SWANN EDWARDS
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

AT

LAND ADJ. LONGFIELD
GREENDYKE
TYDD ST MARY
WISBECH

FOR

MR AND MRS TOWN

Job No. SE-1259

August 2019

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Abstract

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural building on land adjacent Longfield, Greendyke, Tydd St Mary, Wisbech to a dwelling (C3) under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Mr and Mrs Town 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 dwelling for inclusion and accessibility whilst achieving a high standard of design.

1. Introduction

This Design and Access Statement supports the prior approval to change the use of an existing agricultural building on land adjacent Longfield, Greendyke, Tydd St Mary, Wisbech.

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

In addition, this statement outlines how the proposal will enhance the form and character, quality of environment, living conditions and provide planning gains.

The impacts of the proposed development on the surrounding area and the contribution it will make to the village of Tydd St Mary have also been considered.

Tydd St Mary benefits from being a short driving distance from the towns of Wisbech, Spalding and Kings Lynn and the cities of Peterborough and Ely.

2. Site Description

The application site is located on Greendyke, on the West side of the highway. The site currently accommodates Longfield, the house the applicant resides in and the agricultural barn that is proposed to be converted. The buildings have separate accesses.

There are agricultural and residential buildings sporadically scattered in the vicinity of the site with the village of Tydd St Mary a short drive to the South.

The site is on the road frontage with agricultural land separated by boundary hedging to the West of the site. The dwelling Longfield and its associated land are to the South of the site. Agricultural land associated with the building to the North and highway to the East.

The site has no previous planning history to the knowledge of Swann Edwards Architecture Ltd.

The site is located within Flood Zone 3 as defined on the Environment Agency's Flood Maps and as such, a Flood Risk Assessment by Ellingham Consulting Ltd is included with the submission documents.

3. Proposal

The application seeks planning permission for the conversion of the building to a residential dwelling.

Access to the site will be via the existing access off Greendyke and will not interfere with access to Longfield.

The drawings show a modest dwelling, sympathetically converted to maintain the agricultural aesthetic of the site.

There is ample space within the site to provide parking space in accordance with the provisions of the Local Plan.

National Planning Policy Framework (NPPF)

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.

Delivering sustainable development - paragraph. 18 onwards requiring good design paragraph 56 onwards.

4. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) part 3, class j

The building is suitable for consideration under The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - Class Q:

COMPLIANCE WITH Q.1

a) The site was in use as an agricultural building on 20th March 2013. The building was used to store agricultural produce for a number of years.
b) The existing floor area of the agricultural building is less than 96.3m^2 and the proposed total area to be converted (including the first floor) is 96.3m^2.
c) The proposal is for a single dwelling, therefore, would not exceed three separate dwelling houses.
d) The site is not occupied under an agricultural tenancy.
e) There has been no need to end an agricultural tenancy to facilitate the development.
f) Permitted development has not been undertaken on the established agricultural unit.
g) The proposal retains the existing external dimensions of the building.
h) See point b above
i) The proposals will include the provision of the upgrade of the wall and roof, installation of doors, windows and services to the extent that is reasonably necessary for the building to function as a dwelling house.
j) We do not believe the site is on article 1(5) land.
k) The site is not a SSSI, safety hazard area or military explosive storage area.
l) The site does not contain a scheduled monument.
m) The building is not listed.

COMPLIANCE WITH Q.2

a) It is considered that through the permitted development the access arrangements will be improved.
b) The proposed development will not create an undue noise Impact on the area, nor will the existing operations impact on the occupants of the building.
c) An initial contamination report is submitted as part of this application.
d) The site is located within Flood Zone 3 but a Flood Risk Assessment by Ellingham Consulting Ltd is included with submission documents.
e) The location does not make the conversion of the building to a dwelling unpractical or undesirable.

It is clear the existing building can be considered for residential conversion under permitted development. In addition, this proposal would result in the introduction of a single dwelling in to the existing road. It will enhance the community's sustainability, improve community cohesion and remove conflict from the agricultural use and private residents.

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.

5. Design

5.1. Use & Amount

The application site has an area of 109.4m^2 and the land is located on land adjacent Longfield, Greendyke, Tydd St Mary, Wisbech.

Although the surrounding area is dominated by agricultural farmland, there are multiple residential buildings in the vicinity of the site.

The proposed use for this site is residential, and the proposal is for a single detached dwelling with 3 bedrooms.

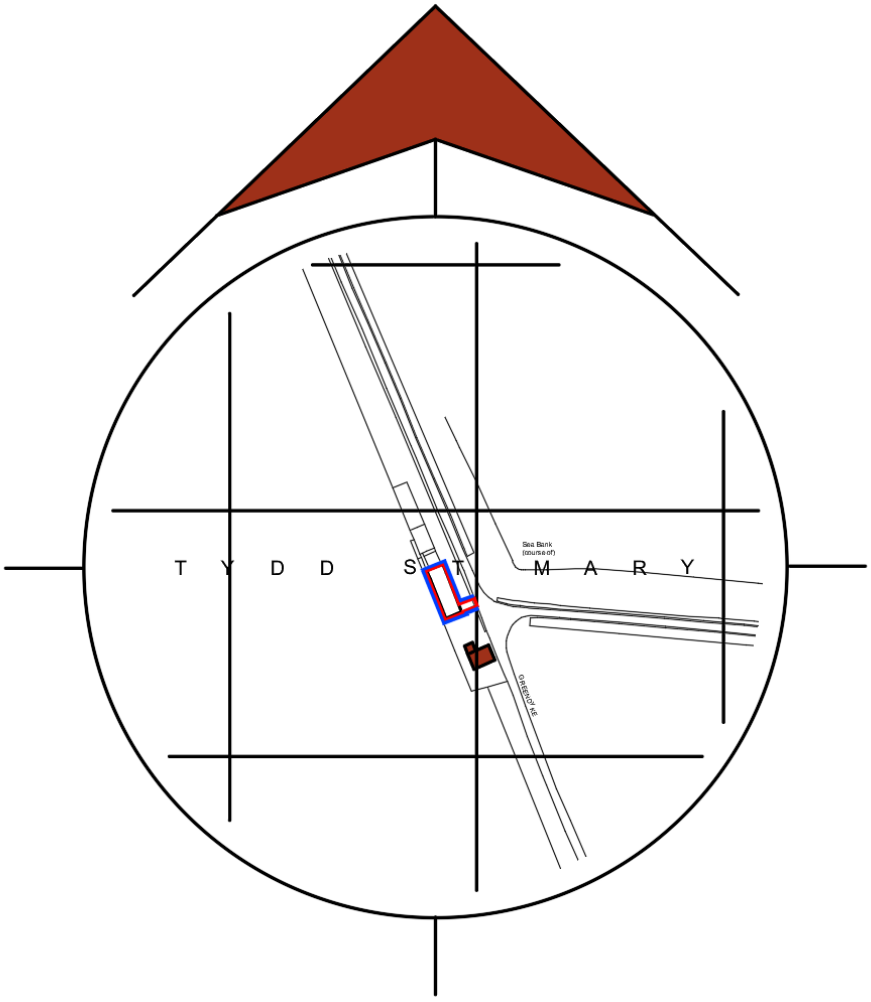


Figure 1: Location Plan

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.

5.2. Layout

The layout of the proposal derives from the position of the existing building on the site.

Amount of land surrounding the building means that there is generous amount of parking space and there will be no parking or vehicles being parked on the existing highway.

The proposal is to convert the existing building with no increase in size.

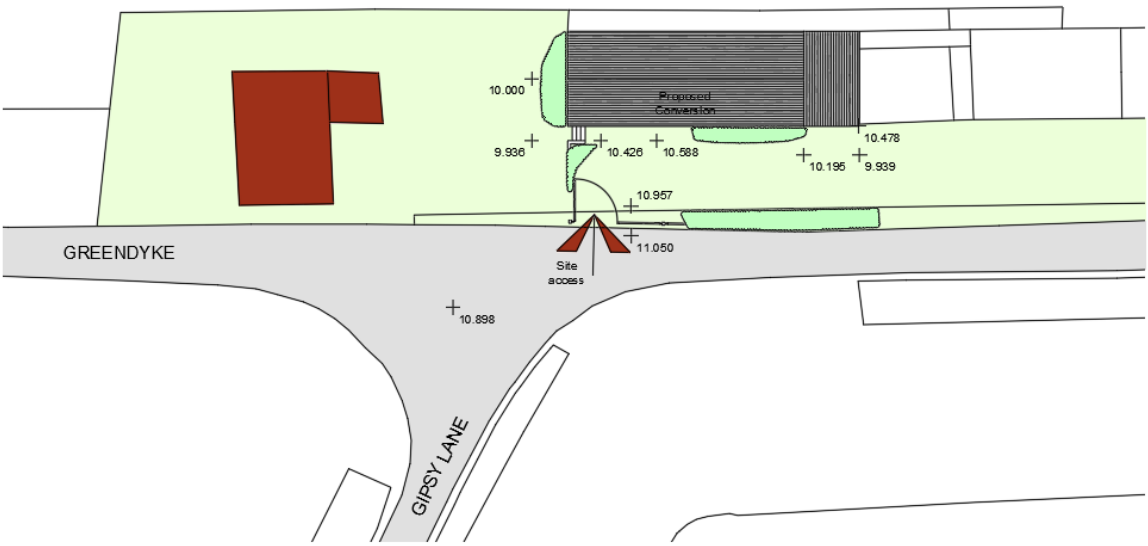


Figure 2: Site Plan

5.3. Scale

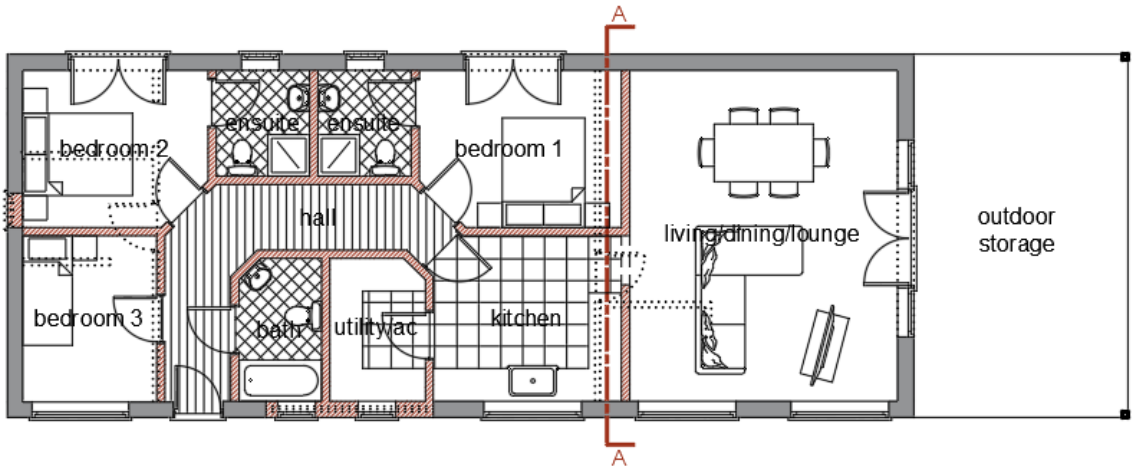


Figure 3 – Proposed Floor Plan

Figure 3 shows the floor plan for the proposed dwelling with approximate measurements given below:

PLOT 1 –	Length	16.515m
	Width	6.625m
	Finished Floor Level to Ridge Height	4.146m
	Finished Floor Level to Eaves Height	2.925m

5.4. Appearance

Typical for the local area, the surrounding land is commonly used for farming and there is a large number of agricultural buildings in this part of the country.

In our opinion, it is important to retain the agricultural charm and look of the building and it will undergo minimal alteration works which mostly consist of the erection of new partitional walls to create individual rooms and some works to the structure.

The existing brickwork finish will be kept retaining the agricultural aesthetic of the building.

The proposal will not only create a residential dwelling but will also make the village of Tydd St Mary more aesthetically pleasing and attractive for both existing and potential residents.

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

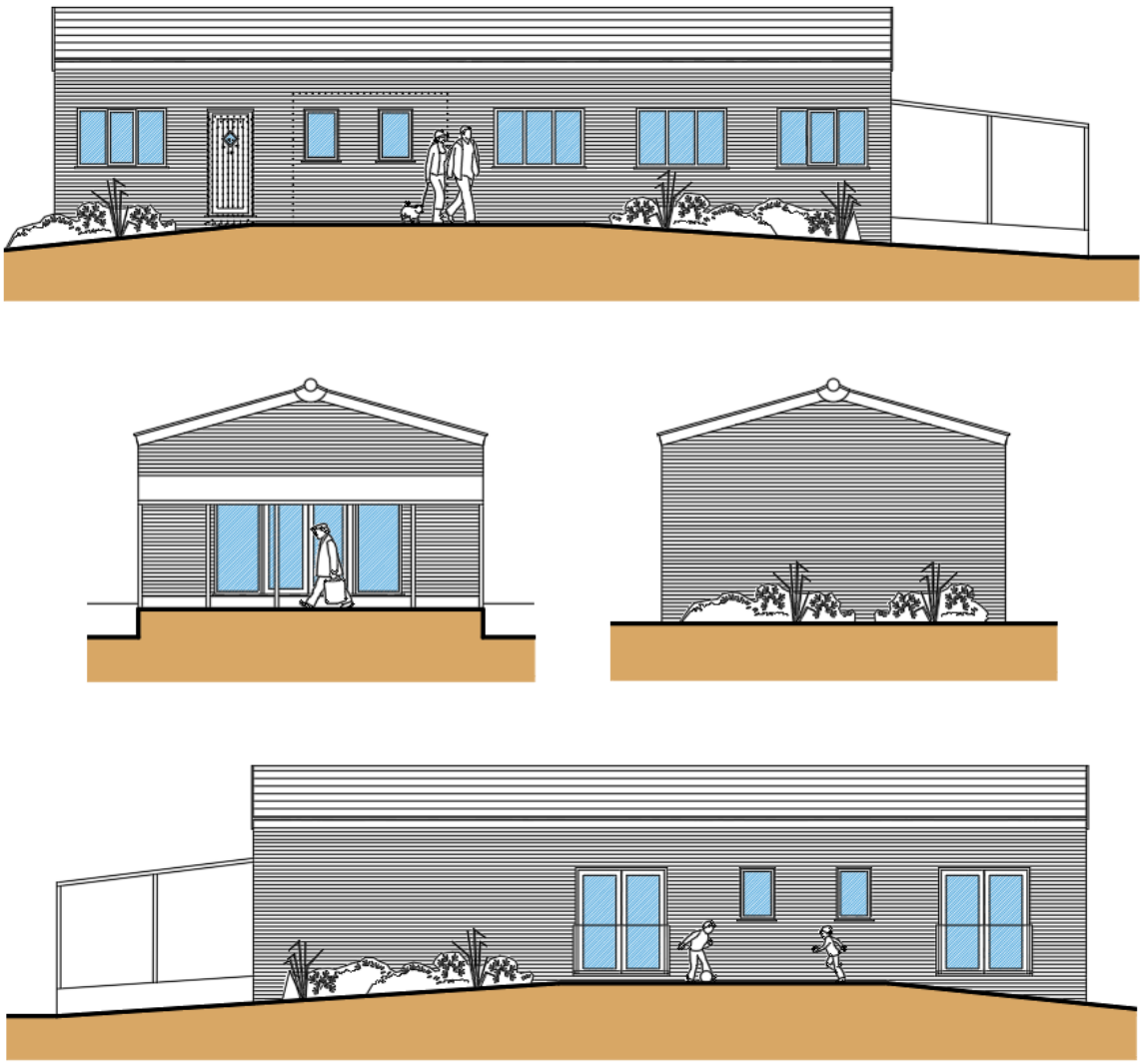


Figure 4 – Proposed Elevations

5.5. Flood Risk

The site is located within Flood Zone 3 of the Environment Agency Maps; as such a Flood Risk Assessment by Ellingham Consulting Ltd is included with the submission documents.

In light of this, the proposed dwelling seeks to mitigate this risk by raising the ground floor finish floor level as required within the submitted Flood Risk Assessment to reduce the impact of flooding.

The occupants will sign up to 24 hour a day Floodline Service providing information, advice and warnings on flooding. Contact telephone: 0845 988 1188.

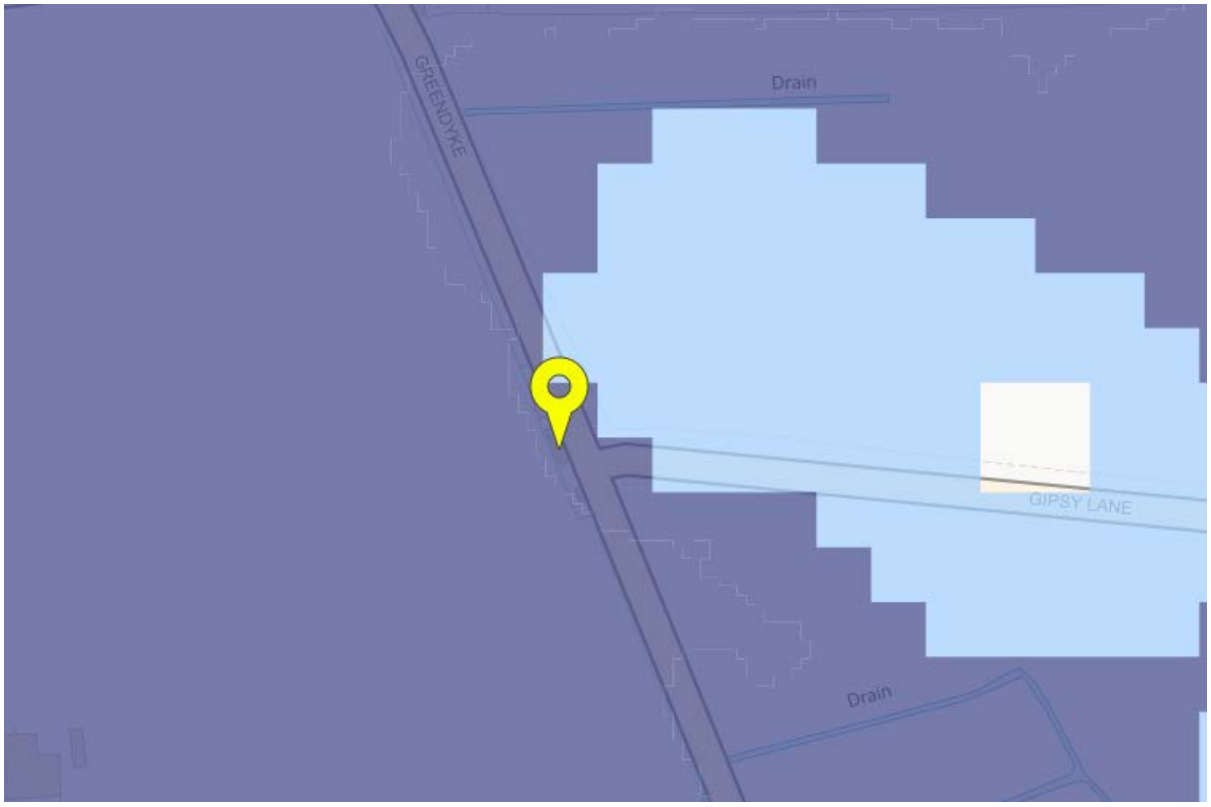


Figure 5: Environment Agency Flood Map

5.6. Security

The proposed dwelling will be fitted with an approved intruder alarm fitted, along with approved locks to windows and doors.

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

5.7. Environmental Consideration

The new dwelling will respond to climate change as outlined in the South Holland District Council's Local Plan.

It is designed for the later introduction of solar panels, solar water heating, possible rainwater harvesting, be constructed from materials sourced as locally as possible.

The water usage of the dwelling will be greatly improved (at least) in line with Part G of the building regulations. This and the above measures will help the development withstand the longer-term impacts of climate change.

The proposed dwelling will benefit from mains water, mains electricity and telephone connections.

6. Access

6.1. Vehicular and Transport Links

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

By road, the towns of Wisbech, Spalding and Kings Lynn and the cities of Peterborough and Ely 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 a short distance from the proposed site of development:

- Shops
- Primary School
- Secondary Schools in Wisbech and Spalding
- Public Houses and Restaurants
- Church
- Playing Fields
- Bus Services

6.2. Site Access

An existing access is to be utilised for pedestrian and vehicular concerns with space to be provided within the site as shown on the accompanying site plan. Motor cars will have easy & private access to the front door of the property. Dwelling has ample off-road parking. Upon alighting from a parked vehicle, a gravelled area will lead the occupant or visitor directly to the front door. Entrance is visible from the parking space of the property.

6.3. 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 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. 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.

6.4. Fire Appliance Turning

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