SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

THE RED COW HOTEL
HIGH STREET
DONINGTON
SPALDING
LINCS
PE11 4TA

FOR

MARKET HOMES LIMITED

Job No. SE-499

03 March 2016

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Abstract

This design and access statement supports the full planning application and listed building application for the proposed residential development on the site of the former Red Cow Hotel, High Street, Donington, Spalding, Lincs, PE11 4TA.

The applicants Market Homes 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 and listed building application for the proposed residential development on the site of the former Red Cow Hotel, High Street, Donington, Spalding, Lincs, PE11 4TA.

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 Donington have also been considered.

The village of Donington 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 towns of Spalding and Boston.

The site at present is the former Red Cow Hotel which is a Grade II listed building, which has been closed for business for approximately 15 years. During this time the buildings have fallen into disrepair and are partially dilapidated. The building is on the local authorities at risk register and has been the subject of a number of fires and anti-social behaviour.

The building has been the subject of a number of failed business ventures since it was closed and due to the demise of public houses its use is no longer viable when considering the works that are required to stabilise the building.

Representatives of the applicant have met with the community at a recent public meeting which was held in the building on the 9 January 2016. An initial sketch scheme was shown to the public and their comments are given in the public consultation document attached to the application. The public were also given the opportunity to view the building from the courtyard, under supervision. The responses received were overwhelmingly supportive of the proposal and the need for the building to be saved and brought back into use.

Prior to the public meeting representatives met with the Parish Council, who shared the public's thoughts and support for the proposal.

A pre app has been carried out with the planning department at South Holland District Council and a meeting was held with the Planning Officers and Conservation Officer. It was felt this was the obvious use for the building and land. Subsequent meetings have taken place on site with Planning Officers, Conservation Officer and the County Council's Archaeologist, all have been positive to the proposal and the need to save the building.

The proposal is to reuse the whole of the building and make as little changes to the external envelope as possible. The first and second floor rear section has been partially demolished before the property was purchased. It is believed to have been done as part of the vandalism that has befallen the property. This section is to be rebuilt with reclaimed bricks externally and the bonding is to match the existing. New windows are to be installed in this section as shown on the accompanying drawings and 3D visuals in this report.

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

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. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable

councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

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 Donington and the surrounding area and ultimately meet the overarching requirements of both the NPPF and local need. The re-use of an existing building and brownfield site also adds to lessening the carbon footprint of this development.

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.

PARAGRAPH 34
The site is located a short walking distance from the main facilities of Donington.

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

PARAGRAPHS 56 & 58
The proposal will, through the detailed design, meet the client's 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.

South Holland Adopted Local Plan

Any application for residential development on this site would be assessed against Policy HS4 of the South Holland Local Plan, 2006. This policy indicates that such development will be permitted on suitable brownfield sites in Donington. Although the proposal involves the loss of a former Hotel it is bringing a redundant building back into use and saving a Grade II Listed Building, which if left to its own devices will be lost forever.

This development, as stated previously, will bring this existing redundant building back into use. It would be economically unviable to reuse it as a Hotel or similar as the building would need considerable upgrading of its facilities. This is proven by the history of the site since the closure of the Hotel.

Five Year Housing Supply

SHDC do not have a 5 year housing supply, as such, the National Planning Policy Framework (NPPF) dictates that all of the council's policies with regards to housing are out of date. Essentially the NPPF is now the driving policy document for all housing applications and it states that all housing applications should be considered in context of the presumption in favour of sustainable development. In reality this means:

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
    - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
    - Specific policies in the NPPF indicate development should be restricted (eg. Protect sites, SSSI, green belt, local green space, AONB, national park etc)

As outlined above it is clear that the proposal is delivering high quality sustainable development as part of a replacement dwelling application. As such the proposal will not cause significant and demonstrable harm to the area and will result in numerous benefits in accordance with the NPPF.

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 village community, while also offering the existing families in the village the opportunity to remain in their community, with the house mix proposed. This development is inclusive and provides accommodation to suit young couples and individuals and the older residents looking to down size.

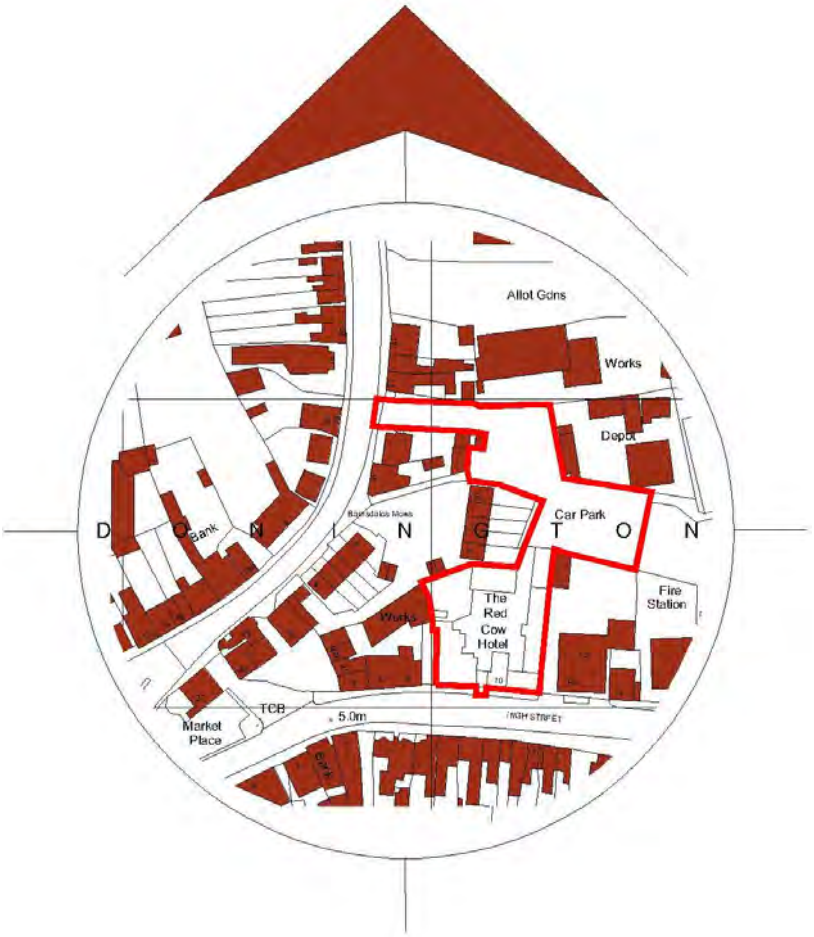


Figure 1: Location Plan

This development is for thirty one dwellings which are a mixture of self-contained studios, flats and town houses, offering one and two bedrooms.

The site is a brownfield site and due to the condition of the former Hotel and its location, the most logical form of development is residential.

2.2. Layout

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

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

The constraints on the site are from the existing building itself and the need for the work to bring the property into use.

The proposal will be served via the existing accesses and utilise the existing parking areas.

Each of the units has a parking space along with communal cycle storage throughout the site.

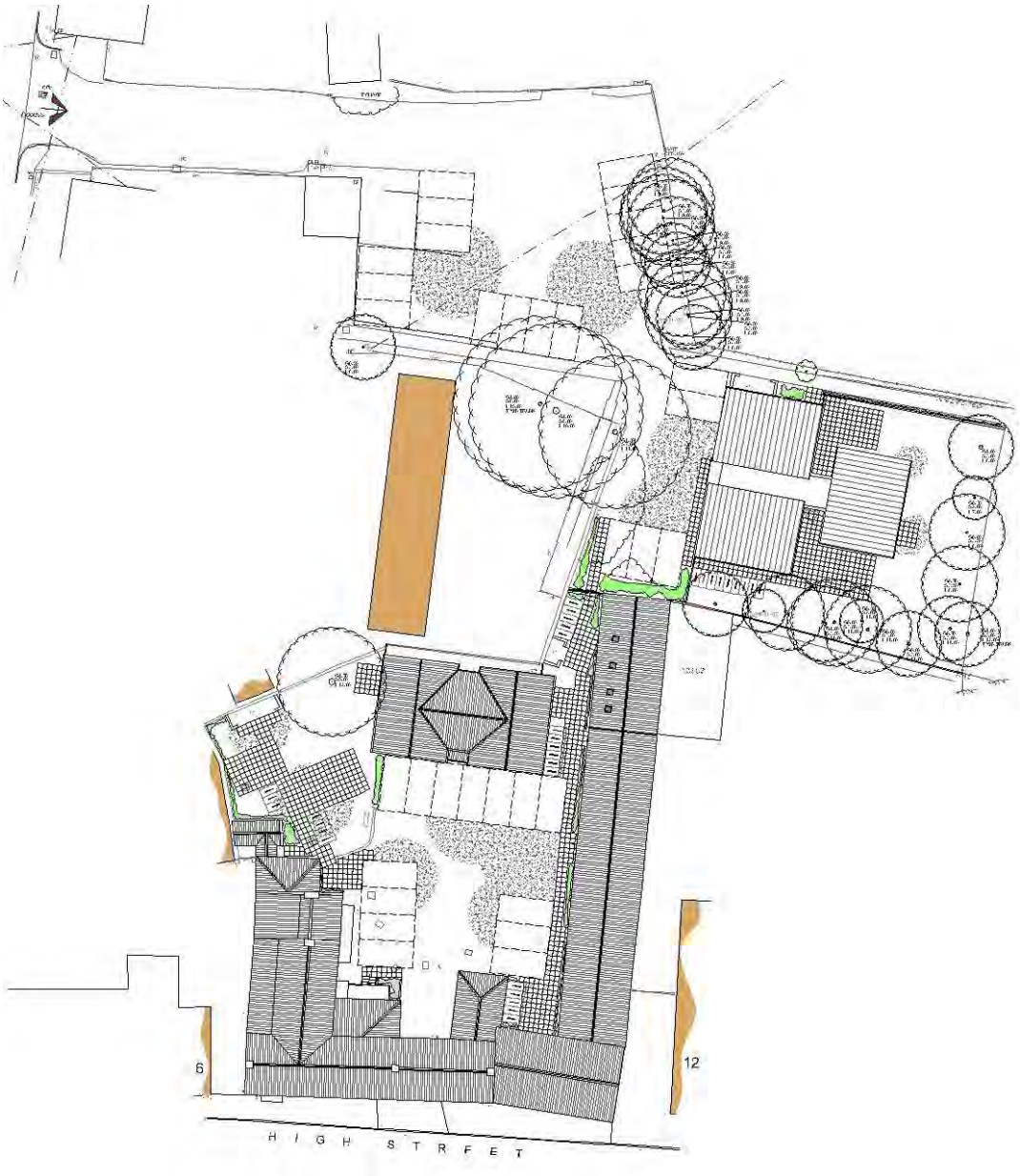


Figure 2: Site Plan

2.3. Scale

Figures 3, 4, & 5 show the floor plans of the proposed building conversion to flats and the new build flats.



Figure 3: Proposed Ground Floor Plan

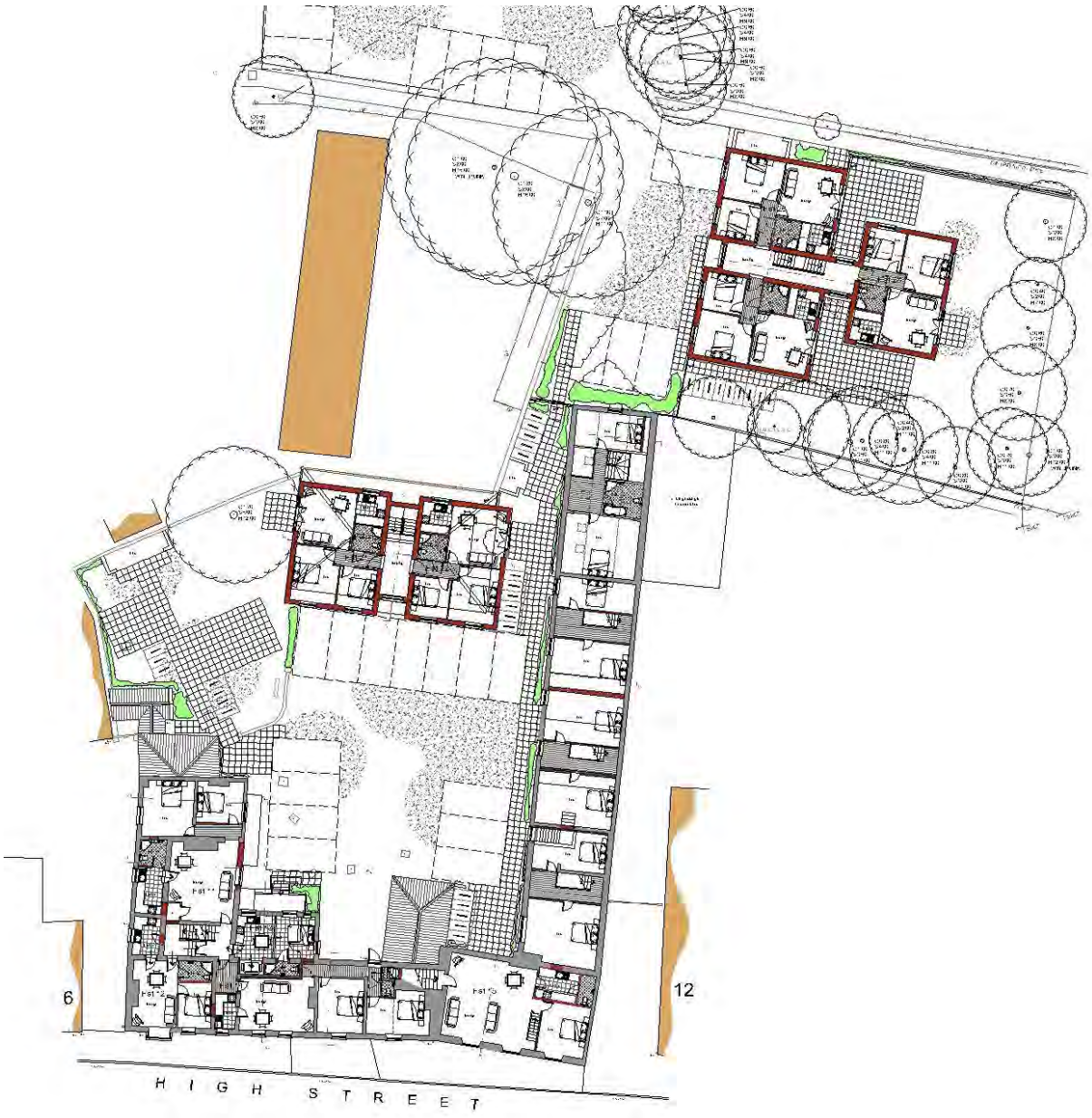


Figure 4: Proposed First Floor Plan

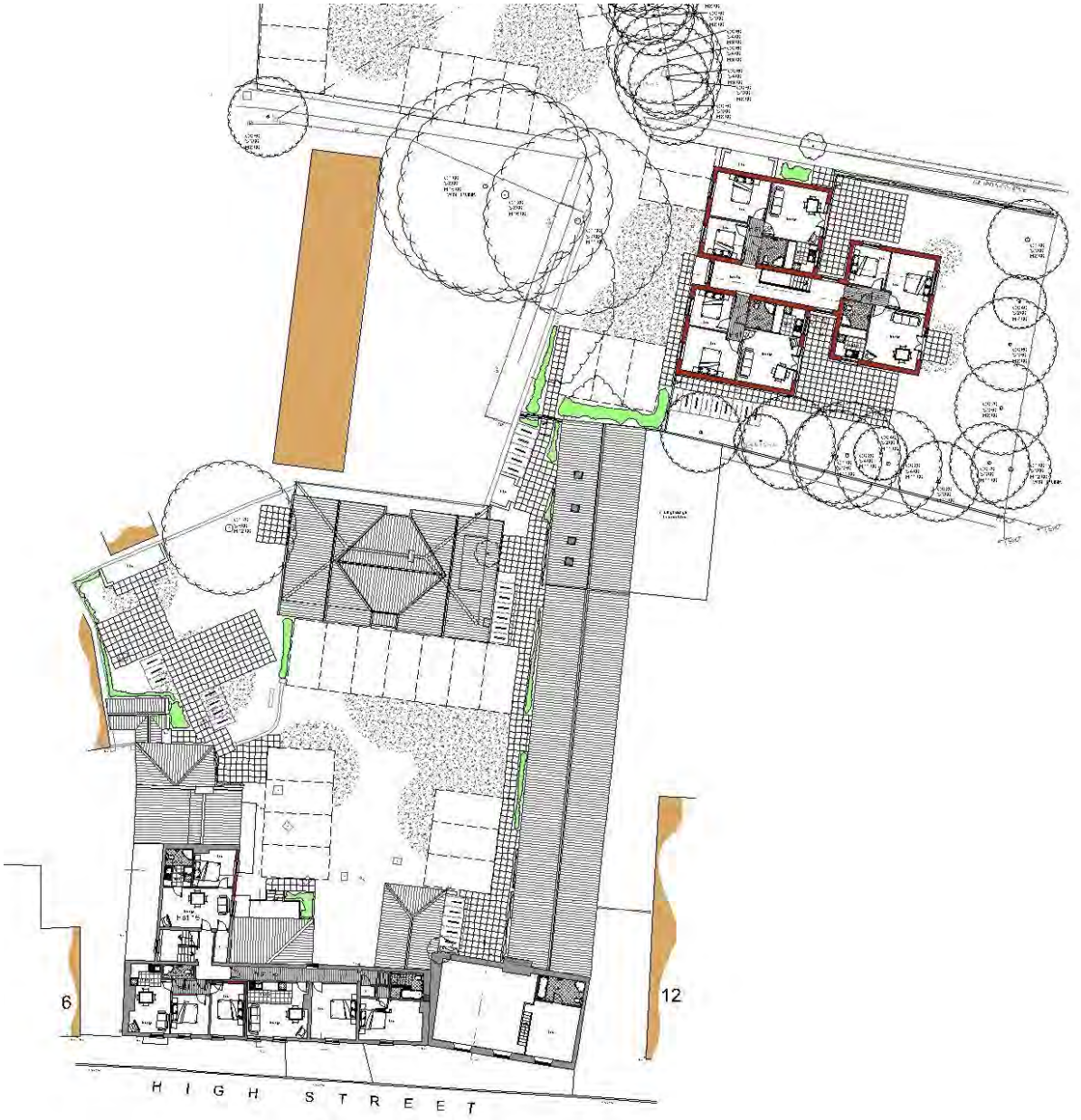


Figure 5: Proposed Second Floor Plan

2.4. Landscaping

New landscaping is to be introduced as shown on the plans accompanying the planning application. New shrubs are to be introduced along with slabbed and gravelled areas to increase flora and fauna on the site and the biodiversity of the wider area.

The proposal allows for the existing trees on the site to remain, these are to be protected with temporary fencing during the construction phase. The areas around the trees are to be cleared and to be maintained as community gardens for the residents of the development.

The existing accesses are to be used for both vehicular and pedestrian access to and from the site. The surfaces of these are to be improved.

New fencing is to be introduced as shown on the accompanying plans to subdivide garden areas and boundaries to adjacent properties. Lockable gates are to be introduced, as shown with only residents of the development allowed to use, which will improve security to the residents.

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.

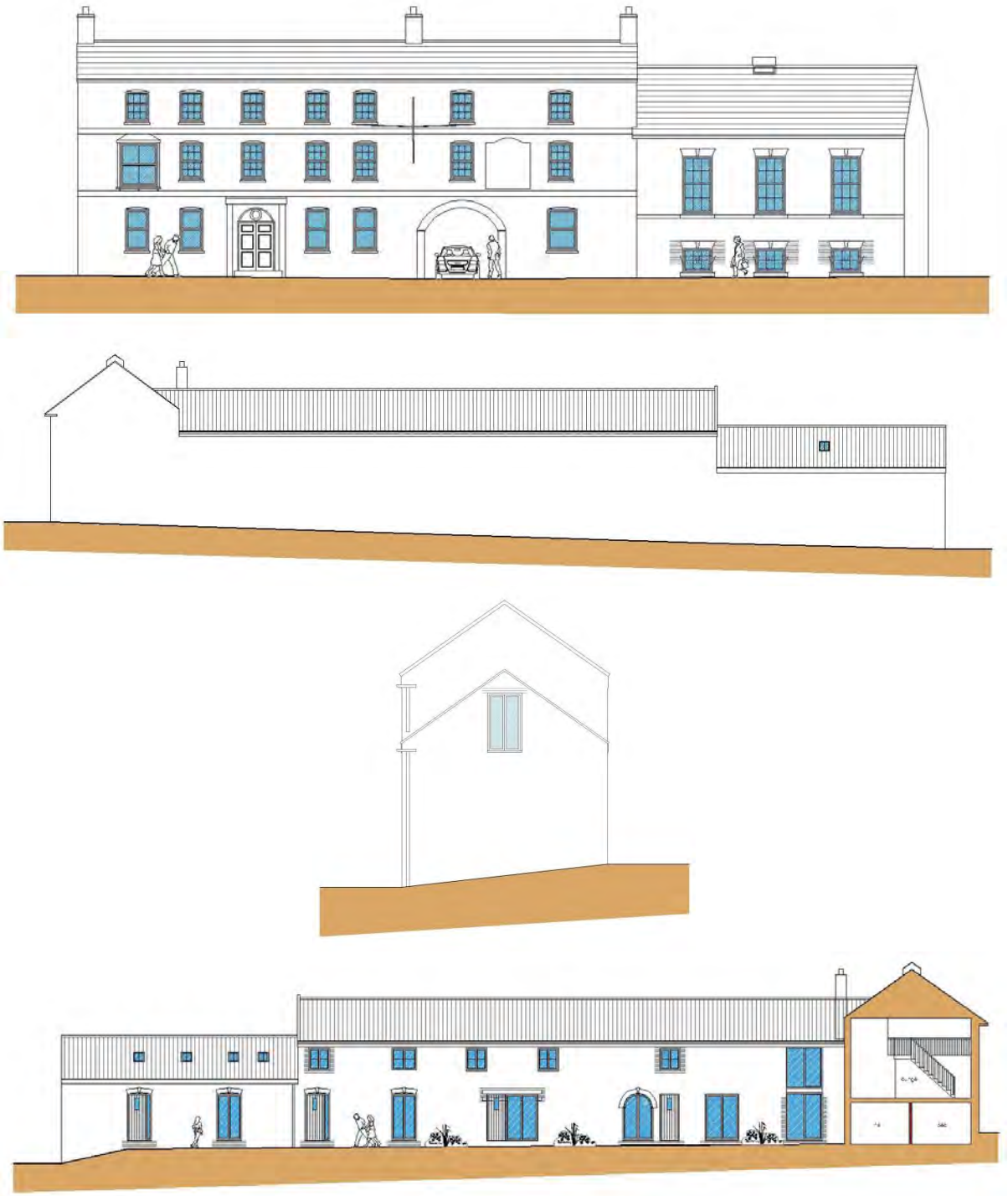
2.5. Appearance

The village of Donington is varied in its 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 converted buildings are to retain their external appearance and where repair is required this is to be done like for like. The proposed flats in the courtyard and where the former tap bar was are to be constructed using materials that match the outbuildings to link them both materially and form. The new three storied flats in the rear area are to have a modern theme in both style and the materials used.

Windows are to be replaced on the conversion works like for like and all joinery is to be agreed with the Conservation Officer.

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



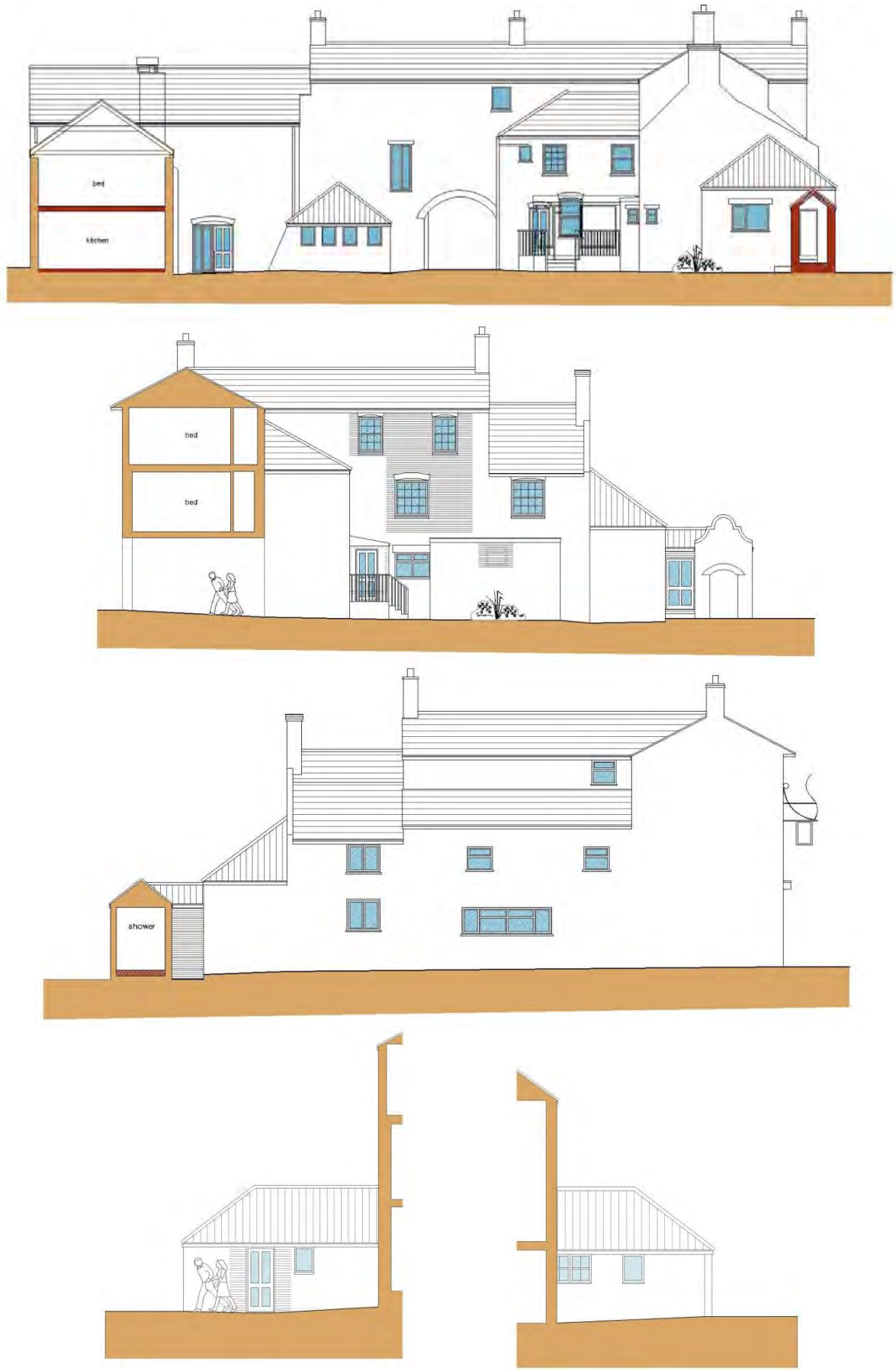


Figure 6: Proposed Elevations of Conversion

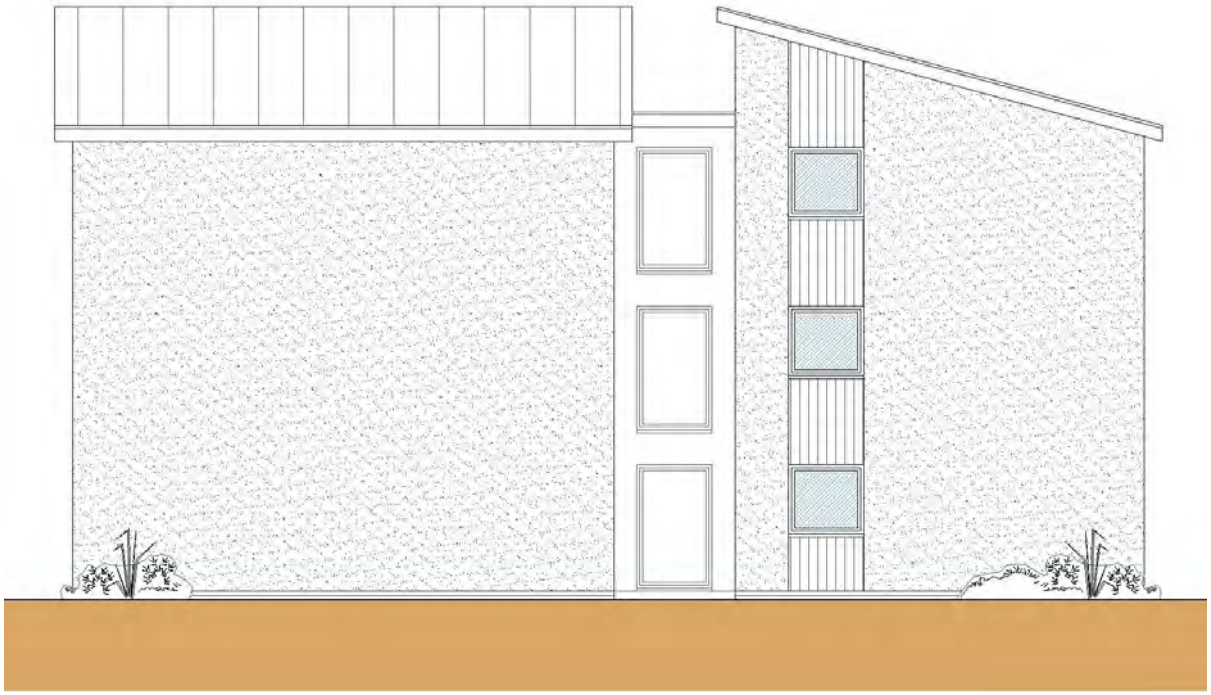
Minimal elevational revisions are required to the existing building as can be seen above and on the plans accompanying the application.

The majority of windows are to remain and only a couple of windows are to be replaced which emphasises the proposed use is ideal for the building.



Figure 7: Elevations of Courtyard Flats





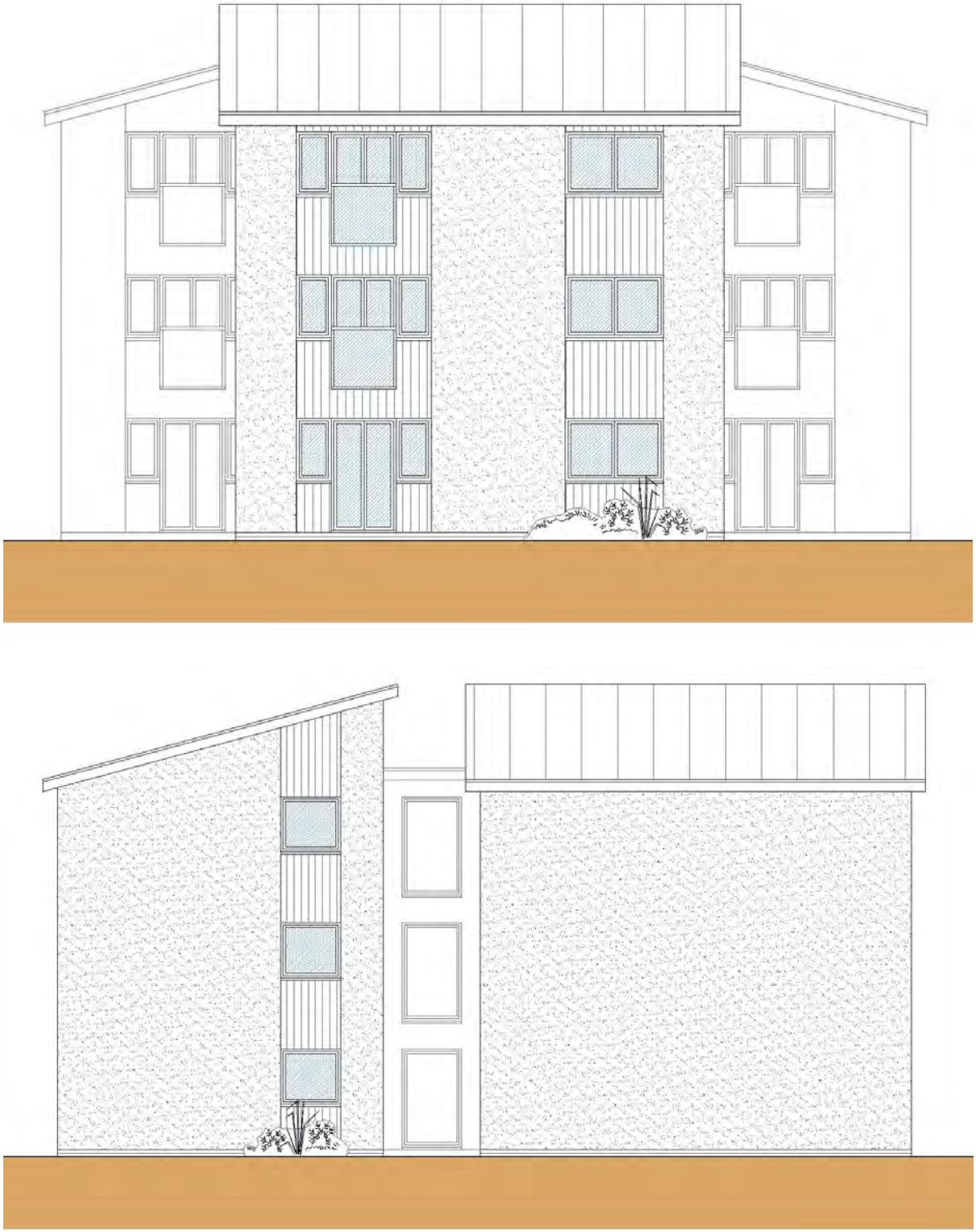


Figure 8: Proposed Elevations of Rear Contemporary Flats



Figure 9: Current condition of former Hotel



Figure 10: Current condition of former Hotel



Figure 11: Current condition of Outbuildings



Figure 12: Current condition of former Hotel from High Street



Figure 13: Current condition of Hotel and Outbuildings from neighbouring property



Figure 14: Current condition of rear of Outbuildings and rear area



Figure 15: Current condition of external area

2.6. Flood Risk

The site is located within Flood Zone 1 according to the Environment Agencies Flood Maps as shown below.

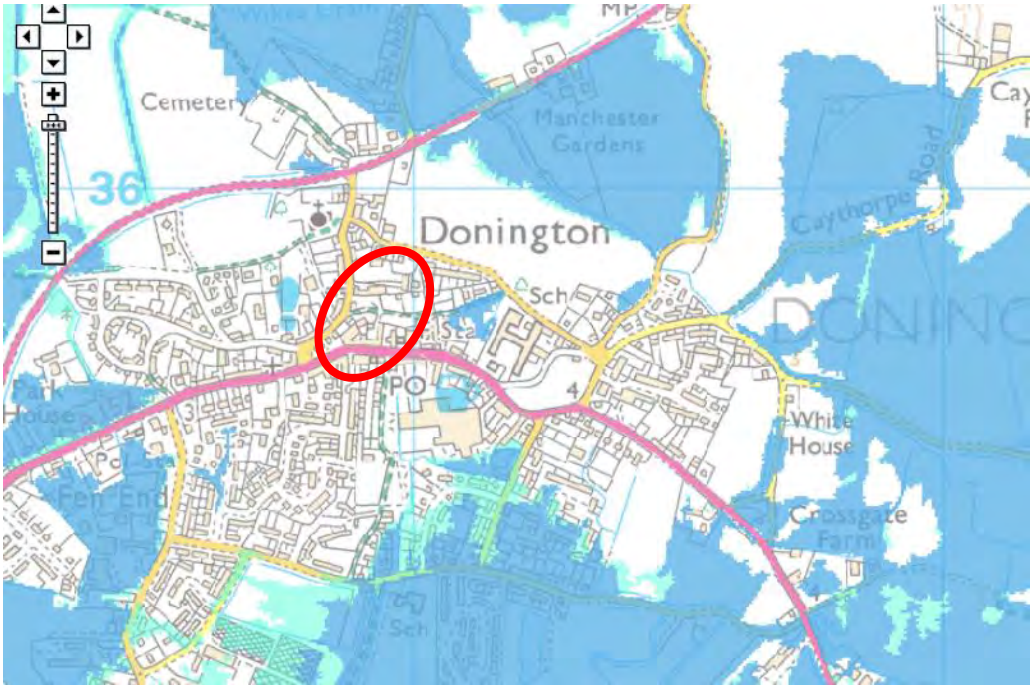


Figure 16: Environment Agency Flood Map

National policy encourages development in areas that are not prone to flooding which gives further emphasis on the proposed site and its suitability for the proposal.

2.7. Security

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

The rear communal garden to the flats is to be accessed from the existing archway access on to High Street and the pedestrian access to the rear through the lockable gate. This will ensure that the site will only be used by the residents of the development and will not allow the public to cut through.

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.

Consideration is also to be given to fitting an intruder alarms to each dwelling.

2.8. Environmental Consideration

New energy efficient heating is to be installed.

The proposed dwellings are to be constructed above the requirements of the building regulations. The existing building will be enhanced to bring it up to the current building regulation standards for dwellings, whilst being mindful of its listed status.

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 city of Peterborough is short distance away offering shops and services associated with any major city.

By foot the village itself offers a variety of national and local shops and all the facilities you would expect in a market town.

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

- Local shop/general store
- Village Centre shops
- Primary School
- Secondary Schools
- Church
- Community Hall
- Playing Field
- Public Houses and Restaurants
- Library

3.2. Site Access

The proposal will utilise the existing vehicular accesses as indicated on the drawings.

In addition parking and turning will be provided on-site to enable vehicles to enter and leave in a forward gear.

3.3. Inclusive Access

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

Large front doors with level access thresholds will allow access to the ground floor of the flats whilst all doors, including an outward opening door to the ground floor wc, will allow access throughout the ground floor of the flats. 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.

4. Proposed 3D Visuals

















