Proposed Dwelling and Garage
at
Coronation Avenue Throckenholt Lincolnshire

Design and Access Statement

Revision PL1

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Revision	Amendments	Date

1 Introduction

1.1 Abstract:

This design and access statement supports the Full Planning Application for a proposed new dwelling and separate garage located at Coronation Avenue, Throckenholt, Gedney Hill Lincolnshire.

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 the new dwelling for inclusion and accessibility whilst achieving a high standard of design.

Throckenholt is a village in the civil parish of Sutton St Edmund in the South Holland district of Lincolnshire, England. It is located close to the border of Cambridgeshire about 16 miles (26 km) south-east of Spalding, 14 miles (23 km) west of Wisbech and 10 miles (16 km) south of Holbeach.

This site is currently used as a commercial premises for the refurbishment of commercial vehicles, and has been since the 60's. The site previously housed the village school (as pictured in Section 4), which was demolished in the early 80's. The commercial occupation has recently been taken over by a new owner who would like to construct a dwelling on the site for security and convenience purposes. The proposed use for this site will be residential which fits into the local context. The dwellings has been designed to be sympathetic with the surrounding buildings with details depicted from the new houses recently constructed to the South of the site.

There are two access onto the existing site. One has been gated to prevent other vehicles using the yard as a turning facility. One access will remain to serve the commercial premises to the rear and new garage accommodation. The other access will be utilised for off street parking to the front of the proposed site. The existing site is currently overlaid with a permeable hard standing, which will be removed to facilitate the construction of the proposed dwelling and formation of a permeable driveway, with areas laid to grass with additional trees, and planting to soften the front of site. The rear gardens will be levelled and seeded with grass along with a patio area. The rear garden will be secured via a 1.8m high close boarded fence.

The level of accommodation which can be seen on the drawings submitted with the application will create a new dwelling with 5 bedrooms and associated accommodation.

The site benefits from being previously constructed on and therefore falls under a brown field site. Sustainable measures included Solar Hot Water Heating, Rainwater Collection, High Thermal Envelop, SUDS, and allocation for waste recycling. The property will benefit from mains foul drainage, water and electricity. Heating will be via a oil fired boiler, with hot water tank supplemented by solar.

1.2 Planning Polices

South Holland District Council core strategic and general policies:

Policy SG1- General Sustainable Development
Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:

1) the quality of life for residents is unimpaired or enhanced;
2) reasonable measures have been taken to conserve energy and natural resources; and
3) South Holland's essential character and main environmental assets are not damaged.

Policy SG2 - Distribution of Development
All proposals for development must be located having regard to sustainable development principles. They should:

1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
2) make efficient use of land;
3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Policy SG7 - Energy Efficiency
Development proposals will be encouraged where they are designed to provide maximum energy efficiency, through site layout and orientation, through the layout and design of individual buildings, including maximizing solar gain especially for residential buildings, and where they make full practical use of energy from renewable resources.

All development with a floor space of 1000 sq. m. or more, or 10 or more residential units, will be required to demonstrate good practice in energy efficiency and to incorporate renewable energy production equipment to provide at least 10% of its predicted energy requirements.

Policy SG8 - Water Efficiency
Planning permission will only be granted for development where its demand for water can be adequately met without detriment to existing users and the water environment. Applicants will be expected to demonstrate that every opportunity has been taken to include water efficiency and conservation measures in their proposals.

Policy SG11 - Sustainable Urban Drainage Systems (SUDS)

Development generating surface water run-off, likely to result in increased flood risk, will be permitted provided that:

1) The development's surface water management system accords with sustainable development principles and has been designed as part of the development layout; and

2) The system will effectively control and adequately mitigate or attenuate any adverse effects from surface water run-off on people, habitats of acknowledged importance and property; and

3) Developers can ensure long term maintenance of the drainage systems, where necessary through planning obligations.

Where this is not possible the developer will be required to implement an alternative method of surface water disposal that is to the Council's satisfaction.

Policy SG18 - Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

1) the protection of any existing trees and hedgerows, and any other attractive landscape features;

2) the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;

3) the maintenance and establishment of wildlife habitats and corridors.

2 Design

2.1 Use and Amount

The site is located at Coronation Avenue Throkenholt and the new dwelling will be used for residential use, the garage will be used for personnel vehicle storage and the first floor of the office will be used as an office for the commercial premises already on site.

The size, layout and accommodation are driven by the desire of the client to provide good quality, modern living accommodation for the occupants and users of the building. Sizes have been based on life time homes guidelines.

2.2 Layout

The orientation of the new dwelling has been designed to have minimal impact on the neighbouring properties in terms of overlooking. It has also been positioned to best facilitate the daily activities of the existing commercial business. This house has been designed to be sympathetic to the neighbouring properties.

The layout of the property has been designed around a central circulation space. On the ground floor, there will be a lounge, kitchen/dinner, utility space and toilet complete with showering facilities. The first floor will house three double bedrooms, one with ensuite, and a bathroom, followed by a second floor in the attic space housing two further double bedrooms and a further bathroom. Externally there will be a double garage complete with toilet facility to serve the commercial premises with office space above.

2.3 Scale

The buildings scale comprises of the following:

	Dwelling	Garage
Footprint	120m^2	44m^2
Total floor area (all floors)	295m^2	71m^2
Main eaves height	5.0m	3.0m
Main ridge height	8.59m	5.9m

2.4 Landscape

The existing hard landscaping will be removed to facilitate the construction of the proposed dwelling. Once the dwelling has been erected the front of the site will be provided with a permeable driveway with hardstanding level access to the principle entrance. The remaining areas will be laid to grass complete with planting and trees to soften the site.

The rear garden will be levelled and laid to grass, complete with footpaths and a patio. There will be an allocated space for bin storage and recycling. Additional trees will be added to soften the rear garden and will be enclosed with a 1.8m high close boarded fence.

2.5 Appearance

Throckenholt is very varied in appearance and has no real local vernacular. This is demonstrated by the properties immediately surrounding the proposed site.

The dwelling has been designed to be sympathetic with the surrounding buildings and reflect details seen in the other buildings. The new building will incorporate features which will link it to its surrounds. These features include corbelled eaves and verges, casement windows and brick soldier course heads above the windows and doors. Brickwork to the walls and tiles on the roof.

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 Environment Agency Flood Risk Maps and Zone risk illustrate the site as being outside flood risk zones 2 and 3.

2.7 Security

The proposed dwelling will have an enclosed rear garden which will be accessed via a lockable gate. Security lighting is to be provided to the dwelling over the rear gardens 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 alarm to the new dwelling.

2.8 Environmental Considerations

The new dwelling will respond to climate change, and will benefit from solar hot water panels. The panels will comprise of an East/West system to make the best use of the roofs orientation. This means there will be a panel on the front and rear elevations. The panels will be incorporated within the roof fabric and will be of a flat panel type solar heating panel. In addition to renewable energy technology, the dwelling will be constructed from materials sourced as locally as possible, and be provided with high thermal envelope.

The water usage of the dwelling will be greatly improved (at least) in line with Part G of the building regulations. The new dwelling will be provided with rainwater collection for the watering of gardens.

This and the above measures will help the development withstand the longer term impacts of climate change and will result in this dwelling being far less dependent on fossil fuels than those that surround it.

The dedicated space for bin storage will aid recycling of waste, and the introduction of soft landscaping to the site will have aesthetical befits as well as additional benefits to the local wildlife.

2.9 Contaminated Land

Refer to Land Contamination Questionnaire

3 Access

3.1 Vehicular and Transport Link

The site benefits being in close proximity to major transport facilities.

By road, the towns of Wisbech, Holbech, Spalding and the city of Peterborough are short distances away offering shops and services associated with larger market towns and cities.

3.2 Site Access

The new dwelling will be served off Coronation Avenue utilising one of the existing accesses onto the site. The access will be used for pedestrian and vehicular concerns with parking to front of the new property. Motor cars will have easy access to the front door of the dwelling.

There are two parking spaces to the front of the dwelling with an addition two located in the rear garage. A hard surfaced area will lead the occupant or visitor directly to the front door. The main entrances are visible from the driveway and parking spaces.

3.3 Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

A large front door with a level access threshold will allow access to the dwelling whilst all doors, including an outward opening door to the w.c, will allow access throughout the ground floor of the dwelling. There will be no changes in floor level on the ground floor allowing easy wheelchair access throughout. Disabled persons will not be segregated from any activity which may occur.

Level access is also to be provided to the rear gardens. This is achieved via the rear doors in and allows all to enjoy the external space of this proposal.

3.4 Fire and Emergency Services Access

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place. The access allows for emergency services, such as an Ambulance to gain access to the principle entrance should an emergency take place.

3.5 Refuge and Other Collection Services

An area is to be provided in the rear enclosed gardens for the bins required for recycling by the local authority for and their roadside collections.

Oil deliveries will be able to access the rear garden at the gate located near the garage. The existing yard will provide sufficient access and turning space for delivery vehicles.

4 Site and Historical Photos







