SWANN EDWARDS
ARCHITECTURE

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

ORCHARD FARM
DOWSDALE BANK
SHEPEAU STOW
LINCOLNSHIRE
PE12 0UA

FOR

MR DICKENS

Job No. SE-2024 **October 2023**

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1.0 INTRODUCTION

This Design & Access Statement supports the Full Planning Application for a Proposed Residential Development at Orchard Farm, Dowsdale Bank, Shepeau Stow, Lincolnshire, PE12 0UA. The application is for the erection of a single 6-bed, 3-storey dwelling and is the natural progressive application following the planning approval for plots 1 and 2 on the same site.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from South Holland District Councils Local Plan and Government design criteria. The impacts of the proposed development on the surrounding area and the contribution it will make to the Hamlet of Shepeau Stow, have also been considered.

This application follows an earlier Part Q Application for the conversion of the existing barns to four dwellings and the following of the approval for plots 1 and 2, on the same residential development, to detached dwellings under H23-0794-21.

Condition compliance has been established under H23-0545-22 and the proposal incorporates these aspects as part of the full planning application for Plot 3. As such, previous reports are to be considered acceptable and have established the principles in which plot 3 will continue to adhere to.

2.0 PLANNING POLICY & CONTEXT

2.1 PROPOSAL

Following the approvals of H23-0594-20 and H23-0794-21, the development will comprise of a 6-bed, 3-storey detached dwelling.

Whilst it is acknowledged that the previous approval was for a two-storey dwelling, a third storey has been introduced on plot 3 within the existing footprint of the building and without the need to extend vertically or the need to install any windows that would provide any overlooking issues to plots 1 and 2 and as such, is deemed acceptable with no adverse impact to the previously granted development.

It is proposed that the development will have a farmstead appearance in line with the previous approved dwellings on site, with the proposals all consisting of a barn conversion aesthetic. The proposed dwelling will include landscaping and off-road parking, with planting to soften the front of the property. The garden will be levelled and seeded with grass.

The proposal will be served off the existing access off Dowsdale Bank, which is to be upgraded in line with Lincolnshire County Council Highways Specification in accordance with the previous planning approval granted.

2.2 SITE DESCRIPTION

The application site is located towards the Southwest of the Hamlet of Shepeau Stow off Dowsdale Bank on the Southeast of the highway. The site as present is residential following the demolition of the agricultural barns under the previous approval.

The site is located within Flood Zone 1 of the Environment Agencys Flood Maps and therefore the principle of development, in terms of flood risk, is acceptable and has already been established under previous applications. As such, previous reports are to be considered acceptable and have established the principles in which plot 3 will continue to adhere to.

2.3 PLANNING HISTORY

H23-0545-22 – Orchard Farm Dowsdale Bank Shepeau Stow Spalding – Details of external materials, landscaping, boundary treatments, acoustic fence, means of foul and surface water disposal, a scheme to deal with contamination and ecological biodiversity measures (conditions 3, 4, 6, 7, 9, 11 & 13 of H23-0794-21) – Condition Compliance – Approved.

H23-0794-21 - Orchard Farm Dowsdale Bank Shepeau Stow Spalding – Demolition of existing barns and erection of four dwellings – Full planning App – Approved.

H23-0594-20 - Orchard Farm Dowsdale Bank Shepeau Stow Spalding - Proposed conversion of existing agricultural buildings to 5 dwellings and associated works – Prior Approval App – Approved.

3.0 DESIGN

3.1 USE & AMOUNT

The site as present is residential following the demolition of the agricultural barns in line with the approval of H23-0794-21. Plot 3 will be in keeping with plots 1 and 2 in footprint, height and aesthetic style and as such, no adverse impact will be made on the local area. Given the fallback position of H23-0835-22 and the following approval for the full application to demolish the existing barns and replace them with detached dwellings under H23-0794-21, the proposed use and number of units is acceptable. Condition compliance has been established under H23-0545-22 and the proposal incorporates these aspects as part of the full planning application for Plot 3. As such, previous reports are to be considered acceptable and have established the principles in which plot 3 will continue to adhere to.

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

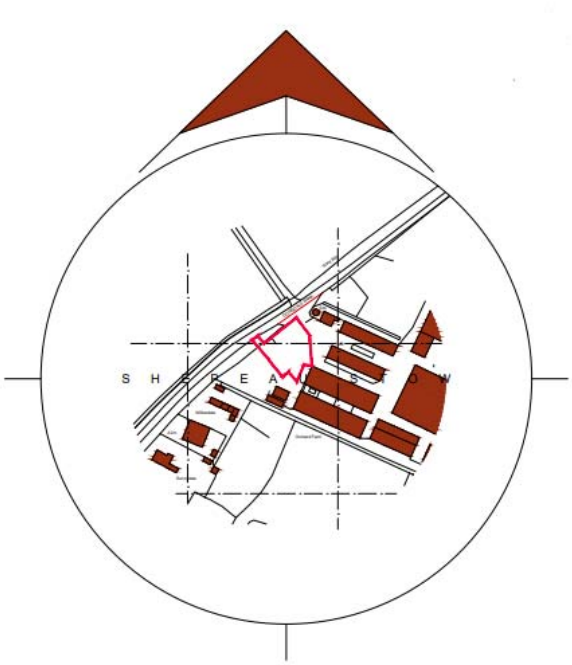


Figure 1 – Location Plan

3.2 LAYOUT

The layout of the proposed is indicated on the drawings which show how the dwellings can be accommodated within the site.

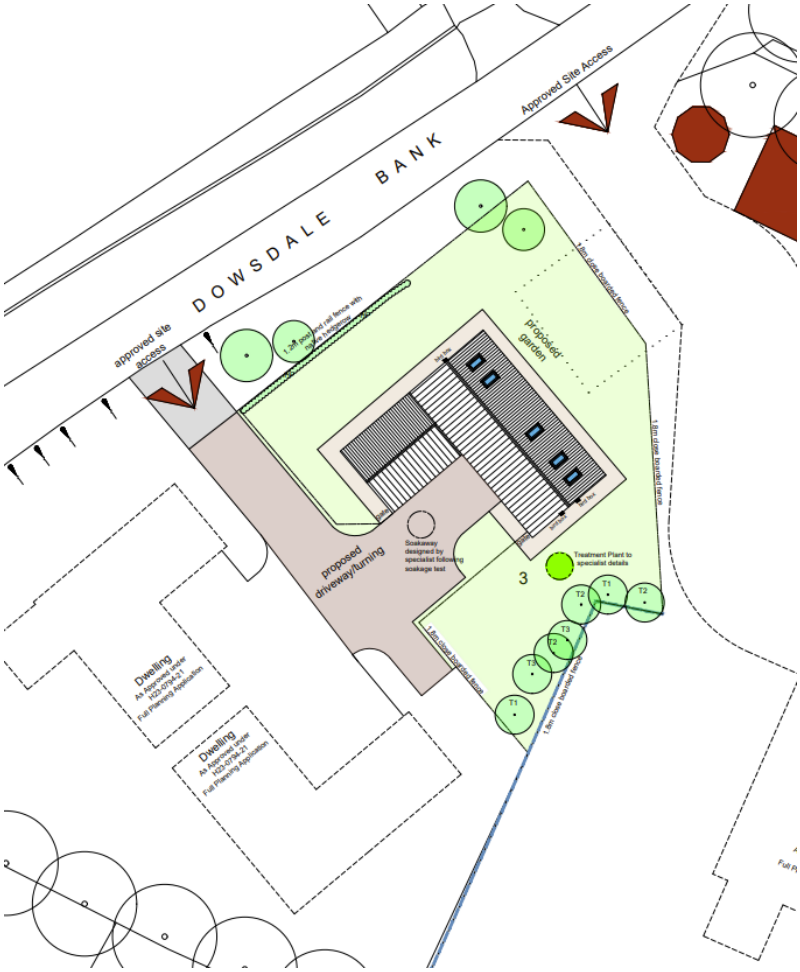


Figure 2 – Proposed Site Plan

3.3 SCALE

The scale of the development has been considered against the surrounding developments along Dowsdale Bank and is in keeping with the previously approved dwellings under H23-0794-21. There is ample space within the site to continue to provide dwellings which are of a size commensurate with the surrounding developments.

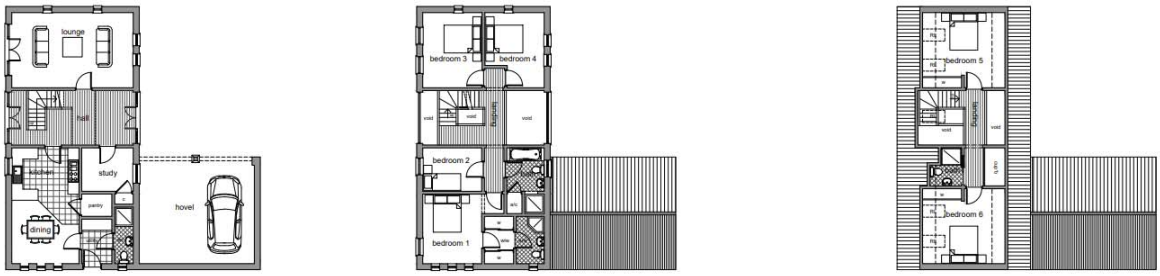


Figure 3 – Proposed Floor Plans

3.4 LANDSCAPE

The proposal will include landscaping and a driveway with parking to the front of the property. Outdoor space will be appropriately landscaped in order to add quality to the area and to provide private space. The garden will be seeded with grass and will include patio areas to allow for outdoor activities.

Further planting is proposed, encouraging flora and fauna and enhancing the biodiversity of the site.

3.5 APPEARANCE

There is scope within the site to develop dwellings of character and appearance which respect the surrounding area. It is intended that all services entering and existing the building will be designed so they do not appear on the front elevation and are as unobstructive as possible.

It is proposed that the development will have a farmstead appearance, with the proposals having a barn conversion aesthetic.



Figure 4 – Proposed Elevations

3.6 FLOOD RISK

The site is located within Flood Zone 1 of the Environment Agencys Flood Maps and therefore the principle of development, in terms of flood risk, is acceptable.



Figure 5 – Flood Map (Environment Agency, 2023)

3.7 SECURITY

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

Security lighting is to be provided to the dwelling over the rear garden and parking areas. These are to be dusk till dawn sensor-controlled intruder lighting in line with Secured by Design New Homes guidance.

3.8 ENVIRONMENTAL CONSIDERATION

The proposal will respond to climate change as outline in the South Holland District Councils Local Plan. They have been designed for the possible future provision of solar panels and solar water heating, can be constructed from materials sourced as locally as possible and include home offices/studies which will allow the occupants the opportunity to work from home, therefore lessening the need to travel to and from work as often.

The water usage of the dwellings will be 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 and will result in the dwellings being far less dependent on fossil fuels than those that surround them.

There is ample space within the site to provide areas for bin storage, including recycling.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site benefits being in 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

4.2 SITE ACCESS

The proposal will be served off the existing access off Dowsdale Bank. However, this is to be upgraded in line with Lincolnshire County Councils Highways Specification in line with the previous approval.

Ample space is provided within the site for parking and turning.

The driveway will allow for parking and turning for all vehicles in order that they can enter and exit the site in a forward gear. It affords an acceptable level of visibility to accommodate the use.

The proximity of the road, and quality of access allows easy access to the Fire brigade should the event of a fire take place.

4.3 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 thresholds will allow access throughout the dwelling whilst all doors, including outward opening doors to the w.c's will allow access throughout the ground floors. There will be no changes in floor level on the ground floors allowing easy wheelchair access throughout. Disabled people will not be segregated from any activity which may occur.

Level access is also to be provided to the rear gardens. This is to be achieved via patio areas directly linked to the rear doors. This allows all to enjoy the external spaces.