



DESIGN & ACCESS STATEMENT

**RE: PROPOSED CONSTRUCTION OF 5 No. NEW DWELLINGS ON LAND
ADJACENT No.35 PETERBOROUGH ROAD, CROWLAND, PE6 0BB**

INTRODUCTION

Archi-tec Architectural Design Ltd has been appointed by Blackjack Estates Ltd ('the Applicant') to prepare a Design and Access Statement to accompany a full planning application for the proposed residential development of 5no. dwellings on land adjacent 35 Peterborough Road, Crowland ('the site').

The aim of this document is to set out the key design principles for the proposed development. This statement includes the statutory requirements for a Design and Access Statement, as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This statement should be read in conjunction with all other supporting documents accompanying the application, which justify the development with regards to the development plan and other material planning considerations.

SITE ANALYSIS

The application site is located centrally within Crowland opposite the junction with Peterborough Road and Barbers Drove North. The site comprises a roughly rectangular piece of land which is contained by a metal palisade fence and overgrown.

The site is bound on all sides by groups of residential dwellings of differing designs and appearance, with 1930's dwellings, bungalows and 1970's style properties.

PRE APPLICATION ENQUIRY

A pre-application enquiry was submitted in January 2018 for a scheme of 5 dwellings. An initial layout, similar to that proposed, was discussed as part of this enquiry.

Discussions have also been held with the local Parish council prior to making this application. The site layout continued to be adapted following the pre-application process up to submission and prior to any discussion with the Parish council.

DRAWINGS

The drawings and documents applicable to the application are:

C36-200 Proposed Site Plan,
C36-201 Proposed Floor Plans,
C36-202 – 204 Proposed Elevations.

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OVERALL SITE STRATEGY

The key aspects of the proposed development are as follows:

Vehicular access created off Peterborough Road. The private access road will serve plots 3 - 5.

Mixture of dwelling styles comprised of 1no. 3-bedroom dormer style bungalow, and 4no. 4-bedroom houses.

All new properties benefit from generously sized private gardens and minimum 2no. off road parking spaces and garaging.

The new houses will be built to reflect the site's surroundings and nearby properties both in terms of scale and massing, and in design and materials

FLOOD RISK

As part of this application, a flood risk assessment has been submitted, unfortunately the proposed finished floor levels cannot be set above the 1:100 + 65% flood risk, as this would mean that the ground floor would be circa 2m above the ground levels at present.

The predicted long-term flood level within the development site is 4.98mAOD, based on the 1 in 100+65% event. The topographic survey of the site provided shows that the ground levels range between 1.93mAOD and 2.29mAOD which are over 2m below the predicted flood level. However due to the presence of flood defences it is recommended that the dwelling finished floor levels are raised as high as possible and extensive flood resistance and resilience measures are incorporated into the development.

Instead it is proposed to incorporate flood resilience and resistance measures within the construction of the proposed dwellings. This would ensure that any extreme flooding and flooding in exceedance events could be mitigated against.

Such measures could include:

- External walls rendered internally resistant to flooding to higher level;
- External ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
- Solid type ground floor construction (no voids);
- Internal non-blockwork walls to be constructed with metal type stud construction;
- Ground level electrical main ring run from higher level; and on separately switched circuit from first floor;
- Electrical incomer and meter situated at higher level;
- Boilers, control and water storage / immersion installed at higher level;
- Gas meter installed at higher level;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;

- Manhole covers secured;
- Anti-siphon fitted to all toilets;
- Kitchen units of solid, water resistant material;
- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level.

These details can be provided in more detail via a condition should the application be approved.

The proposed finished floor levels of the proposed dwellings are provided on the accompanying drawings.

There would be no uncontrolled off-site drainage. Should the application be approved, the flood risk assessment shows that the development site is at very low risk of surface water flooding. Surface water disposal will be to the public sewerage system. Calculations show that 47m³ of attenuation storage is required with a restricted discharge rate of 5l/s.

PROPOSED DEVELOPMENT

Use & Amount

The proposed development is for 5no. new dwellings and includes three and four bedroom houses.

All plots are detached, each with 2 allocated parking spaces. Plots 1-4 are spread over two stories, these houses include a kitchen, living area and W/C on the ground floor with the four bedrooms and family bathroom / ensembles on the first floor. The rear of the properties open up onto the private garden to the rear at the ground floor. Plot 5 is a detached dormer bungalow, with 2 allocated parking spaces. Spread over two stories. This includes a kitchen, living area W/C and two bedrooms on the ground floor with the third bedroom and shower room on the first floor. Again, the rear of the property opens up onto the private garden to the rear at the ground floor.

The proposed development also includes space for parking, landscaping and informal open space between dwellings.

The layout of the site has been heavily influenced by the layout of the surrounding properties. Plots 1 and 2 address Peterborough Road, with a private access drive accessing Plots 3 -5.

The layout of the site also achieves good levels of separation between dwellings to ensure privacy and amenity for future occupants as well as existing surrounding properties.

There are a range of styles of house proposed on the site. All houses have been designed to satisfy the National Space Standards. The mix of dwellings is provided to meet the needs of all sectors of the community, including an identified need for bungalow type dwellings with more flexible living opportunities.

Plots 1 and 2 onto Peterborough Road also prevents the development from becoming 'inward looking' and provides an active frontage.

Scale

The proposed dwellings are generally limited to 2-storey to respect the surrounding area to limit any impact to the street scene and nearby existing properties. Plot 5 has been designed as a dormer style bungalow so as not to overshadow 35C Peterborough Road, adjacent to the site.

The proposed ridge heights reflect those found in surrounding properties to ensure the development matches existing development and blends in with the existing street scene and character of the area.

Landscape

There are currently no established trees on the site, and the area has been unmanaged for a number of years and as a result is overgrown. Each proposed house has a well-proportioned garden for private amenity, which will also provide green space to the rear of the plots.

The existing site boundary treatments will be replaced with a new close board fencing, together with new close boarded fencing between the proposed dwellings.

Appearance

The choice of materials for the proposed development reflects those found in the surrounding area and the character of the village. The facing brickwork / render on the walls is to match the existing neighbouring dwellings. The double-glazed windows and doors match those found in the surrounding area. The dwellings will have roofing to match the neighbouring dwellings, and the roof pitches also similar to those found nearby.

Access

The proposed access into the site comes off Peterborough Road and is proposed to be a private access drive. This would serve plots 3-5, with access to plots 1-2 coming directly off Peterborough Road.

As the road is not proposed to be adopted, turning heads for refuse vehicles have not been designed into the scheme. As such, a refuse collection point can be incorporated within the design if requested.

There are 2no. parking spaces allocated for each dwelling, in accordance with the Parking Standards. All parking spaces consist of private driveways, sited directly in front of each dwelling.

All proposed houses have level entry access, allowing the units to be accessible and desirable to all irrespective of their age or physical ability, in line with the principles of inclusive design.

SAFETY AND SECURITY

The site layout and design of buildings have been carefully designed to ensure the safety of those living or visiting the site. The dwellings have been orientated to be overlooking the open space area to the front of the site, with windows to side elevation of plot 1 providing further passive surveillance. Parking has been located to the front of each dwelling for added safety.

SUSTAINABILITY

The proposed development has been designed as much as possible to take advantage of passive solar gains to create sustainable and energy efficient homes. The homes will also be built to a good level of air tightness which prevents the loss of warm air from the house, reducing heating demand. A good level of insulation will also be provided to prevent heat loss from inside to the outside in the winter months, and gain heat from the outside to the inside in the summer. This will improve the ability to maintain a comfortable internal temperature all year round.

SUMMARY

This Design and Access Statement has been prepared to explain the methodology involved in the preparation of a detailed planning application for the residential development of 5no. dwellings on land adjacent 35 Peterborough Road, Crowland.

The proposed development provides a mix of house styles to meet a wide range of housing needs within the local area, including a 3-bedroom dormer style bungalow.

The size, scale and design of the proposed houses, including the use of materials, is reflective of their surroundings and existing properties within Crowland.

The proposed development offers the opportunity to enhance the currently unmanaged and overgrown site to improve visual amenity of the site, on a prominent location with Crowland.

The design of the site has sought to minimise the impact from the development on the privacy and amenity of both surrounding properties and future occupiers of the proposed dwellings.

Overall the proposed development has been sensitively designed to relate with its surroundings and will create a high quality and safe living environment for future residents

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