
DESIGN AND ACCESS STATEMENT

October 2020

**RESERVED MATTERS PLANNING APPLICATION FOR A
PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 6
DWELLINGS**

AT

12 MARKET PLACE, DONINGTON, SPALDING, LINCOLNSHIRE

by Framework Architecture and Urban Design Ltd

JG/PL/J1930

DESIGN AND ACCESS STATEMENT:

RESERVED MATTERS PLANNING APPLICATION FOR A PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 6 DWELLINGS AT 12 MARKET PLACE, DONINGTON, SPALDING, LINCOLNSHIRE

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1.0 BACKGROUND

- Outline planning approval was granted for the erection of up to 6 residential dwellings at land to the rear of 12 Market Place, Donington, decision dated 20 October 2017, in accordance with application ref: H04-0395-17.
- This application is for Reserved Matters for 6no residential dwellings on the subject site as identified within the approved Outline planning permission.
- For clarification access was determined at the outline stage and this application seeks approval of the following reserved matters, appearance, landscaping, layout and scale.

2.0 USE AND LOCATION:

- The subject site comprises the vacant land an area of approximately 0. 5 hectares and is located within the settlement boundary of Donington, partially within its Conservation Area
- A Grade II Listed Building (St Hellier) lies directly adjacent and others are present in the locality, along Church Street.
- There are a number of mature trees on the boundary of the site and further to the north-east are a number of protected trees associated with the churchyard of the Grade I Listed St Mary and the Holy Rood Church.

3.0 AMOUNT:

- The site is laid out as residential development consisting of 6 dwellings with associated car parking, garaging and landscaping.
- The proposed development will be serviced on site from the existing mains sewer to Market Place and a proposed surface water drainage strategy as detailed by York Sills Ltd is submitted with this application.

4.0 LAYOUT:

- The proposed layout illustrates the development on the site, the scheme has been designed having regard to the existing site characteristics and is consistent with the site block plan layout submitted at the outline stage.
- Vehicular access is via Market Place (as determined at outline) and the residential dwellings are laid out in a considered manner having regard for the existing hedgerows and trees on the site.



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- Refer to the swept path analysis drawings which illustrates the details of a large refuse vehicle and large car entering and leaving the site in forward gear.

5.0 SCALE:

- The proposed dwellings are scaled at 1 and 1.5 storeys and the height of the buildings are scaled to ensure that the development remains sympathetic to its surrounding context.
- The proposal will provide visual harmony which is informed by the character and identity which is distinct to Donington.

6.0 LANDSCAPING:

- The proposed landscaping is in keeping with the existing character of the area, being a "rural village" location.
- The entrance sequence is characterised by planted verges to the sides. These landscape features will help foster a sense of openness and create a 'rural' feel within the development, reminiscent of the character along Park Lane.
- New tree, hedge and shrub planting is proposed within the site, in order to provide enclosure and character to the development. This provides an attractive setting and approach to the development maintaining the quality and character of the village.

7.0 APPEARANCE:

- It is intended that the proposed scheme provides a contextual form of development which is sympathetic to the local building traditions and character of Donington.
- The development layout is characterised by bespoke house designs which are sited as the principal and distinct feature within the street scene.
- Garages are detached and set back as a secondary structure so that the "house" is clearly legible when viewed from the public realm. Unlike typical estate layouts which rely on generic house types with integral garages, this development will provide a distinct character in tune with the local vernacular.
- The garages are sized in order to genuinely accommodate the parking of vehicles as well as a decent zone for storage.
- The scheme intends to use building products as follows, as part of the external palette of materials:
 - Red facing brick – light and dark red
 - Roofs:
 - Lincolnshire pantile roof tiles



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- Rosemary roof tiles
- Details to verge and eaves in facing brick
- Heads and cills:
 - Artstone
 - Facing brick
- Windows:
 - Upvc colour to be confirmed
- Rainwater goods:
 - Upvc colour black

8.0 ACCESS:

Pedestrian and cycle:

- Donington is a rural village; the hub of the village is adjacent to the site access and provides a wide range of retail and social facilities.

Private Car and vehicles:

- Vehicular and pedestrian access will be off Market Place, an existing adopted public road within the village. The proposed road within the site provides vehicular access to the proposed buildings.

Public Transport:

- The site is located within easy walking distance of public bus links, within the village, to a mix of alternative routes.

Inclusive Access:

- It is intended that the floor level of the buildings will be set to provide a level threshold, allowing a 'level approach' from the site boundaries.