

Proposed Mixed Development

at

**6 Willow Wong,
BURTON JOYCE,
Nottinghamshire**

Design and Access Statement

Prepared by:

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1. Introduction

1.1 This design and access statement accompanies the submission of an application for full planning permission to demolish the existing buildings and construct residential and office units on land at 6 Willow Wong, Burton Joyce. It splits the statement initially into the consideration of the design issues in Section A and then follows this with consideration of access issues in Section B. These are then summarised by conclusions at Section C.

1.2 The Design and Access aspects of the proposed development are explained under a number of headings. These headings follow those used in “*Design and access statements – How to write, read and use them*” (CABE, 2006).

A. DESIGN.

A1. Assessment.

The Site and Surrounding Area

2.1 The application site, edged red, of about 950 sq. metres, is in a central area in the village of Burton Joyce.

2.2 The surrounding area is typical of a village centre area, with a mixture of shops, dwellings and community facilities.

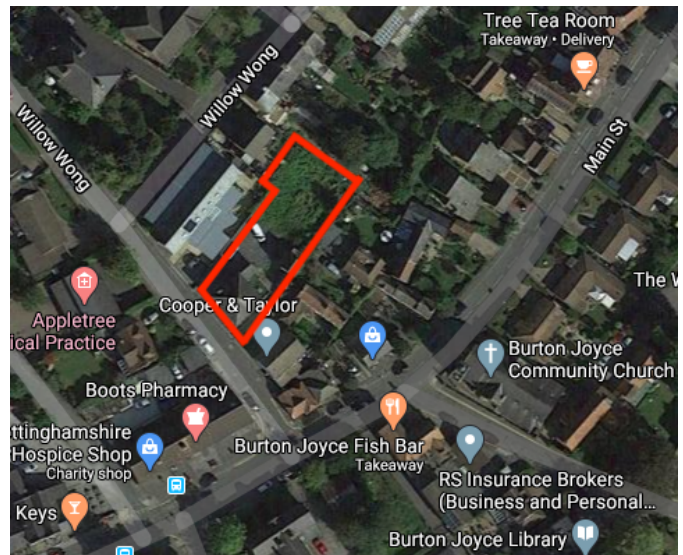
2.3 The application site, which has a frontage onto Willow Wong is bounded on three sides by other properties. To the west is a fairly modern large residential sheltered housing unit known as Abbeyfield Carnarvon House. To the rear and north side of the site are rear gardens to existing dwellings on Willow Wong and Main Street. To the east side are commercial and residential units.

2.4 Vehicle and pedestrian access is gained from the public highway, Willow Wong. There is parking provision on-site.

The Existing Buildings.

3.1 The existing buildings on the site comprise a two-storey building currently unoccupied. To the rear and in the rear garden area are outbuildings, mostly two-storey but with single-storey extensions.

3.2 All buildings are of traditional construction. The main building is virtually square on plan with single storey rear extension with a single mono pitched slate roof. The main building is of generous proportions with a height to eaves of approx. 6.3m. Elevations are rendered and the main hipped roof is of slate. The outbuildings are mostly of traditional red brick and painted



red brick but with unsightly blockwork extension. The main gabled part with double-pitched roof of slate. Main services and mains drainage are connected.

3.3 The main house has a footprint of around 115 sqm. and the outbuildings about 45 sqm.

A2. Involvement.

4.1 A Pre-Application Enquiry (Ref 019/0835PRE) was made by the applicant in connection with the redevelopment of the whole site for a mixture of residential, commercial and office uses.

Although encouraging in response a formal planning application was not submitted at the time.

More recently an application was made by others to develop part of the site for residential use only.



A3. Evaluation.

The Site and Surrounding Area.

5.1 The site is relatively level although the area falls gently towards the centre of the village and onwards towards the river Trent. Although much of Burton Joyce falls within at the Flood Plain most of the site falls outside the Flood Risk Zone. The extent of the Flood Risk Zone is shown on the design drawings.

5.2 The site for the proposed new buildings is presently unused and presents an opportunity for improvement. The site is of sufficient area to accommodate infill development.



5.3 The surrounding area is largely residential and on the edge of the village centre provides good access to local services, local amenities and good travel connections.

The Existing Buildings.



6.1 The existing main two-storey building.

6.2 It is proposed to demolish the main building and the existing rear outbuildings shown below.



A4. Design

7.1 In the context of the preceding sections of this statement, the design aspects of the application proposals are explained under a series of headings.

a) **Use** - the mixed use office and residential use is considered appropriate for the site, location and surrounding area.

b) **Amount** - the development proposed comprises 3no two-storey 2 bedroom houses, 4no 1 bedroom flats and 2no ground floor self-contained small office units. The development would

provide low-cost and sustainable small residential units. Parking provision is included on-site for up to 10 no vehicles.

c) Layout - the design carefully takes into account potential planning issues such as access, privacy and overlooking and acknowledges the original advice. More recent advice from planning officers has led to the format of the proposed scheme.

The houses are designed as dual aspect with frontages facing inwards and are taking account of a mainly southerly aspect. There are rear gardens of approx. 8m depth and privacy is maintained by virtue of the existing close-boarded boundary fencing, new screen brick walls and new screen fencing. All properties have access to the rear private areas with individual bin areas.

The four flats are accessed by an external main door, leading to a common staircase with individual access to each flat at first and second floor levels.

d) Scale - the new buildings are designed to be of domestic scale, although space and the impression of space is gained internally to the top flats with high ceilings. Traditional brick detailing at eaves, verges and openings maintains the feeling of domestic scale for the three dwellings.

e) Landscaping - a new access would be formed in the middle of the site frontage to achieve the sight-lines recommended in the Pre-App enquiry of 2.4m x 43m. A mixture of hard and soft landscaping will provide a much-improved view into the site from Willow Wong. Electrically-operated gates provide access and security for residents. Traditional 225mm solid brick walls, wooden gates and fencing provide privacy and security between the properties.

f) Appearance - the existing buildings are to be demolished. New houses are traditional in appearance with slop-moulded red facing bricks and red clay pantiles for the new houses. Detailing is traditional with brick eaves and verge details. The front block is of facing brick at ground and first floor levels with self-coloured render finish to the second floor flats, which are partly built into the roof. Roof tiles for the front block are fibre cement to give a slate effect.

B. ACCESS

1.1 Highway Considerations

1.2 A new shared vehicle and pedestrian access is proposed as previously indicated with sightlines as shown on the submitted drawings. On-site works include parking and turning provision for vehicles. Access and security is controlled by the introduction of electrically-operated gates.

C. CONCLUSIONS.

The proposed development will provide a mix of sustainable and sought-after small residential units in this village centre location, coupled with an opportunity for two small business units.