



## Design & Access Statement

<b>Works</b>	Proposed New Dwelling
<b>Side Address</b>	at Land to Rear of 7 Church Street Epworth North Lincolnshire DN9 1ER
<b>Clients</b>	Mr & Mrs B. Clarke
<b>Reference</b>	424EPWO
<b>Date</b>	December 2015

## **Design & Access Statement**

-	9 <sup>th</sup> December 2015	First Issue
A	-	-
B	-	-

### **424EPWO – Proposed New Dwelling at Land to Rear of 7 Church Street, Epworth, DN9 1ER**

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## Assessment

### i) Introduction

keystonearchitecture have been instructed by Mr & Mrs Clarke to produce this Design & Access Statement in support of a Planning Application for a New Dwelling, including the demolition of an existing series of outbuildings, to the rear of 7 Church Street, Epworth, DN9 1ER

This Planning Application is also subject to Conservation Area Consent.

The Local Planning Authority is North Lincolnshire Council.

### 1.0 Physical Context

- 1.1 The proposed site is an area of land used and owned by the Applicants at 7 Church Street, Epworth, DN9 1ER, and is located in the centre of the town of Epworth. The plot of land is located to the North of Church Street, and is accessed via an existing driveway between numbers 7 and 9 Church Street, again, owned by the Applicants.
- 1.2 The immediate area surrounding the property is predominantly private housing, shops, public houses and a Church and park area.
- 1.3 The site is located to the North off Church Street, behind number 7 Church Street, and is currently occupied by a series of mismatched outbuildings. Around the site, there are large garden areas to the West, North and East, with the properties and shops directly to the South, resulting in a site which is not in a highly visible location due to its location tucked behind existing buildings.
- 1.4 The site itself is presently used as part of the private garden of 7 Church Street, and also houses outbuildings currently used for storage, although they are in poor condition and are not suitable for use for anything else. There is ample access and space for off road parking.
- 1.5 There are no significant trees or hedges on or adjacent to the properties, which will be affected by the proposed scheme with the exception of one pear tree, which is past its best, and shall be removed and replaced with a tree of native species – see section 10.0 – Landscaping.



- 1.7 The map on the previous page below shows the location of the site in relation to the North Lincolnshire Council Local Plan Inset Map. The site is identified as within the Development Boundary of Epworth, and the Conservation Area of Epworth Town Centre.
- 1.8 There are a varied mix of building styles on Church Street and adjacent to the site in the remainder of the Town Centre.







- 1.9 The site has level access off Church Street, with a gentle slope North into the site. The location of the proposed dwelling is therefore slightly elevated from those properties facing onto Church Street.
- 1.10 The site is bounded to the North with an area of private land owned by the Applicants. This land will retain one outbuilding for private use. To the Eastern boundary, the rear garden of 9 Church Street is separated by a low level wall and tall hedgerow. The Western boundary again is defined by tall brickwork walls separating the gardens of the properties of Church Street. The Southern boundary of the site backs onto the rear gardens and yards of the properties facing onto Church Street. These are separated by brickwork walls and small outbuildings.

## **2.0 Social & Economic Context**

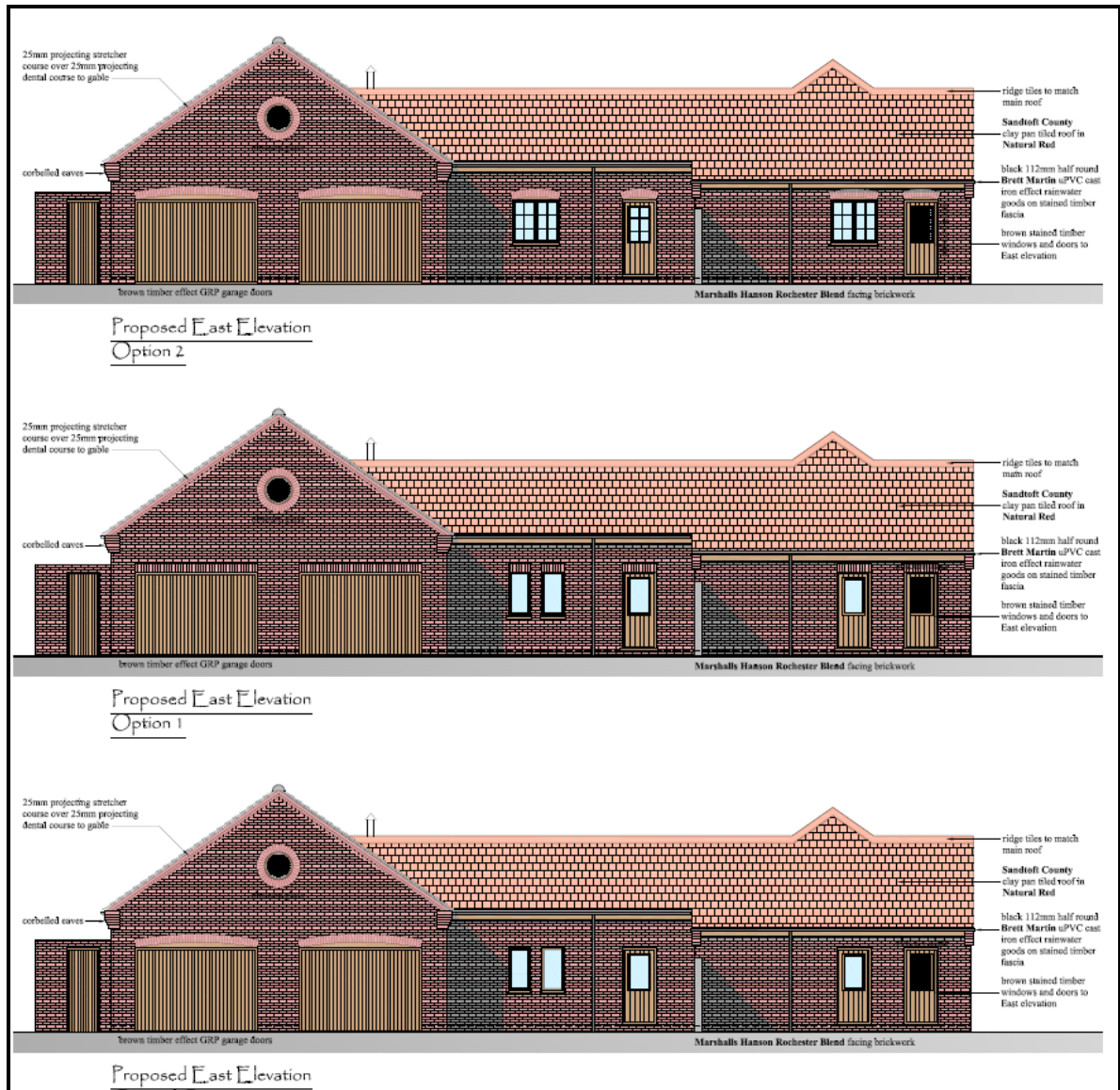
- 2.1 The buildings around the site are predominantly private residential dwellings and commercial shops (these occupy buildings of domestic scale). Dwellings and shops represent a large percentage of the local buildings.
- 2.2 Epworth has excellent local amenities, and good links to other nearby amenities and larger towns. The proposed single new dwelling will not have any adverse impact on the town's amenities, but will provide additional support to the local economy.
- 2.3 The proposed dwelling is located within easy access of Doncaster, Scunthorpe and the motorway network.
- 2.4 The site is very accessible by Public Transport, with bus stops very close by on the High Street. See Section 12 – Access – for additional information.
- 2.5 The site is currently utilised as a private garden with storage in a series of, past-their-best outbuildings, and the site isn't suitable for any alternative use.
- 2.6 The site is well located within the heart of the town, due to its location amongst other dwellings.

### 3.0 Involvement

- 3.1 This Design & Access Statement will support a Full Planning Application for a new purpose built 4 bedroom, family home with integral single garage, in place of the previous Withdrawn Planning Application, ref. PA/2015/0179, for the same scheme.
- 3.2 Due to the significance of the Application, there has been considerable pre-application advice and consultation with various Local Authority Departments, including Planning and Conservation Officers.
- 3.3 Below is detailed the dialog with various departments and a brief outcome of each meeting / discussion:
- **17/12/15 – Tanya Coggan – North Lincolnshire Planning Department** (including comments from Eddie Rychlak – North Lincolnshire Conservation Officer).

Telephone conversation and subsequent email from the above, confirming joint commentary from the Planner and Conservation Officer, that the proposals *“appeared acceptable in Planning terms, but a little more detailing on the front elevation will improve the appearance of the building and the impact it will have on the Conservation Area. For example an additional window(s) could be introduced and all windows need to be traditional multi-pane Yorkshire horizontal sliding sash windows with a soldier course of brick headers”*

These comments were taken into consideration and some minor improvements to the front elevation were made and the following sketch options for the East (front) elevation were sent for comment on 21<sup>st</sup> December 2015.



- **24/12/15 – Eddie Rychlak – North Lincolnshire Conservation Officer.**

An email received from the Conservation Officer on 24<sup>th</sup> December 2015 confirmed that Option 2 was considered acceptable for the Conservation Area, and *“The building replaces out buildings so needs to have a simple utilitarian look but also not be overly plain which in a new brick will look too bland. So a good balance has been achieved.”*

### 3.4 Previous Planning Applications:

PA/2015/0179 – This Application was for an almost identical proposal in the same location, however, the Application was withdrawn due to a lack of suitable supporting information.

The latest proposal takes into consideration comments made during the previous application and includes additional information and minor improvements to the overall appearance to satisfy the points raised previously.

## **4.0 Evaluation**

- 4.1 The dwelling is proposed to be sited on an area currently occupied by a series of outbuildings, on land to the rear of 7 Church Street, Epworth.
- 4.2 There is a continued shortage of high quality, suitable family homes in rural locations, and the existing outbuildings at 7 Church Street, have become unsuitable for continued use due to their size and poor condition. It is likely that these buildings will have to be demolished to maintain a safe site regardless of the outcome of this Application.
- 4.3 The proposed dwelling's scale will be kept proportionate to the existing outbuildings to the rear of many of the properties off Church Street, and shall be in the style and scale of these types of semi-rural outbuildings often found in this area.
- 4.4 The site services are to be assessed in detail, but are believed to be suitable to support the proposal, including gas, water, electricity and sewerage.

## 5.0 Design

- 5.1 The proposed development seeks to follow the form of the existing outbuildings by utilising the roof forms and pitches of the existing outbuildings, enabling the roof space to be utilised for accommodation.
- 5.2 The development will comprise of one storey property, with single integral garage, including utilising the roof space for additional bedrooms and storage. The new property shall be a simple rural style, with square proportioned windows and glazing panels.
- 5.3 The detailing and materials chosen are as found locally in the town, and reflect the simple style back yard outbuildings would have been constructed in. Only properties in highly visible locations would have more detailed and ornate detailing. Bricks shall be local style red/brown multi facing brickwork and roofs befitting clay pan tiles.
- 5.4 Eaves will befit simple brick detailing and stained timber fascias to take black cast-iron affect rainwater goods, with a single projecting stretcher course to gables finishing at corbelled eaves.
- 5.5 The proposed dwelling will comprise of 4 bedrooms, 2 at first floor level, with two separate bathrooms. The ground floor will comprise of a Living Room, and Dining / Kitchen area, with separate Utility, Hall and Cloakroom. There is also a single integrated garage accessed from within the property.
- 5.6 The windows and doors shall be natural stained timber to the Eastern elevation, with brown woodgrain uPVC to all other elevations. The window proportions are generally square, with square window panes which again, compliment the local rural style.

5.7 Below are example photo images of the proposed materials:



**Forterra Southdown Multi**



**Sandtoft County Clay Pantile in Natural Red**

5.8 Samples of the specified materials have been deposited at the Local Planning Authority for their Approval prior to determination of this Application.

## **6.0 Use**

- 6.1 The existing site is currently for storage within the existing outbuildings, and private garden space utilised by 7 Church Street.
- 6.2 The plot will accommodate a single new dwelling, garage, drive and gardens.
- 6.3 The site was chosen as it is suitable for building a new dwelling on, without compromising neighbouring properties, replacing extant single storey outbuildings, with a new single storey dwelling of a similar footprint.
- 6.4 The site is vacant and does not lend itself to any other use, such as commercial use, due to its location behind existing development.
- 6.5 There are no other suitable plots of land available within the central location in the town. Furthermore, the location is ideal for the new owners due to limited mobility issues.

## **7.0 Amount**

- 7.1 This Full Planning Application is for 1no. proposed dwelling and associated access etc.
- 7.2 The proposed dwelling floor area totals approximately 198.85m<sup>2</sup> (2,140sq ft), excluding the Garage and first floor storage.
- 7.3 The proposed dwelling has been designed to meet the functional needs of the new owners whom will occupy it. There are 3 generous bedrooms and ample living and entertaining space.
- 7.4 The site identified on the Location Plan totals approximately 896m<sup>2</sup> (0.089ha). The new dwelling shall be located over the footprint of the existing outbuildings, which are to be removed.

## **8.0 Layout**

- 8.1 Access to the property shall be accessed via an existing driveway off Church Street. 9 Church Street has an agreed right of access over this land, owned by the Applicants, to access their rear garden and parking area. This right of access shall remain.
- 8.2 The site layout has been designed formally, to follow the line and form of the existing outbuildings, with the front of the house facing East, with limited windows to reduce overlooking, and maintain the utilitarian appearance of the building when viewed, albeit obliquely, from Church Street. The layout of the houses means that the majority of the living space will face West into the private garden.
- 8.3 The proposed dwelling faces East, and is set well back from the road over the footprint of the existing outbuildings, reducing its impact on the street scene.
- 8.4 The dwelling will be no more prominently located than the existing outbuildings, to ensure its location does not detract from the surrounding area or have an adverse affect on the street scene.

## 9.0 Scale


- 9.1 The buildings locally stem from 18<sup>th</sup> and 19<sup>th</sup> Centuries and tend to be two stories and line the backs of the footpaths within the centre of the town. The properties are generally brick built, but many have also been painted or rendered, with clay or slate roofs. Some roofs have been replaced with concrete interlocking tiles. The window styles are generally white painted, with vertically proportioned sashes.



18<sup>th</sup> and 19<sup>th</sup> Century Two-Storey Properties along High Street



Existing Outbuildings to Rear

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- 9.2 The proposed dwelling shall be single storey, with roof a pitch around 35° to accommodate the rooms in the first floor roof space.
  - 9.3 The existing outbuildings located to the rear of the properties along High Street and Church Street are taller, single storey buildings, generally finished in brickwork. The scale of these outbuildings will lend its form to the new dwelling.
  - 9.4 The construction of the dwelling in local style materials, will also help blend the building into the surroundings, as well as maintaining links with the existing local buildings.
  - 9.6 Maintaining the dwellings location on the footprint of the extant outbuildings, will ensure that the proposal will maintain continue the street scene and setting.

## 10.0 Landscaping

- 10.1 To ensure the retention of as many natural site elements as possible, any existing trees and hedges and fencing or boundary treatments, on or adjacent to the site, will be retained, with the exception of a single Pear tree which shall be removed to accommodate the development. This tree shall be replaced with a new native tree species, as per the Site and Landscaping Plan and as identified in the Biodiversity Management Plan.
- 10.2 Good quality hard landscaping will be introduced to the drive off Church Street, using Piora Concrete Block Permeable Paving, in Charcoal (to contrast with the Brindle Highway paving), by Marshalls, to the entrance area.



Piora Concrete Block Permeable Paving, in Charcoal, by Marshalls

- 10.3 The remaining drive area shall be laid with 20mm Golden Gravel to avoid creating a large area of harsh paving, softening the impact of the drive.



20mm Golden Gravel

- 10.4 The hard landscaped areas will be softened with major and incidental planting. All new planting will be of local, deciduous specimens, suitable for this situation and locality.
- 10.5 The property boundaries will be retained as existing to the West, East and North, with a new 2.000m high brickwork wall, to the Southern boundary of the garden of 7 Church Street.

## 11.0 Appearance


- 11.1 The proposed dwelling will utilise local style red/brown multi facing brickwork, with complementary clay pantile roofs, as below:



**Forterra Southdown Multi**

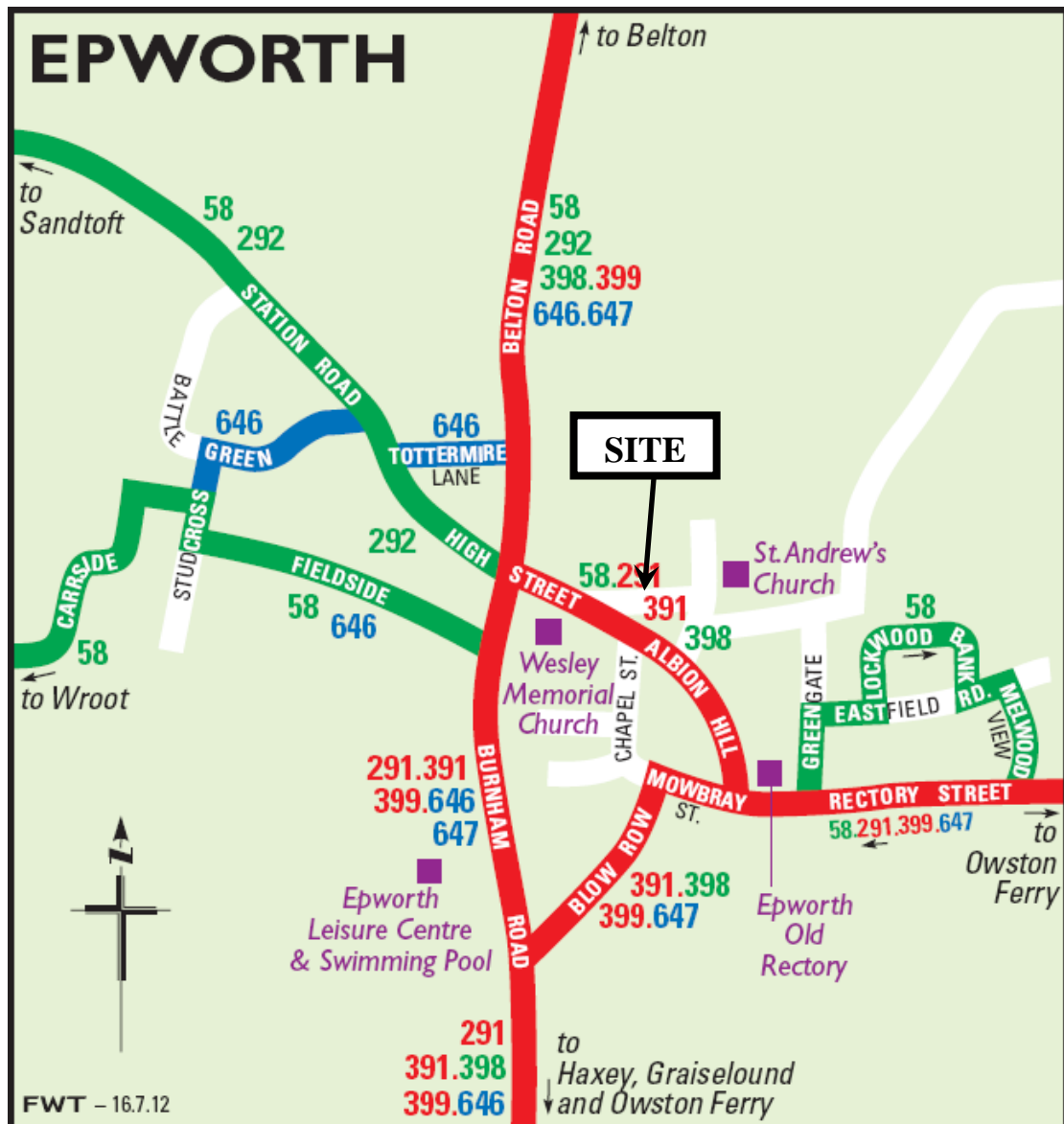


**Sandtoft County Clay Pantile in Natural Red**

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- 11.2 Samples of the above materials have been deposited at the Local Planning Authority for their Approval prior to determination of this Application.
  - 11.3 The windows and doors shall be brown natural stained timber to the East elevation, and brown woodgrain uPVC to all other elevations, with vertical proportions and square individual windowpanes, taking style elements from similar traditional semi-rural window styles locally.
  - 11.4 Eaves will befit simple brick detailing and stained timber fascias to take black wrought iron affect rainwater goods, with a single projecting stretcher course to gables finishing at corbelled eaves.

## 12.0 Access

- 12.1 The site is located in the centre of the town of Epworth. It benefits from excellent infrastructure, with the site located centrally with many amenities within walking distance. The town is also easily accessible from Scunthorpe and Doncaster, and the rest of the motorway network.
- 12.2 The access to the dwelling shall be via an existing private drive served directly off Church Street.
- 12.3 The site is easily accessible from public transport. Bus routes 58, 291, 391 and 398 pass close to the site, with a bus stop close by on High Street, providing direct links with Scunthorpe and Doncaster.
- 12.4 Bus Route map is shown below:



## 13.0 Secured by Design

13.1 This proposal has been subject to careful assessment in respect of the layout to address issues raised by the Secured By Design guidance documentation and North Lincolnshire Council Policy DS3 - Designing out Crime.

13.2 Points raised in the Secured By Design guidance documentation are naturally incorporated into the proposals, including window and door locks, intruder alarms etc. Further details, such as dwelling identification, letter box security etc. will be considered and suggested to the client.

13.3 Policy DS3 - Designing out Crime states:

*"New development should take into account personal safety and the security of people and property by:*

- i) ensuring that paths, play areas and open spaces are overlooked by inhabited buildings while maintaining the privacy of inhabitants; and*
- ii) avoiding the creation of spaces with ill-defined ownership and ensure there is a clear distinction between public open space and private open space; and*
- iii) ensuring the development is well integrated into the existing pattern of pedestrian and vehicular movement; and*
- iv) ensuring that dark or secluded areas are not created by landscaping, planting or building; and*
- v) ensuring that streets and paths are adequately lit."*

13.4 There are no public spaces on the site, and the site boundaries shall be clearly defined with fencing, hedges and walling to provide a well-designed and clearly defined environment, to ensure that there is no ambiguity as to which areas are private and which are public.

13.5 The development clearly improves the current pedestrian and vehicle movement situation, by providing safe and secure, off road parking facilities.


13.6 The level of natural surveillance on the site is high, as a result of its location in a busy area.

13.7 External lighting will be provided around the property, incorporating PIR movement sensors for added security measures.

13.8 The property will benefit the highest level of standard locking systems to all windows and doors, and will include an intruder alarm. Doors and window security shall adhere to BS PAS 24 and BS 7950 respectively.

## **14.0 Sustainability**

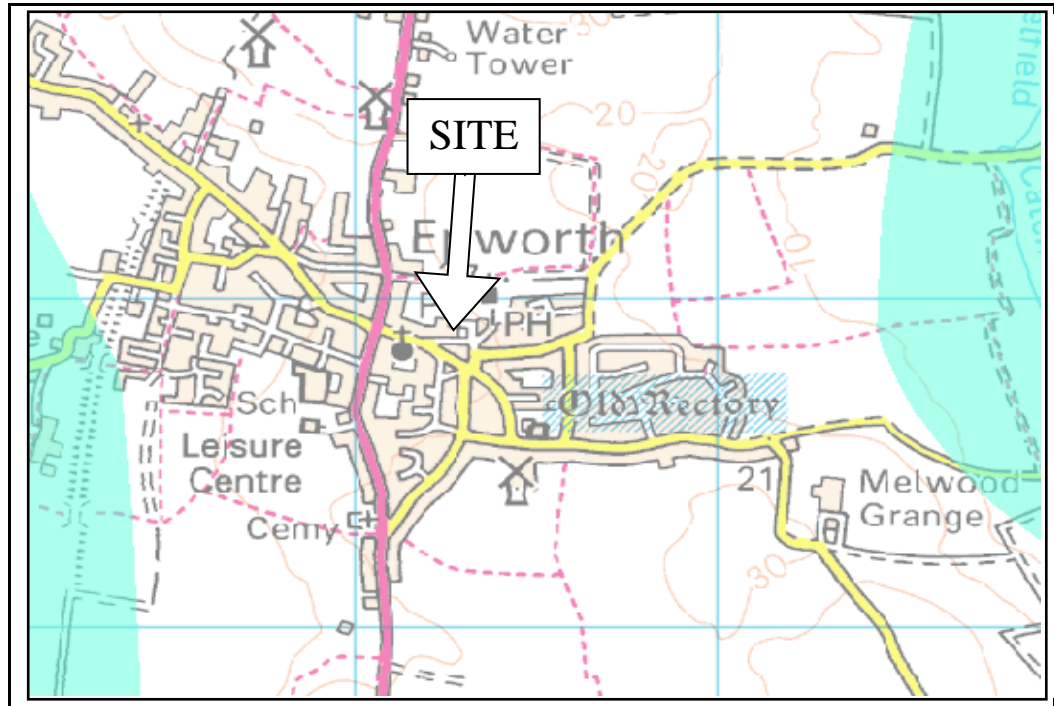
- 14.1 Where possible, this scheme will incorporate the highest standards of sustainable design.
- 14.2 The materials chosen for the construction of the property will be sourced from the most local manufacturers and suppliers possible, for example, Sandtoft for the roof tiles.
- 14.3 The heating system for the property shall be a specialist designed and installed ground to water heat pump, air source heat pump or similar, which are highly efficient, and coupled with photovoltaic panels on the roof and high standards of insulation and workmanship, the property is aiming to achieve a SAP rating 'A'.
- 14.4 The surface water run-off from the properties and drive will be drained through sustainable drainage system.
- 14.5 Where possible, further elements will be assessed and incorporated to provide sustainable benefits to the occupiers and local environment.



**APPENDIX A**

**ENVIRONMENT AGENCY FLOOD ZONE PLAN**

# ENVIRONMENT AGENCY FLOOD ZONE PLAN



The proposed site is in an area, which falls outside the extent of a flood from a river or the sea, at the time of assessment of the likelihood of flooding.

Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less.