DESIGN AND ACCESS STATEMENT

PROPOSED DWELLINGS

AT

ADJ. TYSDALE MANOR
COMMON WAY
TYDD ST MARY

FOR

MR M MALLETT
& MR P WOOD

Job No. SE-1327

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Abstract
This design and access statement supports the Full Planning application for dwellings located on land adjacent Tysdale Manor, Common Way, Tydd St Mary

Mr M Mallett & Mr P Wood 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.

Introduction

This design and access statement supports the Full Planning application for dwellings located on land adjacent Tysdale Manor, Common Way, 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.

Site description

The site is located within the established settlement of Tydd St Mary, on the northern side of the Common Way highway. The current use of the site is the extended garden to the two barn conversions that are under construction on the site. The layout and appearance of the site is very informal and it does not have a positive appearance within the street scene due to the overgrown condition of the site. There are a number of mature trees on the site which are to be protected during the course of the construction of the dwellings. This application follows the earlier approval for two dwellings on plots 1 & 2 under reference H21-0504-18.

The proposed site fills in the gap between the 2 dwellings currently under construction and the 2 barn conversions that are also currently under construction. The proposal is to replicate a farm stead that could have existed with the new barn styled dwellings (plots 3 & 4) which could have been an alternative storage building for the farm, and a new farm house (plot 5), which along with the cottages at the front of the site (plots 1& 2) could have been used for the farms manager and workers.

To the immediate east of the site is the Grade 2 listed building, Tysdale Manor and the former barns that were associated with the farm that are currently being converted by the applicant.

Planning History

Planning permission for 3 dwellings on this site was refused under reference H21-1105-19 on 8th January 2020. It was refused due to the impact on the Conservation Area and the setting of the grade II listed Tysdale Manor due to the scale of the dwellings proposed and their resulting pattern and density. It was also refused on flood risk grounds given that the Local Planning Authority considered that it did not pass the Sequential Test.

The scheme has been redesigned accordingly and a comprehensive heritage assessment accompanies the application which demonstrates that there is no harm caused to the heritage assets.

A section has been included in this statement at f. to demonstrate how the proposal passes the Sequential (and Exception) Test.

Proposal

The application seeks full planning permission for the erection of 3 x 4-bed 2-storye detached houses. The dwellings are modest in scale and are of a traditional appearance. A detached double garage will be provided to serve the northern most plot with off road parking spaces available for each dwelling. A generous garden area is provided to the rear of the properties.

The development as a whole creates a farmstead by the use of the existing barns and the proposed dwellings both in this application and the earlier application.

Planning policies

South Holland Local Plan

HS7 – New Housing in the Open Countryside including Other Rural Settlements;
SG1 – General Sustainable Development;
SG2 – Distribution of Development;
SG4 – Development in the Countryside;
SG14 – Design and Layout of New Development;
SG15 – New Development: Facilities for Road Users, Pedestrians and Cyclists;
SG16 – Parking Standards in New Development;
SG17 – Protection of Residential Amenity;
SG18 – Landscaping of New Development.
National Planning Policy Framework (NPPF)

Paragraphs 7, 8, 14 and 17
Sections 6, 7, 10 and 12

Housing land supply

1. Economic Role

The development would generate employment during the construction period and future occupiers would contribute to the local economy by reasons of spending and use of local business and services within the area.

2. Social Role

The proposal constitutes residential development and therefore helps to address the housing supply within the District. It therefore supports strong, vibrant and healthy communities, in accordance with paragraph 7 of the NPPF, and is located where future occupiers can easily access local services which will support health, social and cultural well-being.

3. Environmental Role

The development is positioned within the existing built form, and therefore in a sustainable location. It will join onto existing utilities and will use services (such as post and refuse collection) which already visit neighbouring residents. As a result it will not place any further burden on the environment in this regard. It will protect and enhance the natural environment due to the added landscaping which can be included within the scheme and, given that the development is for three dwellings, will not compromise the spatial strategy of the District. It is contended that the proposal will cause no harm to the adjoining designated heritage assets or the health of a mature tree. This will be discussed in greater detail later in this report and in the Heritage Statement which supports the application.

The proposal meets the three dimensions which make up sustainable development. The principle of the proposal is therefore acceptable in accordance with the definition of sustainable development as defined in the NPPF.

4. Design

a. Use & Amount

The site is located within the established settlement of Tydd St Mary, on the northern side of the Common Way highway. The current use of the site is the extended garden to the two barn conversions which are under construction on the site. The number of dwellings proposed is appropriate to the relatively loose knit pattern and density of development in this location, and would therefore appear consistent with the character of the surroundings.

The proposed development provides three new dwellings on the otherwise unutilised land, whilst still retaining ample parking and amenity space to the host properties.

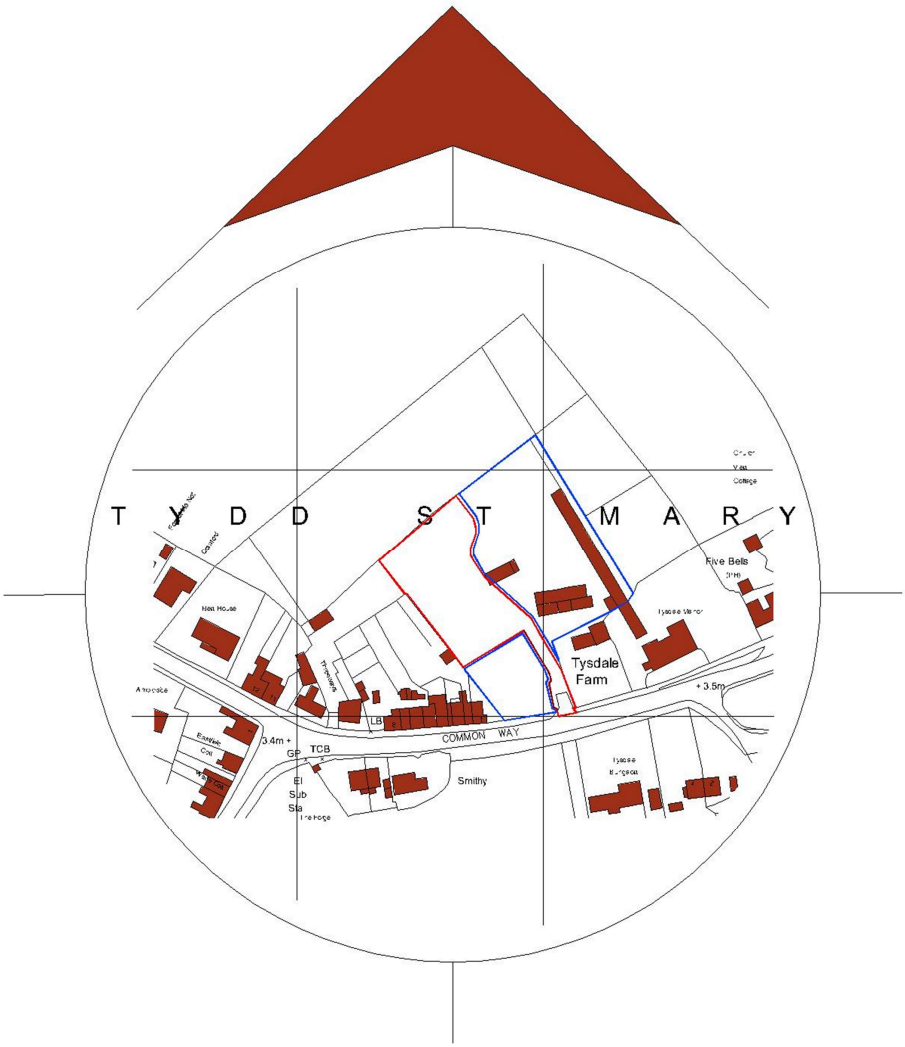

Figure 1: Location Plan

b. Layout

Careful consideration has been given to the constraints of the site, namely the proximity to the Grade 2 listed buildings of Tysdale Manor, the Tydd St Mary Conservation Area, and the mature trees on the site.

Figure 2: Site Plan

c. Scale

The proposal creates modest sized dwellings which is the characteristic of the surrounding area. The footprint of the proposal is similar to the footprint of the neighbouring dwellings.

Plot 3 Plot 4 Plot 5

Figure 3: Proposed Floor Plans

d. Landscaping

The proposal will retain as much of the existing landscaping as possible, noting the visual importance of the spinny located towards the north west of the site.

The rear garden areas will be laid to grass and new planting is proposed around the periphery of the site. The development will therefore have a softer appearance, which is to the benefit of the setting of the listed building.

Figure 5: View from Common Way

Figure 6: Looking at neighbouring cottages and site

Figure 7: View of the existing site

Figure 8: View from site towards entrance

e. Appearance

Taking note of the neighbouring historic environment, the dwellings have been designed to have a traditional appearance. They are of similar sizes and proportions to the neighbouring properties.

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

Plot 3 Plot 4 Plot 5

Figure 9: Proposed front elevations

f. Flood Risk

The site is located within Flood Zone 3 according to the Environment Agencies Flood Maps for Planning as shown below. Section 14 of the NPPF requires a Sequential approach, directing new development to land at lowest risk of flooding in the first instance unless it can be proven that there are no alternative options which are reasonably available.

The previous application was refused on the basis of the proposal failing to pass the Sequential Test as the Local Planning Authority considered that there were alternative sites available at lower risk of flooding. However, as per the extract below, there is only a small pocket of land at lower risk of flooding within the settlement limits of the village. Due to the pattern of development in this area and the presence of the listed buildings at Tysdale Manor and the Church of St Mary, there are no development opportunities available. Since this site is currently available, is in residential use by reasons of the extant permission for the barn conversions it is submitted that the site passes the Sequential Test as set out in Section 14 of the NPPF.

The application is accompanied by a Flood Risk Assessment which demonstrates that there are no technical flood risk implications. The site is within the defined settlement boundary for Tydd St Mary and is therefore in a sustainable and preferable location for housing and it will increase the housing stock in this area. It therefore passes the Exception Test in terms of technical flood risk issues and providing a community benefit.

Figure 11: Environment Agency Flood Map

g. Security

The proposed dwellings are 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 dwellings 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 guidance.

h. Environmental Consideration

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

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

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

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

Access

i. 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

j. 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 doors 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.

k. 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 dwellings, 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.

l. Fire Appliance Turning

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