



TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk

**8, Sandringham Walk, Spalding.
Design, Access and Heritage Statement
November 2024**

Contents

1.0 Drawing Register	3
2.0 The Brief	4
3.0 The Site	5
3.1 Contextual Evaluation	
3.2 Aerial View	
3.3 Current Site Aesthetics	
3.4 Flood Map	
3.6 Planning Background: Site	
3.7 Planning Policy and Guidance	
4.0 The Proposal	11
4.1 Justification and Use of Development	
4.2 Scale and Amount	
4.3 Appearance and Materials	
4.4 Ecology and Landscaping	
4.5 Boundary Treatments	
4.6 Access and Parking	
4.7 Refuse Disposal	
4.8 Drainage	
4.9 Pre-application advice	
5.0 Sustainability	15
5.1 Policy	
5.2 Drainage	
5.3 Energy	
5.4 Recycling and Waste Facilities	
5.5 Biodiversity	
5.6 Pollution	
5.7 Adaptation to Climate	
5.8 Water Conservation	
5.9 Materials and Waste Construction	
6.0 The Conservation Area	17
7.0 Conclusion	19

1.0 Drawing Register

This Design, Access and Heritage Statement should be read in conjunction with the following drawings and the other documentation submitted as part of the planning application:

- 1140_01- Site Location Plan
- 1140_02- Existing Block Plan
- 1140_03- Existing Site Plan
- 1140_04- Proposed Site Plan
- 1140_05- Proposed Ground Floor Plan
- 1140_06- Proposed First Floor Plan
- 1140_07- Proposed Roof Plan
- 1140_08- Proposed Elevations
- 1140_09- Proposed 3D View

As part of the application the following reports have also been prepared:

- 1140_Design and Access Statement

2.0 The Brief

The following Planning, Design and Access Statement has been prepared to support a full planning application for a new build dwelling at 8 Sandringham Walk, Spalding. This statement will outline and explain the principles and concepts that govern the proposed use, amount, layout, scale, design, accessibility and appearance.

This document has been based on the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2015 (statutory instrument No. 595) and following headings set out in the guidance for householder planning permission application.

The Design & Access Statement is submitted in support of the proposal to provide additional detailed information to officers and consultees dealing with the application and to inform the public with whom have an interest in the proposal about the site and the proposed operation.

The statement has also been prepared with regard to the guidance provided by CABE ‘Design and Access Statements: How to write, read and use them’ (2006).

The statement describes the location, site context and proposal, as well as identifying planning issues to be accounted in the determination of the application in sufficient detail to enable the Local Planning Authority to determine the application with a minimal requirement for conditions.

2.1 The Brief

The brief for the new dwelling looks to create a new family home, making use of the existing disused site.

This project fills an empty void within the street scape, the design embodies the traditional nature of the surrounding context, whilst incorporating contemporary features.



3.0 The Site

3.0 Site

3.1 Contextual Evaluation

The application site is located within the administrative boundaries of South Holland Council and within the defined settlement of Spalding as identified on the Council’s adopted proposals Map.

The application site is located to the South of Spalding centre on Sandringham Road.

Spalding is a market town on the River Welland in the South Holland district of Lincolnshire, England. The town had a population of 34,113 at the 2017 census. The town is the administrative centre of the South Holland District. The town is located between the cities of Peterborough and Lincoln, as well as the towns of Bourne, Market Deeping, March, Boston, Wisbech, Holbeach and Sleaford.

The site measures circa 473028.4 sqm in size. It is occupied by a single detached dwelling. The site is approximately 22.52m wide and 27.16m deep.

The application site indicated by the location vector is located approximately 2.1 miles from the centre of Spalding. A bus stop is located on Marlborough Avenue, approximately 160.9m from the dwelling. The nearest train station is Spalding Railway Station which is approximately 1.2 miles away.



3.0 Site

3.2 Aerial View

The adjacent image highlights the site boundary in red. As shown, the plot represents a logical infill site within the village of Spalding. The plot benefits from a site frontage which is in proportion with the neighbouring dwellings and suitable to provide a dedicated access from the highway.

As per CABA guidelines the dwelling fits appropriately within the site boundaries and area, and is surrounded by residential property.

The plot is within the centre of the Village, rather than on the edge so Urban Sprawl is avoided.

The site has no current dwellings on it, but does back onto a single dwelling also legally owned by the applicant.

It is not considered that at present the site has any inherent character or quality particularly worthy of preservation.

The site is generally level with a small gradual fall across the site to the north west corner.



3.0 Site

3.3 Current Site Aesthetics

The adjacent images show the vacant plot which backs onto a single dwelling, legally owned by the applicant. Also highlighted is the proposed location of the new access route.

No buildings are to be demolished.

Existing vegetation is to be preserved, with the addition of a new tree.

No existing parking amenities are to be demolished or obstructed, two new parking spaces are to be added in front of the dwelling.

The street scene has a consistent vernacular of Brick, particularly Buff Brick, and Concrete Roof Tiles

Views to and from the plot consist of the surrounding residential street scape.

- 1. View from inside the Site
- 2. View from front of the Site
- 3. View from Highway



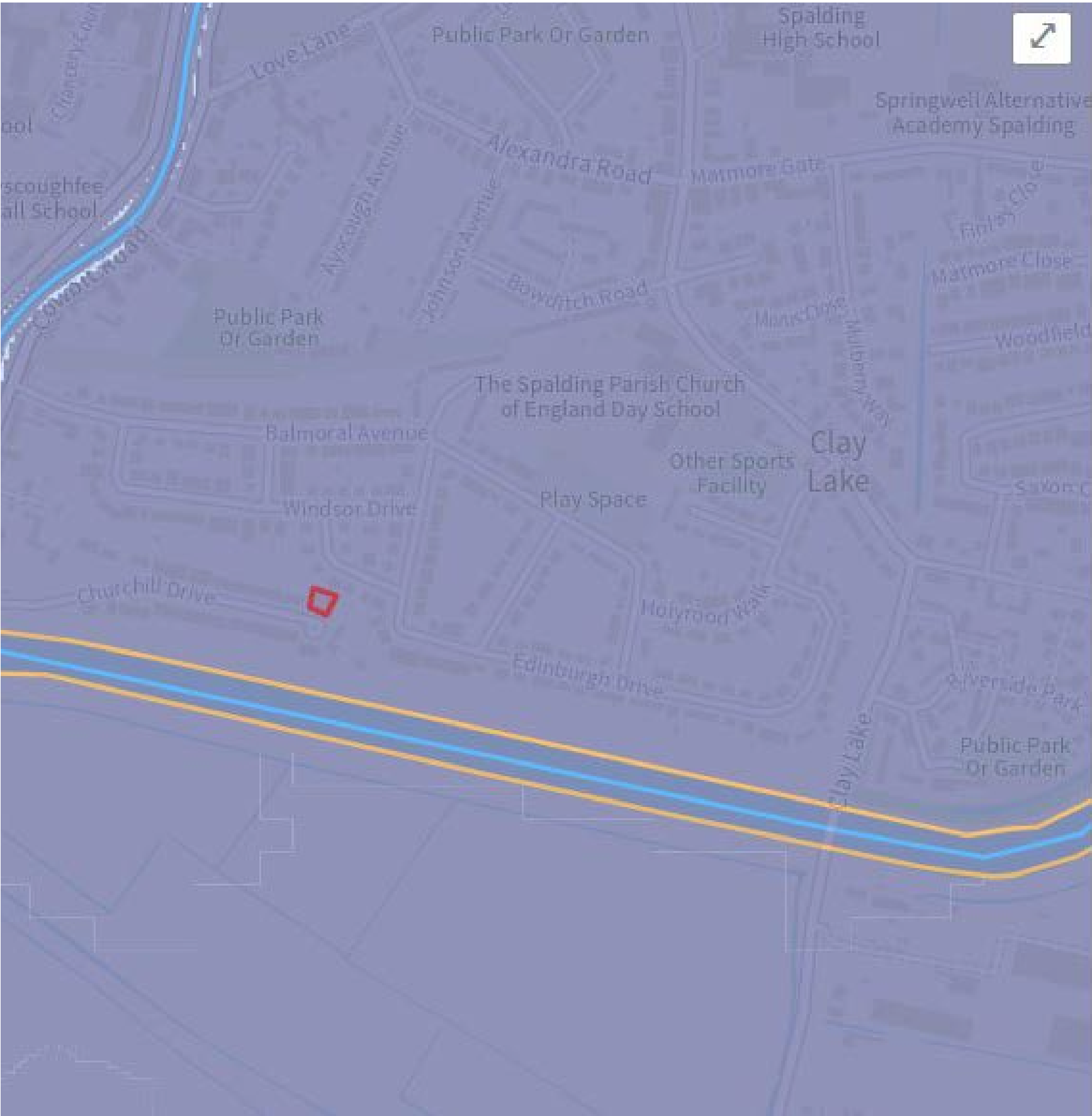
3.0 Site

3.4 Flood Map

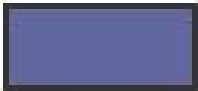
The site falls within Flood zone 3. The nearest watercourse to the site is the river Welland. As part of the application a separate flood risk assessment has been prepared, see document [ref](#).

To address the issue of being located within a flood zone, the following flood proofing/resilience and resistance techniques will be undertaken:

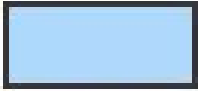
- External timber framed walls will be avoided, masonry construction used.
- Engineering bricks will be used for lower course below DPC
- UPVC doors will be specified over timber (subject to planning approval)
- All sockets and switches will be located at high level
- Plasterboard will be laid horizontally
- Floor levels will be set no lower then existing
- One way flap valve installed to drains to prevent back-flow of flood water.



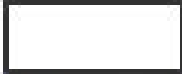
Your site boundary



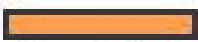
Flood zone 3



Flood zone 2



Flood zone 1



Flood defence



Main river



Water storage area

3.0 Site

3.6 Planning Background: Site

The site has no former planning history since the construction of the existing house.

3.7 Planning Policy and Guidance

The design of the proposal has had regard to policy and guidance, such as that listed below:

- NPPF (2012).
- Building Regulations: The Approved Documents, DCLG and others (1992-2006).
- The Disabled Discrimination Act, HMG (1995).
- By Design: Urban Design and the Planning System – Towards Better Practice, DETR & CABE (2000).
- Urban Design Compendium: Urban Design Principles, English Partnerships (2000).
- The value of urban design, CABE, UCL & DETR (2001).
- Planning and access for disabled people: a good practice guide, ODPM (2003).
- Safer Places: The Planning System and Crime Prevention, ODPM & Home Office (2004).
- Secured by Design Principles, ACPO (2004).
- Planning Policy Statement (PPS) 1: Delivering Sustainable Development, ODPM (2005).
- DCLG Circular 10/2006: Guidance on changes to the Development Control System (June 2006).
- The principles of inclusive design (they include you),CABE (2006).
- Manual for Streets, DfT, DCLG & Welsh Office (2007).
- Urban Design Compendium 2: Delivering Quality Places, English Partnerships (2007).



4.0 The Proposal

4.0 The Proposal

4.1 Justification and Use of Development

The application seeks to gain the planning consent for the construction of a new dwelling. The proposed architectural language for the dwelling seeks to reflect the traditional architecture within the local vicinity, this being dwellings featuring traditional forms.

However, particular attentions has been taken to ensure that pastiche is avoided, the resultant design is therefore, uncomplicated and influenced by traditional architecture.

Fenestration has been carefully laid out to aid with opening views through the house and to maximise the opportunity for natural illumination. Primary outlook would be to the front and rear ensuring no loss of privacy occurs to neighbouring dwellings.

The last use of the site was unused land so the proposal of one dwelling would give the site more purpose than the original use.

4.2 Scale and Amount

The application seeks planning approval for the construction of 1 dwelling. The use is for domestic habitation and supporting facilities for a single 1 and 1/2 storey dwelling, and associated parking provisions. The internal layout provides areas for circulation, a bedroom, dining, living, kitchen, bathroom and utility. Externally, parking provision is located close to the house and the garden is to the North East of the house. The new dwelling will be 163.8sqm of Gross Internal Area over two floors. The dwelling measures 7.5m x 11.3m.

Particular attention has been given to:

- The need to provide quality living spaces.
- The need to be sympathetic to the scale and proportions of the surrounding buildings.
- The need to ensure the form and layout of the development is functional and appropriate.
- The need to have regard to the relevant development plan policy residential design requirements.

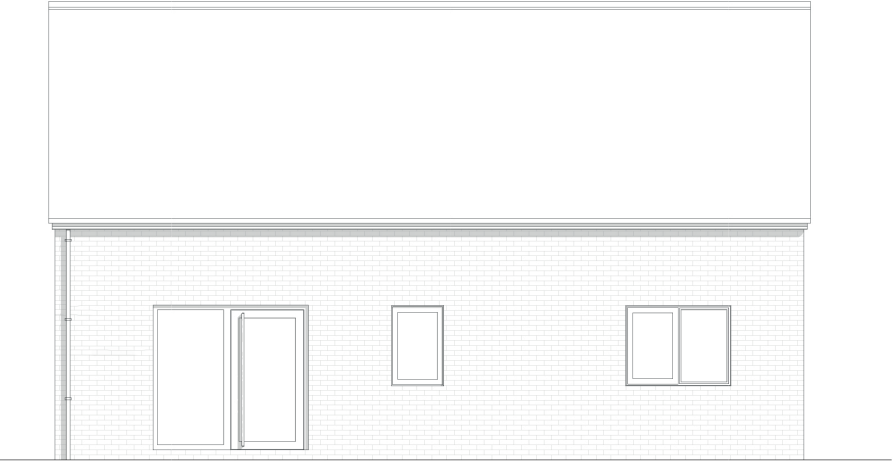
Taking into account these considerations, the design is considered of an appropriate size and scale given the context of the site.

The nature of the proposed development is such that it is designed to blend into the street scape and be of equal massing. The relationship of the proposed development to the surrounding area, in particular the adjacent roads are an important design consideration.

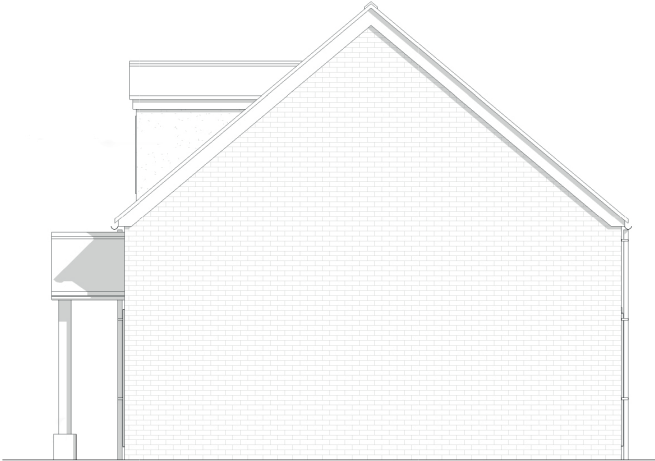
A detailed site analysis has been undertaken to ensure that the proposal has due regard to its surrounding character and context whilst being distinctive in its overall design.

Building height and scale have been carefully considered to ensure that the development is in balance with its immediate surroundings and complements the proposals.

The scheme proposed for the design of the buildings is based on



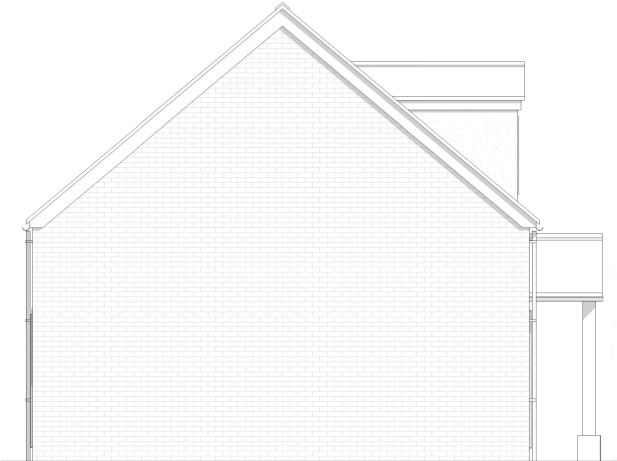
Elevation 1



Elevation 2



Elevation 3



Elevation 4

4.0 The Proposal

providing two distinct levels of individual designs which will break up the visual impression of the site and provide interest as well as identity to the building shapes and forms. This also incorporates different materials which will provide further texture and context to the site.

Roof lines have been kept to a minimum by utilising gable roofing of a low pitch and this enables the elevational designs to be kept low in the landscape.

4.3 Appearance and Materials

The design and appearance of the dwelling looks to replicate the materials of the surrounding buildings, the materials will therefore be as follows:

- Roof Material – Concrete Roof Tile
- Wall Material – Buff Brickwork, Through Coloured Render
- Glazing/Doors Material – UPVC Doors and Windows

4.4 Ecology and Landscaping

There are areas of hard and soft landscaping, please refer to the site plan for further details/information.

The location on which the dwelling will be constructed is existing open grass space and devoid of any trees, shrubs and substantial vegetation. Accordingly, the land is considered to offer little in regard to ecological value.

Additional landscaping is proposed within and around the periphery of the site and will be detailed in a landscape scheme which will be approved by the Planning Department.

The proposed development will sit within a sympathetic landscaped setting which will also include an outdoor amenity space set behind a brick wall. Landscaping comprising pathways, paved areas, grassed areas and planting is proposed within and around the periphery of the site, including the drive.

The design and use of the materials of the patio terrace have been carefully considered to give an inviting and pleasant environment for customers which will include a wet swale to enhance the landscape and ecology of the site.

External patio areas have been located to the north from the external aspect and provide more activity to the development. All landscaping will be specified to ensure robustness, longevity and ease of maintenance.

4.5 Boundary Treatments

The boundaries will remain unaffected by the development.



4.6 Access and Parking

Accessibility should be considered at all stages, and in relation to all aspects of the design of any development. If considered properly, it should be integral to all design decisions and should not stand out as something that has been considered late in the process or as an add-on to other design inputs.

The approach taken to the design of the proposal has been to ensure maximum accessibility for all potential residents and visitors, whilst bearing in mind and taking account of all other constraints and influencing factors.

The proposed dwelling is served by a small private, access route running off and perpendicular to Sandringham Walk, which the applicant has right of access over. The development will be constructed on site with flush thresholds with internal arrangements to provide access needs of those in wheelchairs, all in accordance with current building regulation requirements as outlined in Part M.

The existing vehicle and pedestrian access to the dwelling will remain. Albeit the existing vision splays will be improved to highway standards. An aco slot drain will be installed to stop water run off onto the highway. Parking provision has been shown on the proposed site plan in close proximity to the new dwelling.

2 car parking spaces are proposed, including an electrical charging point for an electric vehicle.

4.7 Refuse Disposal

Local council recycling bins will be provided with the development to provide recycling facilities. Internally the kitchen bin will incorporate a split bin to enable the sorting of recyclables easier. Waste and recyclables will be stored within the screened service compound to the frontal side of the unit.

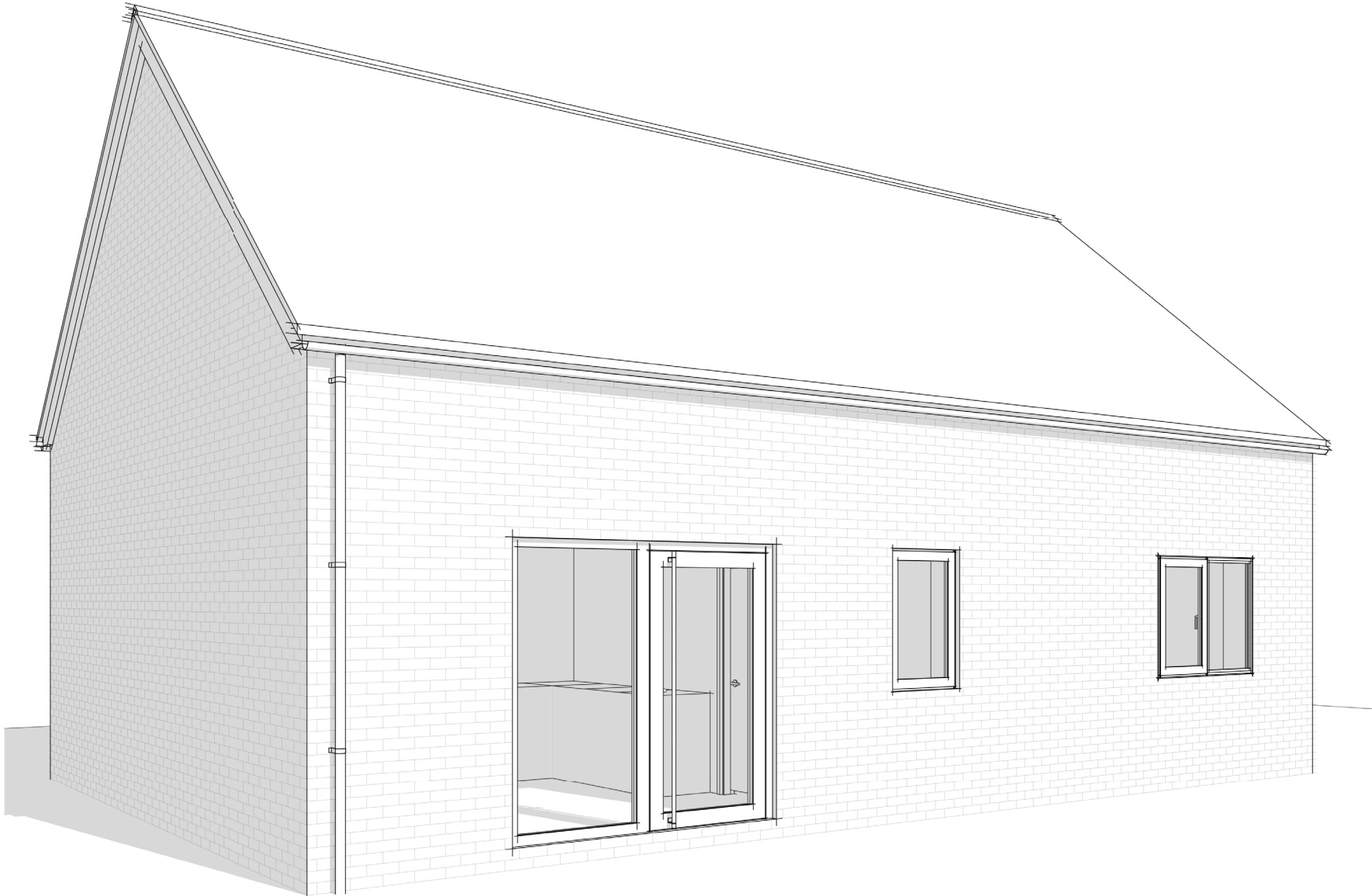
4.8 Drainage

Due to the scale and nature of the proposed development, it is considered that rainwater will aim to be a soakaway.

Due to the location and nature of the site and proposal, it is considered that the use of on-site sewage treatment (e.g. clargester). Foul sewage will therefore be directed into the mains drainage system via a pumped drainage solution with underground tank.

4.9 Pre-application advice

No pre-application advice has been sought from South Holland District Council prior to the application.v





5.0 Sustainability

5.0 Sustainability

5.1 Policy

The NPPF confirms that applications for new housing developments should be considered within the presumption in favour of sustainable development. As set out in Paragraph 14 of the Framework, this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. The Framework is clear that local planning authorities should boost significantly the supply of housing and ensure that their Local Plan meets the full, objectively assessed, housing needs in their area.

5.2 Drainage

The proposed development will result in a reduction in impermeable surfaces compared to the pre-development situation. However the drainage regime will utilise existing connections, where applicable, to seek to manage surface water at source within the confines of the site by the means of soakaways.

5.3 Energy

In accordance with National Planning Policy Framework best practice policy, the development will be designed to first minimise the requirement for energy, and then provide a proportion of the reduced energy requirement from onsite renewable sources. The process reflects the hierarchy of sustainability strategy, which is to first reduce requirement, then mitigate and finally to compensate. The building will be constructed with enhanced levels of insulation. The walls will be constructed with a block cavity walls, with a 150mm insulated cavity and insulated internal dry-lining. Dedicated low energy light-fittings will be specified throughout the properties to further reduce electricity demand.

Detailed SAP calcs will be required at the Building Control stage to ensure the new build home achieves a very good energy rating. Due to site layout restrictions it is not possible to orient the dwelling to provide a perfect southern aspect and maximise solar gain. However the rear elevation with its high glazing levels is orientated on a South Easterly line which will benefit the energy use. The front is located on a South Easterly orientation which is one of the reasons for increasing windows on the front elevation, as maximum solar gains will be present.

A range of potential onsite renewable energy sources has been considered, including: solar thermal hot, water generation, solar photo-voltaic panels, ground source heat pumps and air source heat-pumps.

5.4 Recycling and Waste Facilities

Local council recycling bins will be provided with the development to provide recycling facilities. Internally the kitchen bin will incorporate a split bin to enable the sorting of recyclables easier.

5.5 Biodiversity

Due to the nature and small scale of the proposed development opportunities for ecological enhancement are limited. The existing hedgerows will be retained to protect nesting birds which will retain the existing ecology habitat.

5.6 Pollution

External lighting will be kept to the minimum required for safety purposes, and all external lights will be fitted with photocells to automatically turn them off during daylight hours. Light spill to adjacent properties will be prevented by appropriate angling of lights. No light will be emitted above the horizontal plane. The development is not in an Air Quality Management Area (AQMA) and is considered to have no significant negative impact on local air quality.

5.7 Adaptation to Climate

The building would be constructed from block construction with an insulated cavity, this will provide a high thermal mass and help mitigate the impacts of external temperature, keeping the building warm in winter and cooler in summer. The communal external landscaping areas will be design to incorporate only plants that are comparatively drought tolerant and that can survive on precipitation alone, requiring no watering. This will help conserve potable water supplies.

5.8 Water Conservation

As described above, external landscaping in communal areas will be designed to rely on precipitation alone, removing the need for watering using potable water supplies. Internally, water efficient fixtures will be supplied to make the daily consumption of water more efficient. The target sought would be 105l/person/day, the equivalent of achieving a Code Level 4 rating for water consumption under the Code for Sustainable Homes. This would be achieved by using a combination of low volume dual-flush toilets, low flow taps and efficient flow showers.

5.9 Materials and Waste Construction

Traditional building materials of proven performance and longevity have been selected, which will require low ongoing maintenance. The walls will be constructed from block work cavity walls, with an insulated cavity and insulated internal dry-walling. This form of construction achieves an A+ rating under the Green Guide for Construction. The roof will be constructed from timber joists with insulation and a tiled roof finish. This form of construction achieves an A rating under the Green Guide for Construction. Materials purchase will be managed to minimise wastage and the production of waste, with appropriate separation and recycling of waste materials undertaken.

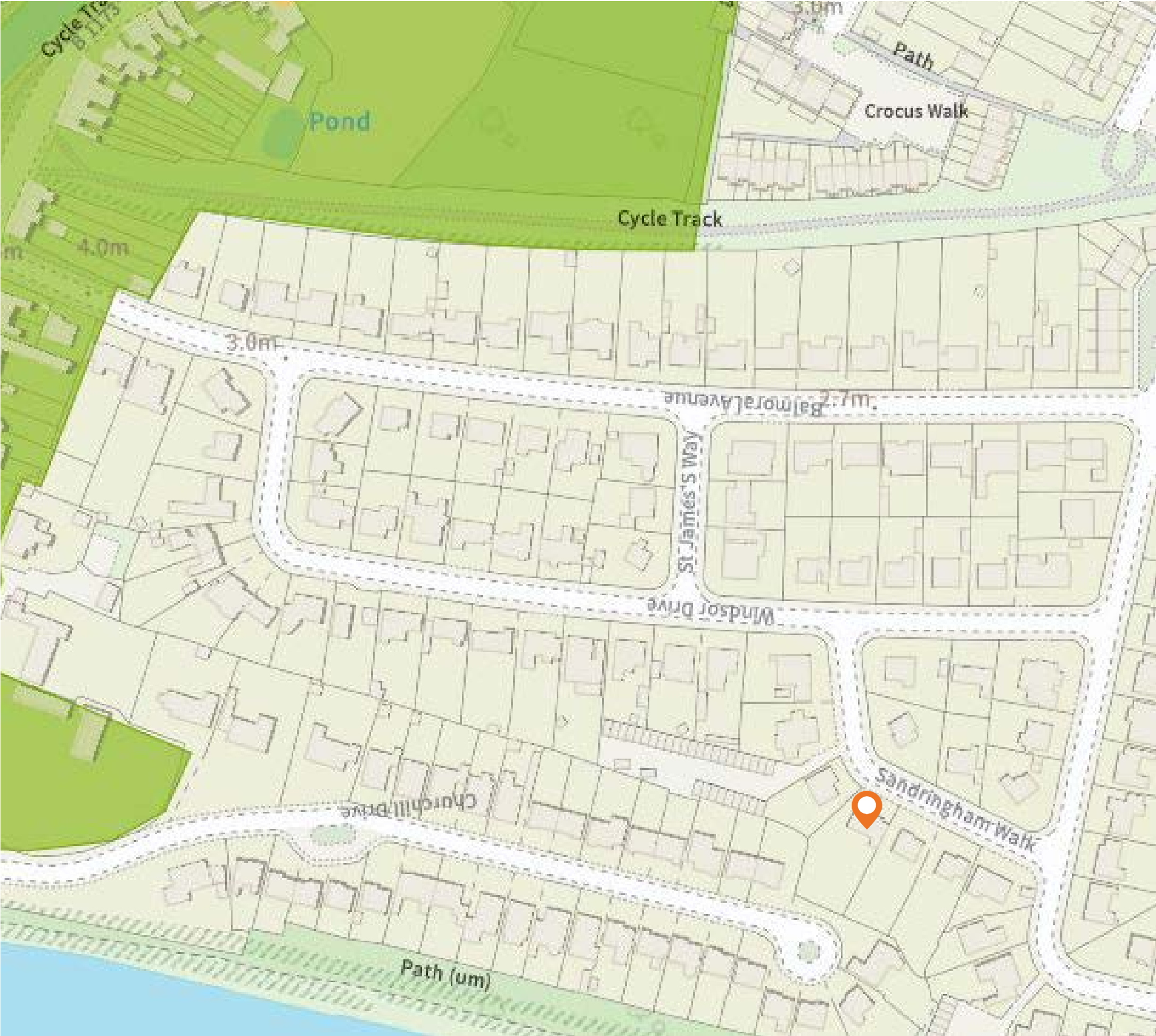




6.0 The Heritage Statement

6.0 The Conservation Area

The site lies outside the Spalding conservation area. The adjacent plan show the conservation hatched in Green.





7.0 Conclusion

7.0 Conclusion

This Design & Access Statement has been prepared to support the full application for the erection of a single residential Unit, together with associated works including car parking, access arrangements and landscaping.

This statement has set out in detail to the design rationale. The Statement has described how the location of the site and the associated site opportunities and constraints have influenced the design process and how the scheme proposed follows an iterative examination of these issues.

The design and layout would safeguard the amenities of the surrounding properties and provide a safe and secure environment.

The proposed dwelling also avoids any detrimental aesthetic impact to the conservation area and local heritage asset. As outlined in the heritage impact statement.

We hope that the information contained within this application and the supporting documentation is sufficient for your purposes and that the application will be supported with an officer recommendation for approval.



TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk