SWANN EDWARDS
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSIONS

AT

BUILDINGS ADJ. CARLTON LODGE
OXCROFT BANK
SHEPEAU STOW
SPALDING
LINCS

FOR

MR FORD

Job No. SE-1910

January 2023

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Abstract

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural buildings at Land adj. Carlton Lodge, Oxcroft Bank, Shepeau Stow, Spalding, Lincs to a dwelling (C3) under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Mr Ford 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 this new dwelling for inclusion and accessibility whilst achieving a high standard of design.

1. Introduction

This Design and Access Statement supports this General Permitted Development Application to establish the conversion of the existing agricultural buildings at Land adj. Carlton Lodge, Oxcroft Bank, Shepeau Stow, Spalding, Lincs to a dwelling.

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 Shepeau Stow have also been considered.

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

There is no planning history relating to this site to the knowledge of Swann Edwards Architecture Ltd.

2. Site Description

The application site is located at Land adj. Carlton Lodge, Oxcroft Bank on the South-Eastern side of the highway. The site currently accommodates a working horticultural nursery with various agricultural buildings. At the moment, the buildings proposed to be converted share the access with the horticultural nursery, although separate parking accesses and parking spaces can be provided.

Oxcroft Bank has already got a large number of residential buildings located in the vicinity of the site, both heading North-East towards Shepeau Stow as well as continuing down the road in the South-West direction.

The site is located within Flood Zone 2 as defined on the Environment Agency's Flood Maps and as such, a Flood Risk Assessment will be provided to support the application.

3. Proposal

Due to the owner looking to retire in the near future, the horticultural operations on the site are gradually being reduced. In light of this, the buildings subject to this proposal are no longer required and the following is therefore proposed:

The application seeks planning permission for the conversion of the buildings to 5 residential units. 1 large dwellings of just under 186m² and 4 small dwellings of just under 100m².

The drawings show a complex of dwellings, sympathetically converted to maintain the agricultural aesthetic of the site.

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

4. Design

4.1. Use & Amount

The application site has an area of 1121m² and the land is located at Land adj. Carlton Lodge, Oxcroft Bank, Shepeau Stow, Spalding, Lincs.

Although the surrounding area is dominated by agricultural farmland, there is a large number of residential dwellings in the vicinity of the site and the proposal will not be out of the ordinary.

The existing use of the site is agricultural and the proposed use is residential.

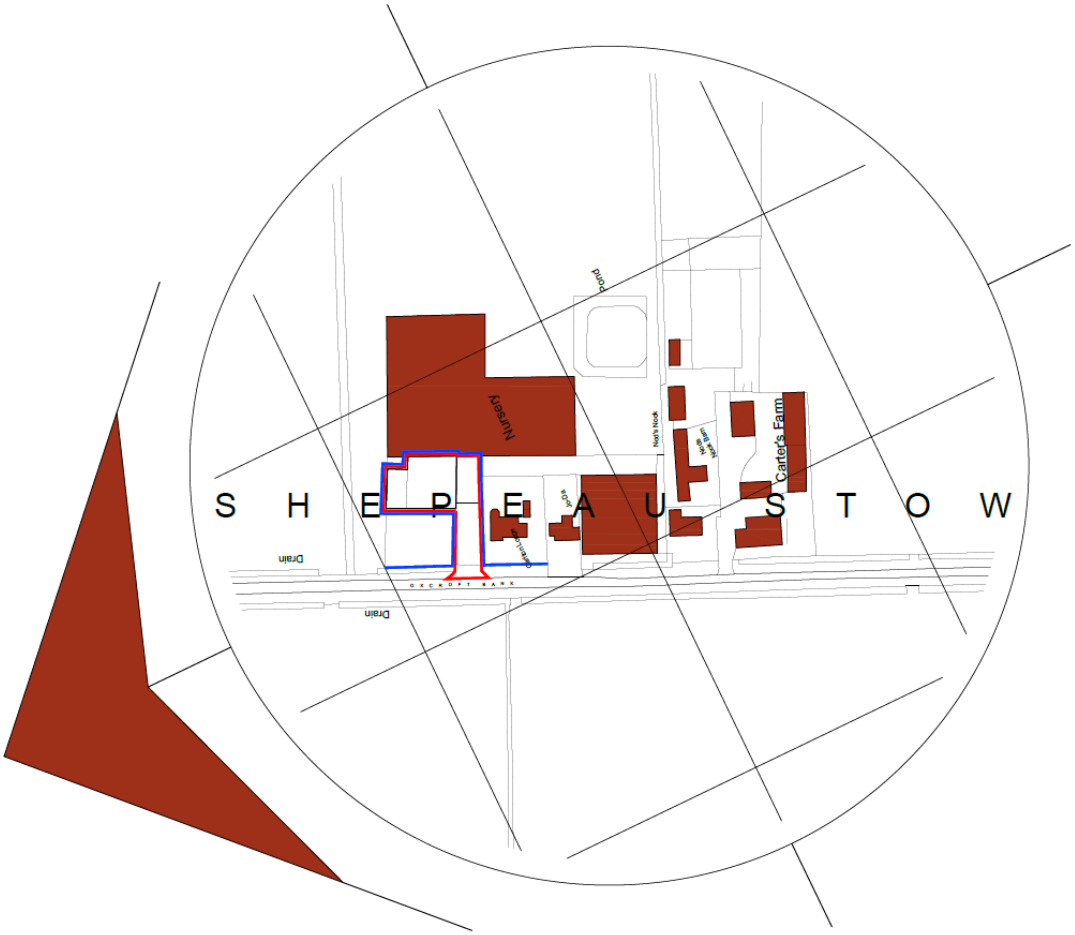


Figure 1: Location Plan

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

4.2. Layout

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

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

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

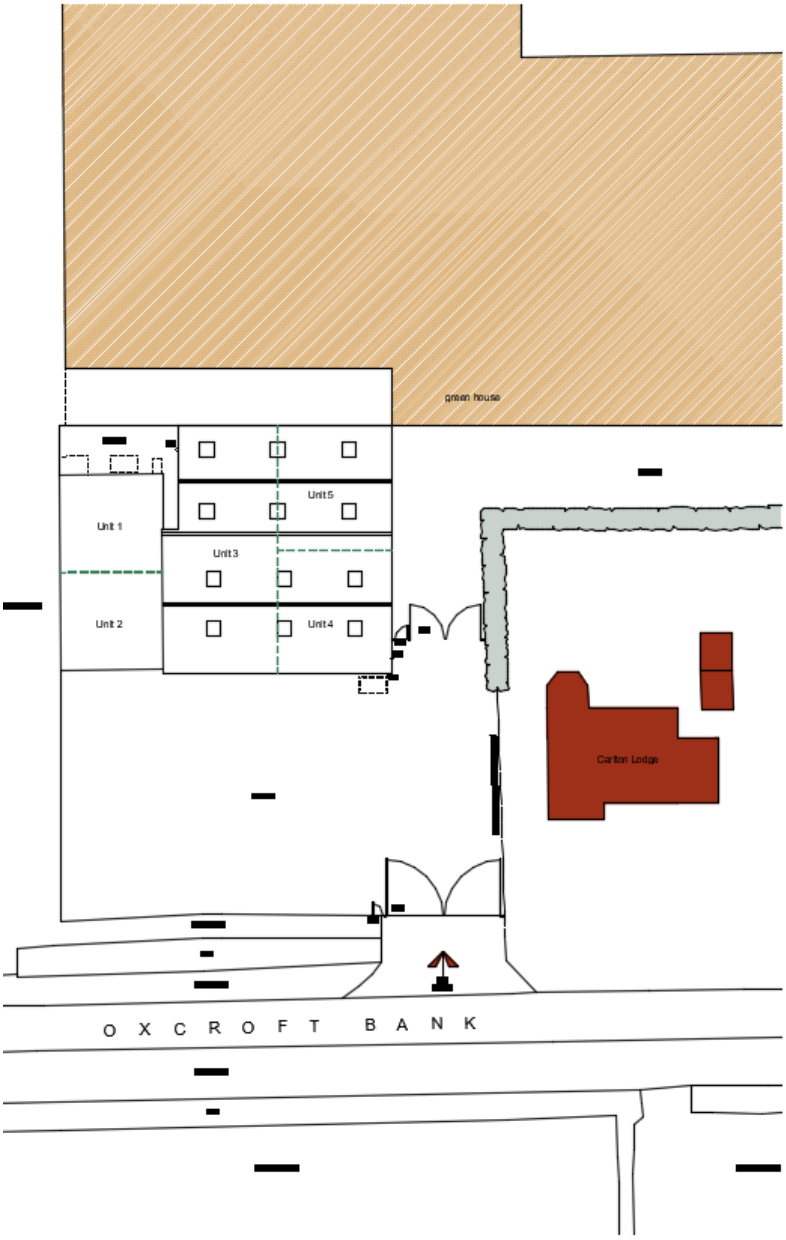


Figure 2: Site Plan

4.3. Scale



Figure 3 – Proposed Floor Plans

4.4. Appearance

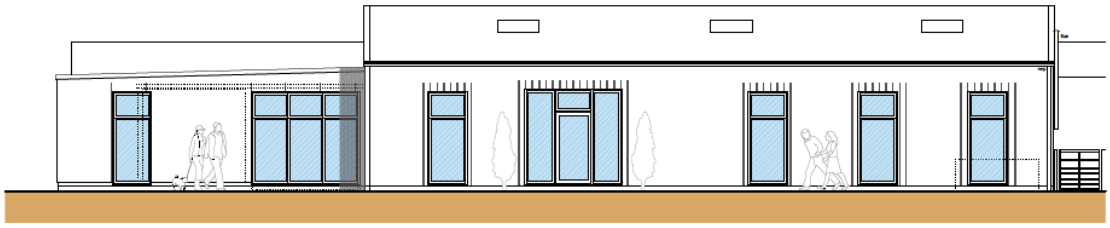
Typical for the local area, the surrounding land is commonly used for farming and there are a large number of agricultural buildings in this part of the country.

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

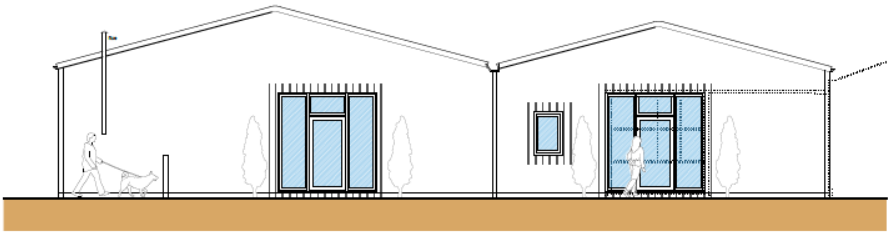
The building will retain its existing corrugated sheeting finish and will retain its original look apart from the newly created openings to allow it to function as dwellings.

The proposal will not only create five residential dwellings but will also make the village of Shepeau Stow more aesthetically pleasing and attractive for both existing and potential residents by tidying up an existing building and surrounding site.

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



Front Elevation (NW)
Scale: 1:100
0 1 2 3 4
metres



Side Elevation (SW)
Scale: 1:100
0 1 2 3 4
metres

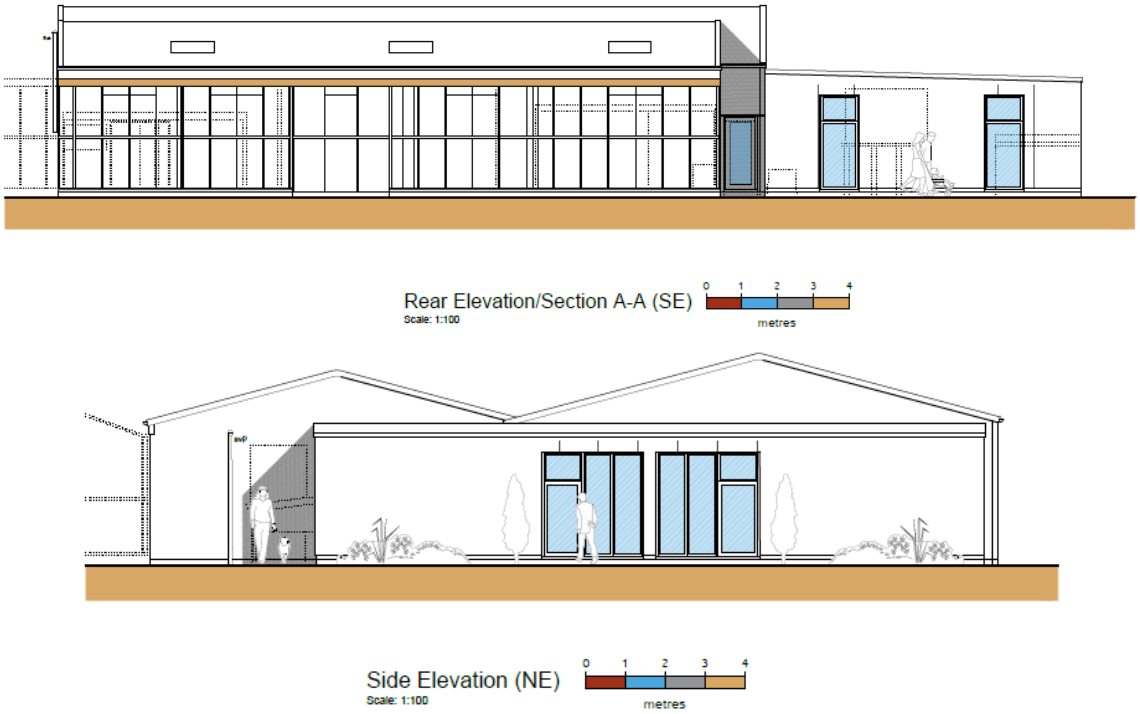


Figure 4 –Proposed Elevations

4.5. Flood Risk

The site is located within Flood Zone 2 of the Environment Agency Maps and as such a Flood Risk Assessment will be provided to support the application.



Figure 5: Environment Agency Flood Map

4.6. Security

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

Security lighting is to be provided to the dwellings 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.

4.7. Environmental Consideration

New dwellings will respond to climate change as outlined in the South Holland District Council's Local Plan.

These are 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 dwellings 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 dwellings will benefit from mains water, mains electricity and telephone connections.

5. Access

5.1. 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 Schools
- Secondary Schools in Wisbech and Spalding
- Post Office
- Church
- Bus Services

5.2. Site Access

The proposed access point 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 access to the properties. Dwellings have ample off-road parking. Upon alighting from a parked vehicle, a gravelled and paved area will lead the occupant or visitor directly to the front doors.

5.3. Inclusive Access

The topography of the site is generally level and will comply with Part ‘M’ of the Building Regulations.

Large front doors with level access threshold will allow access to 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.

5.4. Fire Appliance Turning

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