

# **Design & Access Statement**

## **Proposed Residential Development at**

**R/O 13 Queen Street,  
Barton upon Humber**

**on behalf of**

**Land Developers (Lincs) Ltd**

**October 2012**

**Project No. RD. 2961**



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This Design & Access Statement accompanies a Planning application for a residential development at R/O 13 Queen Street, Barton upon Humber.

As this is a proposal for multiple dwelling's, some aspects such as the social and economic context are of limited applicability.

## **Use**

The site lies within the Barton upon Humber Conservation Area and falls within an established residential area.

The site has an area of 0.4 hectares.

The site is situated at the Southern end of Queen Street, alongside & behind the building of 13 Queen Street. Proposed Access to the site falls between no's 11 & 13 Queen Street.

The site is enclosed by the rear elevations to the buildings along High Street, Finkle Lane and a builder's yard along Newport Street.

There are a number of listed buildings to the north, east and south of the site.

The buildings in Barton date mainly to the 18<sup>th</sup> & 19<sup>th</sup> centuries.

The proposal is to erect an informal development of a mixture of dwellings, all relating back to a principle building.

The proposal will provide a mixture of well-proportioned two bedroom starter dwellings for young families and professionals, three & four bedroom dwellings for growing families and one / two bedroom bungalows for retired and elderly people.

There are local services and facilities accessible within Barton upon Humber and good public transport links to Grimsby and Hull.

Necessary infrastructure services are available at the site boundary – i.e. electricity, mains water, foul and surface water drainage systems and telephone.

## **Density**

The total site has an area of 0.4 hectares. The main width is 67 metres and the depth is 52 metres. Guidance in Planning Policy Guidance Note 3 (PPG3) recommends a minimum density of 30 dwellings per hectare. To meet this minimum density the site requires 13 dwellings. A careful evaluation has been undertaken of the capacity of the site to accommodate 14 dwellings.

It is felt that a mixture of well-proportioned two bedroom starter dwellings for young families and professionals, three & four bedroom dwellings for growing families and one / two bedroom bungalows for retired and elderly people is appropriate in this area, which is currently of medium to high-density developments.

The sq ft area proposed is consistent to the properties along Finkle Lane, Queen Street and Newport Street.

PPG recognises that new housing development cannot be viewed in isolation. It emphasises the wider context and the local area. These are also reflected in the adopted North Lincolnshire Local Plan, through relevant policies H1, H2, H5, DS1, DS2, DS3, DS14 & DS16.

The site is deep and in principle there is space to site 13 dwellings.

It is possible to design a development that will respect the neighbours and the new dwellings privacy. The proposal is a development on an existing private land and requires to be assessed against the Planning Policies. The Planning policy H5 criteria is covered below.

*i) the development site is located within Scunthorpe and Bottesford Urban Area, the principal growth settlements of Barton upon Humber and Brigg or the medium growth settlements. All such development will be reasonably expected to commence within the lifetime of the Local Plan;*

*ii) it comprises infill development, at up to three dwellings and is located within the medium and minimum growth settlements.*

The site is within the development boundary, within the local plan and although the proposal comprises of 13 dwellings, the development is in keeping within the surrounding area.

In conclusion to the above, a development of less density would be out of character to the surrounding area. This analysis leads to the conclusion that the density of the development is correct in the context of this site.

The site is well served by existing public transport with local bus routes along main roads. The site is conveniently located for main local amenities and is a short distance from the village centre. Due to the size of the development, it is not anticipated that it will have an adverse effect on existing public service provision.

## **Layout**

The vision for the site is to enhance its open setting drawing on elements of a principle dwelling with other buildings relating to and creating a sense of place.

It is hoped that the character of the layout and houses will create a quiet and intimate courtyard feel to the residential development.

The proposed development is to be accessed off Queen Street. The access will focus around important trees within the site and provide a vista to the principle dwelling.

The site is located in the heart of the town centre where all the local services can be found including shops, public houses, banks and St. Mary's Church. Barton upon Humber County Primary School and the Library is within a small distance to the south west.

Other facilities such as restaurants, takeaways, garages and recreational facilities are available. There is also a bus link to Hull and Brigg and good transport links onto the A15 and A180/M180 being the main arterial routes.

### **Scale**

It is considered that the indicative layout of dwellings with differing roof and eaves heights creates an attractive intimate courtyard residential development.

The dwelling shapes should be simple, with dominant roof shapes. Simple form and good proportions usually achieve better results than trying to contrive the picturesque.

The proposal incorporates canopies and door surrounds, which can be seen on surrounding properties.

All the buildings should have a scale and proportion that harmonises to create a very human feel to the street scene and surrounding area.

Well proportioned doors and windows with brick soldier courses, corbelling above and stone detailing, will provide a raised eaves level and an enhanced appearance to the development.

### **Landscaping**

The existing site has a number of important mature trees and fruit trees.

A tree survey has been commissioned and incorporated within the application. The report highlights the category of trees to be retained and the layout of the development has been derived by consultation with the Arboriculturalist.

The Existing Robina is considered an important element of the site. Following a site meeting and discussions with Colin Horton the tree can be removed and replaced with a similar tree in specimen and size.

A number of new fruit trees are proposed to be planted to maintain the orchard feel to the site.

Areas of lawn and paving are proposed around the dwellings.

The existing trees and hedges will be protected during construction (based on the requirements of BS 5837: 2005 – trees in relation to construction).

The landscaping areas will be maintained by the future house owner.

The drive will be hard surfaced using non slip and level surfaces to enable disabled people to access the property in a safe manner.

## **Appearance**

Barton town has grown considerably over the past three decades and the character of development over this time reflects the vogue architectural style of the period.

This particular site falls within the Barton Conservation Area, which is characterised by mid Victorian semi detached & terrace houses interspaced with commercial buildings of various styles.

It is hoped that the informal character of the layout and houses will create a quiet and intimate feel to the Conservation Area.

The proposed development has been designed to blend in with its surrounding. The materials have been suggested in order to achieve harmonious overall development using materials appropriate to the area.

The development will be predominantly constructed of red facing brickwork. Arched fan header coursings, reconstructed stone heads and cills and projecting corbel detail to eaves and verges in matching brickwork, will provide small features enhancing the properties appearance.

The proposed roofs will be a mixture of hipped & gabled and their pitch will not over dominate adjacent properties. Eaves and ridgelines of varying heights will provide interesting shape and massing into the development.

The roofs will be covered in slates and pantiles.

Black extruded aluminium half round section gutters on rise and fall brackets and White half round section gutters on white timber fascias will be used.

All the materials have been chosen due to their low maintenance and longevity.

It is important to use good quality materials to ensure that their look will improve with age and weather.

## **Access**

A new 5m wide access is proposed to the site between no's 11 and 13 Queen Street. Currently No 13 has access the land via a gate near the proposed access.

The new access arrangements to the site will ensure good visibility for vehicular and pedestrian traffic to and from the site.

The new access will provide a safe and easy route for occupiers and visitors to move around.

The existing footpath either side of the existing access, provides safe pedestrian routes into the site and to main local amenities, schools, public house, post office and the town centre.

The new driveway will be hard surfaced using non-slip and level surfaces to enable disabled people to access the property in a safe manner.

The property will also benefit from ramped approaches, entrance doors with level thresholds and internal access that will provide safe and easy movement within the development and will conform to the requirements set out in the Building Regulations Part M Accessibility.

### **Drainage**

Foul and surface water drainage systems are currently on site and within Queen Street. It is proposed to connect to the existing systems. The Surface Water will be attenuated to current levels, to restrict additional flow into the current system.

### **Secure by Design**

The dwelling has been designed with security in mind. Therefore, the garage has been attached to the main dwelling to allow easy and safe access between the garage and dwelling.

The layout & design and physical security of the dwelling will integrate approved methods of security from the Secured by Design, New Homes 2009 Guide.

### **Consultations**

Various groups have been consulted and their comments are enclosed. The following were consulted.

North Lincolnshire Council – Mr B. Hill, Planning Department.

North Lincolnshire Council – Mr R. White, Planning Department.

North Lincolnshire Council – Mr I. Goldthorpe, Conservation Area Officer.

North Lincolnshire Council – Mr T. Sowerbutts, Highways Department.

North Lincolnshire Council – Mr C. Horton, Tree Officer

English Heritage – Ms A. Fisher

Mr M. Sumner – Arboriculturalist Consultant

The Environment Agency's website has been checked. The site is not within a flood zone; therefore no separate consultation was needed.

As this is for private housing and not a public building, no consultation has been undertaken with any access group.

## **Conclusion**

The proposed scheme has evolved through careful consideration of the sites attributes and consultation with North Lincolnshire Council.

The scheme provides a well designed development which maintains existing hedge and tree planting.

The proposal achieves recommended separation distances to the existing and proposed dwellings.

In the circumstances of this proposal therefore, it is respectfully suggested that the planning application accords with adopted policy and should be granted.

## **Appendix**