



DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

HALMER GRANGE
GRANGE DRIVE
SPALDING
LINCS
PE11 2DX

FOR

MARKET HOMES LIMITED

Job No. SE-185

12 April 2016

Abstract

This design and access statement supports the full planning application for the proposed residential development on the site of the former Halmer Grange Care Home, Grange Drive, Spalding, Lincs, PE11 2DX.

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 for the proposed six dwellings on the site of the former Halmer Grange Care Home, Grange Drive, Spalding, Lincs, PE11 2DX.

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 town of Spalding, have also been considered.

The town of Spalding 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 city of Peterborough.

The site at present was the site of the former care home and day care centre, known as Halmer Grange, which closed to the public some years ago and recently gained planning approval under planning reference H16-0943-15 for the conversion to 17 flats, which is currently under construction.

The initial application included the current proposal, however these dwellings were removed from the previous application, however the land was used in association with the former care home as extended gardens, but is brownfield land.

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.

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 town.

PARAGRAPH 34

The site is located a short walking distance from the main facilities of Spalding.

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 criteria by complying with the energy and CO₂ requirements of the Building Regulations.

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:
 - o 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
 - o 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 market town community, while also offering the existing families in the town the opportunity to remain in their community, with the house mix proposed. This development is inclusive and provides accommodation to suit young couples, individuals and families.

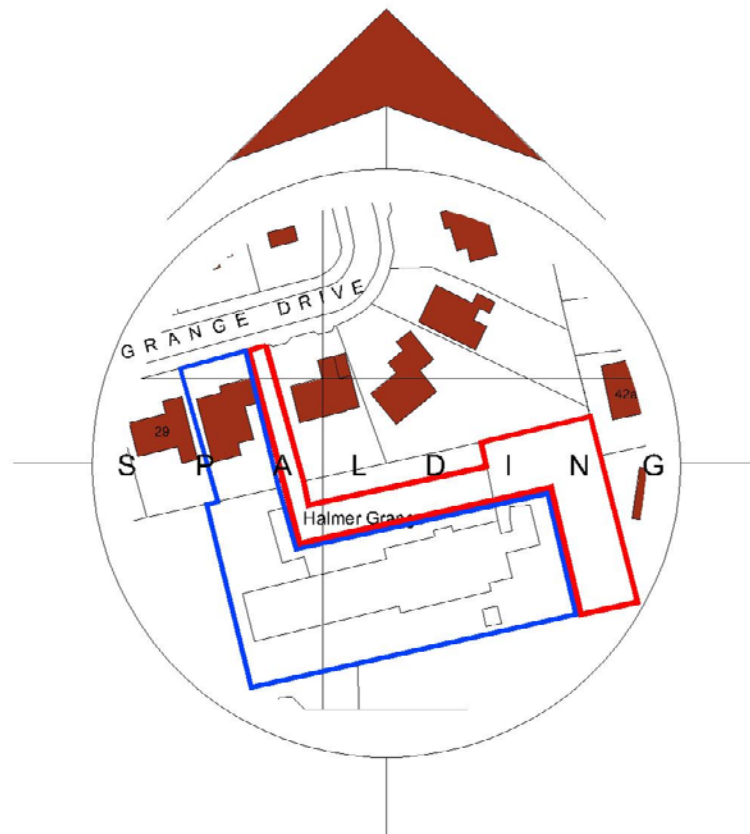


Figure 1: Location Plan

This development is for six, two bedroomed houses.

The site is a brownfield site and due to the conversion of the former care home to residential flats 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 care home building, the desire to provide high quality housing and the nature of the site.

The proposal will provide ample off road parking and 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 position of the access which has been widened under the original planning approval.

The proposal will be served via the existing access and utilise new parking spaces in front of the dwellings proposed. It should be noted that the existing parking and turning required for the flats will not be affected.

Each of the semi-detached dwellings has two parking spaces to the front of them, with a further amount of spaces for visitor parking which is to remain in the ownership of the building owner. The site has been designed to bring in new landscaping to soften the site and increase the biodiversity of the wider area.



Figure 2: Site Plan

2.3. Scale

Figures 3, & 4 show the floor plans of the proposed semi-detached houses.

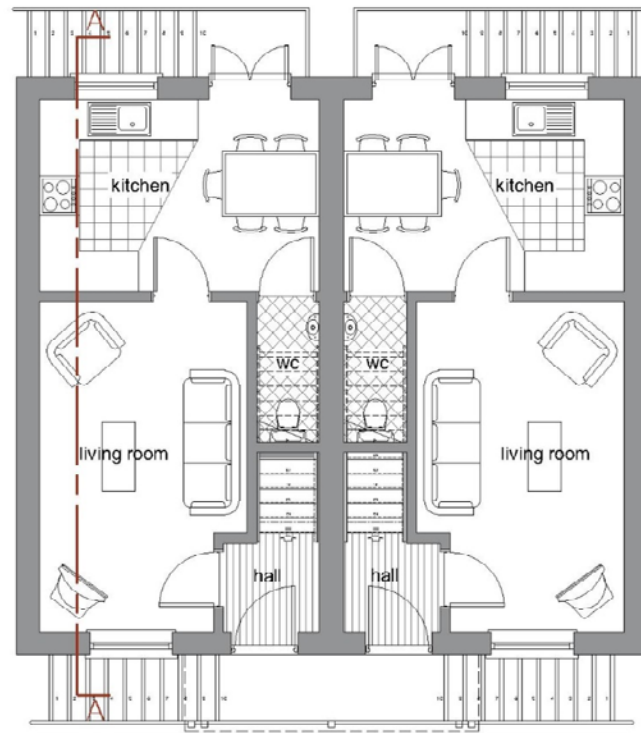


Figure 3: Ground Floor Plan of semi-detached houses

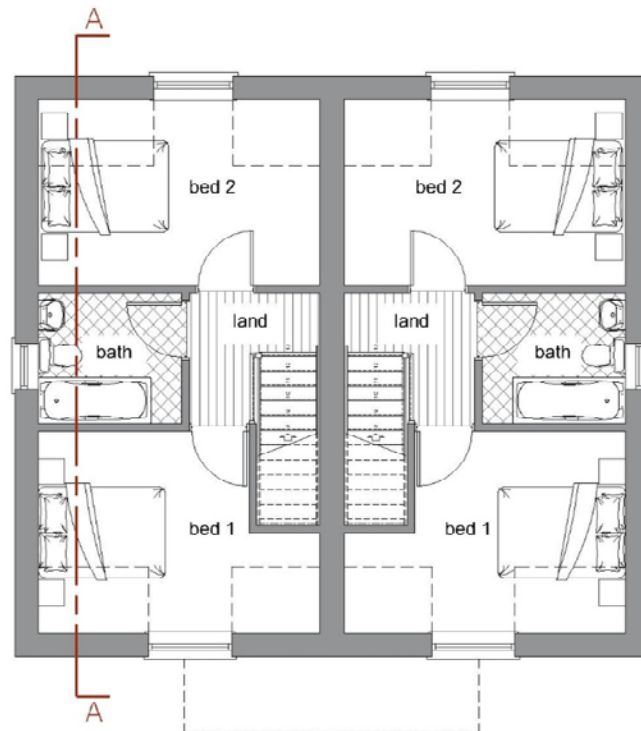


Figure 4: First Floor Plan of semi-detached houses

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 grassed 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.

The existing drive and tarmacked parking areas are to remain as previously highlighted, new area of drive in the site along with new parking spaces are to be gravel. This will be softer and will not create further surface water runoff.

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.

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 town of Spalding is varied in its vernacular with no overriding style or choice of materials; this is consistent through the town and in the properties adjacent to the site.

The proposed dwellings are to be constructed of the same materials so it reads as a single uniformed development. The walls are to be facing brick and the roofing is to be concrete tiles, sample are to be provided and agreed with the planning department as part of a condition clearance applications at a later date.

Windows are to be double glazed white upvc with coloured upvc front doors. Rainwater goods are to be black round line.

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.

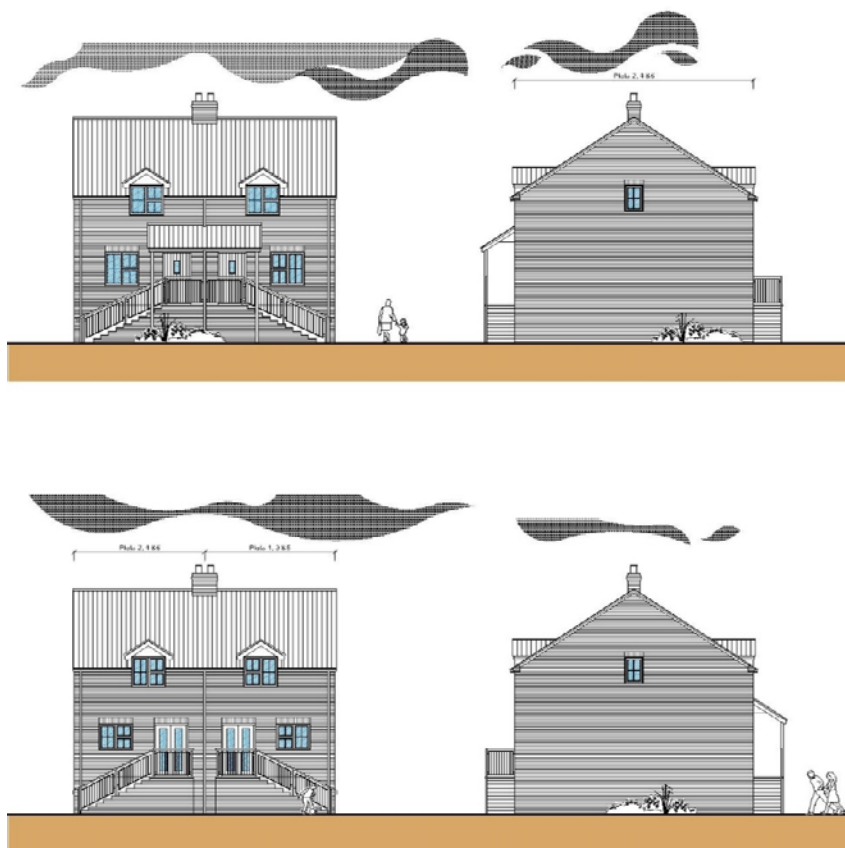


Figure 5: Elevations of Semi-Detached houses



Figure 6: Current former care home being converted to residential flats



Figure 7: Existing gated entrance to the site



Figure 8: Existing car park and boundary treatment



Figure 9: Neighbouring dwellings and access on Grange Drive



Figure 10: Neighbouring dwellings on Grange Drive



Figure 11: Neighbouring dwellings on Grange Drive



Figure 12: Neighbouring dwellings on Grange Drive

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.

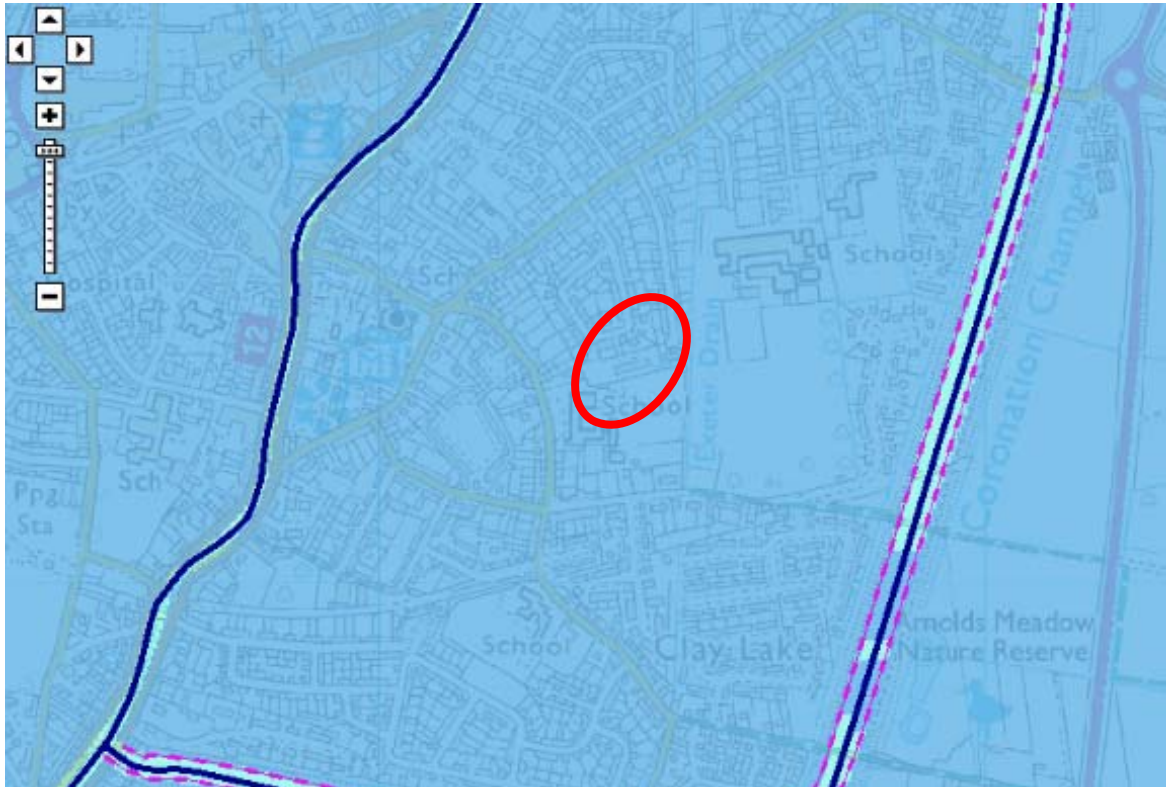


Figure 13: Environment Agency Flood Map

2.7. Security

The proposal will have enclosed rear gardens to the semi-detached houses, which will be accessed via the dwellings and lockable gates.

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 semi-detached houses are to be constructed above the requirements of the building regulations.

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 town 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
- Town Centre shops
- Primary School
- Secondary Schools
- Church
- Community Hall
- Playing Field
- Public Houses and Restaurants
- Doctors Surgery

3.2. Site Access

The proposal will utilise the existing vehicular access as indicated on the drawings. This access has been widened under the original planning approval as required by Lincolnshire Highways Department.

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 houses whilst all doors, including an outward opening door to the ground floor wc, will allow access throughout the ground floor.

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, which has been made easier by the increase in the width of the access and drive.