Framework Architects

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR NEW BUILD RESIDENTIAL DEVELOPMENT

On

LAND AT SMALL DROVE, WESTON, SPALDING

by Framework Architecture and Urban Design Ltd

PC/J1651 April 2018

DESIGN AND ACCESS STATEMENT:
PLANNING APPLICATION FOR NEW BUILD RESIDENTIAL DEVELOPMENT ON LAND AT SMALL DROVE, WESTON, SPADLING FOR SOUTH HOLLAND DISCTRICT COUNCIL

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1.0 Planning Policies and guidance referred to in this document

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 – Settlement Development
- SG6 – Community Infrastructure and Impact Assessment
- SG11 – Sustainable Urban Drainage Systems (SUDS)
- SG12 – Sewerage and Development
- SG13 – Pollution and Contamination
- 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
- HS8 – Affordable Housing

Planning history of subject site

The site has not been subject to any recent planning applications.

SHDC Planning Department: Informal pre-app discussions have taken place, from these discussion some key points were:

- *The site in question is brownfield in nature and is located within the settlement boundary of Weston as outlined in both the adopted and emerging Local Plans. As such, the principle of housing in this location is acceptable.*

- *Given the increased finished floor levels stated, care will need to be paid to the design of the dwellings and boundary treatment to ensure any impact on the amenity of neighbouring properties is minimised.*

- *The broad layout and density as shown appears appropriate. We would, however, expect to see some variety in terms of design and materials used across the development when this detail is brought forward.*

- *The development does not provide on-site open space and instead seeks to provide a commuted sum. Evidence that there is sufficient existing provision of open space nearby will be required to justify this.*

Further discussions then took place with SHDC regarding the proximity of the POS within the residential development to the southwest of the site and the large section of POS to the south (as shown in section 2.0). As a result of this they stated that a commuted sum would be acceptable in lieu of onsite provision.

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Supporting Documents:

The following supporting documentation will accompany the application:

- Ground Investigation Report by Ground Engineering
  REF: C14022; dated March 2017
- Supplementary Ground Investigation Report by Ground Engineering
  REF: C14022A; dated Feb 2018
- Flood Risk Assessment by RAB consultants
  REF: 1570L v2.0; dated 10th Feb 2018
- Permeability Test by Solmek
  REF: S161131; dated 29th November 2016
- Ecology and protected species survey by Scarborough Nixon
  Ref: dated August 2017
- Tree report
  Ref: dated 2ND August 2017
- Drainage Strategy Report by William Saunders
  Ref: 11505/12 Rev A - Dated 18th April 2018

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2.0 Use and Location:

- The site is located at the junction of Small Drove and Delgate Avenue. The area of the site is approximately 0.82 ha being developed for South Holland District Council.

- The site currently accommodates 10 bungalows which are current vacant and had last been used for homeless people accommodation.

Aerial view of subject site

- 3 Nr adopted (Gulliksen) footpaths are present on site. Two of these are proposed to be stopped up with application to be submitted at same time as planning.

- An existing foul sewer runs across the northern portion of the site. This is accommodated in the northern turning head

- The is open arable land to the east of the site

- There is existing residential development to the north and West of the site, with a large are of POS to the south and a small area within the residential development to the south west as indicated in green above. The character of the adjacent developments is a mixture of single and two storey semi-detached dwellings.

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3.0 Amount:

- The scheme proposes 34 residential dwellings, which take the form of 20 semi-detached houses, 8 semi-detached bungalows and a block of 4 one bedroom corner turning flats.

- Each dwelling has a parking provision for two cars, which are located on plot with 4 additional visitor parking spaces.

proposed site layout plan

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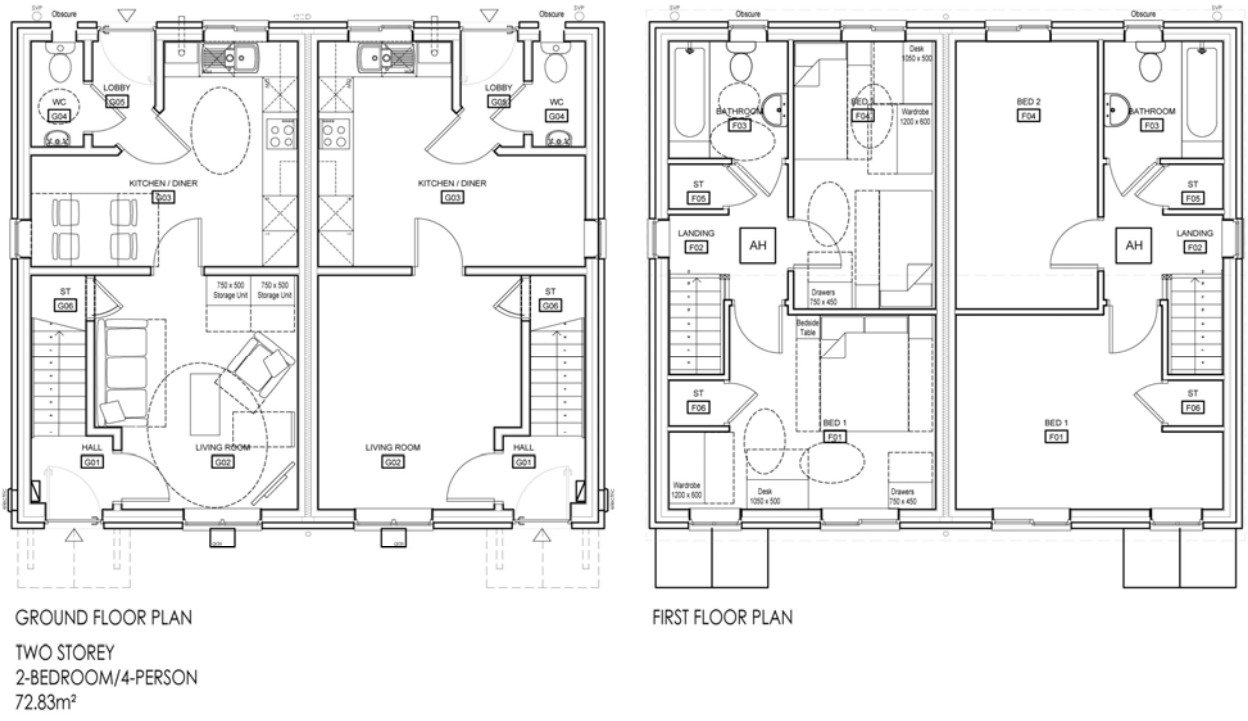
- The unit breakdown for the development is as follows:

  12 Affordable Units
  8 x 2 bed 4P semi-detached dwellings. (circa. 73 m2)
  4 x 1 bed 2P dwellings as a corner block. (circa. 50 m2)
  4 x 1 bed 2P Bungalows. (circa. 51 m2)

  12 Shared Ownership Units
  6 x 2 bed 4P semi-detached dwellings. (circa. 73 m2)
  8 x 3 bed 5P terraced dwellings. (circa. 79 m2)
  4 x 2 bed 4P Bungalows. (circa. 67 m2)

The layout of the semi-detached plots below demonstrate how the layouts have accommodated general furniture requirements and activity zones.



Proposed floor layout semi detached units

4.0 Layout:

- The proposal creates two new adopted turning heads access of Small Drove. With some other additional plot specific access points being created along Delegate Av and Small drove.

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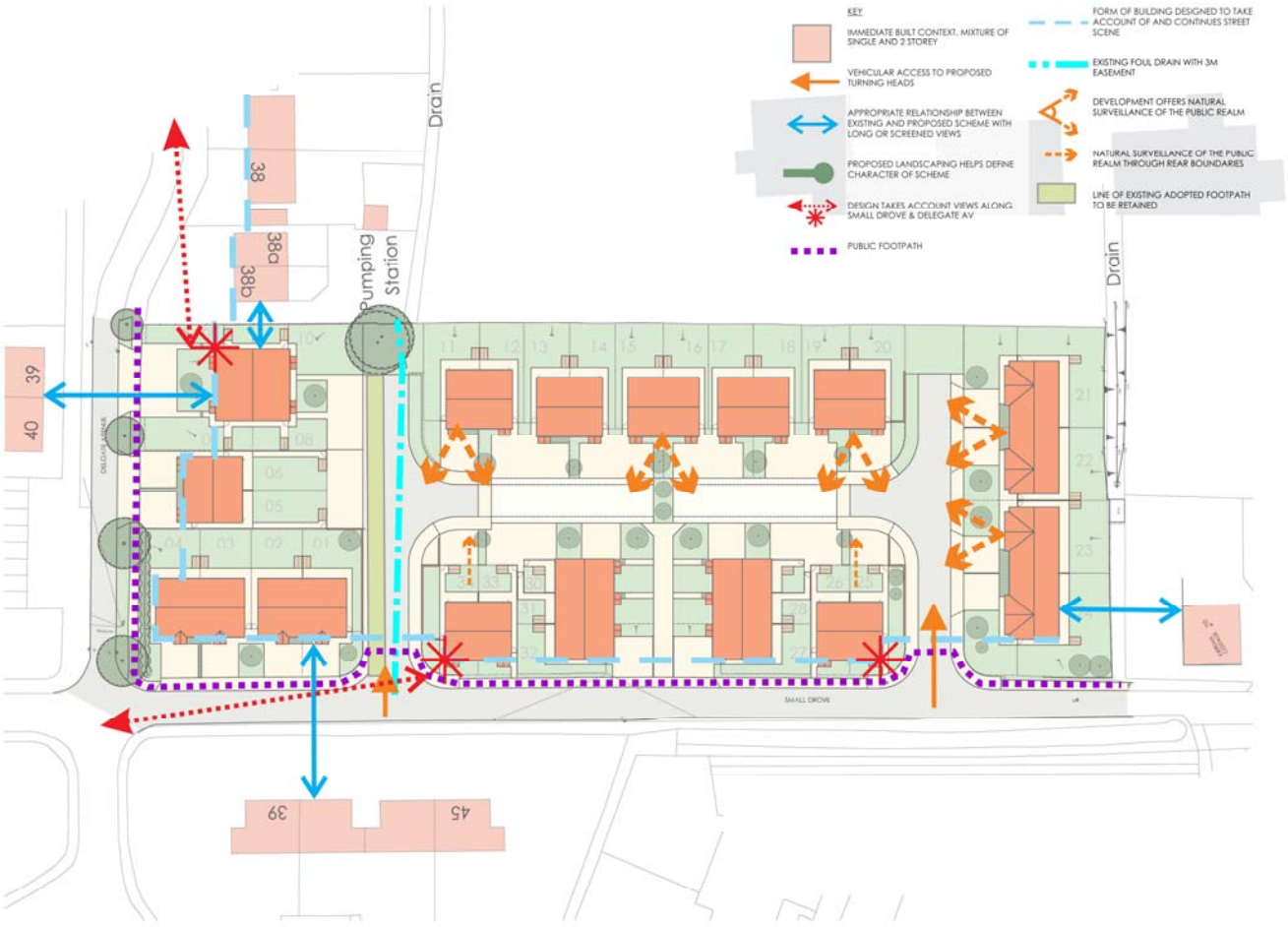
- The primary positioning of the northern access way is dictated by the required easements of the existing foul water drain and the northern most adopted footway. The other two adopted footways will be stopped up alongside this planning application.
- The southern access way then services the southern portion of the site.
- With these parameters in place, the proposed layout then utilises the remaining space to foster appropriate relationships with the surrounding landscape and existing houses.
- The buildings combine to form one block of four terraced dwellings, along with a series of semi-detached units and two terraced blocks located centrally within the site along the new proposed pedestrian access way.
- The building blocks are positioned within the site in way to attempt to maximise the private rear garden spaces and reduce overlooking.
- The drawing below illustrates the proposal set within the immediate local context for this area.



proposed site strategy layout

5.0 Scale

- The Flood Risk Assessment has concluded that finished floor levels will need to be between 0.6m (to the north) and 0.3m (to the south) above existing ground level. Accordingly, to ensure that the relationship with its existing context is acceptable we have attempted to locate the dwellings away from existing boundaries to ensure that residential amenity is preserved.

Map indicating the split in proposed FFL's across the site.

- Care has been taken to rest on a solution which is sympathetic in scale to the immediate context.
- The new blocks hold parallel positions within the new development, creating an appropriate of scale and relationship to neighbours.
- In general the scheme is designed to provide natural surveillance over the communal street and landscaped garden areas.
- The houses are scaled appropriately to take account of the prevailing conditions.

6.0 Landscaping:

- Landscape is to be incorporated into the scheme in order to enhance the character of the project and reinforce the site boundaries. This is achieved through the use of structured tree and shrub planting.
- Individual hard paved pedestrian accesses will be provided.
- Low railing and hedges are used to define front boundaries. These help maximise the visual impact of the green frontages and will help define the character of the street. Grass, trees, hedges and shrub planting will be visible and will reinforce this boundary condition.
- Trees and informal planting, located within the front gardens, help define the character of the street. The trees offer visual punctuation when viewed along Small Drove and from the new access roads.
- Please see the enclosed tree report which details the existing trees to be removed. It is our intent to retain trees 8 & 9 if possible.

- Where appropriate high brick walls are utilised to articulate the street from private garden areas. They provide visual interest along the access road and help define the relationship between public and private realms.

- To the rear of the dwellings timber screens 1800 high are utilised. The existing boundaries are currently mixture of differing boundary types, some missing and in poor condition. A new 1800 Close boarded fence will be provided as necessary in these areas.

- On a general level the proposed hard and soft landscapes combine to create a strong sense of identity within the proposed scheme.

7.0 Appearance:

- The proposed buildings are designed to reflect the characteristics of buildings within the local area which are traditional in appearance.

- The material palette is predominantly brick with a grey roof finish.

- The design strategy aims to synchronise the proposal through careful material selection in order to characterise and harmonise the development.

- The vocabulary of the proposal acknowledges the contextual material palette and articulates the building in a traditional way acknowledging current best practice in this housing sector.

- The proposal is articulated to create a strong street frontage to the access roads and private shared surfaces.

- Vertical emphasis and modelling is provided to the principal elevations through material selection. This coupled with projecting canopy details helps to articulate the elevations.

- The rear and gable elevations are regulated to minimise any potential overlooking issues. The side elevations offer only small landing and kitchen windows minimising any overlooking towards neighbours. No principal windows are located on these elevations.

- The following photographs illustrate recently completed housing developments in North Lincolnshire designed by framework. These illustrate how each scheme has a distinct character which was developed as part of the design process, taking account of the sites prevailing characteristics.

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St Catherines

Flixborough

Maple Leaf

8.0 Access:

8.1 Vehicular and Transport Links

Pedestrian and cycle:

- The site is located in Weston, to the northeast of Spalding, and is accessed from Small Drove and Delegate Av just off High Road which connects to A151.

Private Car and vehicles:

- All 34 plots have allocated parking positioned on plot.

Public Transport:

- The site is located within easy walking distance of public transport links, including bus stops with a regular service provided on Wimberley Close.

8.2 Inclusive Access

Level approach to dwellings from boundary:

- Principle access to the dwellings will be from the new access roads or existing adopted footpaths. The floor level of the dwellings will be between 600mm & 300mm above existing site and road levels. Therefore stepped access is provide to some fronts with level access to the rear via a level threshold.

- The entrance door will provide a minimum clear opening width of 800mm.

Circulation within the dwellings:

Doors:

- Entrance doors to each dwelling will be 1000mm door sets achieving a minimum opening width of 800mm.

Sanitary provision:

- Access is available to each entry level WC via a 900mm door set to give a clear opening width of 775mm accessed from a 1050mm wide corridor in accordance with Table 4 section 7 of part m of the building regulations.

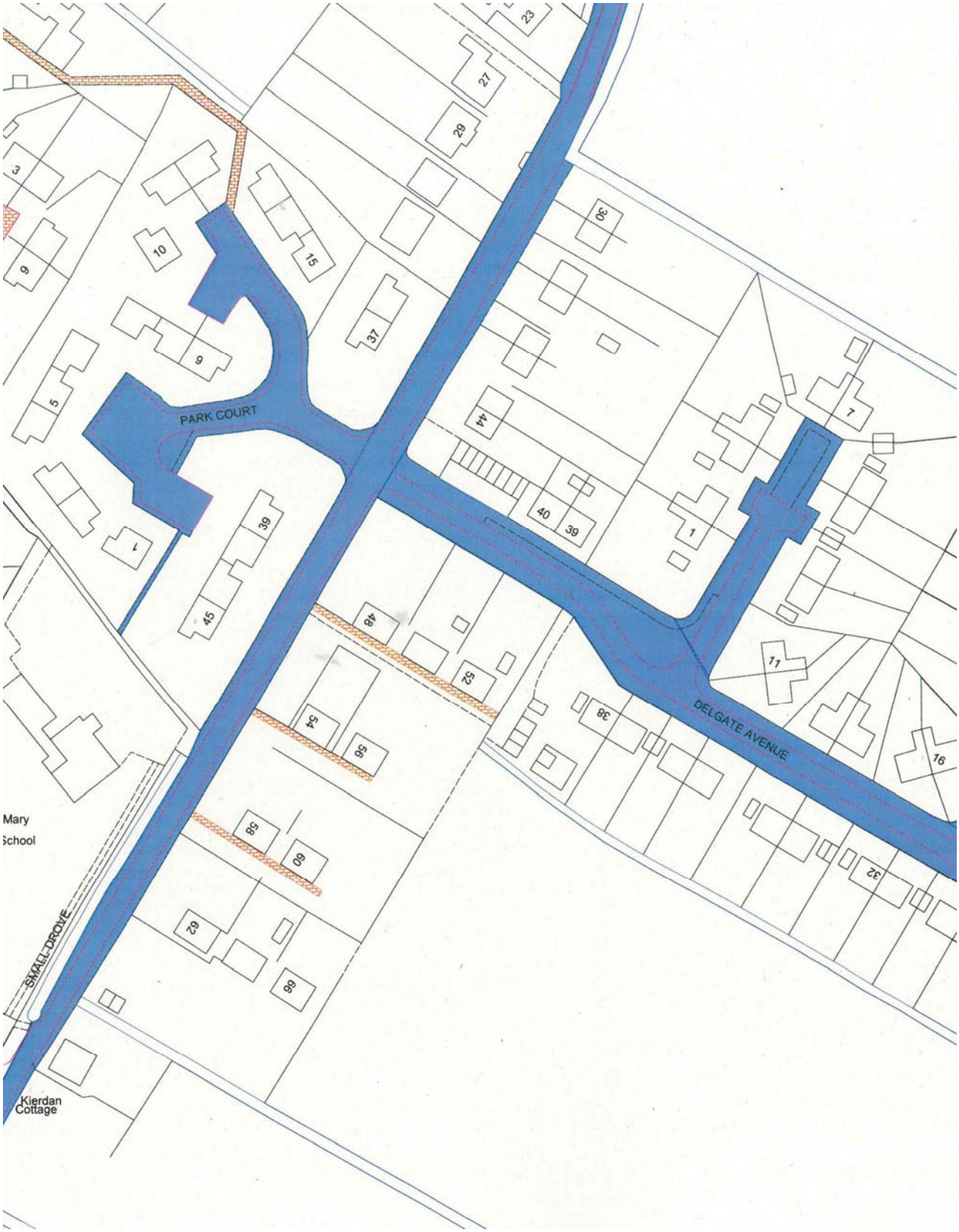
Switches and socket outlets:

- Will be located in accordance with Section 8 of Part m of the Building Regulations.

9.0 Secure by Design

- During the feasibility stage of the development Framework considered the secure by design principles in terms of its design.

- The inclusion of locked gates to access paths and lights to the perimeter of dwellings will improve the safety of the scheme.

- The new windows and doors will befit the highest level of standard locking systems, to reduce possible attempts to access the building unlawfully and will meet the PAS 24 Security Standard for controlled fittings.

- **Appendix A:** Highways Authority Ownership Plan