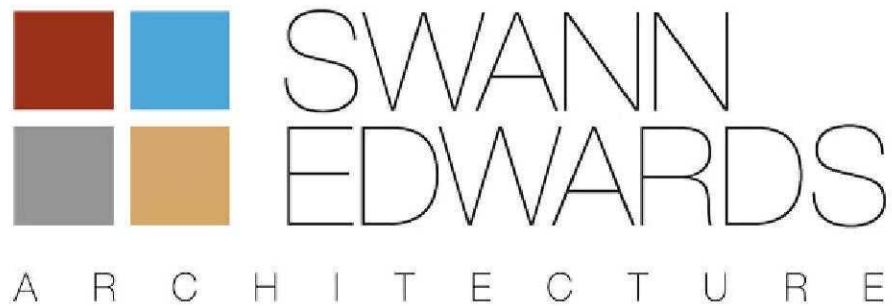




DESIGN AND ACCESS STATEMENT

**PROPOSED MUSEUM AND
PORCH**

AT

**APRIL COTTAGE
OLD SOUTH EAU BANK
THROCKENHOLT
SPALDING
LINCS**

FOR

MR T CASS & MS R HOURIHANE

Abstract

This design and access statement supports the Full Planning Application for a proposed new museum and porch extension located at April Cottage, Old South Eau Bank, Throckenholt, Spalding, Lincs.

Mr T Cass & Ms R Hourihane are committed to a policy of good design and equality.

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 this new museum and porch extension for inclusion and accessibility whilst achieving a high standard of design.

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1. Introduction

This design and access statement supports the Full Planning Application for a proposed new museum and porch extension located at April Cottage, Old South Eau Bank, Throckenholt, Spalding, Lincs.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture 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 Throckenholt, has also been considered.

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

In addition the village benefits from being a short driving distance from the towns of Wisbech and Spalding and the city of Peterborough.

The Museum of Technology is run as a not-for-profit organisation and is funded and run entirely by volunteers. The museum spans that very small period in history in which the technological revolution took place. The items that are displayed represent the evolution of electrical, electronic and warfare technology between the period 1850 and 1980.

The museum has outgrown its old premises in Hemel Hempstead, and something had to be done to secure and display the ever growing collection, allowing its safety for future generations. The board of trustees were in agreement that the collection should be housed in larger premises, so in March 2011 the search began to find suitable accommodation for the museum and two of its trustees, Mr Cass and Ms Hourihane. The museum in Hemel Hempstead is now closed to visitors.

Throckenholt might seem remote but it is in a triangle between Spalding to the North, Peterborough to the South West and Wisbech to the South East. The A1, A16, M1 & M11 are all a short distance away, while the A47 which is the road from the Midlands to the Broads and Great Yarmouth is also within reach. This is considered the ideal location to allow the museum to be accessible to the widest range of people.

April Cottage is now the home of Mr Cass and Ms Hourihane (two of the museums trustees). It is proposed to demolish the old barn to make way for a purpose built home for the vast array of early technology which at the moment is in storage.

Initial consultations have taken place with Gill Dewhurst, Planning officer at South Holland District Council.

As well as the proposed new museum it is also proposed to add a small porch extension to the existing bungalow, April Cottage.

The proposal utilises the existing vehicular access and includes a new passing place on the driveway and includes a new parking area for the museum.

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 outside the development area of Throckenholt but conforms to National Planning Policies:-

PPS1

PPS1 “Delivering Sustainable Development” sets out the overarching planning policies on the delivery of sustainable development through the planning system.

Paragraphs 1-3 state:

“Planning shapes the places where people live and work and the country we live in. Good planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people’s lives and helps to deliver homes, jobs and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone. But poor planning can result in a legacy for current and future generations of run-down town centers, unsafe and dilapidated housing, crime and disorder, and the loss of our finest countryside. Good planning is a positive and proactive process, operating in the public interest through a system of plan preparation and control over the development and use of land.”

Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

PPS1 goes on to state that Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by making suitable land available for development in line with economic social and environmental objectives to improve people’s quality of life, contributing to sustainable economic development; protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities; ensuring high quality development through good and inclusive design, and the efficient use of resources, and ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable and mixed communities with good access to jobs and key services for all members of the community.

PPS3

Planning Policy Statement 3 (PPS3): “Achieving High Quality Housing” seeks to create housing environments that provide an improvement to the quality life and promoting urban regeneration. This involves: promoting good design to create attractive, high-quality living environments in which people choose to live; placing the needs of people before ease of traffic movement in the design of the layout of residential development; and reducing car dependence by facilitating more walking and cycling, access to public transport and planning for mixed use.

PPS3 states that the housing needs of all in the community should be recognized and that everyone should have the opportunity of a decent home by providing a better mix in the size, type and location of housing, to create mixed and balanced communities.

Local Planning Authorities should, through the development plan, allow for the provision of sufficient land for housing, giving priority to re-using previously-developed land within urban areas, and bringing empty homes back into use and converting existing buildings – rather than developing Greenfield sites, therefore making the most efficient use of limited land supply and promote more sustainable patterns of development.

PPS25

Planning Policy Statement 25 (PPS25): “Development in Flood Risk Areas” sets out government guidance on development and flood risk, outlining the responsibilities of each party that would be involved.

Where development is proposed for a flood risk area the guidance requires the carrying out of a sequential test. This must demonstrate that there are no reasonable options available in a lower risk area and therefore ensures that all risks of flooding are limited and will direct development away from areas of highest risk.

Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

2. Design

2.1. Use & Amount

This site was formally a small holding and garden land for April Cottage.

The proposed use for this site is residential/commercial which fits into the surrounding land use. The addition of this new museum in this location will enhance the sense of community in this area by introducing a new facility for the local population whilst attracting new visitors to the area.

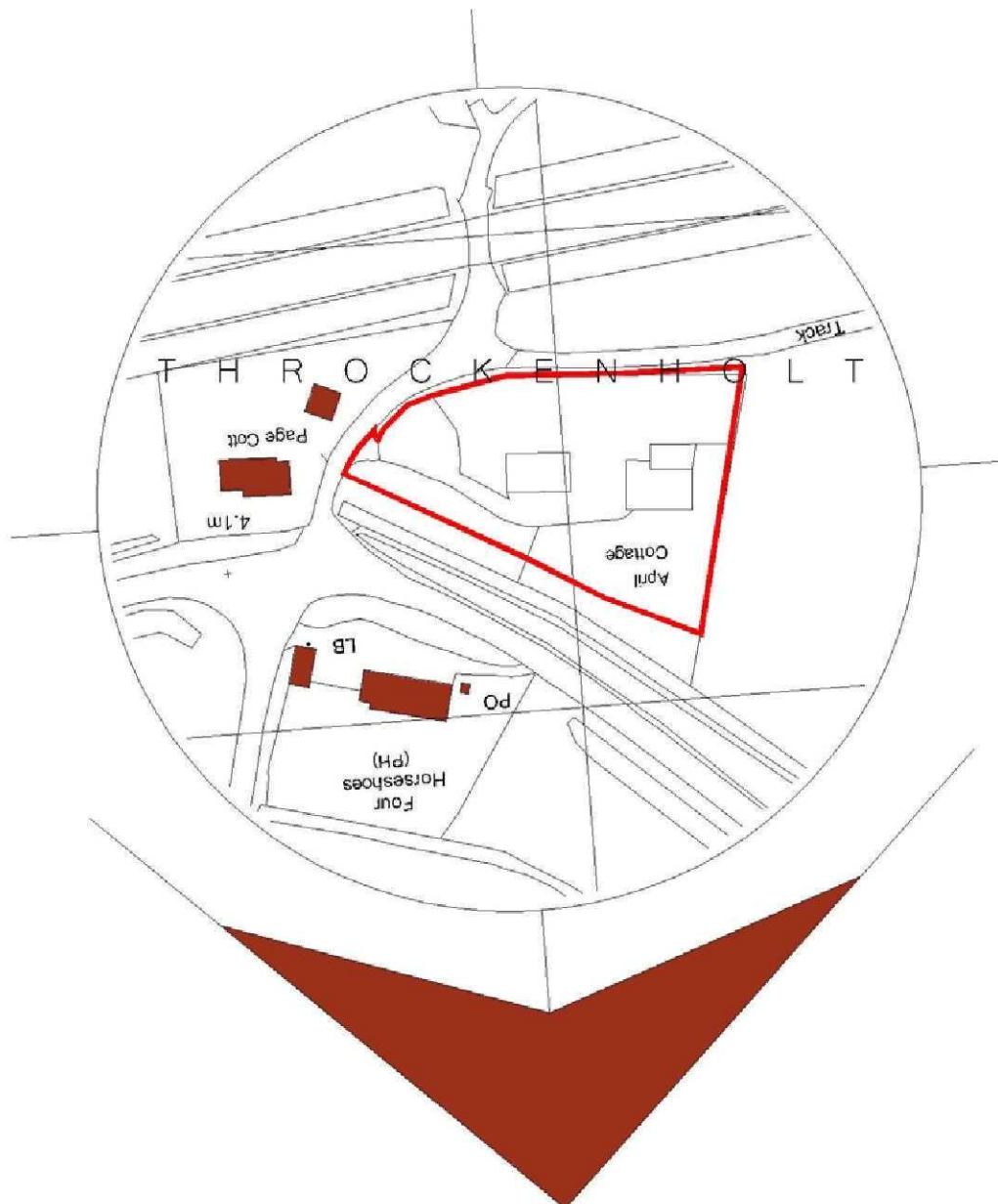


Figure 1: Location Plan

This development is for one new 2 storey museum and one new single storey porch extension to the existing dwelling. The floor areas for this proposal are indicated on the drawings which accompany this application.

It is the intention of Mr Cass and Ms Hourihane to add to the existing landscape with the introduction of this 'agriculturally styled' building in this part of the village which will be viewed when approached from both directions along Old South Eau Bank.

The size, layout and accommodation are driven by the desire to provide good quality, modern accommodation for both the artefacts and the users of the building. This building is designed to accept visitors and guests by appointment only therefore controlling the amount of people who will be on site at any one time. The museum will only be open between Easter and October and only 10am until 4pm each day.

2.2. Layout

The layout of this site exists in so far as April Cottage is to remain and the proposed museum will be situated in the approximate position of the existing barn which will be demolished as part of this proposal.

The new building and porch extension are designed to have minimal impact on the neighbouring properties in terms of overlooking and massing.

There is, to the South of the site, an existing dyke and trees which provide screening, these are to remain unaltered.



Figure 2: Site Plan

2.3. Scale

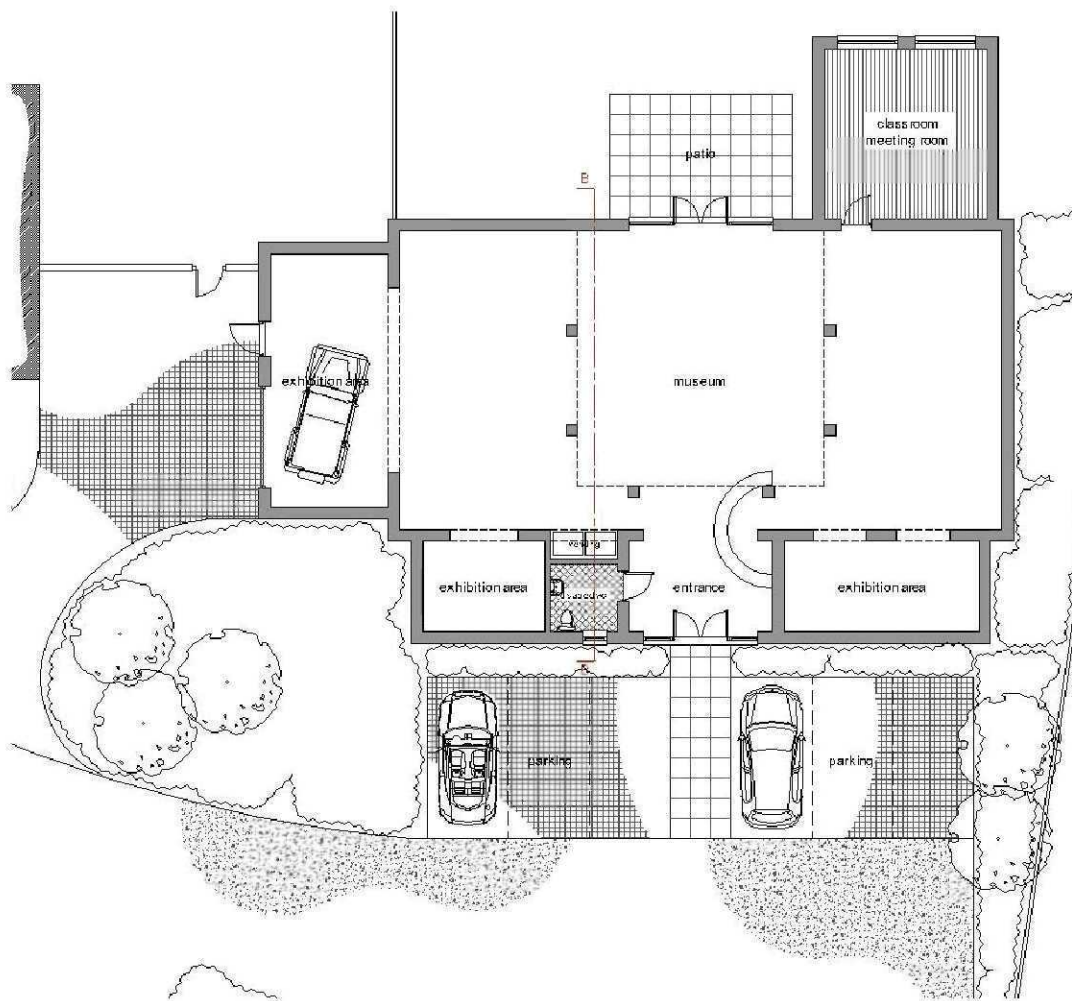


Figure 3: Museum Ground Floor Plan

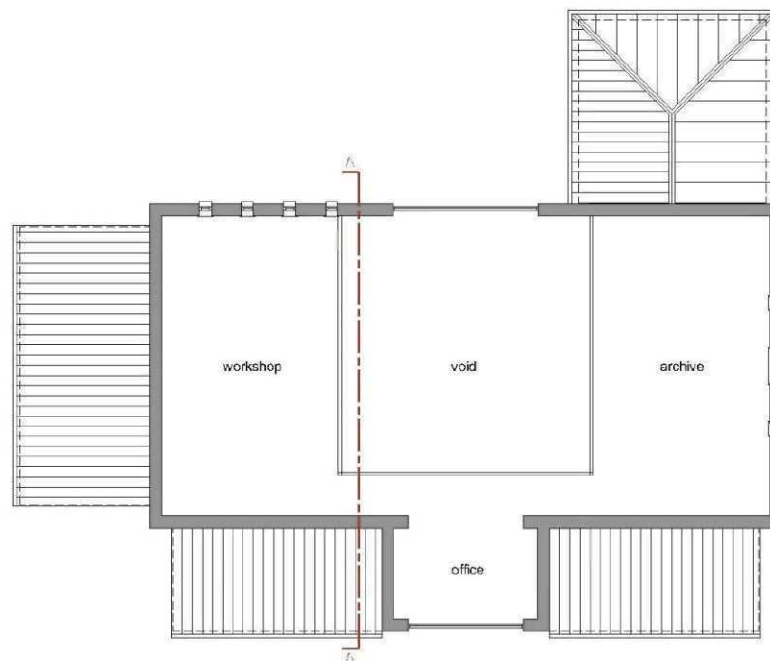


Figure 4: Museum First Floor Plan

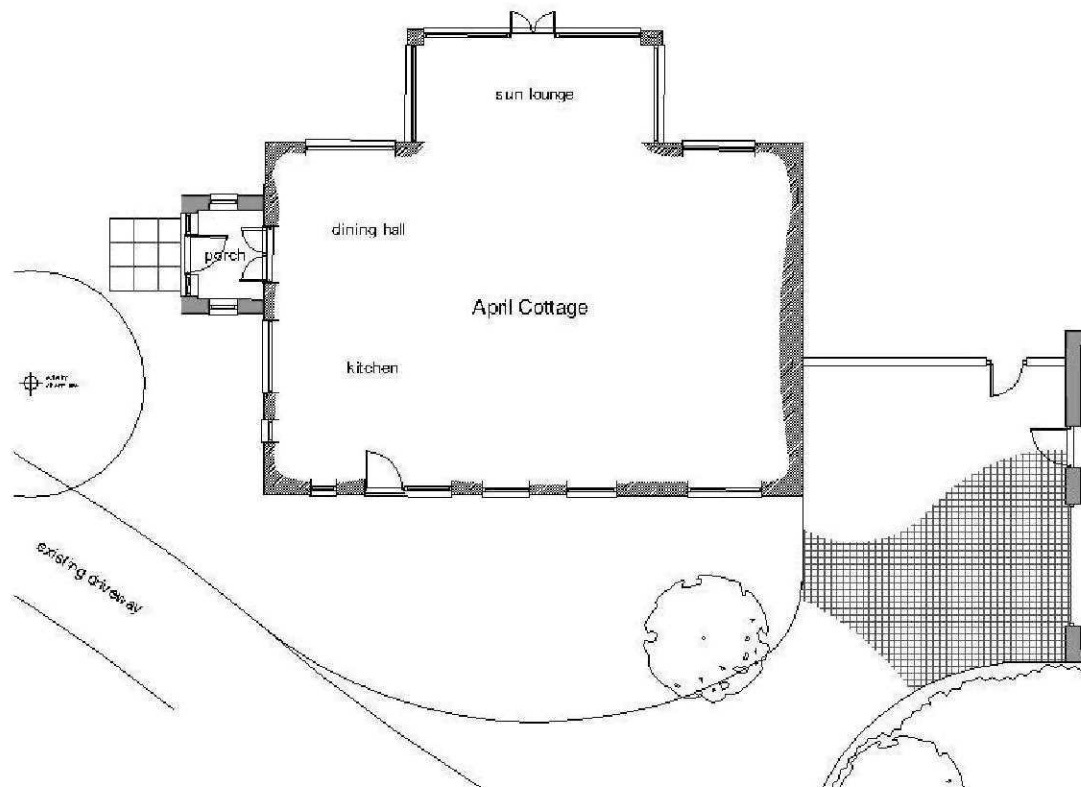


Figure 5: Porch Floor Plan

Figures 3 to 5 show the floor plans of the proposal with approximate measurements given below:

Museum

Depth	17.980m
Width	22.380m
Finished Floor Level to Ridge height	9.100m
Finished Floor Level to Eaves height	4.975m

Porch

Depth	2.025m
Width	2.915m
Finished Floor Level to Ridge height	3.275m
Finished Floor Level to Eaves height	2.175m

2.4. Landscaping

The proposal will include landscaping and the reworked driveway to the front with planting to soften the front of the building. The rear will be levelled and seeded with grass and include a patio area for the enjoyment of any visitors. The existing trees are to remain as indicated. All trees are to be protected during construction with permanent fencing (in accordance with BS 5837:2005) positioned until construction is complete.

The existing boundary treatments are to remain and a new 1.8m brick wall is to be erected between the new museum and the existing dwelling.



Figure 6: Southern View of the Existing Barn to be Demolished



Figure 7: North Easterly View of the Existing Barn to be Demolished



Figure 8: View of the Access from Old South Eau Bank



Figure 9: View when Approached from the West along Old South Eau Bank

2.5. Appearance

The village of Throckenholt is very varied in appearance and has no real local vernacular. This is demonstrated by April Cottage itself and the properties immediately surrounding the proposed site.



Figure 10: April Cottage



Figure 11: Four Horseshoes (Opposite April Cottage)



Figure 12: Page Cottage

The form of the proposal reflects and agricultural barn as is felt that it is the most appropriate form given the location of the site, local context and style of the building. The new building will incorporate features which will link it to the surrounding buildings. These features include black rainwater goods and a mixture of overhanging and corbeled eaves and corbelled verges, casement windows and red brickwork to the walls.

The porch extension will reflect the existing detailing on April Cottage.

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.

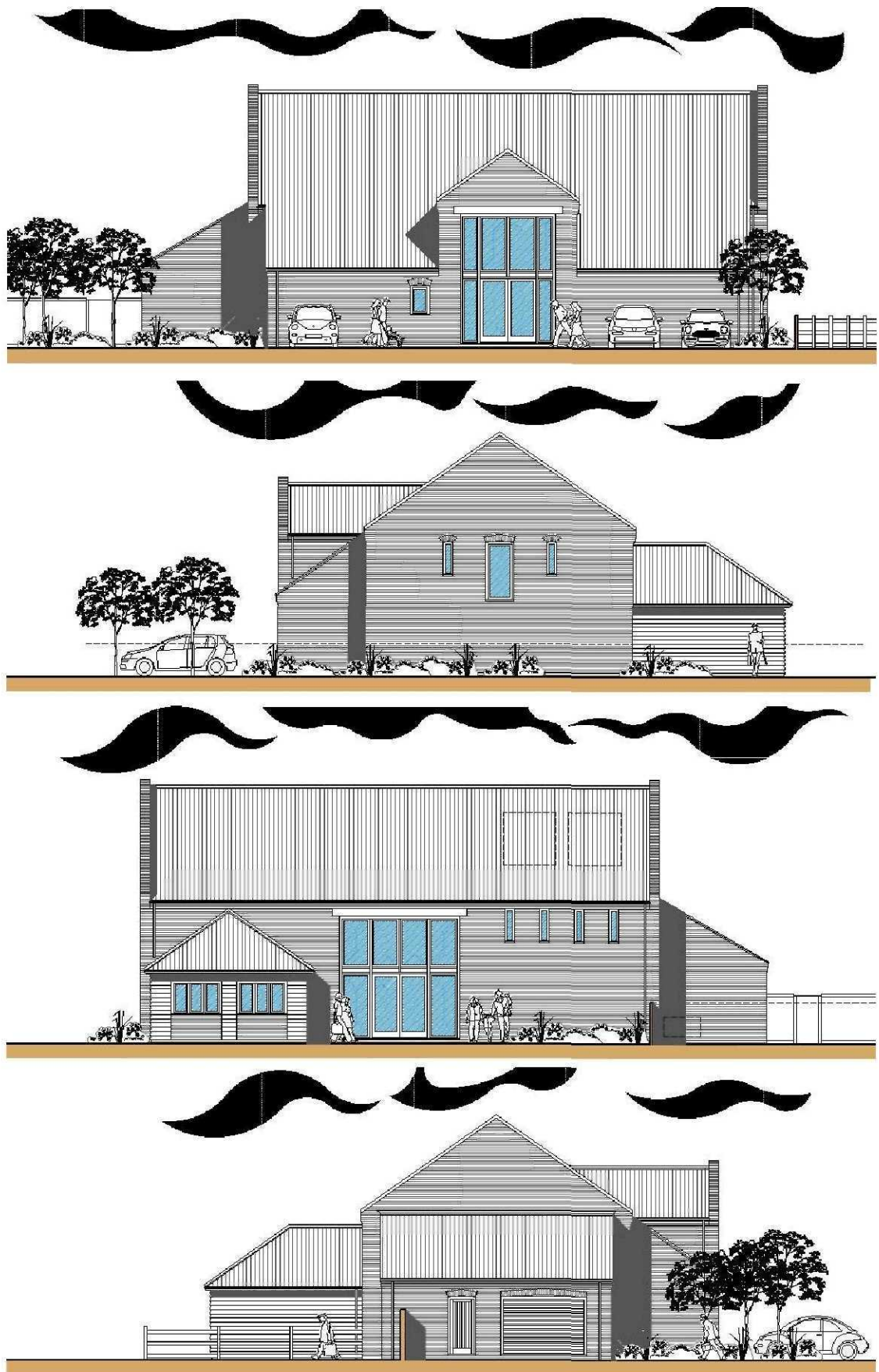


Figure 13: Proposed Museum Elevations

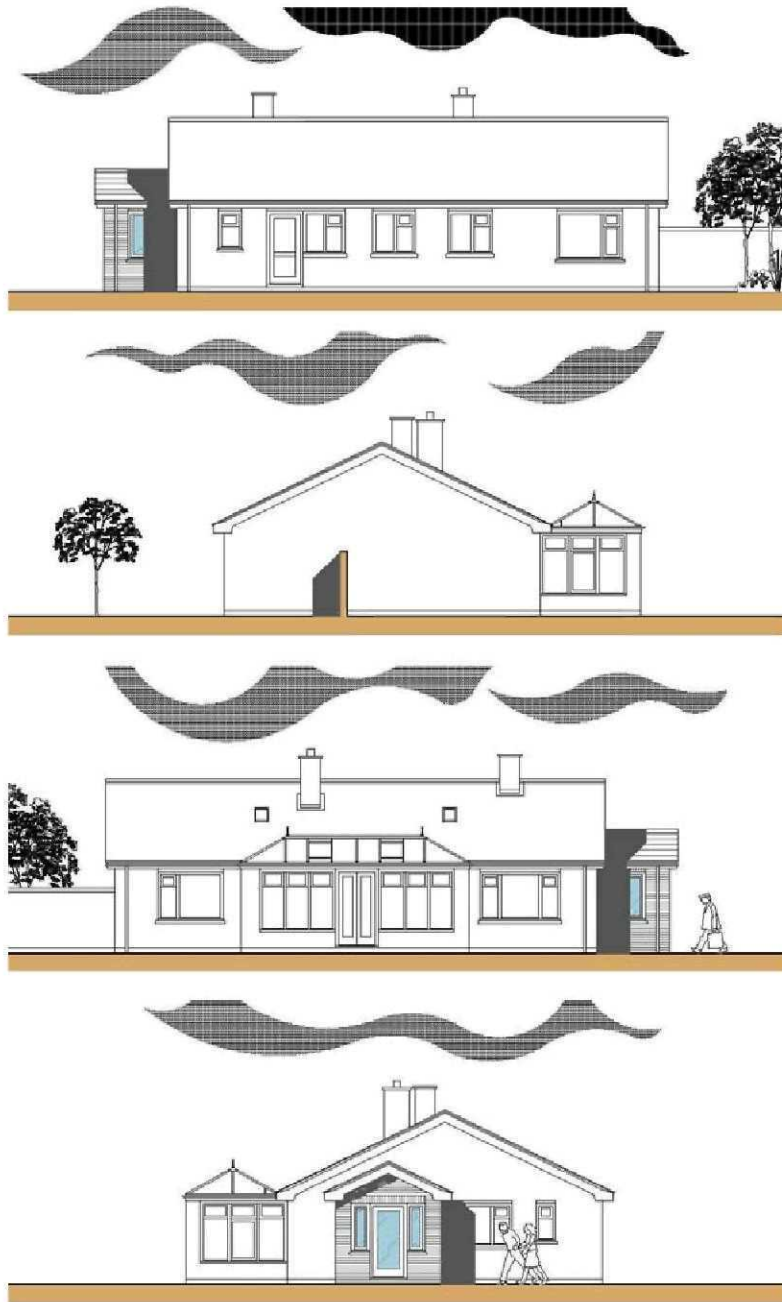


Figure 14: Proposed Porch Elevations

2.6. Flood Risk

The site sits partially within Flood Zone 2 and partially within Flood Zone 3 of the Environment Agencies flood map as detailed in the Flood Risk Assessment carried out by Geoff Beal Consultancy. This Flood Risk Assessment Accompanies this application.



Figure 15: Environment Agency Flood Map

All conclusions within this Flood Risk Assessment will be adhered to.

2.7. Security

Due to the nature of the artefacts which will be housed in this new building security is of the utmost importance. The proposed museum has as few windows as possible and the new side access will have a roller shutter door.

Security lighting is to be provided to the building over the rear patio and front parking areas, which will be dusk to dawn sensor controlled intruder lighting in line with Secured by design guidance.

Consideration is also to be given to fitting an intruder alarm to the building.

2.8. Environmental Consideration

A new air source heat pump (subject to funding) is to be installed which will run a low level background heating system.

Also subject to funding, a solar water heating panel and solar photovoltaic panel will be installed on the rear (south) roof elevation which will provide sufficient hot water and electricity that the museum is not entirely dependent on mains utility services and has a large proportion of fossil fuel independence.

The property is close to the bus route from the village to the towns of Wisbech and city of Peterborough, which has links to other major towns, cities and surrounding villages.

An area is to be provided in the for the bins required for recycling by the local authority and there roadside collections.

3. Access

3.1. Vehicular and Transport Links

Nearby bus stops provide a service to Wisbech and Peterborough, which has bus links to train stations in Peterborough and Kings Lynn.

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

These public amenities as well as many more are within walking distance (or very short driving distance) from the proposed site of development:

- Local shop/general store
- Primary School
- Public Houses
- Village Church
- Village Hall
- Village Playing Field
- Post Office
- Doctors Surgery

3.2. Site Access

The existing site access will be utilised for pedestrian and vehicular concerns with parking to front of the new museum. Motor cars will have easy access to the front door of the property. There are ten new parking spaces at the front of the site accessed by an existing driveway which is to be re-worked taking it away from April Cottage. A new passing place is also to be added to allow vehicles to pass easily. The driveway affords ample space to allow a car to turn on site therefore always accessing the private driveway (and Old South Eau Bank) in a forward motion. Upon alighting a parked vehicle a hard surfaced area will lead the occupant or visitor directly to the front door. The main entrance is visible from the driveway and parking spaces.

3.3. Inclusive Access

The topography of the site as a small cross fall from South to North but 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 museum whilst all doors, including an outward opening door to the disabled w.c, will allow access throughout the ground floor. There will be no changes in floor level on the ground floor allowing easy wheelchair access throughout. Disabled people will not be segregated from any activity which may occur.

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

3.4. Fire Appliance Turning

The close proximity of the road and the new shared driveway allows easy access to the Fire Brigade should the event of a fire take place.