



DESIGN & ACCESS STATEMENT

PROPOSED DWELLING & CAR PORT

AT

**LAND REAR OF BURNSALL
SQUIRES DROVE
THREE HOLES
WISBECH
PE14 9JY**

FOR

MRS I FORTH

Job No. SE-1770

January 2023

1.0 INTRODUCTION

This Design & Access Statement supports the Full Planning Application for a Proposed Dwelling at Land Rear of Burnsall, Squired Drove, Three Holes, Wisbech, PE14 9JY.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from Kings Lynn & West Norfolk District Council and Government design criteria. The impacts of the proposed development on the surrounding area and the contribution it will make to the hamlet of Three Holes, have also been considered.

The application site benefits from being a short driving distance from the towns of Wisbech and March and the cities of Peterborough, Ely, and Kings Lynn.

The application site is located towards the Southeast of the hamlet of Three Holes on the South side of Squires Drove. The site at present is residential, with the existing barn on site to be demolished. The site boundaries are defined by Burnsall and the highway to the North, agricultural fields to the East and South, and a dyke and agricultural fields to the West. The immediate surrounding area is agricultural farmland with residential and agricultural buildings dotted along Squires Drove.

Due to its position, set back from the highway & the landscaping the impact on the street scene will be negligible.

The proposal will provide a good-sized dwelling for private use within the hamlet assisting in community cohesion. The proposal is set back a good distance from the neighbouring Burnsall and therefore there are no overlooking or overbearing issues at all. The site benefits from extant approval under 22/00659/PACU3. The proposed dwelling will include landscaping and off-road parking to the front of the site 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 Squires Drove.

The site is located within Flood Zone 3 as defined on the Environment Agency's Flood Maps. As such a Flood Risk Assessment accompanies the application and the development will be undertaken in accordance with its conclusions.

2.0 PLANNING POLICY & CONTEXT

2.1 PROPOSAL

The application seeks Full Planning Approval for a Proposed Dwelling & accompanying car port at Land Rear of Burnsall, Squires Drove, Three Holes, Wisbech, PE14 9JY.

The site at present has residential permission, with the existing barn on site to be converted to form a dwelling. This application seeks to replace this permission and provide a higher quality home that will enhance the surrounding area whilst still offering the characteristics associated with an agricultural styled building.

Due to its position, set back from the highway & the landscaping the impact on the street scene will be negligible.

The proposal will provide a good-sized dwelling for private use within the hamlet assisting in community cohesion. The proposal is set back a good distance from the neighbouring Burnsall and therefore there are no overlooking or overbearing issues at all. The site benefits from extant approval under 22/00659/PACU3. The proposed dwelling will include landscaping and off-road parking to the front of the site 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 Squires Drove.

2.2 SITE DESCRIPTION

The application site is located towards the Southeast of the hamlet of Three Holes on the South side of Squires Drove. The site at present is residential, with the existing barn on site to be demolished. The site boundaries are defined by Burnsall and the highway to the North, agricultural fields to the East and South, and a dyke and agricultural fields to the West. The immediate surrounding area is agricultural farmland with residential and agricultural buildings dotted along Squires Drove.

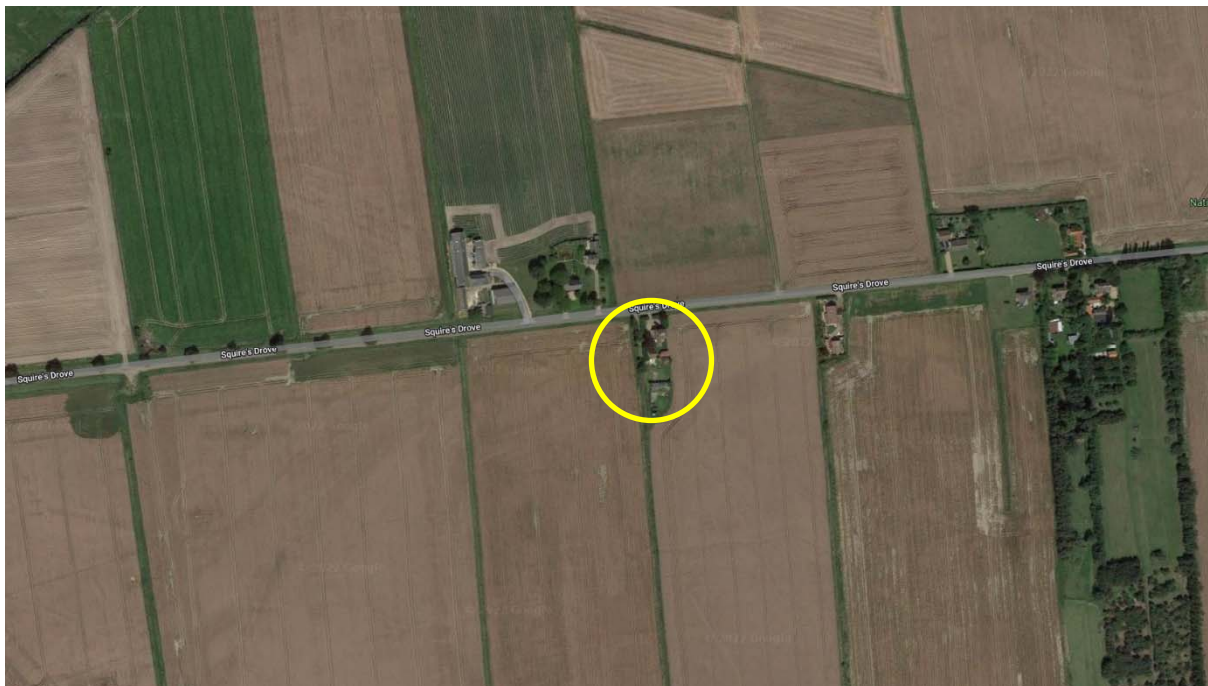


Figure 1 – Location Map (Google Maps, 2023)

2.3 PLANNING HISTORY

22/00659/PACU3 – Notification for prior Approval for Chance of Use of Agricultural Building to Dwellinghouse (Schedule 2, Part 3, Class Q). at Barn Rear of Burnsall Squires Drove Three Holes Wisbech Norfolk.

2.4 PRINCIPLE

The site at present has approval to become residential, with the existing barn on site approved by the LPA to be converted. This application proposes that the existing barn be demolished and replaced by a higher quality home which encompasses the agricultural style that came before. Therefore, the principle of development has already been established.

3.0 DESIGN

3.1 USE & AMOUNT

The site currently has permission to be residential. The development includes the demolition of the existing agricultural. It is proposed that a new residential dwelling will be constructed in its place. The proposal includes the introduction of a first floor to accommodate bedrooms and bathrooms.

Due to its position, set back from the highway & the landscaping the impact on the street scene will be negligible.

The proposal will provide a good-sized dwelling for private use within the hamlet assisting in community cohesion. The proposal is set back a good distance from the neighbouring Burnsall and therefore there are no overlooking or overbearing issues at all. The site benefits from extant approval under 22/00659/PACU3. The proposed dwelling will include landscaping and off-road parking to the front of the site with planting to soften the front of the property. The garden will be levelled and seeded with grass.

There will be no harmful impact on neighbouring residential amenity in terms of noise and disturbance as the proposal is for a single dwelling.

The proposal will be served off the existing access off Squires Drive.

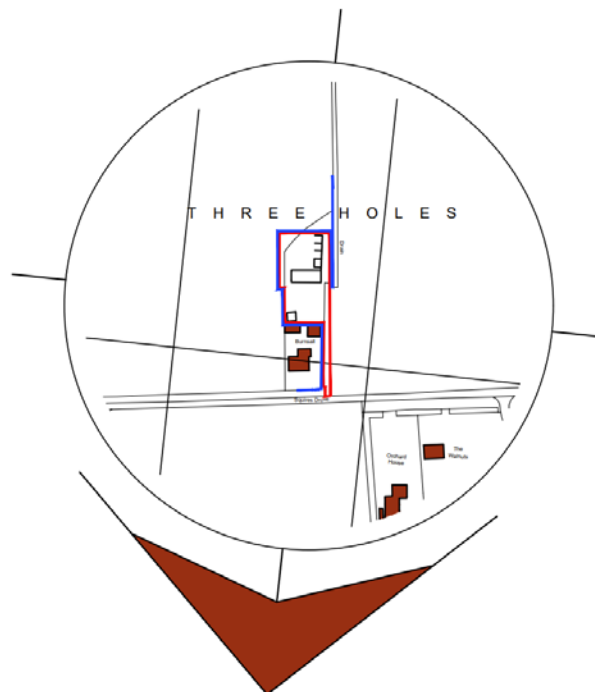


Figure 2 – Location Plan

3.2 LAYOUT

The plans attached to this application demonstrate that the site can comfortably accommodate the new dwelling along with the required amenity space, parking and turning without detrimental impact to the neighbour amenity or harmful impact on the surrounding countryside.

The layout of the site has been governed by the existing layout and nature of the site along with the client's space requirements.

The orientation of the new windows and doors have been designed to have minimal impact on the street scene in terms of overlooking and scale.

The scheme will also consist of landscaping and planting to soften the surrounds of the property along with a driveway and parking areas. The rear garden will be seeded with grass and will include a patio area.

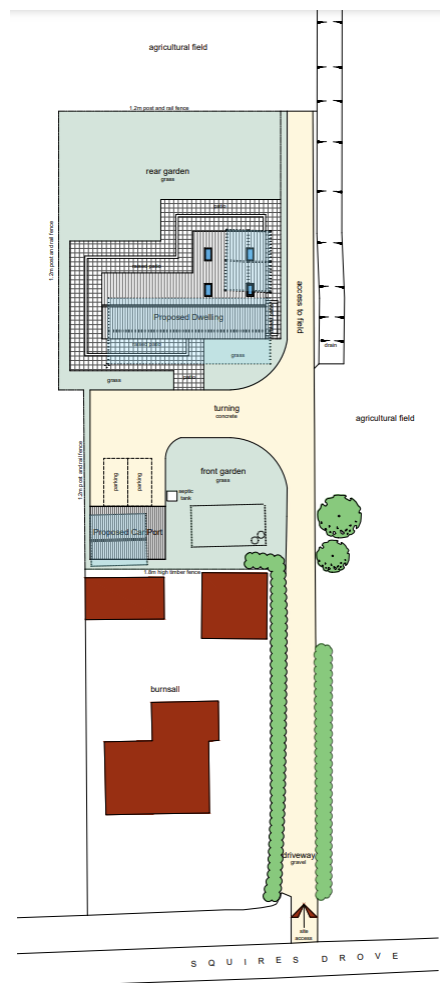


Figure 3 – Proposed Site Plan

3.3 SCALE

The scale of development has been considered against the surrounding developments along Squires Drove. There is ample space within the site to provide a dwelling which is of a size commensurate with the surrounding developments.

It is also considered that the proposal will not result in any increased harm over and above the extant approval. This scheme will result in a high-quality family home in this location and should be supported.

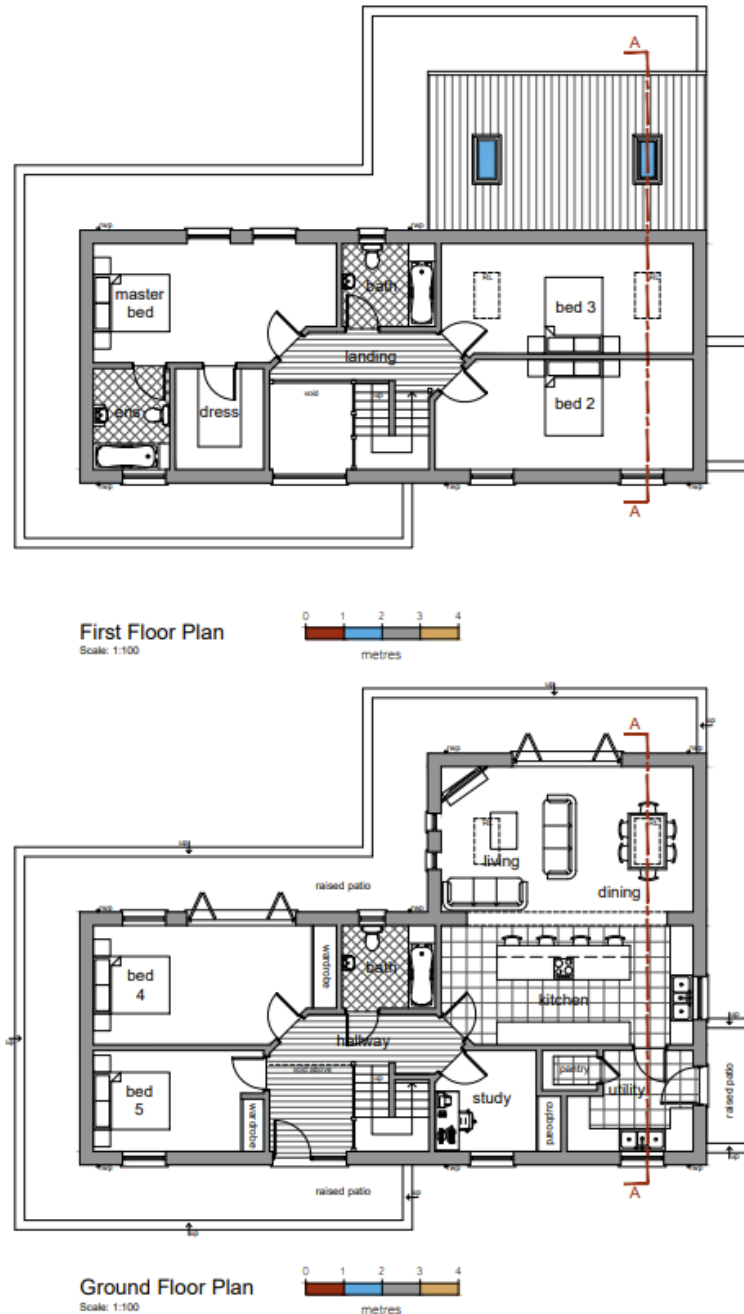


Figure 4 – Proposed Floor Plans

3.4 LANDSCAPE

The proposal will include landscaping and a gravel 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 include a patio area to allow for outdoor activities.

3.5 APPEARANCE

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

Squires Drove is varied in appearance with buildings being a mixture of dwelling types and materials. The barn subject to this application is not read within the main context of Squires Drove and is isolated in its location.

The style of the dwelling, including its material aesthetic have been designed to give the proposal the feel of a contemporary barn conversion, reflective of many award-winning schemes. Uniformity within the layout and size of the windows, a range of larger openings and an emphasis on verticality have been selected to add to this feel. The design also features roof lights onto the first-floor, these are commonly a feature in barn conversions. These elements also take advantage of the south facing orientation of the building allowing a wealth of natural light into the dwelling along with passive heating.

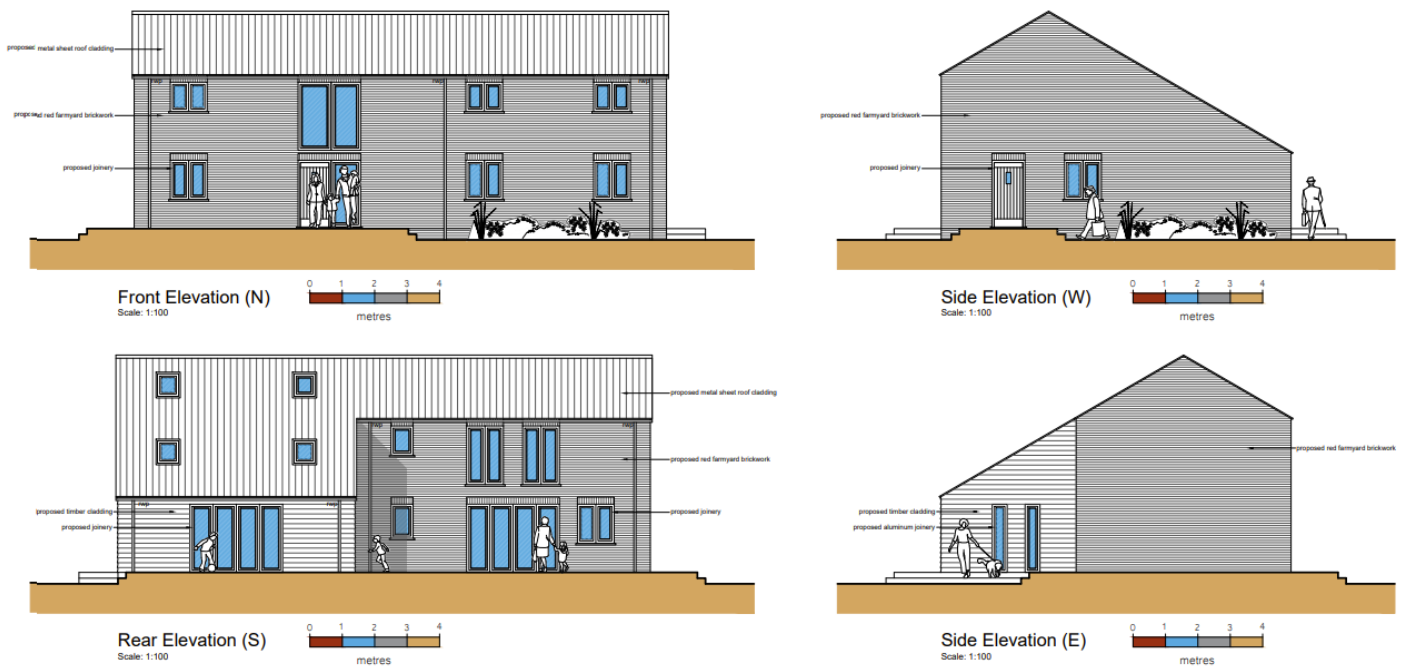
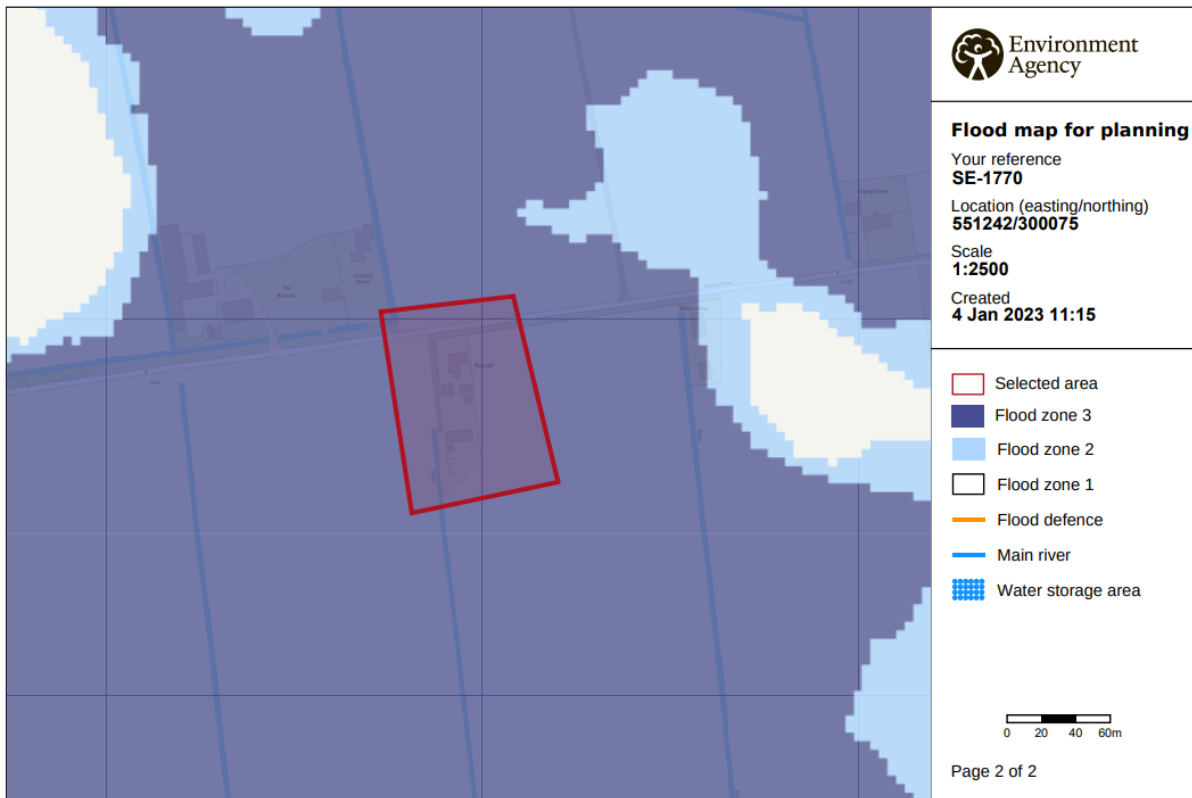


Figure 5 – Proposed Elevations

3.6 FLOOD RISK

The site is located within Flood Zone 3 as defined on the Environment Agency's Flood Maps as such a Flood Risk Assessment accompanies this application and the development will be undertaken in accordance with its conclusions. This proposal provides first floor accommodation for safe emergency refuge.p



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Figure 6 – Flood Map (Environment Agency, 2022)

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.

Consideration is given to fitting an intruder alarm to the new dwelling.

3.8 ENVIRONMENTAL CONSIDERATION

The new dwelling will respond to climate change as outlined in the Kings Lynn & West Norfolk Plan. It has been designed for the possible future provision of solar panels and solar water heating, be constructed from materials sourced as locally as possible and includes a home office/study 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 dwelling 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 dwelling being far less dependent on fossil fuels than those that surround it.

There is ample space within the site to provide an area for bin storage, including recycling, in accordance with the requirements of the RECAP Waste Management Design Guide.

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

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site benefits being in proximity to major transport facilities. Bus stops a short distance away provide a service to Lowestoft, Wisbech, March and Peterborough which has bus links to train stations in Peterborough, King Lynn and Downham market.

By road the towns of Wisbech and March and the cities of Peterborough, Ely and Kings Lynn are short distances away offering shops and services associated with larger market towns and cities.

4.2 SITE ACCESS

The proposal will be served off the existing access off Squires Drove.

There is ample space for parking on site including parking for 3 vehicles. The driveway affords sufficient space to allow a car to turn on site, therefore always accessing Station Road in forward motion. It affords an acceptable level of visibility to accommodate the use.

The proximity of the road 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.

A large front door with level access thresholds will allow access to the dwelling 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.

Level access is also to be provided to the rear garden. This is achieved via the patio area directly linked to the rear doors. This allows all to enjoy the external space of this proposal.