



Enright Lodge,
1-4 Enright Close,
Newark,
Nottinghamshire.
NG24 4EB

Design & Access Statement

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Jackson Design Associates

Latimer House
Latimer Way
Sherwood Energy Village
Ollerton
Nottinghamshire
NG22 9QW

Author	Leeven Fleet BSc (Hons)	
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Planning		

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1 INTRODUCTION

1.1 This Design & Access Statement has been prepared in support of a 'FULL PLANNING APPLICATION FOR NEW BOUNDARY TREATMENT FENCING TO SEPARATE BUNGALOWS 1-3 AND 2-4 WITH A NEW SHARED CAR PARK'.

1.2 This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content have been informed by:

The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2015

DCLG 'Guidance on Information Requirements and Validation (March 2010)

'Design & Access Statements – How to write, read and use them' (CABE 2006); and

Secretary of State Appeal decisions on the role of a Design & Access Statement

1.3 The statement seeks to explain the design principles for the development which are appropriate to the site and the surrounding area based on national planning and urban design guidance. In particular, the design is based on an appraisal of the character of the local built environment which has been undertaken as a precursor to the preparation of the scheme design and submission for planning permission.

1.4 The document has the following functions and purpose:

To provide a description of the key issues, constraints and opportunities afforded by the site and their evaluation that has informed and led to the current form of development; and

To provide comprehensive information on the development in terms of layout, scale, access, appearance and landscaping.

2 ASSESSMENT & LOCATION

- 2.1 There are currently 4no. Bungalows within a gated site off Enright Close, Newark, Nottinghamshire. The 1576sq/m site provides C2 and C3a [REDACTED] provided by the applicant Involve Care (formerly Heathcotes).
- 2.2 No's 1 & 3 "Enright View" currently accommodates [REDACTED] This service accommodates [REDACTED] people in one shared bungalow and [REDACTED] other people in self-contained apartments.
- 2.3 No. 2 Enright Close is currently a detached bungalow (single storey) with [REDACTED] person apartments with separate staff areas. There is a separate planning application recently lodged to convert the existing staff area [REDACTED]
- 2.4 The existing apartments within the bungalow each comprise a Kitchen, Lounge, Bedroom and Ensuite and accessed off a shared entrance lobby. The apartments and bungalow of No. 2 is currently unoccupied/vacant.
- 2.5 No. 4 provides 4 No. [REDACTED] bedrooms with en-suite shower rooms and communal bathroom, lounge with dining area and separate kitchen
- 2.6 The site is secured to all sides with close board timber fences and secured gates. Enright Close is accessed from Boundary Road with a pull up drive with secure vehicular gates and separate pedestrian gate [REDACTED]
- 2.7 Once inside the site, there is a central access road which leads to five off road parking spaces and a sixth disabled parking space. These are used by staff and visitor members. [REDACTED]



Figure One: Aerial view of application site.

- 2.8 The properties are generally of brick construction with profiled tile roof covering with predominately PVCu double glazed doors and windows.
- 2.9 The boundary treatment facing Boundary Road comprises a 2m high timber close board fencing. Composite gates with metal frames can be seen to the entrance to Enright Close.



Figure Two: View of access road up to existing gates.



Figure Three: View of site looking south towards vehicular entrance gates.

2.10 The surrounding area to the frontage contains a grass verge where sporadic trees line between the road and kerb. To the west of the site access there is a bus stop.

2.11 The site is in zone one of the flood maps, therefore a flood risk assessment is not required.

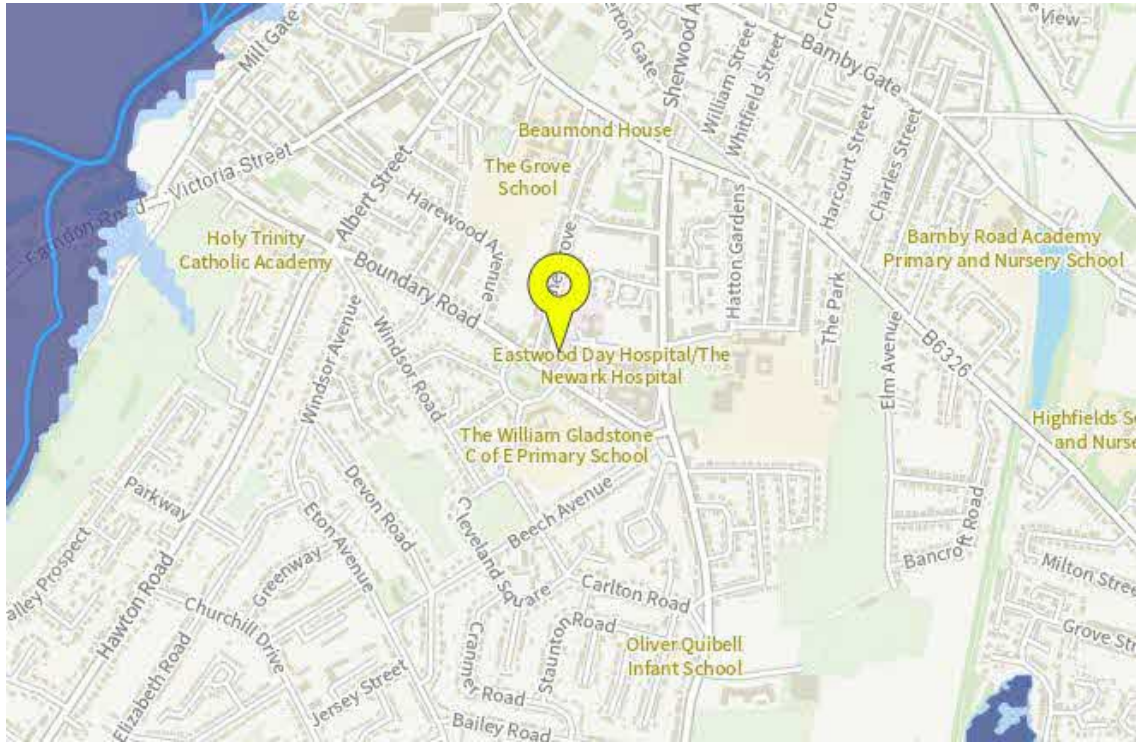


Figure Four : Flood Zone Map.

3. PLANNING HISTORY

3.1 Two previous planning applications have been submitted on the site:

Erection of Four Bungalows

Application Date: Unknown Ref. No: 01870207 Status: **Permitted**

Change of use from C2 (residential institution) to C2a (secure residential institution), including refurbishment, boundary fence and minor glazed linked extension.

Application dated: 07.08.2012 Ref. No: 12/01126/FUL Status: **Permitted**

Conversion and change of use of existing residential care facility (C2a) to create 5 supported living apartments (C3a) with associated communal areas.

Application dated: 06.01.22 Ref. No: 21/02517/FUL | Status: **Permitted**

4 DESIGN

Use:

- 4.1 The site currently has a mixed use of C2a [REDACTED] and C3a [REDACTED] use between the four bungalows on site. These uses will continue for the site, albeit the site will be divided into 2no. bungalows either side of a new 2m high fence.

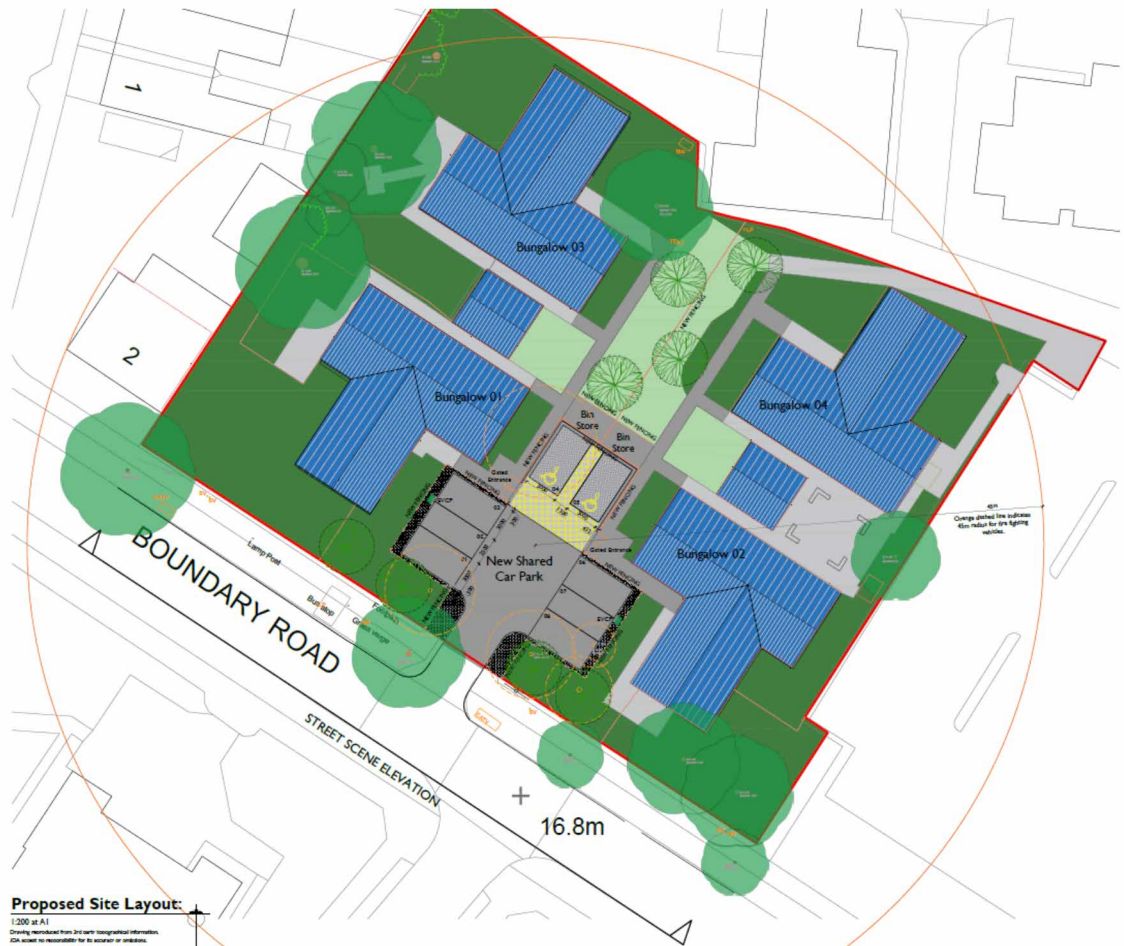


Figure Five: Proposed Site Layout

Amount:

- 4.2 The current site totals 1576sq/m and will be split equally with a shared car park and access to its south western frontage.
- 4.3 The site currently has 5 parking spaces and 1 disabled space, making a total of 6 spaces. The proposed scheme better this current provision, with 3 parking spaces and a disabled space each, totalling 8 parking spaces.

Layout:

- 4.3 The proposals will see the site split equally into two with Bungalows 01 and 03 to the west forming one site, divided by a 2m high secure fence and Bungalows 02 and 04 to the east.
- 4.4 The existing access tarmacadam road will be broken up and replaced with wildflower grass to create a more natural and open area to the bungalow frontages.

- 4.5 A new shared car park will be created retaining the existing access point so visibility splays will be the same. New Electric Vehicle Charge Points (EVCP) will also feature each side of the car park.

Scale:

- 4.6 No buildings are proposed or to be altered. The boundary treatment (new fencing) will be the same height (two metres from ground level) as the existing.

Appearance:

- 4.7 The omission of the central access road will mean more green space with tree planting and planter beds which will better the appearance of the site in comparison to the tarmac road currently seen.

- 4.8 The new fencing will match the existing (close board timber). The new gates will also be constructed in timber and close board.

Access:

- 4.9 The new car park retains the existing scenario for pedestrians and guests accessing the site. New paths from the pedestrian gates will be laid to link with the existing.

- 4.10 Fire appliance vehicles will still be within 45m access of each bungalow.

Landscape:

- 4.10 New fencing will be installed which will feature 'hedgehog highways' (holes for hedgehog movement) every 6 metres in each fence run.

- 4.11 There will be newly laid lawns to create a pleasant open frontage to the bungalows with tree planting mitigating 5no. trees proposed to be felled on site and as suggested by the Arboriculturist consultants - AWA Consultants. Other biodiversity enhancements will also be introduced and are detailed in the accompanying PEA report by Morph Ecology.

5 CONCLUSION

- 5.1 The application seeks to divide the site with a central boundary and replace an existing access road with new lawns and trees. A new shared car park will provide a modest increase in parking spaces, including EVCPs to aid the site's sustainable credentials.