



DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

LAND TO THE FRONT OF
SUTTON BRIDGE GOLF COURSE
NEW ROAD
SUTTON BRIDGE

FOR

McCURRY DEVELOPMENTS LTD

Abstract

This Design and Access Statement supports the Outline Planning Application for four proposed dwellings, at land to the front of Sutton Bridge Golf Course, New Road, Sutton Bridge.

Swann Edwards Architecture Limited are committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access has been considered and incorporated as part of the proposal. This document will also record how the design has progressed in collaboration with South Holland District Council's Planning Officers.

Finally, this document outlines how the current Policies and Guidelines of both South Holland District Council and National Government are implemented and addressed.

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1. Introduction

This Design and Access Statement supports the Outline Planning Application for four proposed dwellings, at land to the front of Sutton Bridge Golf Course, New Road, Sutton Bridge.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Limited 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 village of Sutton Bridge, has also been considered.

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

The site is within the defined village development area and is surrounded by residential properties, both under construction and approved. It benefits from being in close proximity to all main services and will utilise these.

The site at present has the benefit of an approval under planning reference, H18-0145-16, which is for a slightly different amount of land and layout.

The current site is the entrance to the golf course which is to be re-orientated as shown on the accompanying plans.

The site sits within Flood Zone 3 of the Environment Agencies flood map. The original flood risk assessment to be revised for this application by Geoff Beel Consultancy.

The access to the site is existing, however as shown on the accompanying plans this is to be revised to allow for two of the plots to be served off it. Plots 1 and 2 are to be direct to New Road.

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.

The site falls within the development area and conforms to Local and National Planning Policies.

National Planning Policy Framework (NPPF)

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.

Delivering sustainable development - paragraph. 18 onwards requiring good design paragraph 56 onwards.

2. Design

2.1. Use & Amount

The proposed use for this site is residential which fits into the surrounding land use. The addition of the new dwellings in this location will enhance the sense of community in this area by introducing new families that will have the opportunity to be part of a typical village community.



Figure 1: Location Plan

This development is for four new residential dwellings which is the same as the original outline approval.

It is the intention of McCurry Developments Ltd to add to the existing village by forming the new dwellings and garages which follows the form and pattern of development already established and particularly the adjacent development.

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

2.2. Layout and Scale

The layout of this site exists in so far as the surrounding land is already developed with buildings and the golf club is at the rear.

The village layout is respected and continued with the orientation of the new dwellings designed to have minimal impact on the neighbouring properties in terms of overlooking and massing.



Figure 2: Site Plan



Figure 3: Aerial View

2.3. Scale

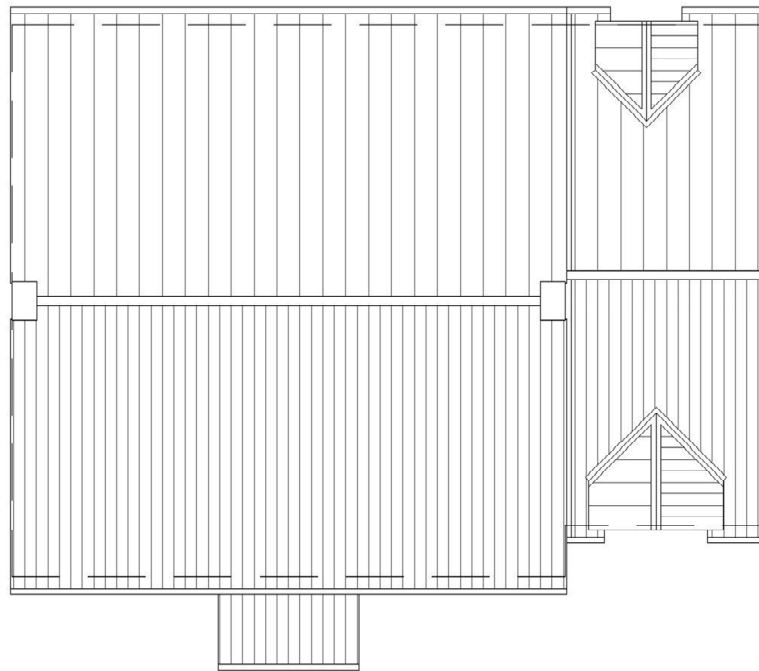


Figure 4: Proposed Roof Plan for Plot 1

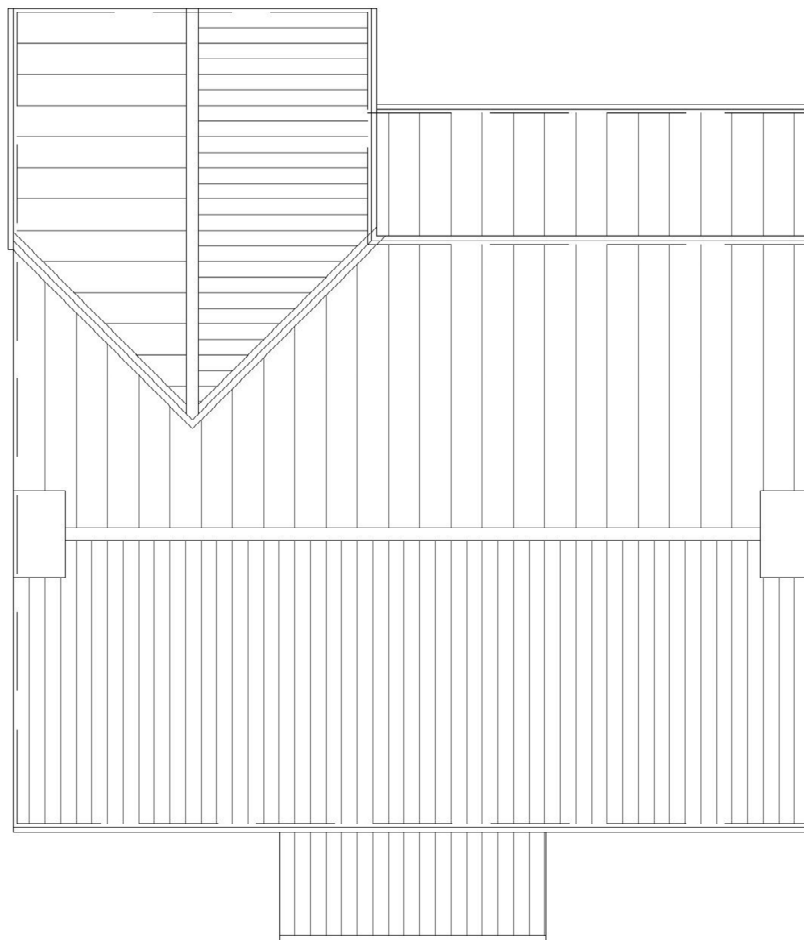


Figure 5: Proposed Roof Plan for Plot 2

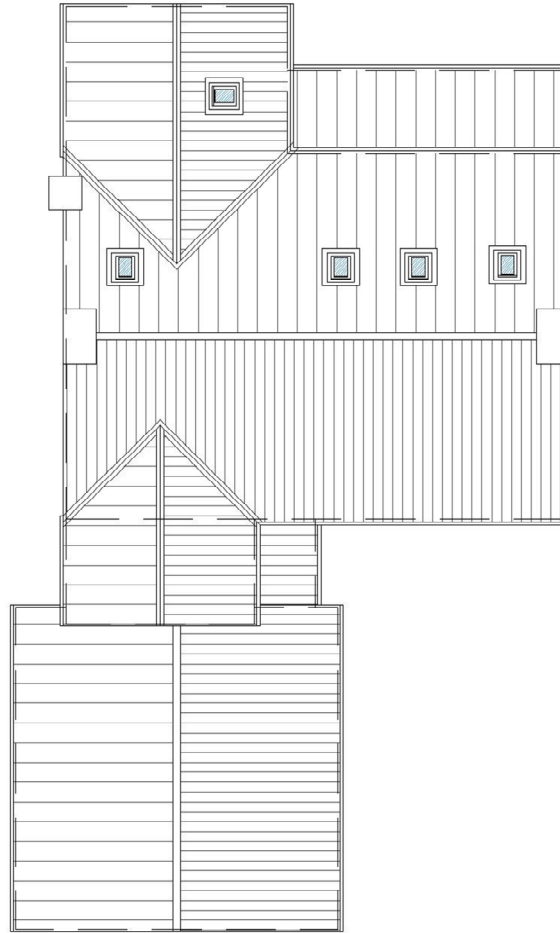


Figure 6: Proposed Roof Plan for Plots 3 & 4

2.4. Landscaping

The proposed dwellings will include landscaping and driveway to the front gardens with planting to soften the front of the properties. The rear gardens will be levelled and seeded with grass and an area for storage of bins and cycles along with a patio area for the full enjoyment of the occupants.

The existing trees and hedges which are to remain are to be protected during the course of construction, all in accordance with the previous arboricultural report attached to the outline application.



Figure 7: View of existing access



Figure 8: View Looking Towards the Site

2.5. Appearance

Sutton Bridge and its surroundings are very varied in appearance and have no real local vernacular. Once you move away from the heart of the village. This is demonstrated by the properties close to the proposed site.

The neighbouring properties both new and old have a mixture of material finishes to the external walls and roof along with a mixture of timber and upvc joinery of different colours. Much of New Road follows this inconsistency.



Figure 9: View of the neighbouring properties on New Road



Figure 10: Front View of properties opposite

The proposed design as can be seen on the drawings which accompany this planning application will be of a high standard of design and will be consistent with the neighbouring properties both in massing and materiality. It is imperative the materials for its proposal are sensitive to the neighbouring properties.

The new buildings will incorporate features which will link them to these surrounding buildings. These features include brickwork to the walls and tiled roofs with casement windows which complement eaves and verge detail similar to the surrounding buildings.

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.

2.6. Flood Risk

The site sits within Flood Zone 3 of the Environment Agencies flood map.

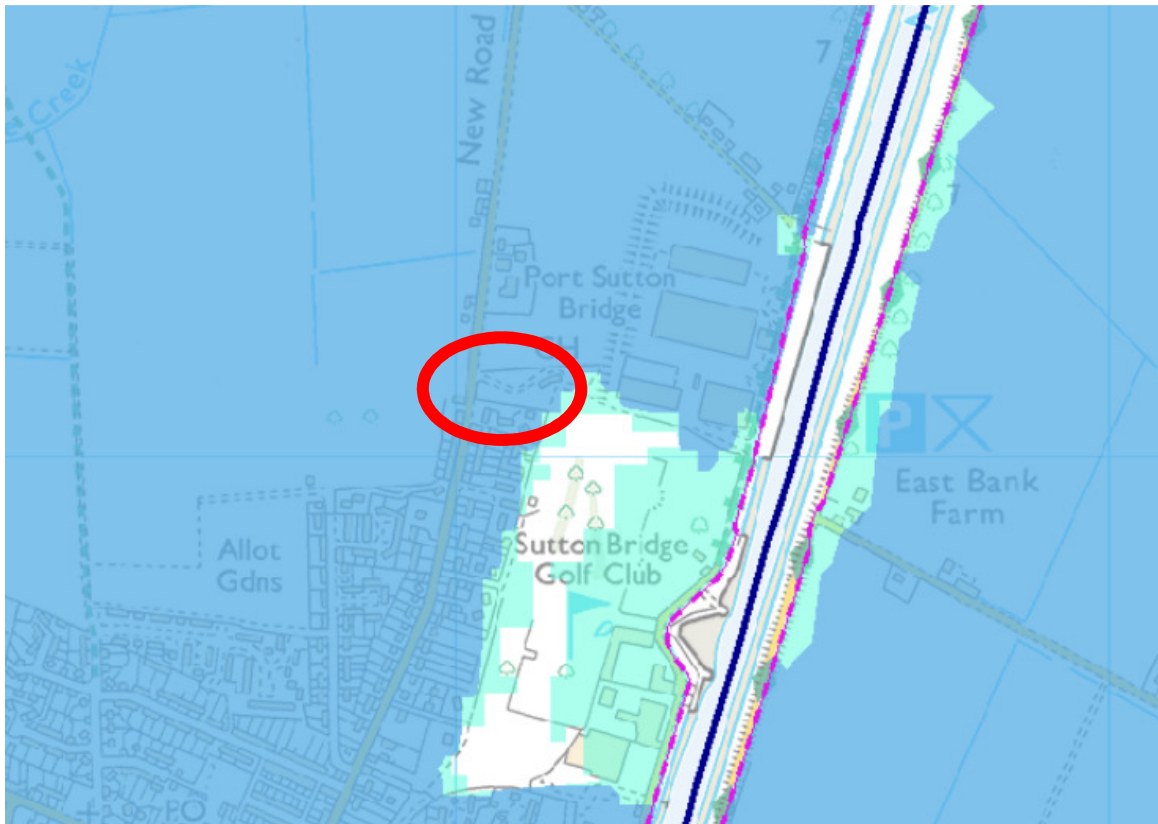


Figure 11: Environment Agency Flood Map

A flood risk assessment forms part of the original planning documents and all of the recommendations will be adhered to.

2.7. Environmental Consideration

The new development will respond to climate change. It will include measures to heat and cool the properties through renewable energy technology and be constructed from materials sourced as locally as possible.

The water usage of the site will be at least in line with Part G of the building regulations. This and the above measures will help the development withstand the longer term impacts of climate change and will result in these units being far less dependent on fossil fuels than those that surround them.

The provision of cycle storage in the garages allows occupants the opportunity to cycle into the city centre and for leisure activities.

An area is to be provided in the rear garden for the bins required for recycling by the local authority for and their roadside collections, and an area is provided at the front of each dwelling for the bins to be positioned on collection day.

The proposal will benefit from mains water, sewer and mains electricity, mains gas and telephone/internet all of which exist on site or very close to the boundary of the site.

3. Access

3.1. Vehicular and Transport Links

The site is in Sutton Bridge and in close proximity of all of its amenities.

In addition the site is well placed to maximise the use of other sustainable transport modes, namely buses.

The bus service is within short walking distance of the site and offers a regular and frequent service.

By road, the city of Peterborough and the towns of Spalding and King's Lynn is a short distance away offering shops and services associated with towns and cities.

3.2. Site Access

The existing site access to New Road will be retained to gain access to Plots 3 and 4 along with the Golf Club. Plots 1 & 2 are to be served via new accesses direct on to New Road. The topography of the site is generally level and will comply with Part M of the Building Regulations to ensure level access to the proposal. Large front doors provide access to the proposed units.

Motor cars will have easy access to the front door of each unit. There are onsite parking spaces for guests as well as the individual parking spaces to each property. The driveway affords ample space to allow a car to turn on site therefore always accessing the public highway in a forward motion. Upon alighting a parked vehicle a hard surfaced area will lead the occupant or visitor directly to each front door.

3.3. Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place, and as shown on the accompanying site plan the fire appliance can turn on site.