

186 Bridge Road, Sutton Bridge, Spalding, PE12 9SF

Design And Access Statement

Luke Petts

Contents

1.0 Executive summary

2.0 Context

- Site Location
- Location Plan
- Existing Site Photographs
- Existing Site Photographs
- Existing Site Context
- Conservation Area
- Local Amenities
- Heritage Assets
- Listed Buildings
- Tree Preservation Areas
- Site Analysis
- Site Context

3.0 Pre App Plans and Advice

- Pre App Location Plan
- Pre App Block Plan
- Pre App Site Plan
- Pre App Advice

4.0 Proposals

- Block Plan
- Site Plan
- Flat Elevations
- Proposed Visuals

5.0 Conclusion

1.0

Executive Summary

1.0 Executive summary

This document is written as part of the outline planning application for the change of use for the site 186 Bridge Road, Sutton Bridge, Spalding, PE12 9SF. The current use is a Commercial hot food takeaway, the proposed use is to be residential Flats and Houses.

The proposal is for the erection of 2 detached dwellings as well as a block of 4 flats. This document has been created on behalf of our client Luke Petts.

The purpose of this document is to clearly demonstrate the scope of the proposals to the local authority and key consultees. The aim is also to give further understanding to the context of the proposals and the relevant planning history on the site that has informed this planning application.

As a design team we welcome any comments that the local Authority and key consultees have regarding the proposals in Order to engage in a meaningful dialogue throughout the process. Our clients wish both developments to be of a high quality addition to Bridge Road.

2.0

Context

2.0 Context - Site Location



01 Aerial Photograph of the Site
The red line denotes the boundary of the site

The site is located on Bridge Road just off the centre of Sutton Bridge, Spalding.

The nearby village of Sutton Bridge is less than 0.5 miles away which would put local amenities within a 3 minute walk. There is a local bus service, no.50 which operates every 30 minutes. There are various stops within a close proximity of the site, two of the stops a 2 minute walk away, Greyhound PH and Post Office. A third located on the adjacent road, Railway Lane, within a 3 Minute walk. The 50 bus travels direct into three towns, Spalding, Holbech and Long Sutton which hosts an array of local amenities and services.

The site is in the centre of Sutton Bridge, located 0.3 miles away from the A17. The site is surrounded by houses of either sides of the site.

The sites previous use was Baxter's Fish and Chip shop.

The site is approx 946 sqm.

2.0 Context - Location Plan

The proposal is to demolish the current buildings on site in order to create new housing, two detached dwellings with two floors and a block of four flats.

Throughout the design process we looked at keeping the existing buildings, however it was not feasible.

The layout of the existing building is not suitable for conversion and we were not able to achieve the minimum space standards required. Therefore, it was proposed to demolish and re build as this would also provide a better-quality housing stock with improved insulation values. The new build approach chosen provides a more uniform and coherent approach more in keeping with the local context.



1 Location Plan 1:1250

02 Location Plan of the Site
The red line denotes the boundary of the site
Not to scale



View from the right hand side of the site



Front view of the site



View from the left hand side of the site



View of the site further down the road

2.0 Context - Existing Site Photographs



View of the site further down the road, new-build development within proximity,



View of the site further down the road



View across from the Site.

2.0 Context - Existing Site Context Photographs



236 Bridge Road



176 - 182 Bridge Road

These examples are all properties on the same road, including similar features on their primary frontage.

176 - 182 Bridge road is only two properties away, the development is proposed to match this new development, to fit within the street scene.

302 - 304 demonstrated similar canopies over the front entrances. Similar to what is proposed.

Both 302 - 304 Bridge road and 236 Bridge road present different colour bricks, showing there is currently a variety. However the proposed development is to be red facing brick to match the new housing development.

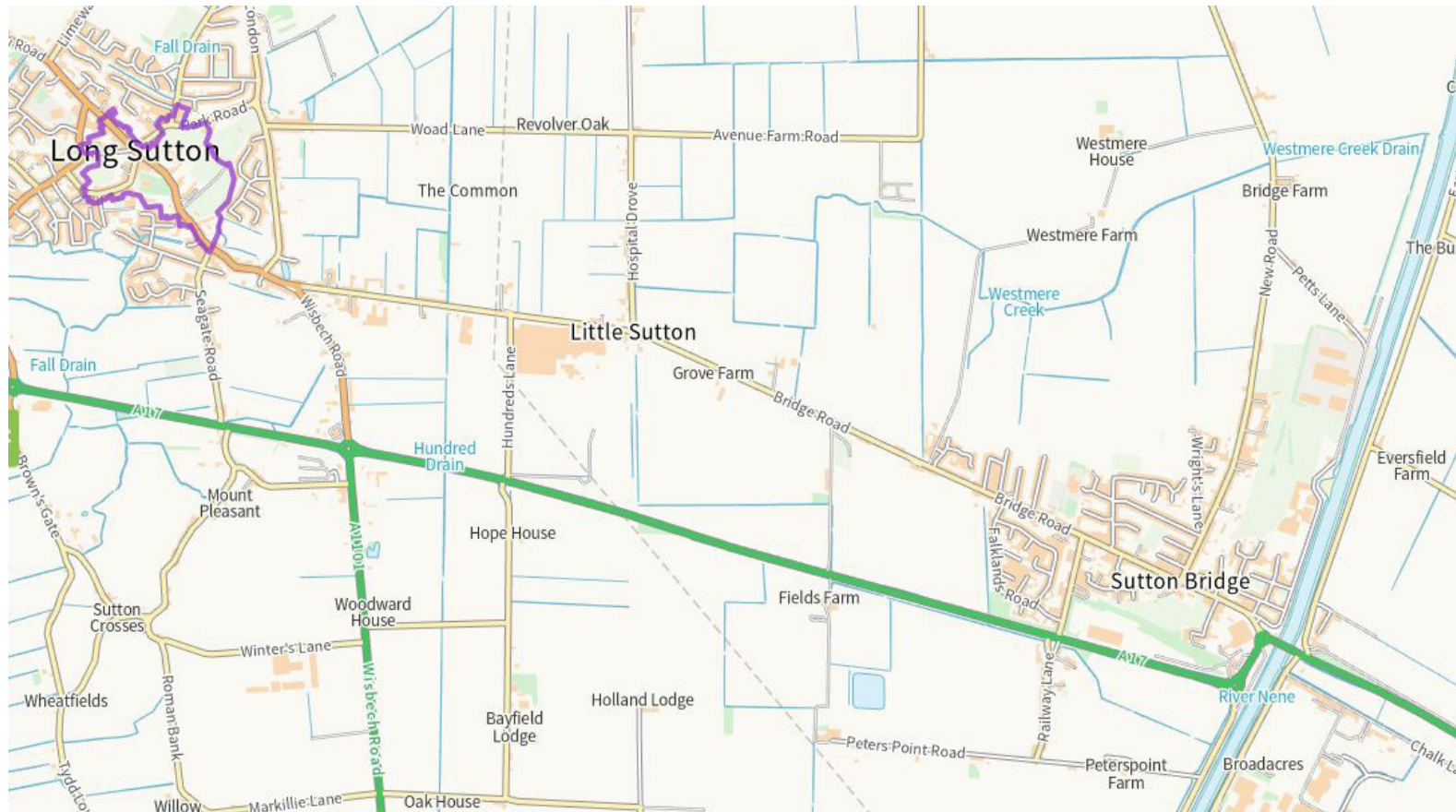


302-304 Bridge Road



176 - 182 Bridge Road

2.0 Context - Conservation Area



06 Conservation Area Map

The Purple line denotes the extents of a nearby conservation area.
As the site is within Sutton Bridge, it does not fall within an area of interest.

2.1 Context - Local Amenities

Public Transport

Spalding, Holbech and Long Sutton Connect No. 50

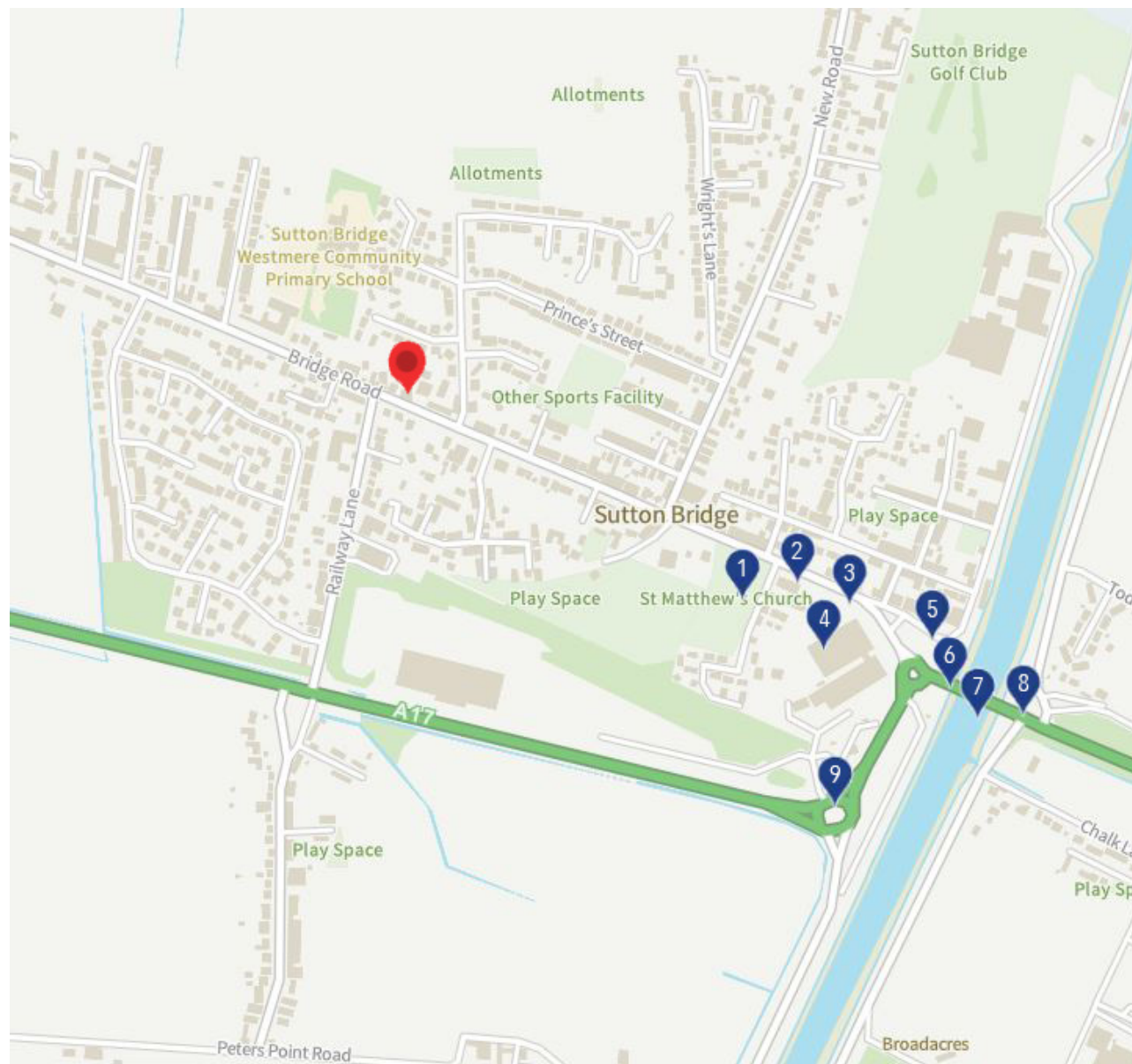
Buses to Spalding run 6:30am - 6:40pm every 30 minutes

Buses to Holbech run 2:40 - 6:20pm every hour

Buses to Long Sutton run 7:00am to 8:30am every 30 minutes/hour



2.2 Context - Heritage Assets



The key below indicates some of the local listed buildings. As the adjacent map indicates, these buildings are some 552 meters from the site, therefore, the development will have no impact on the heritage assets.

1. CHURCH OF ST MATTHEW
Grade: II
2. 64, 66 AND 68, BRIDGE ROAD
Grade: II
3. NEW INN
Grade: II
4. 8 AND 10, BRIDGE ROAD
Grade: II
5. NUMBER 27, THE PARK
Grade: II
6. BRIDGE HOUSE WEST
Grade: II
7. CROSS KEYS BRIDGE (FORMERLY INCLUDING HYDRAULIC ENGINE HOUSE)
Grade: II*
8. K6 TELEPHONE KIOSK 20 METRES NORTH OF CROSS KEYS BRIDGE
Grade: II
9. HYDRAULIC ENGINE HOUSE
Grade: II*

2.0 Context - Listed Buildings



1. CHURCH OF ST MATTHEW



2. 64, 66 AND 68, BRIDGE ROAD



4. 8 AND 10, BRIDGE ROAD



5. NUMBER 27, THE PARK



6. BRIDGE HOUSE WEST



7. CROSS KEYS BRIDGE (FORMERLY INCLUDING HYDRAULIC ENGINE HOUSE)



8. K6 TELEPHONE KIOSK 20 METRES NORTH OF CROSS KEYS BRIDGE



9. HYDRAULIC ENGINE HOUSE

2.0 Context - Planning

Although the site is located within the village envelope, the site is not located within a Sutton Bridge conservation area.

The site area has a minimal chance of flooding between 0.1% and 1% each year.

There's also no tree preservation orders within proximity of the site, the closest is 0.3 miles away, located at Nene Lodge Retirement Home.



Trees Preservation Orders

Site Boundary

2.0 Context - Site Analysis

The adjacent diagram outlines the site constraints and context. The site is surrounded mainly by residential dwellings and sits adjacent to an existing pharmacy. Although the buildings primarily front onto the highway there are a selection of buildings also located to the rear of the plots creating an ad hoc arrangement.



2.0 Design Response - Site Context

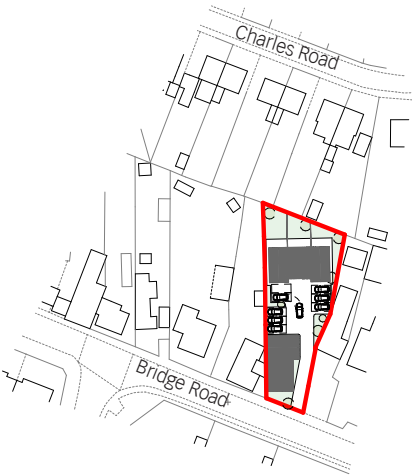


3.0

Pre App Plans and Advice

3.0 Pre App Location Plan

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1 Location Plan
1:1250

Purpose of Issue

notes

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project

drawing title

Pre App Sutton Bridge

Location Plan

client

scale @ A3

drawn by

<CLIENT_COMPANY>

1:1250

<ORG>

Project No.

Drawing Number

rev

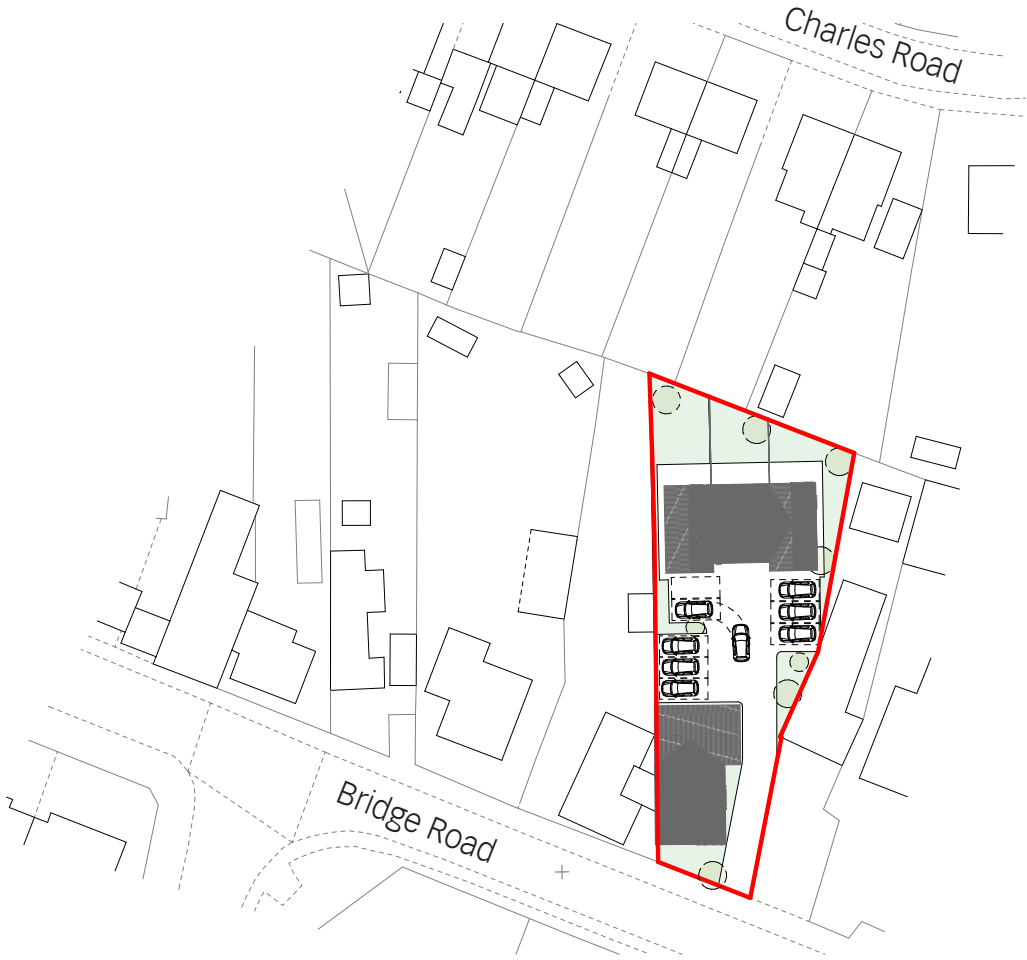
2429

A001

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3.0 Pre App Block Plan

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1

Block Plan
1:500

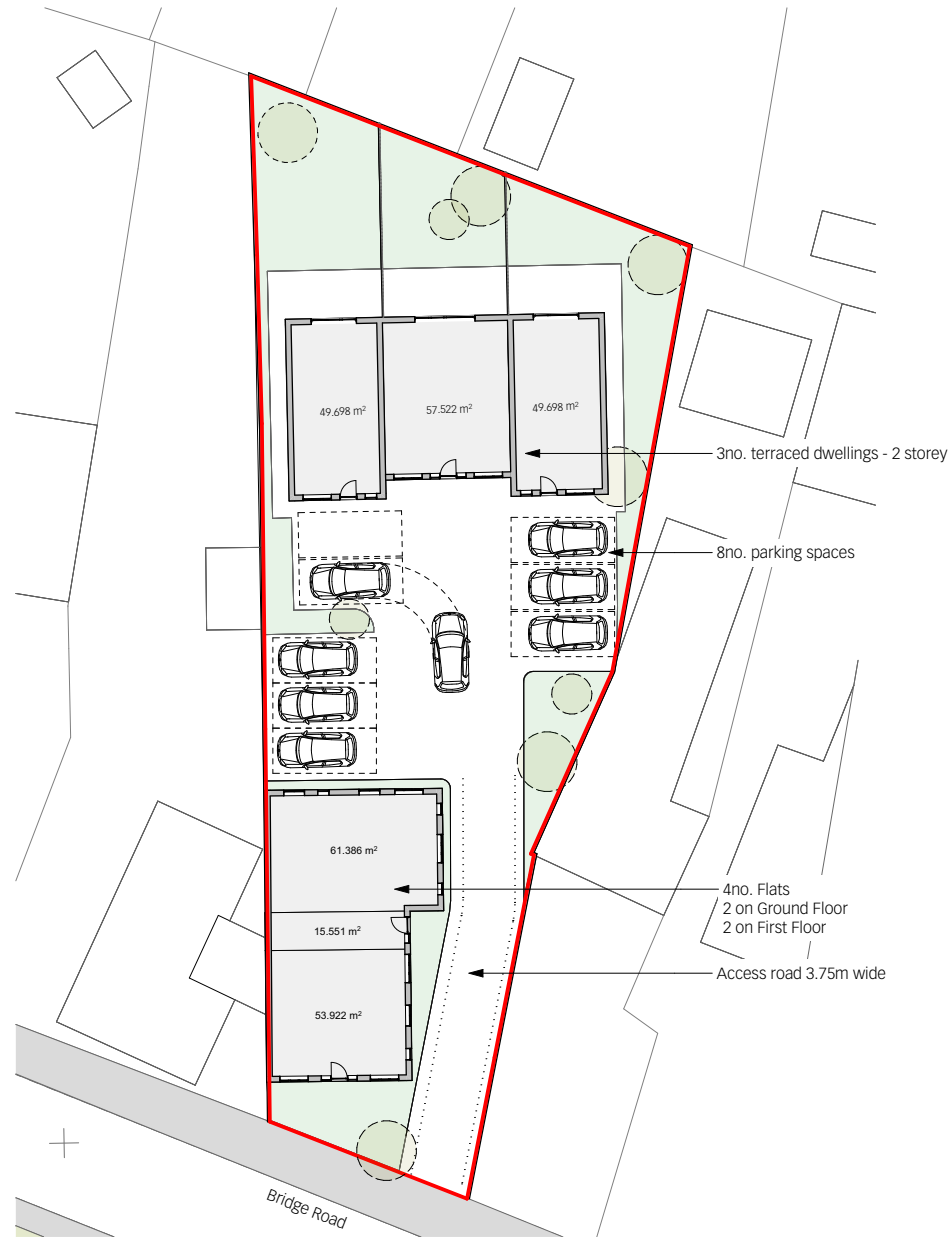
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client	scale @ A3	drawn by
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3.0 Pre App Site Plan



1

Site Plan
1:200

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<ORG>Project No.
2429Drawing Number
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3.0 Pre Application Advice

Reference: PE-00122-24

Case Officer: David Gedney

Location: 186 Bridge Road Sutton Bridge Spalding Lincolnshire

Proposal: Demolition of existing buildings and erection of new residential units comprising of a mix of new build apartments to the front and houses to the rear of site with associated new landscaping and parking.

A pre application advice application was submitted to obtain feedback from the Local council on the proposals.

No objections were raised in locational terms as per the South East Lincolnshire Local Plan 2019, Policy 1(Spatial Strategy).

There was a comment about the scheme not complying with Policay 36, this has now been resolved. The updated proposals now comply with the requirement of 2 parking spaces for dwellings up to 3 bedrooms.

Within the feedback it stated, "Where residential properties are set back, they are normally detached and within a relatively spacious plot. Taking these matters into consideration, it is considered that the proposal would constitute an inappropriate form of overdevelopment that would be out of character and also harm the amenity of neighbouring residents by virtue of its close proximity." Since receiving the feedback the proposals have been amended, the properties at the rear of the site have been reduced and designed as two detached dwellings. Achieving the detached, spacious plot recommended. There is a selection of buildings along Bridge Road located to the rear of the plots. For example, the neighbouring pharmacy is located at the rear.

After receiving the feedback from the planning officer, we are now seeking to submit an outline planning application which expands on the pre application submission and pre application response.

4.0

Proposals

4.0 Proposals - Block Plan

A3

The proposal is to erect 2 detached dwellings to the rear of the site. These will be 2no. 3 bedroomed properties with parking to the front and ample size garden rear gardens.

To the front of the site there will be a new build block of flats designed to looks in keeping with the detached dwellings and create a cohesive approach to the site. Parking for the flats will be to the rear and landscaping will be introduced throughout the site.

The frontage of the flats has been designed to face the street scene to replicate the pattern along Bridge Road. This also gives the appearance of a single dwelling.



The primary vehicular access for the site is proposed to be retained in the same location. This will also be the main pedestrian access to the site.

Access road is 3.75m wide.

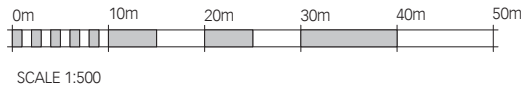
1 Block Plan 1:500

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Red Line denotes site boundary



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project	drawing title		
186 Bridge Road, Sutton Bridge, Spalding	Block Plan		
PE12 9SF			
client	scale @ A3	drawn by	
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	2429	A002	

4.0 Proposals - Site Plan



4.0 Proposals - Flats Elevation plan The facing brick is proposed to match the street scene as shown on page 10.

A3



Purpose of Issue

notes

Red Line denotes site boundary

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project
186 Bridge Road, Sutton Bridge, Spalding
PE12 9SF
client

drawing title
Proposed Elevations - Flats

scale @ A3
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Project No. 2429
Drawing Number PL106
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4.0 Proposal Visuals

The existing site is built up to the boundary leaving little to no visibility out from the drive. The position of the new proposal improves not just the visibility for cars but for pedestrians entering and exiting the site.



4.0 Proposal Visuals



21 Proposed Visual - Front View of the Detached Dwellings

4.0 Proposal Visuals



4.0 Proposal Visuals



23 Proposed Visual - Top View (Rear)

5.0

Conclusion

5.0 Conclusion

In conclusion the proposed offers a well-considered approach with complimentary materials commensurate with other properties in the locality. The proposed development will make the most of an awkward site whilst providing comfortable residential homes and responding to local needs.

Although the external appearance will change it will have little to no impact on the street scene, the materials are proposed to match those existing on Bridge Road. The proposals are also stepped back from the front of the site, further improving the street impact. Landscaping will also be implemented around the site to soften the site visually.

It is our professional opinion that the proposals are suitable in this context and should be approved by the local authority.

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