RESERVED MATTERS APPLICATION FOR

DEVELOPMENT COMPRISING 2 DETACHED DWELLINGS & 8 SEMI-DETACHED DWELLINGS

LAND OFF WITHINGTON STREET

SUTTON BRIDGE

For

LOYDHOMES

DESIGN AND ACCESS STATEMENT

JULY 2019

ABDS ltd
architectural consultants

Introduction

1. This statement has been prepared in support of a Reserved Matters application for 2 detached dwellings and 8 No semi-detached dwellings and associated external works at land located north of Withington Street Sutton Bridge.

2. Outline Planning permission was granted on 12th May 2017 under reference H18-1168-16. The Reserved Matters include:-
   " i) detailed drawings of the layout to a scale of not less than 1:500 and including road and plot layouts;
   ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
   iii) the siting and design of any vehicular access to a highway or estate road;
   iv) the means of foul and surface water disposal;
   v) details of landscaping and tree planting.
   vi) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas."

3. The statement assesses the design and access arrangements, and how they relate to their context. This statement has been prepared in accordance with Circular advice.

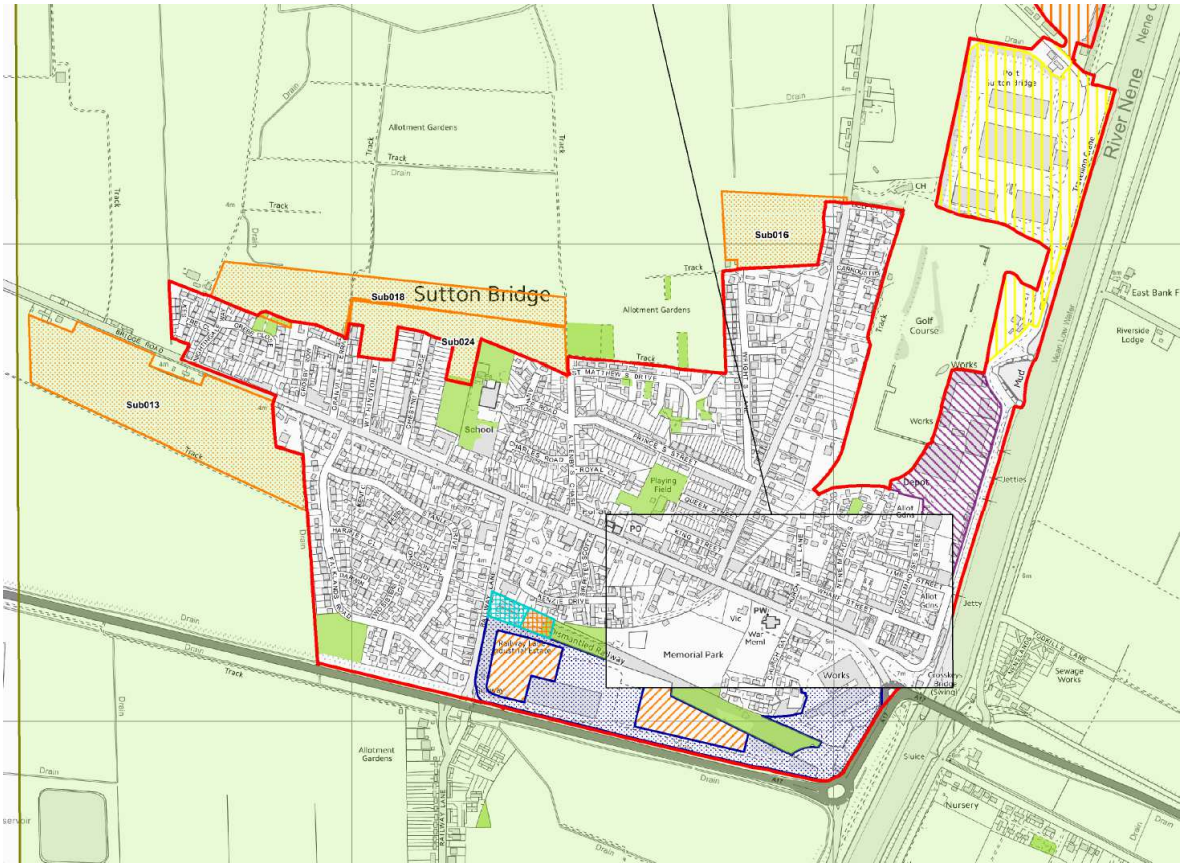
4. The application drawings are :-

   - LH/SB/19/001 - Site Plan
   - LH/SB/19/002 - Plots 1 & 2 Floor Plans
   - LH/SB/19/003 - Plots 1 & 2 Elevations
   - LH/SB/19/004 - Plots 3 & 4 Floor Plans & Elevations
   - LH/SB/19/005 - Plots 6-10 Floor Plans & Elevations
   - LH/SB/19/010 - Site Location Plan
   - LH/SB/19/011 – Garage floor plan and elevations
   - 1886S-E10 - Drainage Layout
   - 1886S-E11 - Impermeable Areas
   - 1886S-E12 - Access Road details
   - 1886S-E20 - Offsite storm drainage layout
   - 6917.ASP.PP.1.0 - Landscape details
   - BRI061- T02 - Topographical Survey

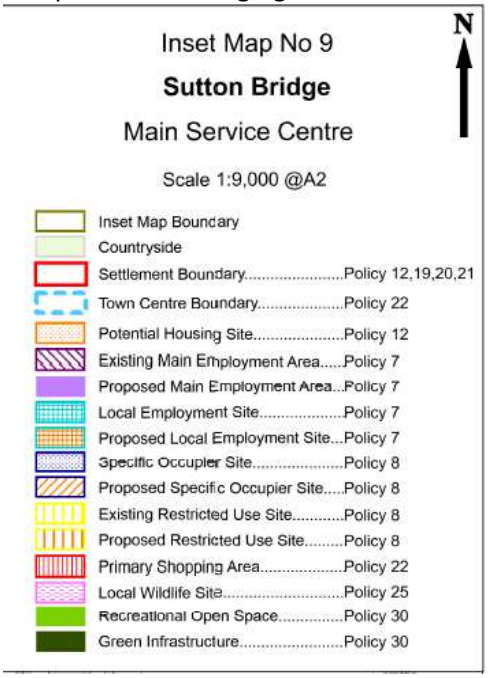
5. The application is also accompanied by drainage calculations, a landscape management plan, ecology survey, Anglian Water pre-development enquiry and a ground investigation / contamination assessment.

Pre-Application Discussions

6. No pre-application discussions have taken place. However, the LPA are aware of the site due to its promotion through the replacement local plan by Maxey Grounds. The site was identified under the emerging Local Plan as Sub 016 and Sub 024. They are further aware of the site through a recently refused Outline Planning Application for a development of up to 70 dwellings under reference H18-0120-19.



Extract of Superseded Emerging Local Plan – Inset Map 9



The Site and its Context

7. The application site forms part of a larger land area owned by the applicant. The total land holding comprises an area of approximately 3.8 hectares which is fallow land that abuts the northern boundary of the settlement, running between Granville Terrace and Allenby's Chase. The application site area forms a square shaped infill between properties located on Granville Terrace and Chestnut Terrace.

8. The site is predominantly flat with levels ranging from 3.44 AOD to 3.78 AOD

9. A recently constructed detached dwelling sits immediately adjacent the southern boundary of the application site.



Recently constructed detached dwelling.

10. The main built form along Withington Street is 2 storey terraced housing. Properties were originally of faced red brickwork with arched soldier course features above windows and doors. Properties have been adapted through the years and the housing now provides a range of render, brick and stone cladding with a range of window styles.



View Looking South along Withington Street

Planning History

11. The following planning history is relevant to the application site.

- *Application H18/0409/89: Outline application for Residential Development at Granville Terrace to Allenby's Chase, Sutton Bridge.*

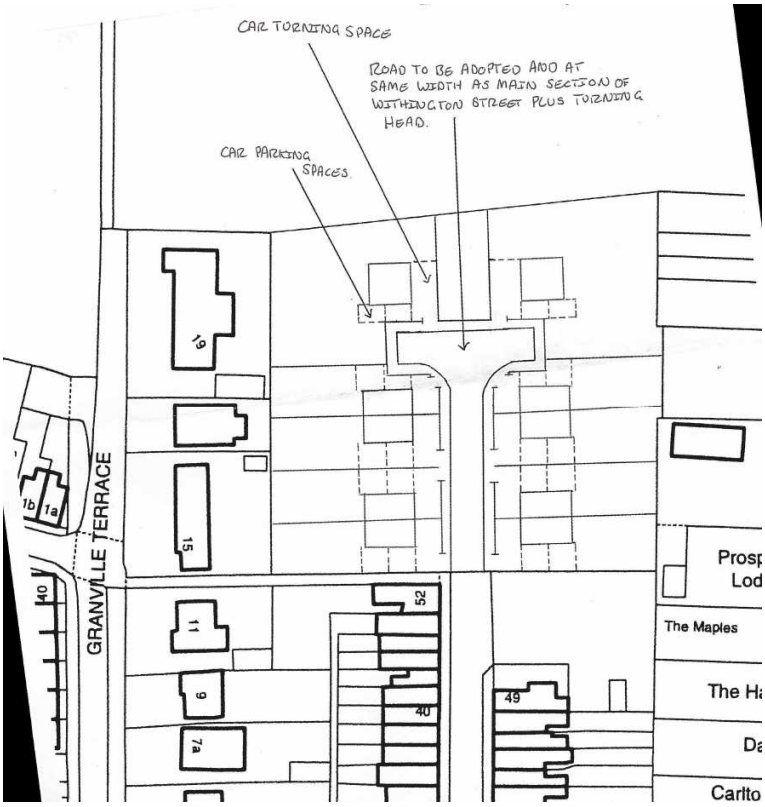
  The application was granted permission on 2nd November 1990 but never implemented. The gross site area replicates this planning application identically.

- *Application H18-1168-16: Outline application for 2 detached dwellings and 8 semi-detached dwellings, land north of Withington Street Sutton Bridge.*

  The application was granted permission on 12th May 2017 and remains extant.

- *Application H18-0120-19: Outline application for up to 60 dwellings on land North of Withington Street Sutton Bridge*

  The application was refused permission on 5th July 2019 and an appeal is currently being considered by the applicant.



Illustrative Site layout for H18-1168-16 – Reproduced courtesy of Maxey Grounds

Layout

12. The outline planning permission is specific in granting consent for 2 No detached dwellings and 6 No semi-detached dwellings. The illustrative plans submitted did not provide detail on house types or elevational treatment. The Reserved matters application proposes the following house types and floor areas.

- 2 No 3 bedroom chalet style semi-detached dormer bungalows – 130m2 each
- 2 No 3 bedroom detached 2 storey dwellings – 134.1m2 each
- 6 No 2 bedroom semi-detached 2 storey dwellings – 78m2 each

The maximum combined gross floorspace is therefore 996.2m2 which complies with the requirements set out in Condition 4 of the outline planning permission, namely "*no more than 10 dwellings and a maximum combined gross floorspace of no more than 1000sq.m"*



Proposed Site Plan

13. The proposed site layout utilises a single vehicular access point taken from the head of Withington Street. A turning head is provided in compliance with Local Highway adopted standards.

14. The western edge side of the development proposes the construction of a pair of semi-detached chalet style dormer bungalows in order to reduce the dominance of the development from the existing bungalows located along Granville Terrace whilst meeting the requirements of condition 7, namely that "*the development shall be 2 storey."*

Scale

15. The Outline Planning application gross site area extends to a total of 0.49 hectares.

Appearance

16. The dwellings will be constructed from facing brickwork reflecting the red brick character of the original terrace housing on Withington Street. Brick detailing such as contrasting brickwork below damp proof course, arched soldier course lintels, brick cills and corbelled detailing to chimneys (where shown) will add visual interest to the development.



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION





FRONT ELEVATION

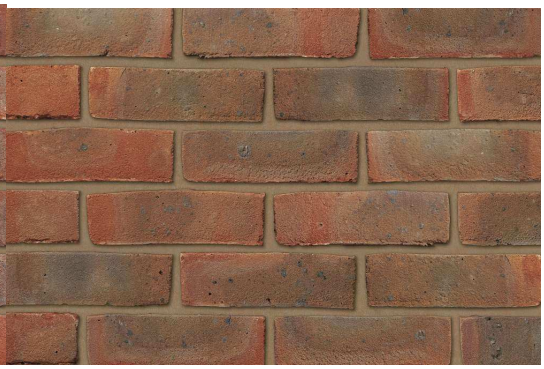


17. Materials for the development are proposed as follows:-

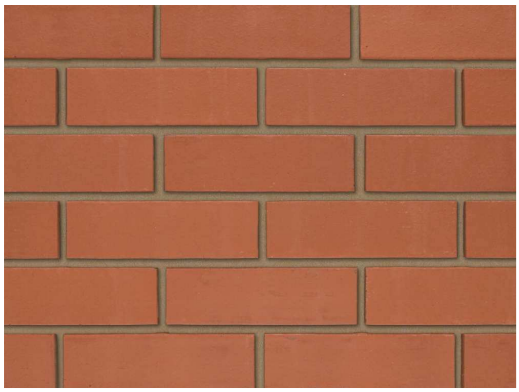
Plot No	Proposed Wall Finish	Proposed Roof Finish	Window Style
1 & 2	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Hamsey Mixed Stock	Mini-Stonewold Slate Grey	Flush casement
3 & 4	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Hamsey Mixed Stock	500x 250 Natural Slate	Flush casement
5&6	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Bexhill Red	Mini-Stonewold Slate Grey	Flush casement
7&8	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Hamsey Mixed Stock	Mini-Stonewold Slate Grey	Flush casement
9&10	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Hamsey Mixed Stock	Mini-Stonewold Slate Grey	Flush casement



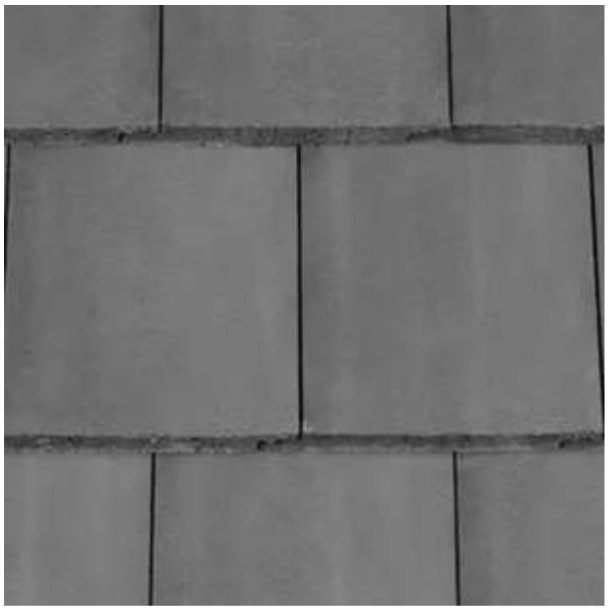
Hamsey Mixed Stock Brick



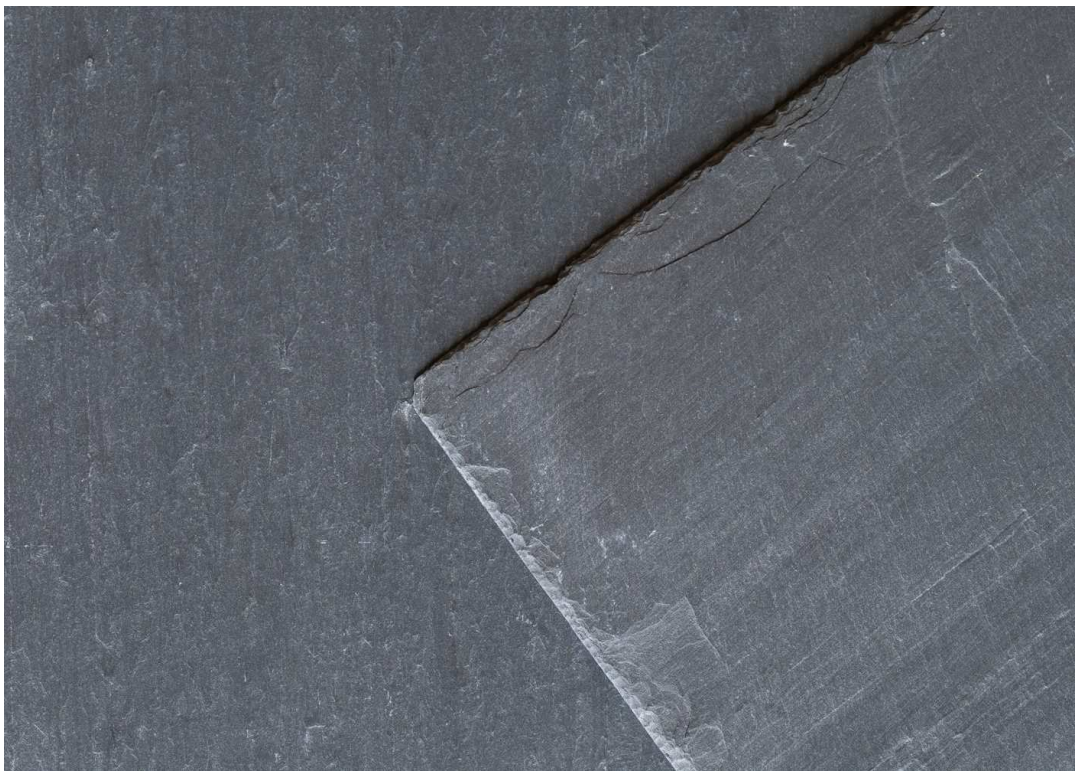
Bexhill Red



Ravenhead Red Smooth



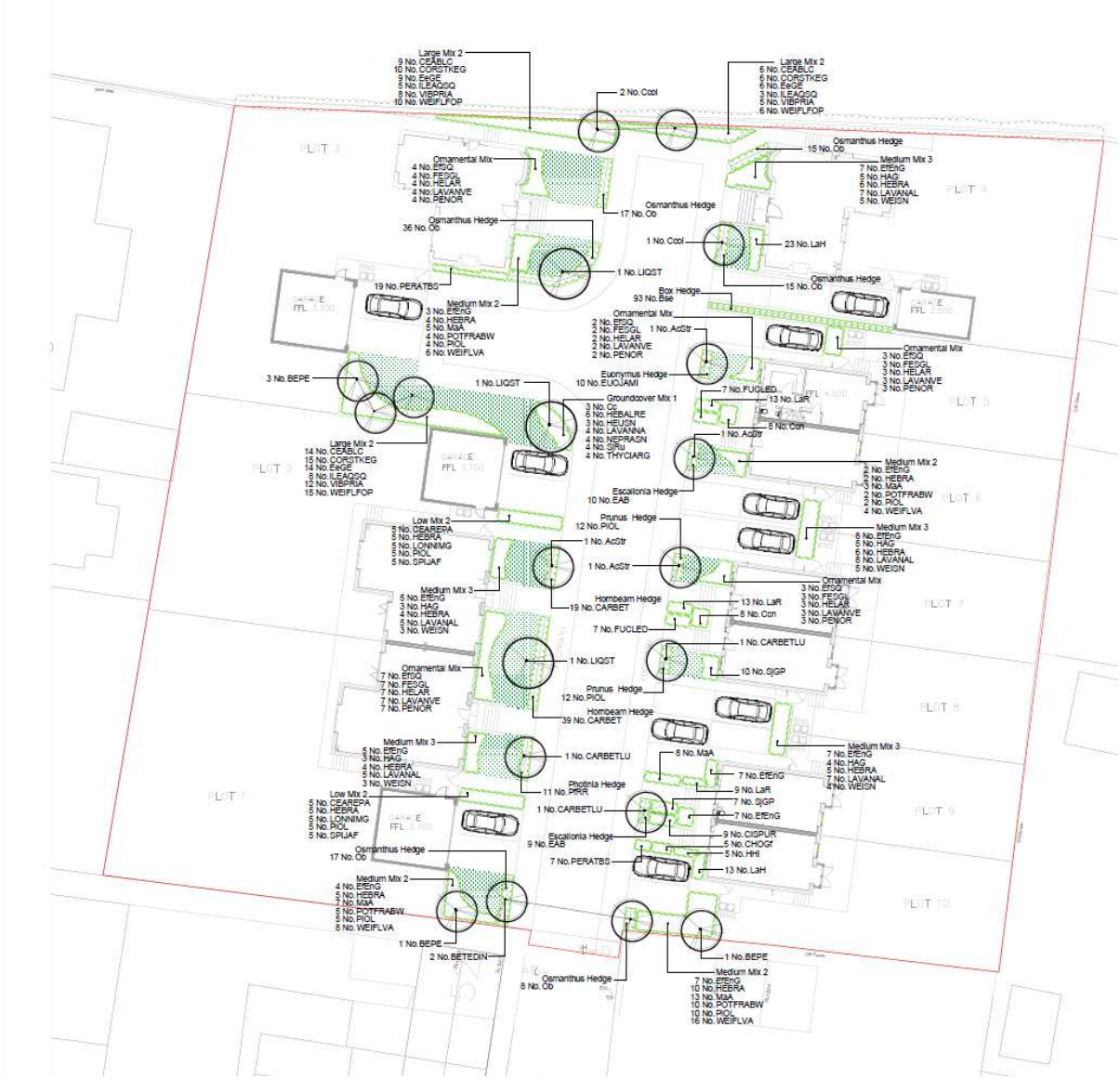
Redland Mini-Stonewold



500x250mm Spanish Levendale Blue / Black Slate

Landscape

18. A detailed landscape planting plan forms part of the application submission as required by condition 5 of the Outline planning permission



Proposed Planting Plan.

Access

19. The principle of the vehicular access was approved as part of the outline planning permission. The application provides full details of the proposed estate road construction as required within condition 8 of the outline planning permission.

Disabled Access

20. The requirements of condition 7 require that finished floor levels are set at a minimum of 4.9m AOD or 1.0m above existing ground levels. The consultation response received from the Environment Agency as part of the refused planning application H18-0120-19 confirmed the requirements

- Finished floor levels of the proposed development will be set no lower than 1.0m above existing ground levels as confirmed within the FRA.
- The development will be two storeys.
- Demountable defences/flood doors to be provided to a height of 600mm above finished floor levels to cover all ground floor doors.
- Flood resistance and resilient measures will be incorporated into the development.

Finished floor levels are indicated on the proposed site plan and are set a minimum of 1m above existing ground levels. As such a stepped approach is provided to all front doors meeting the requirements as set within Approved Document M. This is a similar arrangement to the relatively newly built detached dwelling immediately abutting the application site.

21. Internally the dwellings would be designed to meet the provisions of Approved Document M, which includes toilet accommodation on the principle storey, minimum door widths and design matters previously associated with Lifetime Homes Standards.

Utilities

22. Condition 3 iv) requires the Reserved Matters application to provide full details of foul and surface water details to be submitted. Engineers details and calculations form part of the application proposal. Furthermore, an Anglian Water Pre-development Enquiry is included with the application confirming a foul drainage point of connect into their adopted foul sewer in Chestnut Terrace and a storm connection into their storm sewer located off Allenby's Chase.