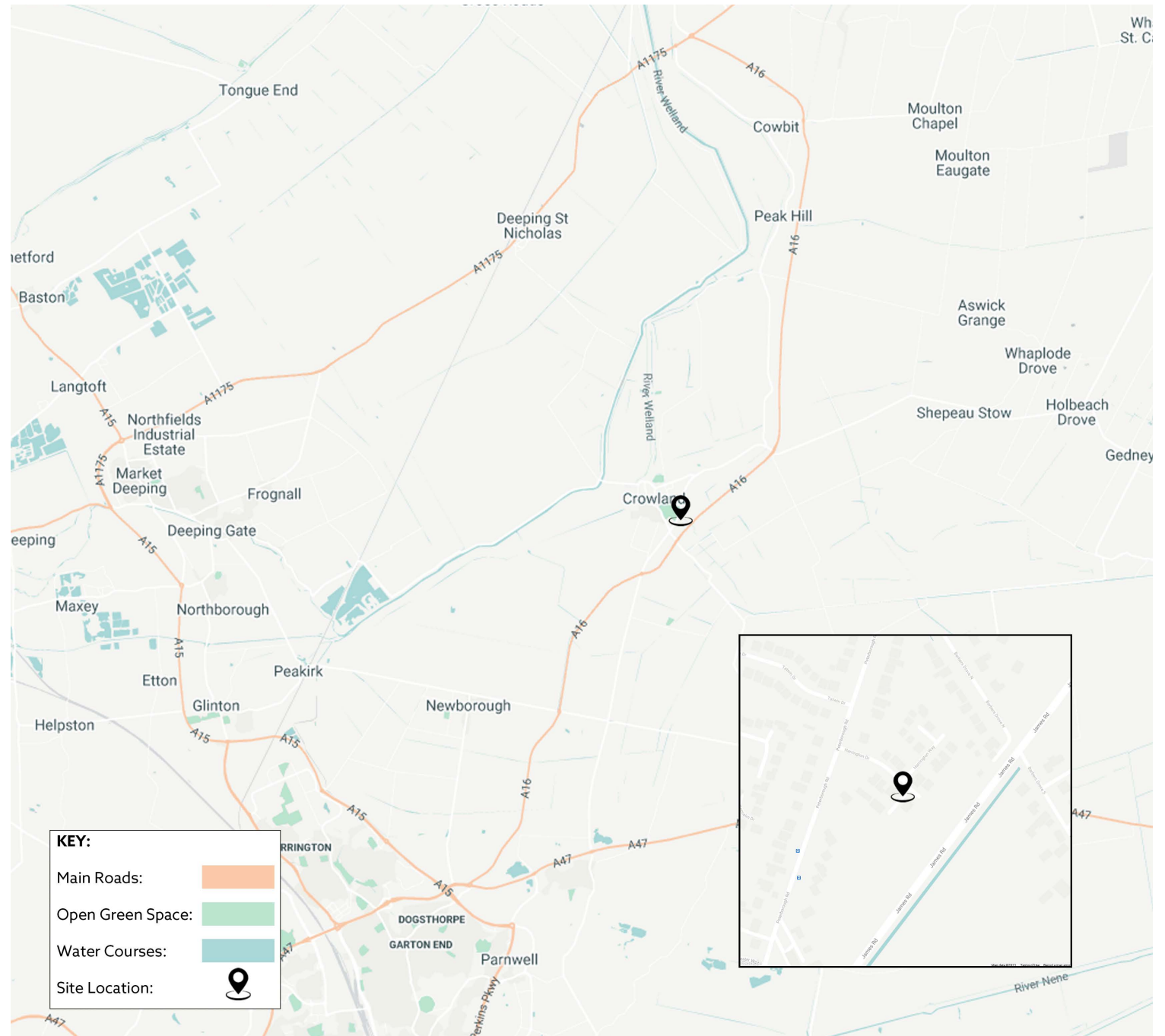
The application site is located within the administrative boundaries of South Holland Council and within the defined settlement of Crowland as identified on the Council's adopted Proposals Map.

The application site is located to the South East of Crowland centre on Harrington Drive.

Crowland is a town in the South Holland district of Lincolnshire, England. It is situated between Peterborough and Spalding. The Crowland Ponds Nature Reserve is north of the town, next to the west side of the Welland.

The site measures circa 288sqm in size. It is currently vacant grassland. The site is approximately 11.7m wide and 24.1m deep. The frontage of the dwelling is 2m back from the highway frontage.

The application site indicated by the location vector is located approximately 9.3 miles from the centre of Peterborough. Bus stops are located on Peterborough Road, approximately 100m in one direction of the dwelling. The nearest train station is Peterborough Railway Station which is approximately 8.9 miles away.



3.0 THE SITE

The adjacent image highlights the site boundary in red. As shown, the plot represents a logical infill site within the town of Crowland. The plot benefits from a site frontage which is in proportion with the neighbouring dwellings and suitable to provide a dedicated access from the highway. The plot is surrounded by residential property, both single and two storey in height.



3.0 THE SITE

3.2 CURRENT SITE AESTHETICS

The adjacent images show the current vacant plot. Also highlighted is the proposed location of the existing drop kerb into the site.

One side of the street contains bungalows, whilst the other two storey properties.

Views from and to the plot

1. View approaching the site
2. View of the site from the frontage
3. View looking down Harrington Drive

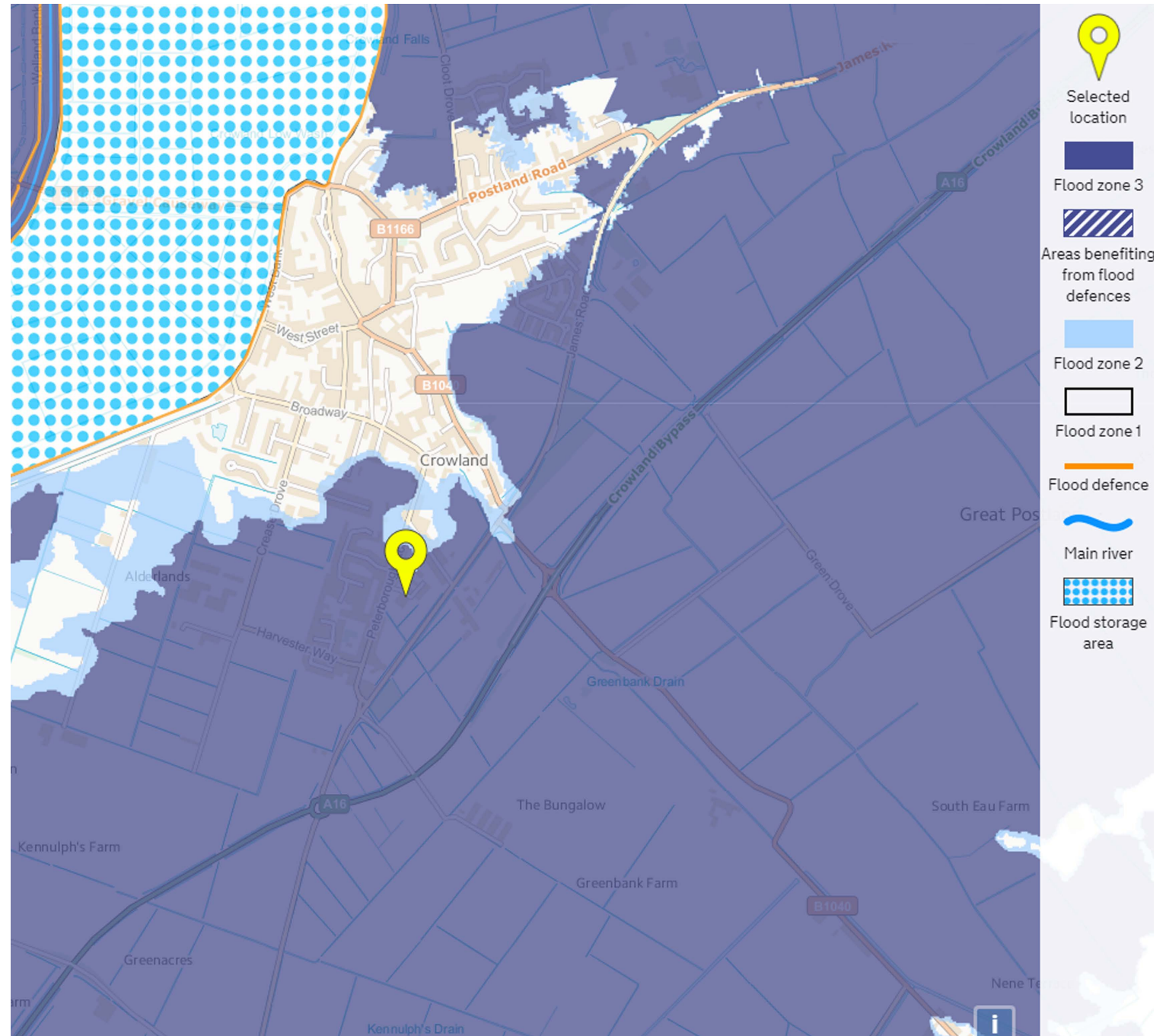


3.0 THE SITE

3.3 FLOOD MAP

The site falls within Flood zone 3. The nearest watercourse to the site is the river Welland. As part of the application a separate flood risk assessment has been prepared, see document ref: FRA 210128 Harrington Drive Crowland.

As a result, the building needs to be elevated by 1.1/1.2m to a FFL of 2.4m. This results in slightly higher eave and ridge heights than the neighbouring bungalows.



4.0 THE PROPOSAL

4.1 INTRODUCTION

The application seeks to gain the planning consent for the construction of a new build bungalow. The proposed architectural language for the dwelling seeks to reflect the traditional architecture within the local vicinity, this being dwellings featuring traditional forms.

However, particular attentions has been taken to ensure that pastiche is avoided, the resultant design is therefore, uncomplicated and influenced by traditional architecture.

Fenestration has been carefully laid out to aid with opening views through the house and to maximise the opportunity for natural illumination. Primary outlook would be to the front and rear ensuring no loss of privacy occurs to neighbouring dwellings.

4.2 SCALE AND AMOUNT

The application seeks planning approval for the construction of a single bungalow. The use is for domestic habitation and supporting facilities for a single storey dwelling, and associated parking provisions. The internal layout provides areas for circulation, bedrooms with en suite provision, dining, living, kitchen and bathroom. Externally parking provision is located close to the house and the garden is to the rear of the house. The new dwelling will be 108sqm of Gross Internal Area over one floor. The dwelling measures 10.5m x 14m at its widest part.

Particular attention has been given to:

- The need to provide quality living spaces.
- The need to be sympathetic to the scale and proportions of the surrounding buildings.
- The need to ensure the form and layout of the development is functional and appropriate.
- The need to have regard to the relevant development plan policy residential design requirements.



4.0 THE PROPOSAL

Taking into account these considerations, the development is considered of an appropriate size and scale given the context of the site.

4.3 APPEARENCE AND MATERIALS

The design and appearance of the dwelling looks to replicate the materials of the surrounding buildings, the materials will therefore be as follows:

Roof Material - Concrete roof tiles to new extension to match the adjacent properties.

Wall Material - New brickwork to match surrounding properties.

Glazing/Doors Material - All new windows and doors to be white/grey UPVC to match existing.

4.4 ECOLOGY AND LANDSCAPING

The location on which the dwelling will be constructed is existing open grass space and devoid of any trees, shrubs and substantial vegetation. Accordingly, the land is considered to offer little in regard to ecological value.



4.0 THE PROPOSAL

4.5 BOUNDARY TREATMENTS

The boundaries will remain unaffected by the development, apart from the existing low level fences being replaced with a higher 1.8m close boarded fence at the side and rear of the property.

4.6 ACCESS AND PARKING

The proposed dwelling is served by an existing drop kerb access route running off and parallel to Harrington Drive, which the applicant has right of access over.

Given the building has been elevated due to flood constraints, a flush thresholds to the front door is not possible. Instead access is via 5 steps. This has been checked with building control and can be given special dispensation, given the floor level / flood requirements.

The existing vehicle and pedestrian access to the dwelling will remain. An aco slot drain will be installed to stop water run off onto the highway. Parking provision has been shown on the proposed site plan in close proximity to the new dwelling.

4.7 REFUSE DISPOSAL

Local council recycling bins will be provided with the development to provide recycling facilities. Internally the kitchen bin will incorporate a split bin to enable the sorting of recyclables easier.

4.8 PRE APPLICATION ADVICE

No pre-application advice has been sought from South Holland prior to the application.



5.0 SUSTAINABILITY

POLICY

The NPPF confirms that applications for new housing developments should be considered within the presumption in favour of sustainable development. As set out in Paragraph 14 of the Framework, this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. The Framework is clear that local planning authorities should boost significantly the supply of housing and ensure that their Local Plan meets the full, objectively assessed, housing needs in their area.

DRAINAGE

The proposed development will result in a reduction in impermeable surfaces compared to the pre-development situation. However the drainage regime will utilise existing connections, where applicable, to seek to manage surface water at source within the confines of the site by the means of soakaways.

ENERGY

In accordance with National Planning Policy Framework best practice policy, the development will be designed to first minimise the requirement for energy, and then provide a proportion of the reduced energy requirement from onsite renewable sources. The process reflects the hierarchy of sustainability strategy, which is to first reduce requirement, then mitigate and finally to compensate.

The building will be constructed with enhanced levels of insulation. The walls will be constructed with a block cavity walls, with a 100mm insulated cavity and insulated internal dry-lining. Dedicated low energy light-fittings will be specified throughout the properties to further reduce electricity demand.

Detailed SAP calcs will be required at the Building Control stage to ensure the new build home achieves a very good energy rating.

A range of potential onsite renewable energy sources has been considered, including: solar thermal hot, water generation, solar photo-

voltaic panels, ground source heat pumps and air source heat-pumps.

RECYCLING AND WASTE FACILITIES

Local council recycling bins will be provided with the development to provide recycling facilities. Internally the kitchen bin will incorporate a split bin to enable the sorting of recyclables easier.

BIODIVERSITY

Due to the nature and small scale of the proposed development opportunities for ecological enhancement are limited. The existing hedgerows will be retained to protect nesting birds which will retain the existing ecology habitat.

POLLUTION

External lighting will be kept to the minimum required for safety purposes, and all external lights will be fitted with photocells to automatically turn them off during daylight hours. Light spill to adjacent properties will be prevented by appropriate angling of lights. No light will be emitted above the horizontal plane. The development is not in an Air Quality Management Area (AQMA) and is considered to have no significant negative impact on local air quality.

ADAPTATION TO CLIMATE

The building would be constructed from block construction with an insulated cavity, this will provide a high thermal mass and help mitigate the impacts of external temperature, keeping the building warm in winter and cooler in summer. The communal external landscaping areas will be design to incorporate only plants that are comparatively drought tolerant and that can survive on precipitation alone, requiring no watering. This will help conserve potable water supplies.

WATER CONSERVATION

As described above, external landscaping in communal areas will be designed to rely on precipitation alone, removing the need for watering using potable water supplies. Internally,

water efficient fixtures will be supplied to make the daily consumption of water more efficient. The target sought would be 105l/person/day, the equivalent of achieving a Code Level 4 rating for water consumption under the Code for Sustainable Homes. This would be achieved by using a combination of low volume dual-flush toilets, low flow taps and efficient flow showers.

MATERIALS AND WASTE CONSTRUCTION

Traditional building materials of proven performance and longevity have been selected, which will require low ongoing maintenance. The walls will be constructed from block work cavity walls, with an insulated cavity and insulated internal dry-walling. This form of construction achieves an A+ rating under the Green Guide for Construction.

The roof will be constructed from timber joists with insulation and a tiled roof finish. This form of construction achieves an A rating under the Green Guide for Construction.

Materials purchase will be managed to minimise wastage and the production of waste, with appropriate separation and recycling of waste materials undertaken.



6.0 CONCLUSION

This statement has set out in detail to the design rationale. The Statement has described how the location of the site and the associated site opportunities and constraints have influenced the design process and how the scheme proposed follows an iterative examination of these issues.

The design and layout would safeguard the amenities of the surrounding properties and provide a safe and secure environment.

As part of the design development process, our client has embraced a traditional architectural form which responds to the character of the surrounding area and reflects the rural village location. Furthermore, the proposed dwelling has been repositioned on the site to provide maximum subservience and minimal impact upon surrounding properties.

Furthermore, there would be clear environmental benefits arising from the construction and subsequent occupation of the dwelling, and the provision of much needed housing would represent a clear social benefit to the town.

We hope that the information contained within this application and the supporting documentation is sufficient for your purposes and that the application will be supported with an officer recommendation for approval.

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