

# **Design & Access Statement**

In respect of

**Planning Application for plot division and the erection of to single dwelling house.**

**Land of 31 Barnwell Drive, Rushden, Northamptonshire.**

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## 1. Introduction

- 1.1 This Design and Access statement has been prepared to support the planning application for permission, under the Town & Country Planning Act 1990, of the erection of a new single dwelling house.
- 1.2 This application has been prepared on behalf of the landowner
- 1.3 This Design & Access Statement will demonstrate that:
  - The proposal will not negatively impact the local area or neighbors.
  - The proposal will use features and materials of the existing properties and surrounding area.
  - The proposal will remain in-keeping with the existing properties and will use materials and features to retain or enhance the current appearance and character.
- 1.4 In determining the scheme, the following plans and drawings should be considered:
  - Site Location & Block Plans
  - Existing Plans, Elevations
  - Proposed plans, Elevations
- 1.5 The proposal includes the erection of one detached, three-bedroom dwelling house. The proposed design, character and materials are to match the existing properties within the area. The proposed properties include amenity space with patio areas, grass areas, cycle storage (wall hung) and bin storage.

## **2. Site, Surrounding Area and History**

2.1 The discussed site is located within the Town of Rushden, more specifically on Barnwell Drive/ Ashridge Close which is accessed via adjoining roads Gtrangeway and Hall Avenue. The immediate area is made up solely of residential dwelling houses.

2.2 The site comprises of a single end of terrace dwelling house with large amenity space to the rear and side of the plot.

2.3 Rushden Town has an allocated Conservation area, within the Town centre, which exists to manage and protect the special architectural and historic interests of Rushden. See figure 02, which demonstrates the layout of the conservation area, provided by East Northamptonshire Council. This highlights that the discussed property is not within the conservation area.

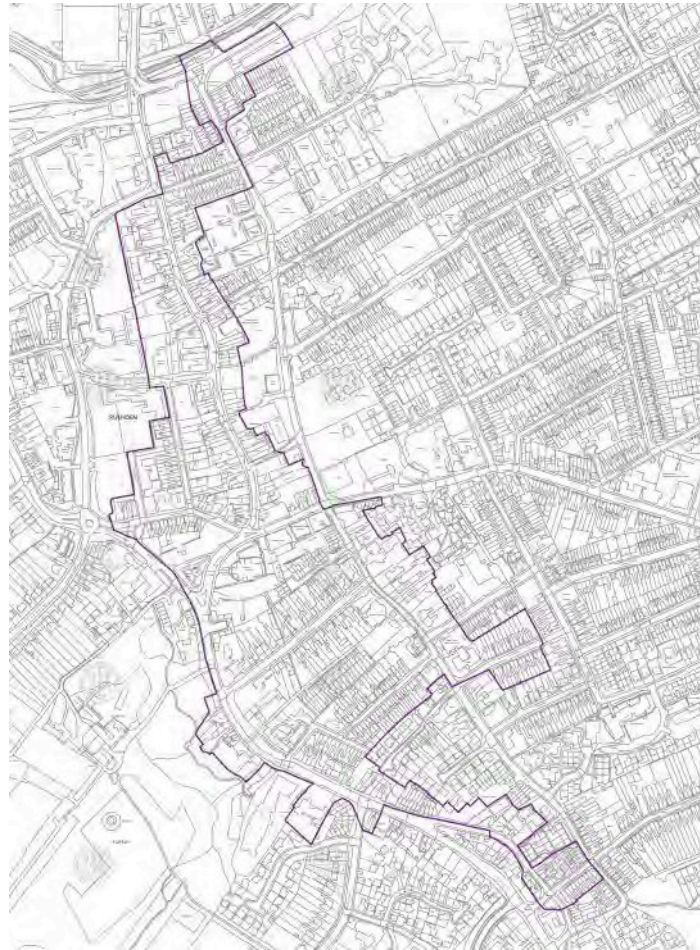


Figure 02 – Rushden Town Centre Conservation Outline. East Northamptonshire Council provided map – not to scale.

2.5 The local properties being constructed out of brick to the lower half and either boarding or render to the top half of the elevations. The properties use a hipped tiled roof which provides symmetry to the street scene. Majority of properties appear to feature white uPVC windows and uPVC doors, though the door colours do range slightly.

2.6 There is a clear pattern of ‘house types’ within the area which are all designed to be symmetrical.

### **3. Crime & Security**

3.1 As discussed, Barnwell Drive/ Ashridge Close is within the Town of Rushden therefore, the crime rate needs to be considered for the whole of Rushden. Appendix B (information provided by [crimerate.co.uk](http://crimerate.co.uk)) demonstrates the surrounding area's crime rate with detailed analysis into the types of crime that occur. While there aren't any recently reported crimes on Barnwell Drive certain levels of crime prevention will need to be considered. Crime analysis has determined that Rushden was the worst medium-sized Town in Northamptonshire for robbery with a crime rate of 0.25 per 1,000 inhabitants. Therefore, measures will be taken to ensure the safety of future occupants and their

3.2 Crime Rate provides the following information on Rushden Crime Overview; "Rushden is the safest medium-sized town in Northamptonshire and is the 32nd most dangerous overall out of Northamptonshire's 272 towns, villages, and cities. The overall crime rate in Rushden in 2020 was 71 crimes per 1,000 people. This compares favourably to Northamptonshire's overall crime rate, coming in 17% lower than the Northamptonshire rate of 84 per 1,000 residents. For England, Wales, and Northern Ireland as a whole, Rushden is the 97th safest medium-sized town, and the 1,352nd most dangerous location out of all towns, cities, and villages.

In November 2020, Rushden was the worst medium-sized town in Northamptonshire for robbery, with 8 crimes reported and a crime rate of 0.25 per 1,000 inhabitants. October 2019 was also a bad month for Rushden residents, when it was Northamptonshire's most dangerous medium-sized town for shoplifting, recording 41 crimes at a rate of 1.3 per 1,000 residents. Rushden recorded 6 reports of other crime during April 2017, making its crime rate of 0.19 the worst medium-sized town for other crime in Northamptonshire that month.

The most common crimes in Rushden are violence and sexual offences, with 1,093 offences during 2020, giving a crime rate of 34. This is 8% higher than 2019's figure of 1,009 offences and a difference of 2.61 from 2019's crime rate of 31. Rushden's least common crime is theft from the person, with 10 offences recorded in 2020, an increase of 20% from 2019's figure of 8 crimes."

3.3 The proposed development will use external doors and windows which comply to approved document part Q, to meet current Building Regulation standards. This will also include all windows and doors to be security tested to PAS24 and doors to have multi-point locking mechanisms to BS3621. The main entrance access doors will have a door chain or limiter and a door viewer.

### **4. Services**

4.1 The proposal will require connection to the existing services available in the area, as existing foul drainage, mains water and electrical supply is already present, simple connection to services will be undertaken. All connections to the existing drainage and supplies will be undergone to meet current Building Control standards.

4.2 The proposal will aim to dispose of surface water through new soakaways, unless deemed unfit by Building Control, in which case alternative methods will be considered.

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## 5. Sustainability and Energy Statement

5.1 There are three main areas when considering sustainability: Economic, Environmental and Social. The Council will need to take advantage of economic opportunities, and meet the needs of existing and future residents, whilst protecting and enhancing the natural and historic environment and addressing the issues of climate change.

5.2 The proposed development will adhere to current Building Regulations, under guidance of the Approved Documents. Specifically with regards to the building fabric and achieving the correct U-Values, in attempt to provide an efficient property with a reduced carbon footprint.

5.3 To achieve the desired standards, some or all the following measures have potential to be incorporated:

- High efficiency building fabric – to include, but not limited to, insulated floors, walls and roof.
- Installation of sufficient U-Value doors and windows.
- Air permeability and thermal bridging considerations.
- Installation of energy efficient lighting and appliances.
- Rainwater Harvesting where possible.
- Use of sustainable sourced timber within the development process.
- Use of locally sourced materials to minimise energy consumption and carbon footprint throughout the development process.
- Private garden space offers ample areas for externally drying clothes.
- On site storage for recycling and waste bins.
- Recycling retained through North Northamptonshire Council's current recycling regimes.

5.4 Any renewable energy sources will have to be supported and advised by the council to ensure that it does not damage the characteristic and appearance of the street scene. This may include or not limited to solar panels however, in this case the proposed development will not be using such renewable energy.

5.5 The dwellings will be calculated for Building Regulation compliance to meet SAP, PEA/EPC and Water (Part G) requirements. These areas will be calculated by a specialist, through design and followed through to ensure the 'as-built' meets the standards. The Energy Performance Certificate will provide an energy rating, a breakdown of the property's energy performance (including an 'average thermal transmittance' for walls, roof, floor etc.), environmental impact (showing an average household production of 6 tonnes of Co2 and what the proposed property produces) and will also provide a potential better performance rating with some changes (such as solar water heating, solar photovoltaic panels etc.).

5.6 The proposed dwellings will be connected to the local water supply, drainage network, electrical supply and phone/internet supply.

## 6. Waste

6.1 Where possible reusable materials will be recycled on site, potentially minimising waste as best as possible. Any waste produced through the development process will be stored on site then disposed of safely and legally through appropriate licenced sites. The site offers plenty of space for the storage of skips and materials before use or disposal.

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6.2 Following the completed construction process, any waste generated from the proposed use will be recycled appropriately under the existing local authorities recycling regime. This includes the use of existing collection of recyclable materials such as plastic, metals, paper, cardboard, green garden waste and general waste which is not deemed suitable for recycling. General waste is disposed and taken in its normal dustbin to a licenced site. The proposed development has ample amenity space for the storage and collection of bins and associated waste.

## **7. Ecology**

7.1 Currently in the local area there is no protected species which will influence the proposed development. However, if any evidence is found of Swallows, Bats, Newts, or other protected species on site then the applicant will contact the local authority for advice on the appropriate ecology guidelines, which will be evaluated for correct methods of progression.

## **8. Previous Planning History**

8.1 There are no records of any previous Planning applications on the local authority's website, for application records for a similar development. Applications for minor amendments to the existing

## **9. Proposed Development Design, Character and Appearance**

9.1 As already discussed, the local properties being constructed out of brick to the lower half and either boarding or render to the top half of their elevations. The properties use a hipped tiled roof which provides symmetry to the street scene. Majority of properties feature white uPVC windows and uPVC doors, though the door colours do range slightly.

9.2 The development proposes to use a palette of materials which are already present and prominent within the street scene and immediate area. The proposed use of; brick to the lower half of the elevations, a soldier brick course white boarding to the top half of the elevations and a tiled hipped roof which will use concrete/clay tiles to match the existing properties. The windows and doors are proposed in white uPVC.

9.3 This document has shown that the design, massing and materials of the two proposed semi-detached dwellings is coherent with the existing properties and will therefore not cause a negative impact on the local character or the street scene.

9.4 Consideration has been made to the impact on the existing services and infrastructure, and the impact of future connection of the proposed development. This is considered to be of a low impact as the proposed development is relatively small being for a three-bedroom dwelling. The two proposed dwelling has been designed with a ground floor W.C and Kitchen with a family bathroom on the first floor. The family bathrooms are directly above the ground floor W.C and the two dwellings are designed with a 'mirrored' format, so the Soil Vent Pipe connections to the existing drainage network are considered to be of a low impact.

9.5 The proposed development appears to accord with the local authorities planning policies and design guidelines. The proposal is of appropriate massing and design and will not have a negative impact on the street scene. As highlighted, the site is located outside of the Conservation area and therefore, there are no historical implications. Also, as the areas has already been developed in proximity to the site, there should be no issues or concerns from an Archaeological perspective. Therefore, with all the above discussions in mind, we respectively feel that permission should be granted.