



DESIGN AND ACCESS STATEMENT

PROPOSED NEW DWELLING

AT

9 CHURCH LANE
TYDD ST MARY
PE13 5QJ

FOR

MR L CONNOLLY

Job No. SE-727

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Abstract

This design and access statement supports the Full Planning application for one dwelling located on land at 9 Church Lane, Tydd St Mary

Mr Connolly is 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.

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1. Introduction

This design and access statement supports the Full Planning application for one dwelling located on land at 9 Church Lane, Tydd St Mary

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from South Holland District Council and Government design criteria.

The impact of the proposed dwelling on the surrounding area and the positive contribution it will make to the village of Tydd St Mary, has also been considered.

The village 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, Holbeach, and Long Sutton.

The site at present is garden land attached to 9 Church Lane.

The site is outside of but abutting the conservation area and is in close proximity to all of the facilities that would be expected within a rural village, such as shop, church, school, and pub.

Following an initial pre-application and meeting with the Planning Department, it was felt that a dwelling could be supported on the site and this should be of a traditional cottage style. Due to the proximity of the dwelling to the conservation area, it was suggested a full application should be made.

National Planning Policy Framework

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.

PARAGRAPH 9

As identified above we believe that this proposal enhances the quality of the built and natural environment as well as improving the quality of life of its inhabitants.

PARAGRAPH 17

Core Planning Principles outline a set of 12 core land use principles that should underpin both plan-making and decision-taking. We believe that that this proposal fulfils or adheres to these 12 core principles particularly those of:

- Sustainable development
- Recognising and enhancing the intrinsic character of the area
- Providing high quality design with a good standard of amenity
- Support a low carbon future, renewable energy generation and mitigating the risk of climate change and flood risk
- Conserving and enhancing the natural environment
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land)

PARAGRAPHS 21 & 28

This proposal will enhance and support the economic sustainability of the village.

PARAGRAPH 34

The site is located a short walking distance from the main facilities of Tydd St Mary.

PARAGRAPHS 49 & 50

The proposal will enhance the existing community and meet the overarching energy and CO₂ requirements of the Building Regulations.

PARAGRAPHS 56 & 58

The proposal will, through the detailed design, meet the client's accommodation and modern living requirements. The detailed design picks up on the materiality, mass, form and styling of the existing neighbouring properties. As such this development will create a scheme that can be considered as delivering 'Good Design', for which the government attaches great importance to and is also a key aspect of sustainable development and good planning.

PARAGRAPHS 93, 94, 95, 96, 97, 99 & 100

As outlined in the NPPF planning plays a key role in reducing greenhouse gas emissions, minimising vulnerability and resilience to climate change and supports the delivery of renewable energy. It states that this is central to the economic, social and environmental dimensions of sustainable development. This scheme will meet this criteria by complying with the energy and CO₂ requirements of the Building Regulations.

Five Year Housing Supply

SHDC do not have a 5 year housing supply, as such, the National Planning Policy Framework (NPPF) dictates that all of the council's policies with regards to housing are out of date.

Essentially the NPPF is now the driving policy document for all housing applications and it states that all housing applications should be considered in context of the presumption in favour of sustainable development. In reality this means:

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - o Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
 - o Specific policies in the NPPF indicate development should be restricted (eg. Protect sites, SSSI, green belt, local green space, AONB, national park etc)

As outlined above it is clear that the proposal is delivering high quality sustainable development as part of a new dwelling application. As such the proposal will not cause significant and demonstrable harm to the area and will result in numerous benefits in accordance with the NPPF.

2. Design

2.1. Use & Amount

The site at present is currently garden land adjoining the curtilage of 9 Church Lane, Tydd St Mary.

The proposed development provides a new dwelling on the otherwise unutilised land, whilst still retaining ample parking and amenity space to the host property.

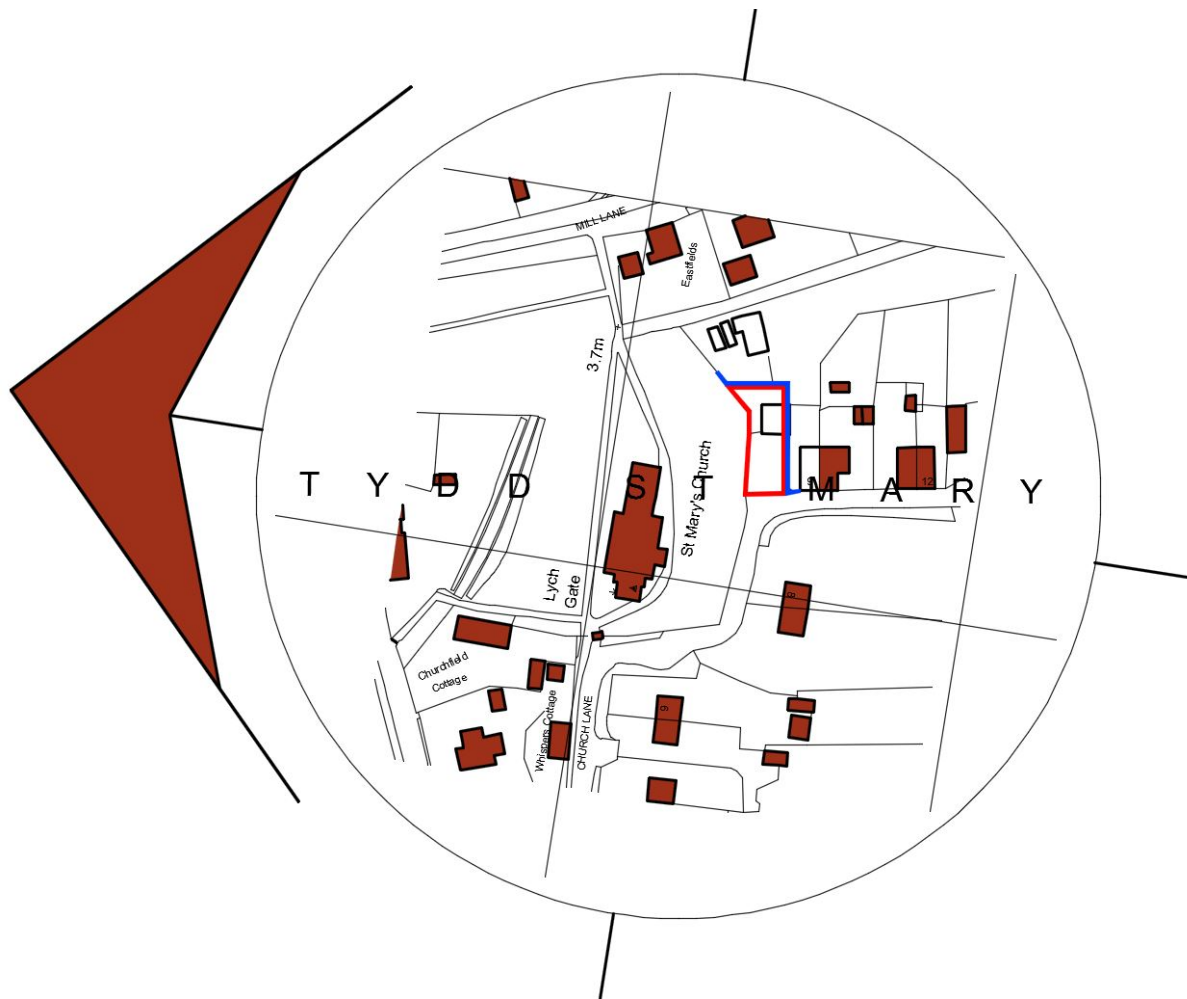


Figure 1: Location Plan

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

2.2. Layout

The layout of this proposal has been largely governed by the boundaries of the site, as well as the need to retain parking for the existing dwelling.

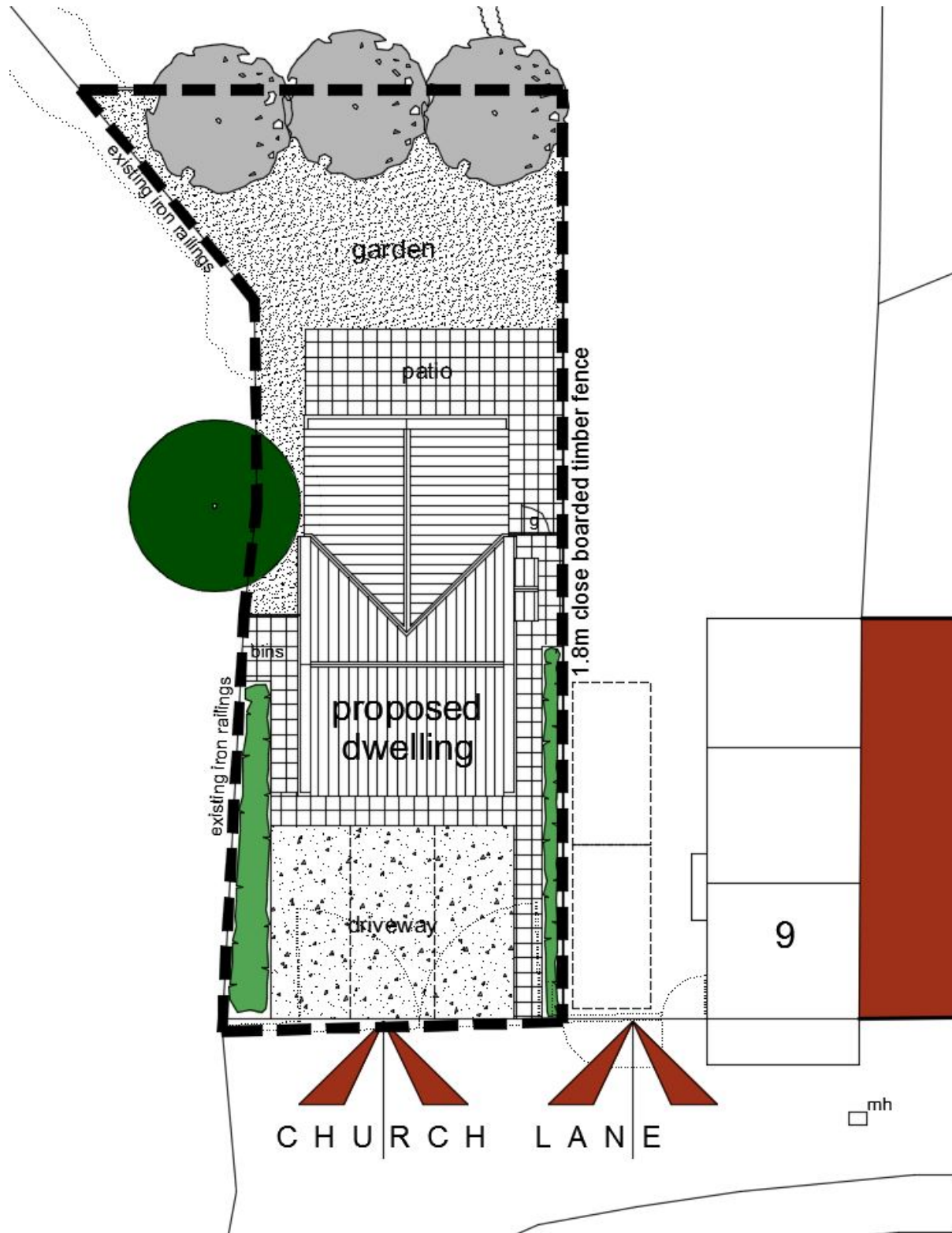


Figure 2: Site Plan

2.3. Scale

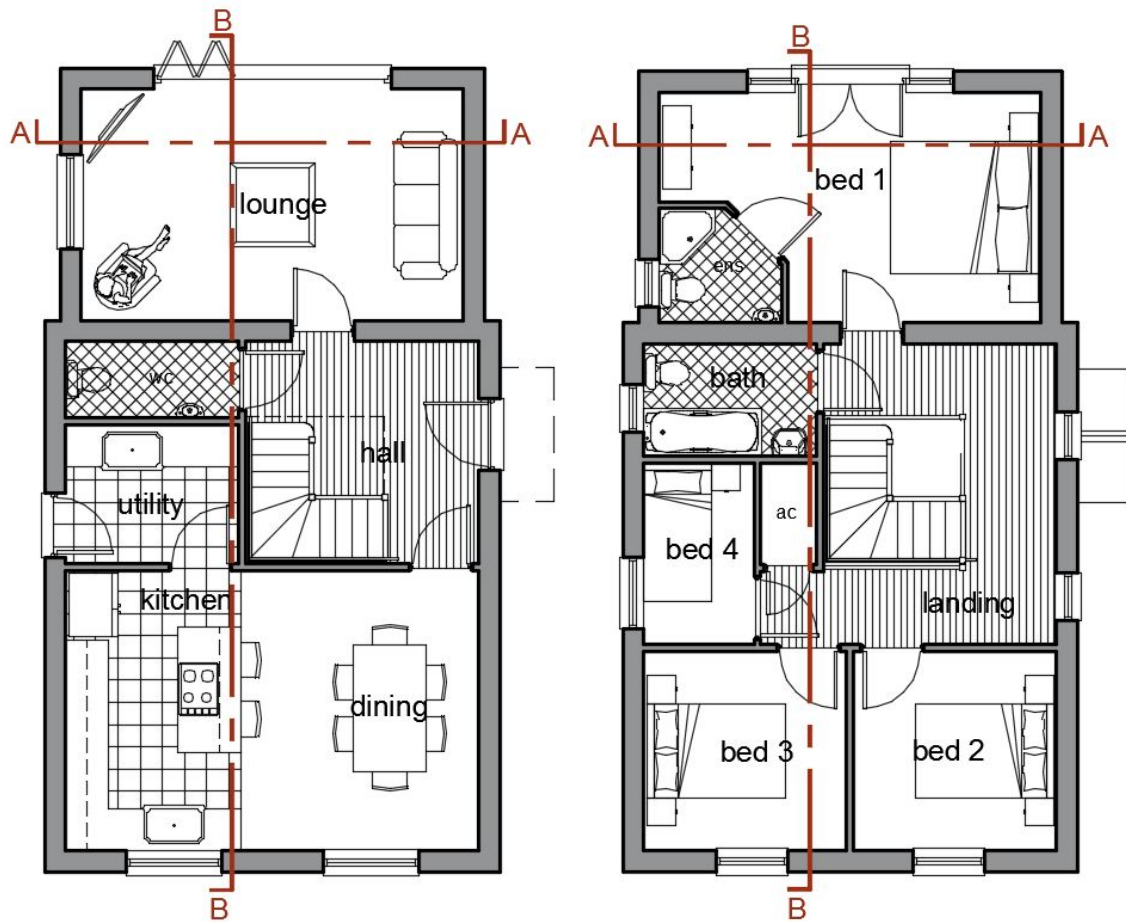


Figure 3 and 4: Proposed Floor Plans

2.4. Landscaping

The proposal will include landscaping and parking spaces. The rear garden will be levelled and seeded with grass, with patio areas for the full enjoyment of the occupants. A wheeled bin storage area is located to the North of the site next to the utility room for easy access.

The rear garden is to be fully enclosed with fencing and lockable gates as shown on the site plan.

At present the site is garden land with very little planting.



Figure 5: Entrance to the Site



Figure 6: View of the existing dwelling



Figure 7: View from site towards entrance

2.5. Appearance

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

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 surrounding buildings. The new dwelling will incorporate features which will link them to neighbouring properties and will read as a coherent development.

The proposed dwellings will feature slate roof tiles and buff brickwork walls with black rainwater goods and timber casement windows to suit the surrounding area.

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 8: Dwelling to the rear of the site



Figure 9: Properties towards the entrance of Church Lane



Figure 10: Proposed Elevations

2.6. Flood Risk

The site is located within Flood Zone 2 according to the Environment Agencies Flood Maps as shown below.

The proposed application has a flood risk assessment attached to it as prepared by Geoff Beel Consultancy and this has been produced in association with the Environment Agency.

The proposal will be constructed in accordance with the flood risk assessment.

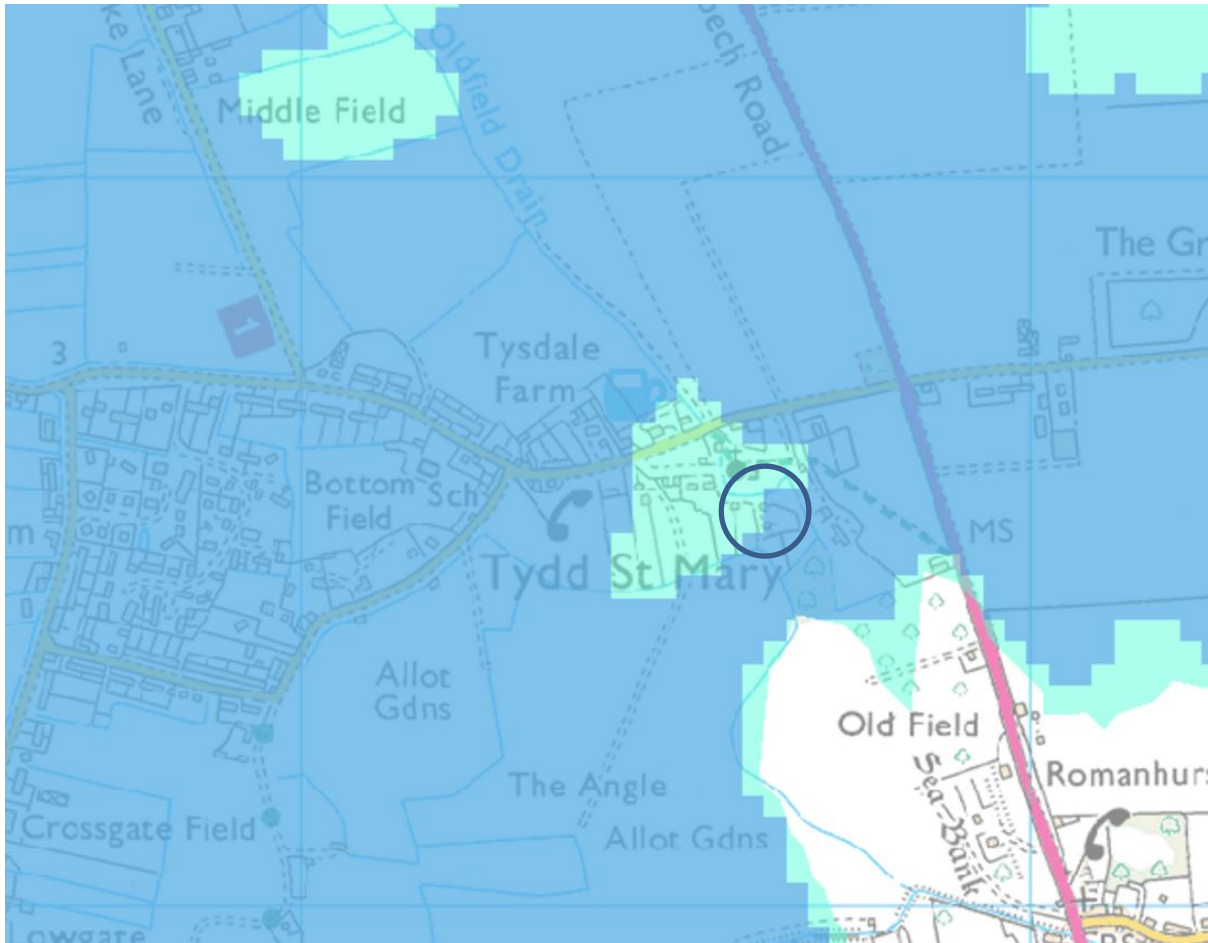


Figure 11: Environment Agency Flood Map

2.7. Security

The proposed dwelling is to have an approved intruder alarm fitted, along with approved locks to windows and doors. The gates to the rear gardens are to be lockable.

Security lighting is to be provided to the dwelling over the rear garden and parking area, which will be dusk to dawn sensor controlled intruder lighting in line with Secured by design New Homes 2016 guidance.

2.8. Environmental Consideration

A new energy efficient heating system is to be installed in the dwelling and consideration will be given to the installation of PV Panels.

The dwelling is close to the main bus route through the village, which has links to other major towns, cities and surrounding villages.

An area is provided to the side of the dwelling for the bins required for recycling by the local authority and their roadside collections.

The proposed dwelling will benefit from mains water, gas, foul sewage, telephone and mains electricity.

The water usage of the dwelling will be at least in line with Part G of the building regulations.

3. Access

3.1. Vehicular and Transport Links

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

Nearby bus stops provide a bus service to neighbouring towns and villages.

In addition the village benefits from being a short driving distance from the towns of Wisbech, Holbeach, and Long Sutton.

These public amenities as well as many more are within walking distance from the proposed site of development:

- Local shops/general stores
- Primary Schools
- Public Houses
- Playing Fields
- Church

3.2. Site Access

The existing site access will be altered and utilised to gain access to the new and existing dwellings for vehicles and pedestrians. Motor cars will have easy access to the front door of the properties. Upon alighting a parked vehicle a hard surfaced area will lead the occupant or visitor directly to the front doors. 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 ground floor of the dwelling, whilst all doors, including an outward opening door to the 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.

3.4. Fire Appliance Turning

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