SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

LAND ADJ. 44
BRIDGE ROAD
LONG SUTTON

FOR

IMN PROPERTIES LTD

Job No. SE-1146

October 2020

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Abstract

This design and access statement supports the revised submission to the withdrawn full Planning application for six dwellings located on land adjacent 44 Bridge Road, Long Sutton.

I M N Properties 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 these new dwellings for inclusion and accessibility whilst achieving a high standard of design.

1. Introduction

This design and access statement supports the revised submission to the withdrawn Full Planning application for six dwellings located on land adjacent 44 Bridge Road, Long Sutton.

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 impact of the proposed dwellings on the surrounding area and the positive contribution it will make to the Town of Long Sutton, has also been considered.

The Town already has a well-established community and with a range of facilities and services within close proximity to the proposed development.

In addition the Town benefits from being a short driving distance from the towns of Wisbech, Holbeach, and Spalding.

The site at present is a building plot behind a pair of semi-detached bungalows and between two industrial sites, the site has the benefit of reserved matter approval for 9 dwelling under reference H11-0488-19. This application seeks to increase the number of dwellings from nine to twelve overall following positive feedback from potential buyers looking to move to the area.

The site has the benefit of an approved estate road with footpaths to either side to Lincolnshire County Council Highways specification under the previous application.

The site is within the built area for this part of Long Sutton, and will utilise the existing site boundaries.

To sustain a diverse mix of dwelling types, sites like this are invaluable as they provide the opportunity to develop land which is affordable to small local builders/developers, who due to the likely size of the land allocations will be priced out of the market as funding streams are not available to them in the same way as major developers. Local builders/developers employ local contractors, by from local merchants and use local agents and provide a type of dwelling that is not readily available from the larger property developers. This further enhances the sites suitability for this type of development.

The proposed design as can be seen on the drawing which accompany this full planning application will be of a high standard, and with the number of bedrooms which are consistent with the neighbouring properties. It will utilise quality materials for its construction, which are sensitive to the neighbouring properties and Long Sutton.

This proposal will add to the community cohesion and also enhance the existing form and character of the area, it will also follow the built form of the Long Sutton, which is further enhanced by the above.

The site benefits from being in close proximity to all main services and will utilise these. The site is within flood zone 3 of the Environment Agencies Map, and a flood risk assessment is part of the planning application as prepared by Geoff Beel Consultancy. It should be noted that all sleeping accommodation is to be on the first floor and as seen on the following map the whole of Long Sutton is within the same flood zone.

The dwellings are to be constructed above the requirements of the building regulations using the fabric first approach.

Consideration is to be given to using renewable energy for the heating of hot water along with rain water harvesting. The properties will also allow for recycling bins both indoors and outdoors and with space provided for cycle storage in the proposed garages.

Ample off-road parking spaces and rear amenity areas for the enjoyment of the occupants will be provided, with landscaping introduced as shown on the accompanying plans.

2. Design

2.1. Use & Amount

The site at present is a building plot behind a pair of semi-detached bungalows and between two industrial sites, the site has the benefit of reserved matter approval for 9 dwelling under reference H11-0488-19. Plot 9 is now currently under construction as per the reserved matters approval.
This application revised the withdrawn application (H11-0034-20) which sought to increase the number of dwellings from nine to twelve and revert back to the original 9 units with amendments made to units 7 and 8 and the associated garages to plots 7, 8 and 9.

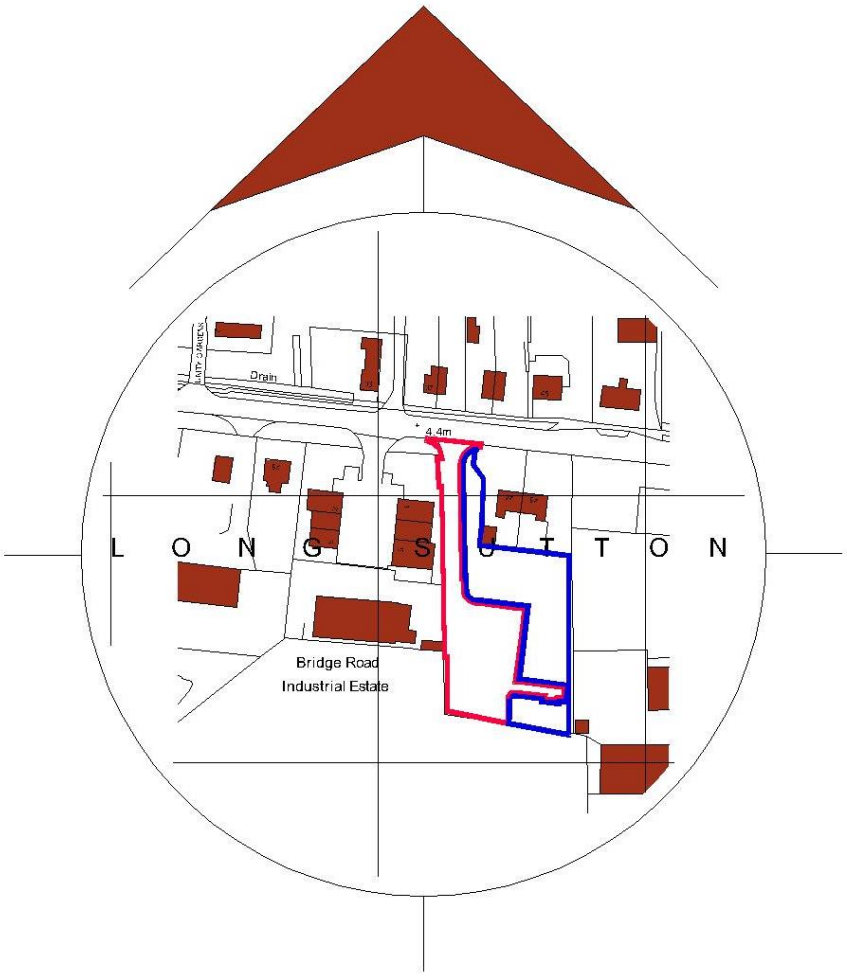


Figure 1: Location Plan

The size, layout and accommodation are driven by the desire to provide good quality, modern living accommodation for the occupants and users of the dwellings.

2.2. Layout

The layout of this proposal has been largely governed by the boundaries of the site, as well as the neighbouring properties.



Figure 2: Site Plan

2.3. Scale

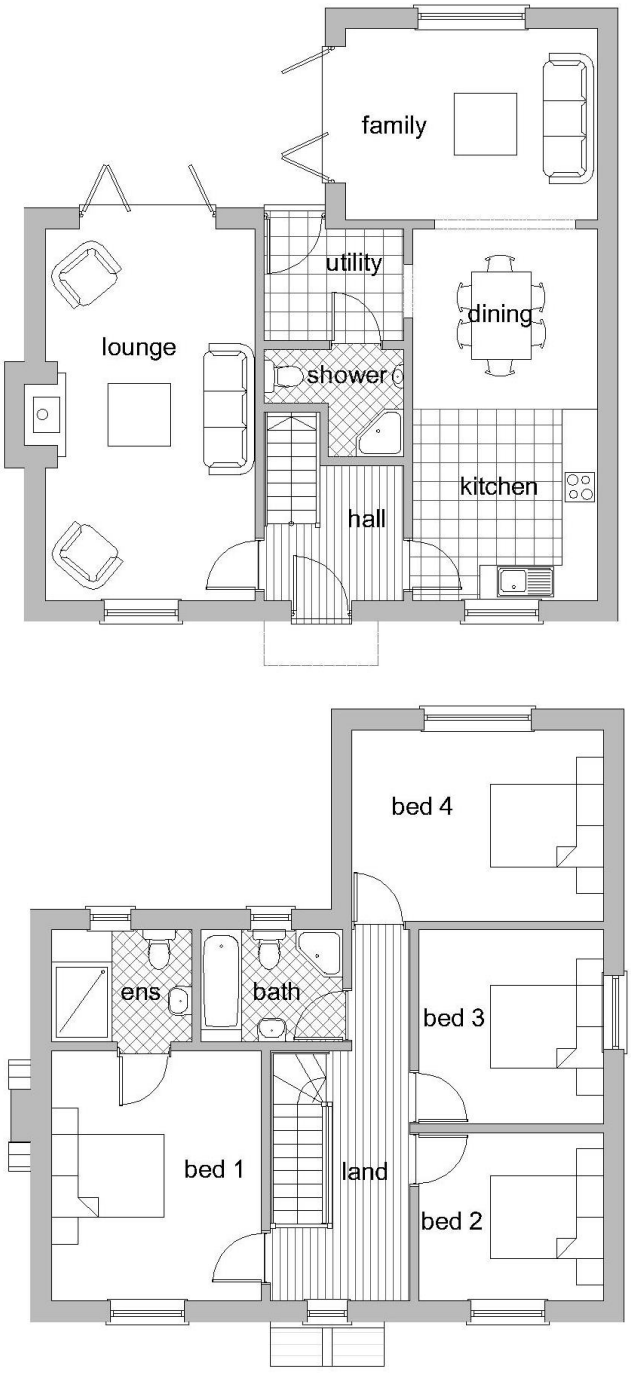


Figure 3 : Proposed Floor Plans for plot 7

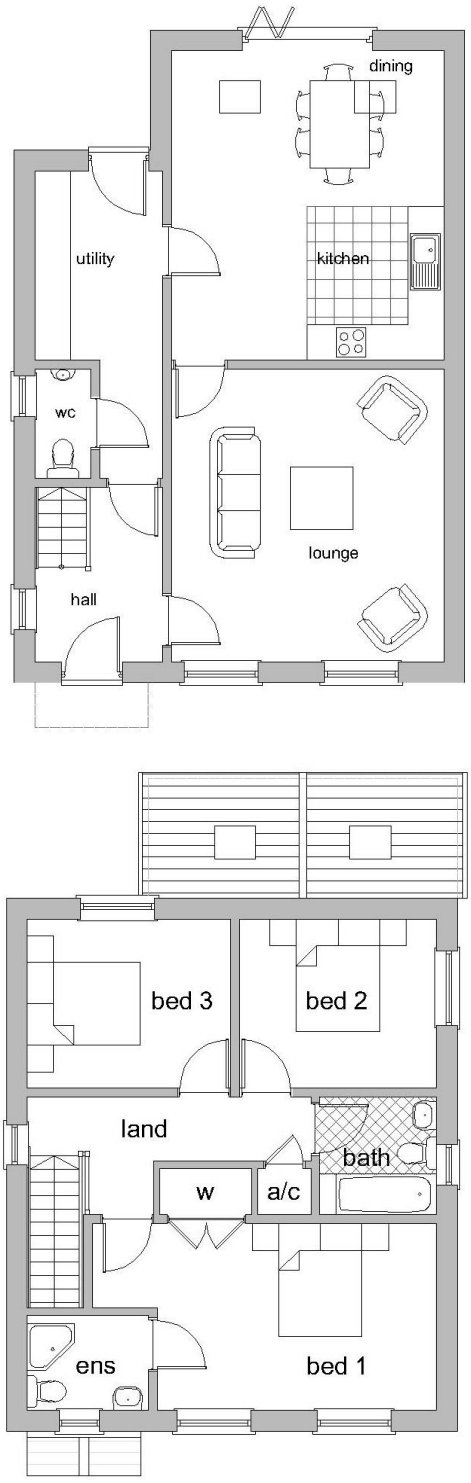


Figure 4: Proposed Floor Plans for Plot 8

2.4. Landscaping

The proposal will include landscaping and parking spaces as shown on the accompanying plan. The rear gardens will be levelled and seeded with grass, with patio areas for the full enjoyment of the occupants. A bin storage area is to be located in the rear gardens for roadside collection.

The rear gardens are to be fully enclosed with fencing and lockable gates as shown on the site plan.



Figure 5: View of the adjacent properties



Figure 6: Existing houses opposite to the site

2.5. Appearance

The Town of Long Sutton is very varied in appearance and has no real local vernacular. This is demonstrated by the properties immediately surrounding the proposed site.

The form of the proposal reflects a more traditional solution as it is felt that it is the most appropriate form given the location of the site, local context and style of the surrounding buildings. The new dwellings will incorporate features which will link them to neighbouring properties and will read as a coherent development.

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



Figure 7: Dwellings at the front of the site



Figure 8: Properties opposite the site

2.6. Flood Risk

The site is located within Flood Zone 3 according to the Environment Agencies Flood Maps as shown below.

The proposed application has a flood risk assessment attached to it as prepared by Geoff Beel Consultancy and this has been produced in association with the Environment Agency.

The proposal will be constructed in accordance with the flood risk assessment.



Figure 9: Environment Agency Flood Map

2.7. Security

The proposed dwellings are to have approved intruder alarms fitted, along with approved locks to windows and doors. The gates to the rear gardens are to be lockable.

Security lighting is to be provided to the dwelling over the rear garden and parking area, which will be dusk to dawn sensor controlled intruder lighting in line with Secured by design New Homes 2016 guidance.

2.8. Environmental Consideration

New energy efficient heating systems are to be installed in the dwellings and consideration will be given to the installation of PV Panels for electric generation.

The dwellings are close to the main bus route through the town, which has links to other major towns, cities and surrounding villages.

An area is provided to the rear of the dwellings for the bins required for recycling by the local authority and their roadside collections.

The proposed dwellings will benefit from mains water, gas, foul sewage, telephone and mains electricity.

The water usage of the dwellings will be at least 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.

Nearby bus stops provide a bus service to neighbouring towns and villages.

In addition the Town benefits from being a short driving distance from the towns of Wisbech, Holbeach, and Spalding.

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

- Local shops/general stores
- Primary Schools
- Public Houses and Restaurants
- Employment areas
- Playing Fields
- Church

3.2. Site Access

The existing site access will be altered and utilised to gain access to the new dwellings for vehicles and pedestrians in line with the existing approval. Motor cars will have easy access to the front door of the properties. Upon alighting a parked vehicle a hard surfaced area will lead the occupant or visitor directly to the front doors. The main entrances are visible from the driveway and parking spaces.

3.3. Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

A large front door with a level access threshold will allow access to the ground floor of the dwellings, whilst all doors, including an outward opening door to the w.c, will allow access throughout the ground floor. 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 allows easy access to the Fire Brigade should the event of a fire take place.