



DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

**LAND SOUTH OF CROSS LANE
SUTTON ST EDMUND
SPALDING
LINCS**

FOR

SH AND MB PROPERTIES LIMITED

Job No. SE-1186

May 2019

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1.0 INTRODUCTION

This design and access statement supports the Full Planning Application for a proposed residential development comprising of ten new chalet bungalows located on land South of Cross Lane, Sutton St Edmund, Spalding, Lincs.

SH and MB Properties Limited 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 these new dwellings for inclusion and accessibility whilst achieving a high standard of design.

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 Sutton St Edmund, has also been considered.

Sutton St Edmund 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 level of accommodation which can be seen on the drawings attached to the proposal and later in this report will create ten new dwellings with 4 bedrooms each together with associated accommodation and external parking and amenity spaces.

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.

2.0 PLANNING POLICY & CONTEXT

2.1 PLANNING POLICY

National Planning Policy Framework

Paragraph 14 – A Presumption in favour of sustainable development;
 Paragraph 17 – Core planning principles;
 Section 4 – Promoting sustainable transport;
 Paragraph 47 – Boost significantly the supply of housing;
 Paragraph 49 – Five-year supply of deliverable housing sites;
 Section 7 – Requiring good design;
 Section 10 – Meeting the challenge of climate change, flooding and coastal change.

Site planning history:

The proposed site has no planning history to our knowledge.

2.2 SITE CONTEXT

Location

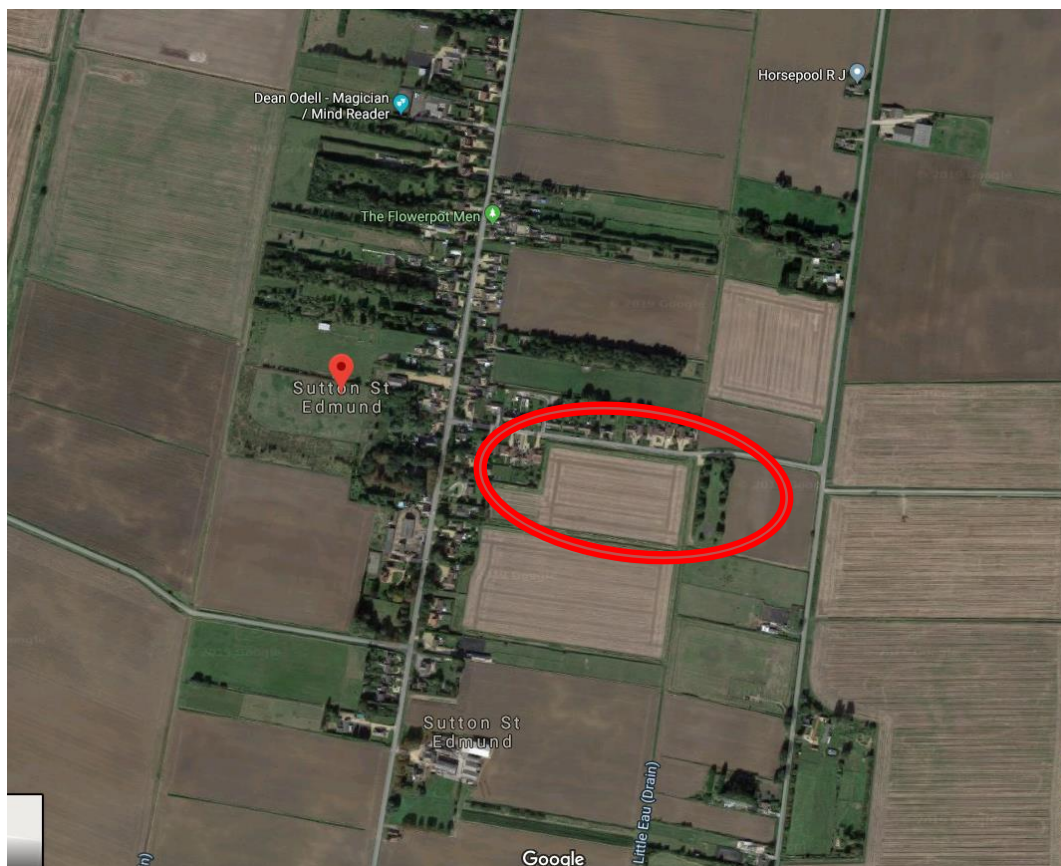


Figure 1: Aerial view of the site (Google Maps)

Site Context

The application site is located on Cross Lane in Sutton St Edmund, Lincs, on the Southern side of the highway.

The site is located close to the highway and is surrounded by residential dwellings with farmland to the rear, the boundaries are open to the remainder of land which is in the applicant's ownership. The site has direct access to Cross Lane. To the East is the village playing field.

The site contains no existing buildings and is currently an agricultural field. The road has continuous development on both sides throughout its length and the proposal is an in-fill development between the existing bungalows to the West and the playing field to the East.

The site is comprised of an agricultural field with a drain to the front. It is proposed to infill this drain to reflect the properties to the East and West.

The site is not within a conservation Area and there are no known Listed Buildings in close proximity to the proposal.

3.0 DESIGN

3.1 USE & AMOUNT

It is proposed to change the use of the site to residential building land. 10 new 4-bed chalet bungalows with garages and associated gardens and driveways are proposed.

The proposal is detailed on the accompanying drawings and will include landscaping and driveways with parking to the front with planting to soften the front of the properties. The rear gardens will be seeded with grass and may include patio areas.



Figure 2: Location Plan

It is the intention of SH and MB Properties Limited to enhance the existing streetscape by developing this site and enhancing this gateway to Sutton St Edmund. This is a prominent site in the village and is viewed when approached from both directions along Cross Lane.

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

3.2 LAYOUT

The site has natural boundaries with Cross Lane to the North. Existing dwellings start to the West and are continuous towards the centre of the village. The land to the East contains the village playing field and the land opposite the site contains a continuous ribbon of dwellings.

This site could not therefore be said to have an impact on the landscape or character of the village, this is an infill development between the existing dwellings and the playing field.

The orientation of the proposed dwellings follows the existing form and character of this part of the village. It is designed so that it will have minimal impact on the neighbouring properties in terms of overlooking and massing.



Figure 3: Proposed Site Plan

3.3 SCALE

The proposed dwellings together with the residential curtilages are consistent with the massing and scale of the surrounding residential properties on both sides of Cross Lane. The proposed plans and elevations can be seen on the following pages as well as on the accompanying drawings.



Figure 4: Proposed Floor Plans – House Type A

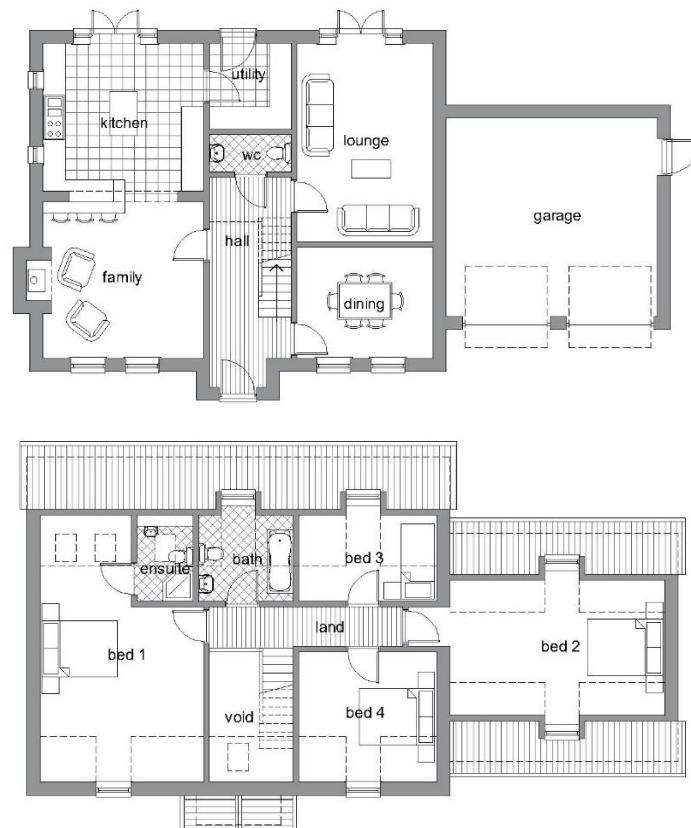


Figure 5: Proposed Floor Plans – House Type B



Figure 6: Proposed Floor Plans – House Type C

3.4 LANDSCAPE

This proposed site has no key environmental features and has been an agricultural field for many years. The approval of new dwellings on this site will give the opportunity to introduce landscaping and planting which will enhance the biodiversity of this part of the village. This will provide a high quality environment for the whole village.

An existing hedge separates the site from the dwellings to the West. This hedge will remain and be protected throughout the construction process.

New fencing is proposed as detailed on the drawings that accompany the application.



Figure 7: Site as Viewed from the East on Cross Lane



Figure 8: Site as Viewed from the West on Cross Lane



Figure 9: Existing Hedge on Western Boundary

3.5 APPEARANCE

The village of Sutton St Edmund is very varied in appearance and has no real local vernacular. This is demonstrated by the properties immediately surrounding the proposed site.



Figure 10: Dwellings on North side of Cross Lane



Figure 11: Dwellings on North side of Cross Lane



Figure 12: Dwellings on North side of Cross Lane



Figure 13: Dwellings on South side of Cross Lane

The form of the proposal reflects a more traditional solution as it is felt that it is the most appropriate form given the location of the site, local context and style of the building. The new dwellings will incorporate features which will link them to the surrounding buildings. These features include tiled roofs with black rainwater goods and exposed rafter feet, casement windows with brick cills with a mix of render and brickwork to the walls.

It is intended that all services entering and exiting the buildings will be designed so they do not appear on the front elevations and are as un-obstructive as possible.

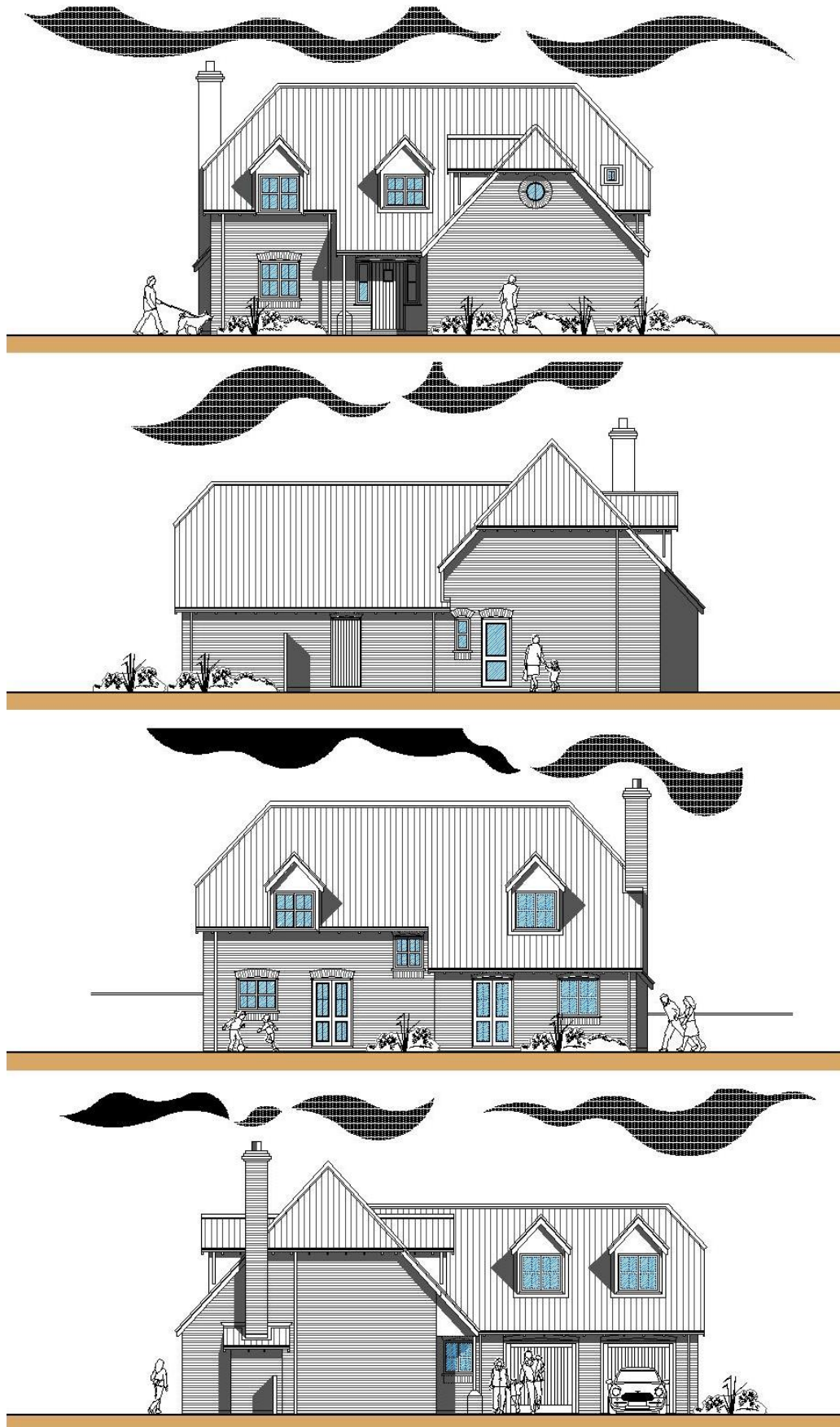


Figure 14: Proposed Floor Plans – House Type A

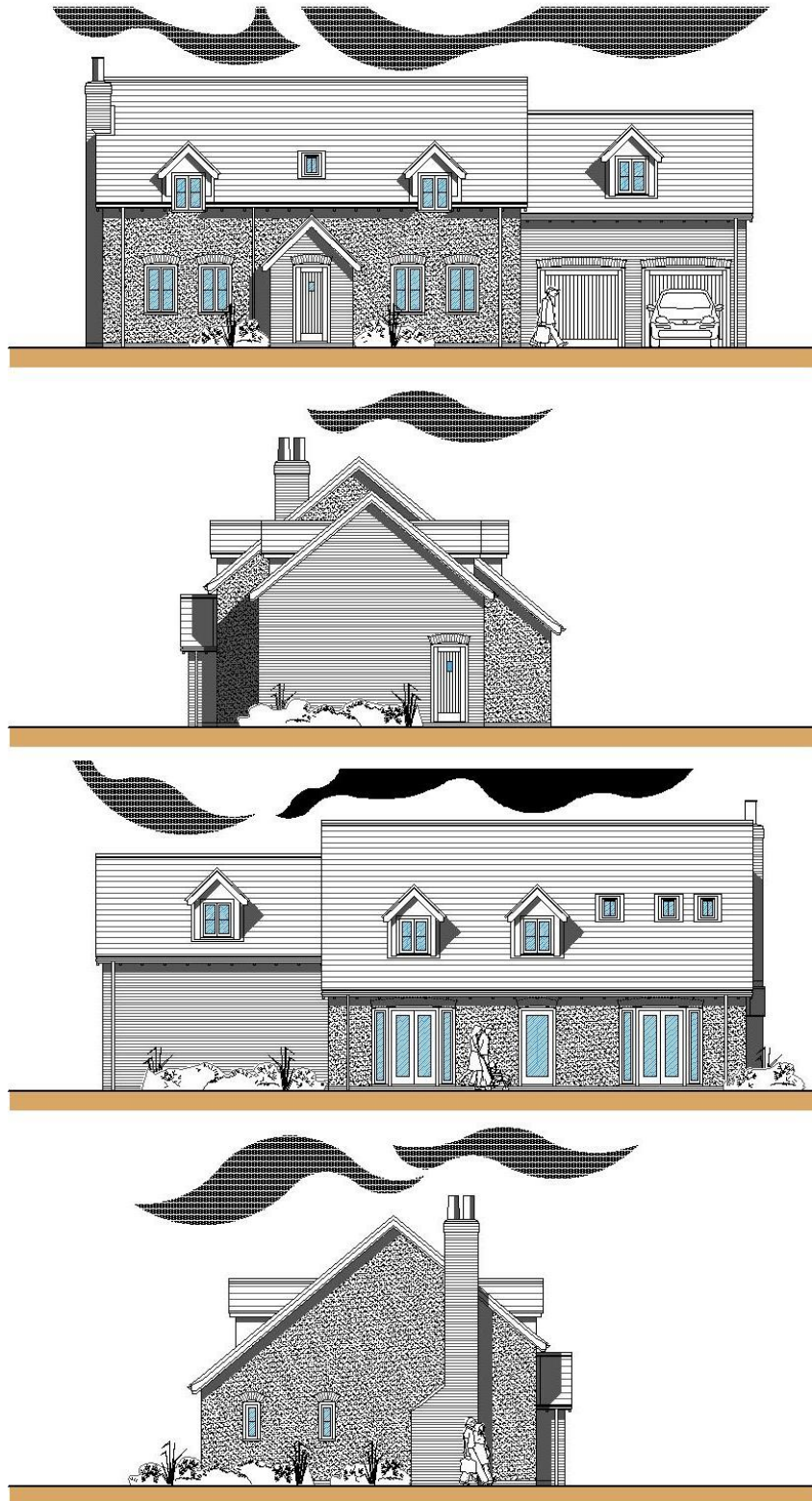


Figure 15: Proposed Floor Plans – House Type B

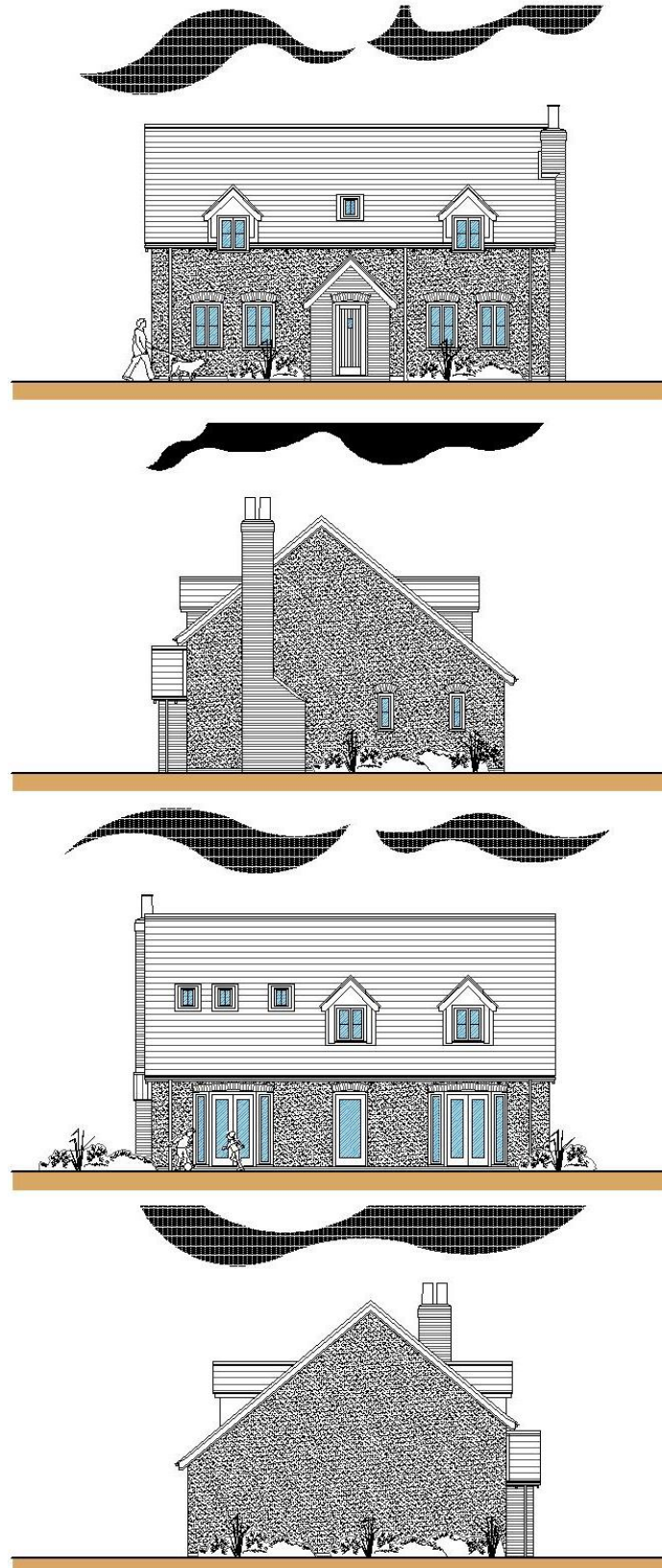


Figure 16: Proposed Floor Plans – House Type C

3.6 FLOOD RISK

The site is located within Flood Zones 2 & 3 as such a flood risk assessment is included within the submission documents.



Figure 17: Extract from Flood Map for Planning

3.7 SECURITY

Security lighting is to be provided to the dwellings over the rear access and parking areas, which will be dusk to dawn sensor-controlled intruder lighting in line with the Secured by design New Homes 2019 guidance.

Consideration is also to be given to fitting an intruder alarm to each dwelling.

3.8 ENVIRONMENTAL CONSIDERATION

New air source heat pumps (subject to funding) are to be installed which will run a low level background heating system in each new dwelling.

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

The properties are 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 gardens for the bins required for recycling by the local authority and their roadside collections.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

Nearby bus stops provide a service to Wisbech and Peterborough. Peterborough has a train stations with links to London, the North and beyond.

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:

- Primary School
- Public Houses
- Village Church
- Village Hall
- Village Playing Field

4.2 SITE ACCESS

New site accesses are proposed off Cross Lane for pedestrian and vehicular concerns with parking to front of each new dwelling. Motor cars will have easy access to the front door of the properties. There are a minimum of 4 new parking spaces for each dwelling.

The driveways afford ample space to allow a car to turn on site therefore always accessing Cross Lane in a forward motion. Upon alighting a parked vehicle a hard surfaced area will lead the occupant or visitor directly to each front door. The main entrances are visible from the driveway and parking spaces.

The close proximity of the road and the new private driveways allow easy access for the Fire Brigade should the event of a fire take place.

4.3 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 each property whilst all doors, including an outward opening door to the ground floor 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 gardens. This is achieved via the rear doors. This allows all to enjoy the external space of this proposal.