

# **Design and Access Statement (Incorporating Heritage Statement)**

**22-2254**

For

**Residential Development**

At

**5 Church Road  
Walsoken  
Norfolk  
PE13 3RB**

Client

**Mr Steed and Mr Haniff**

To be read in conjunction with  
Plans P-22-2254-1 to P-22-2254-3

15<sup>th</sup> September 2022

## Introduction

The design and access statement supports the outline planning application for the residential development of land at 5 Church Road, Walsoken.

The aim of the design and access statement is to outline the design proposals for the project and demonstrates how Anglia Building Consultants have addressed important guidelines from the Borough Council and Government design criteria, as well as the impact of the proposed development on the surrounding area.

The village of Walsoken is a well-established neighbourhood with a range of community facilities all within close proximity to the proposed development and is classed as a 'settlement adjacent a main town' in the borough councils Local Development Framework Core Strategy document July 2011.

The site is situated within the development boundary of the councils Site Allocations and Development Management Policies Plan suggesting that development of the type proposed is acceptable within this location.

The local plan suggest developments will be encouraged and permitted in order to support the continued sustainability of the area.

## The Site

The site of the development is a builder's yard, which contains a number of buildings along with an out door storage area at 5 Church Road Walsoken.

The site is surrounded on all sides by existing residential properties, with part of its western boundary abutting Walsoken Church.



Site as seen from Church Street



Site and neighbouring dwelling as seen from Church Street

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Building on the site



The Site

Courtesy of Google Earth

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The site measures approximately 25m wide at the front and 36m at the rear, and with a depth of around 60m has a site area of around 1950m<sup>2</sup>.

## **Heritage Statement**

A small part of the western site boundary abuts the grounds of All Saint Church, which is a grade I listed building. The ground of the church also has a number of listed memorials.

As this is only an outline application at present, no design details have been prepared for the site, although the proposed development should make a positive contribution to the area, and not adversely affect the church and its grounds.

## **Use and Amount**

The site is currently a builder yard.

The proposal is for the residential development of the site, with an indicative site plan showing four new dwellings. The dwellings are all provided with off road parking and private amenity/garden space.

## **Layout**

The application is only at outline stage, but an indicative site plan P-22-2254-3 submitted with the application has shown that the site can comfortably accommodate the four new detached dwellings, with associated parking turning and private amenity space.

## **Landscaping**

Other than the buildings the site is generally laid to gravel and hardstanding which would be re-landscaped as part of the development, with the landscaping details being agreed at full planning stage.

## **Appearance and Materials**

Detailed design of the dwelling would be agreed at full planning stage, although it is envisaged that the properties would be single storey bungalows of a similar design and scale of those in the surrounding area.

## **Access**

The existing site access is along the western boundary and it is planned to utilise this for access to the site, as shown below.

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Existing access

Access to the site will lead on to the existing access on to Church Road, which is a residential 30mph speed limit, with the land already having an established access to the highway which will be maintained as shown on the indicative site plan P-22-2254-3.

This access provides good visibility in both directions which will be further enhanced with the removal of the building at the front of the site.



Visibility looking West

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Visibility looking East

The site is located close to the village centre and within easy walking distance of all local facilities and public transport links.

The topography of the site is level and is not expected to provide any concerns for disabled access and will comply fully with Part M of the Building Regulation, with a paved area leading to the front door with a level access.

### **Flood Risk**

The site is within flood zone 1, refer to separate Flood Risk Assessment.

### **Contamination**

Report to separate contamination screening document.