

Plank Drove, Crowland

Design and Access Statement

October 2015

Client: Mr and Mrs J Sadler

Project: New Dwelling, Plank Drove, Crowland

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1.0 Introduction

1.1

This Design and Access Statement accompanies a full planning application by Mr and Mrs J Sadler for a New Dwelling at plank Drove Crowland

1.2

These proposals seek to make good use of a pocket of land between two existing properties. The new high quality sustainable building will contribute to the settlement of Crowland.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.



Location of Site of Plank Drove

2.0 Planning Policy and Guidance

2.1

The proposals in the context of both national and local planning policy is reviewed separately within the planning statement.



3.0 The Development in Context

3.1 Character Assessment

Crowland is a typical fenland market town, located adjacent to the River Welland between Spalding and Peterborough. The town developed from Crowland Abbey and has developed in a radial pattern from Abbey. The towns notable features are the scheduled monuments of Trinity Bridge and Crowland Abbey.

The site itself, lies on the south-western edge of the settlement abutting existing dwellings to the north and south. The proposed development will develop a former domestic garden into a high quality home for local people.

The character of the local area is a mix of agricultural and residential uses. Plank Drove is a mix of post war to 1960's developments in domestic forms of 1/2 storey's.

The site lies in close proximity to the town centre and is within 13 minutes walking of the town centre. The town centre is a varied mix of architectural composition, having the oldest buildings within the town centre.

3.2 Physical Influence

At an early stage it was felt that design of the proposals should be of high architectural quality. The scheme has therefore been designed in a modern context with vernacular architecture which responds directly to the site and its end use as a dwelling.

The site presents few constraints to development. The topography of the site is comparatively flat, with hedges to the North East and partly to the South.

The proposals will be served via a new vehicular and pedestrian access off Plank Drove. Plank Drove will also be widened to provide a passing place to allow vehicles to pass.



Crowland Abbey dating from 1170



Trinity Bridge, Crowland dateing from 1390

3.3 Social Context

The proposals will make better use of an neglected piece of land as well as contributing to the housing need in the South Holland District.

3.4 Economic Context

By providing a modern home for a local business owner to continue to live in the community.

3.5 Involvement

Preliminary discussions were undertaken with the Planning Officers at an early stage.

3.6 Constraints & Opportunities

The main opportunities presented by the site lies in the creation of a well designed and sustainable home which will add to the districts housing needs.

The proposals will make full and effective use of an underused piece of land whilst also providing a meaningful contribution towards housing needs within Crowland without any material environmental impacts.

The effects of the proposals upon local facilities and the highway network can be satisfactorily managed to ensure the locational advantages of developing the site are fully realised without material detriment or disadvantage to the local community.

4.0 Proposed Development

4.1 Use

The proposals will be residential in composition.

4.2 Amount

The proposals are for a single dwelling of two storey's with associated garage, and landscaping.

4.3 Layout

The proposed layout of the building on the site is intended to follow the existing building line along plank Drove. Care has been taken to ensure that the layout produces an appropriate relationship with the neighbouring properties, preventing overlooking and making full use of the site.

4.4 Scale

The scheme consists of a mix of single and two storey buildings in line with the existing surrounding properties.

4.5 Landscaping

Key existing landscaped features will be retained where possible, however the existing self sewn planting along Plank Drove will be removed to accommodate the new access and visibility splay. The conifer hedge to the eastern boundary of the site will also be removed.

In order to mitigate the removal of the existing planting, new landscaping will be provided to give more structure to the street scene and define the boundary to the road.



Proposed site layout



Stone Property on Low Road



Stone Property on Low Road

4.6 Amenity Space

The new home will be provided with ample amenity space commensurate with a rural dwelling.

4.7 Appearance

The design philosophy underpinning the proposals aims to ensure that the scheme has a clear affinity with the character and architectural style that are appropriate to rural Lincolnshire. The proposals therefore aim to strike a balance between accommodating historical reference on the one hand and creating an attractive, modern home in its own right with a clear structure and identity.

The buildings layout and elevations are based on the principles of good proportion, simple geometric forms and a varied roofscape together with appropriate detailing.

Elevational treatment is simple following the basic conventions for local rural and domestic architecture.

Construction materials are limited to a simple palette of stone, timber boarding, slate and zinc with aluminium windows and doors. These are high quality materials which have an affinity with rural agricultural architecture and are appropriate for both Crowland and its rural setting.



24 Plank Drove



30 Plank Drove

4.8 Access

The principle access to the site is by way of an existing access off the adopted road of Plank Drove.

Access to the principal entrance will be level and will be provided with a level threshold.

4.9 Maintenance

The occupier of the new home will be responsible for all maintenance of the property, gardens, drives etc.

4.10 Waste

The property will be provided with internal bins for household refuse and recycling. Once these bins are full the occupier will empty them into sacks and place them at the kerbside for collection by the Local Authority on a weekly basis.



View of existing access from Plank Drove



View looking North of existing access



View looking South of existing access

5.0 Sustainability

5.1 Energy

The need to reduce greenhouse gas emissions, particularly carbon dioxide (CO2), and adapt to effects to climate change is recognised as a global imperative. A key objective of the scheme has therefore been to encourage energy efficiency in all aspects of the proposals, including design, procurement, construction and use.

All walls, floors and roofs will be highly insulated and the building airtightness will be improved beyond current Building Regulations to provide a highly energy efficient home.

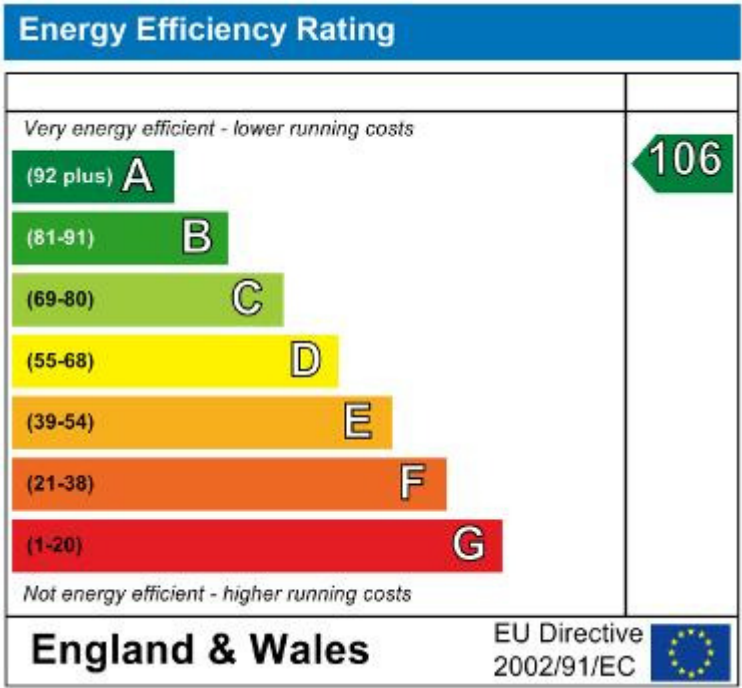
The property will be provided with 100% low energy lighting, a mechanical heat recovery and ventilation system. Together with a high efficiency heat pump based heating system.

Provision of the above items will ensure that this dwelling has a energy efficient rating of A.

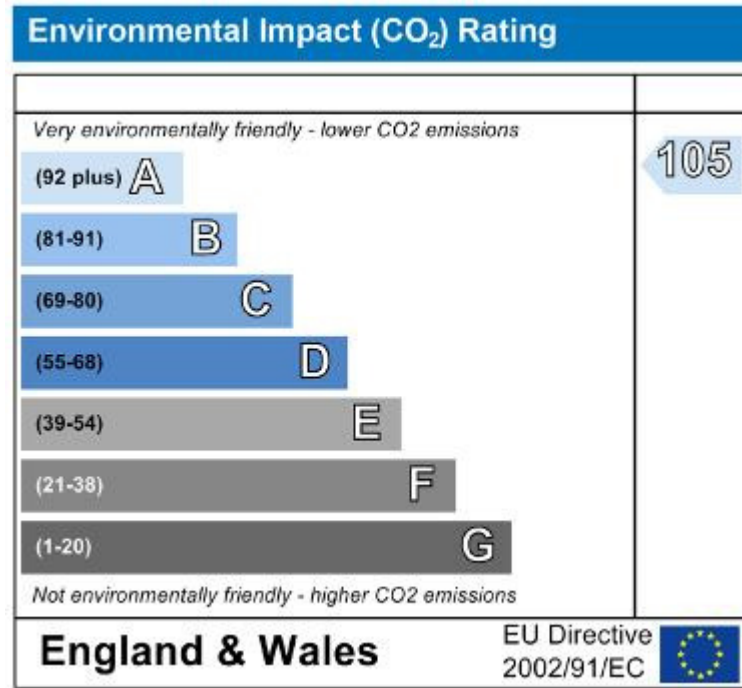
5.2 Transport

Various bus routes pass through Crowland providing links to Peterborough Spalding and Kings Lynn with their national public transport links via the East Coast Mainline rail link to London, the north and the east via Ely.

Plank Drove is a rural road which is used by both agricultural vehicles and domestic vehicles. It is therefore proposed that as part of this application a passing place is provided to allow vehicles to wait and pass without obstructing the free passage of other vehicles.



View from Crease Drove towards the site



Junction of Plank Drove from Low Road

5.3 Water and Flood Risk

It is understood that there are no major water courses flowing through the site and therefore the risk of water pollution is very low.

The use of water at the site will be regulated by fitting low consumption technology. The property will have its water restricted to 125 litres/person/day, in accordance with current Building Regulations.

The site lies within Flood Zone 2 and a site specific Flood Risk Assessment accompanies this statement confirming that the application site is not at risk of flooding.

Given the location of the site and the lack of mains drainage it is proposed that both the surface water and foul water will be dealt with on site via a sustainable drainage system. All surface water from the buildings will be captured within a open channel surrounding the perimeter of the building. Allowing for evaporation and treatment prior to discharge in to the pond to the front of the site, and finally to a soakaway located below the gravel drive.

Foul water will be treated within an on site sewage treatment plant. Which discharges in to the pond to the front of the site, allowing the water to both evaporate and percolate following treatment. Finally the pond will be provided with an overflow to a soakaway located beneath the gravel drive.

5.4 Waste

Sustainable development demands a fundamental change in the way we design, produce, use and dispose of the products we consume. Every effort has been made to design out the production of on-site waste.

The property will be provided with dedicated internal bins within the kitchen to allow the separation of recyclable and kitchen waste from landfill waste. These bins in-turn can be emptied into sacks for collection by the Local Authority.

5.5 Biodiversity

The proposed scheme occupies a former domestic garden on the outskirts of the town centre. As such, its ecological value is moderate. There are no species of nature conservation interest living at or near the site and soft landscaping is currently overgrown and unmaintained. The landscaping strategy will therefore aim to improve landscaping where possible and include new tree and shrub planting to enhance the development and improve local wildlife habitats.



Gravel Causeway

6.0 Conclusion

6.1

The design of the scheme has been driven by a desire to produce a high quality home which makes good use of a domestic garden contributing to the housing needs of Crowland and the South Holland District.



