

DESIGN & ACCESS STATEMENT.

Introduction.

This Design & Access Statement has been prepared in support of a full planning permission application for the erection of 4 semi-detached 2 storey dwelling houses & associated parking & access.

The intention is to utilise plots 311 & 312 for the sales / marketing by fitting out the garage of plot 312 to be the Marketing Suite, using plot 311 as the Showhouse & to provide a temporary parking area within the demise of what would be plot 312.

Currently the Marketing Suite & Showhouse occupy what is plot 15 & this proposal would then allow that plot to be reverted back to dwelling house.

The proposed new Marketing Suite & Showhouse would then serve the new phase 4 of development & also future phases due to its location being centralised within the development as a whole.

Additional plans have been submitted within the application documents to show this temporary arrangement. Refer to submitted documents numbered 19 & 20.

Location.

The application site is located off Canberra View within the development known as 'Falkland Way' currently being built by Keigar Homes Ltd.

Phases 1, 2 & 3 are coming towards a conclusion & phase 4 is about to start.

The area of the application site is approx. 0.75ha.

The application site is within land allocated for residential development by the Council.

The application site lies within the defined development boundary for Barton upon Humber.

The application site is not located within a conservation area.

The application site is not within a defined flood zone as set out in the SFRA 2011.

The site is located in close proximity to a range of facilities & public transport links.

Use.

The proposed end use is residential.

Amount.

The submission is related to 1 no. detached 4-bedroom dwelling house, 5 no. 5 bedroom dwelling houses & the associated driveways / parking & access road.

Design & Layout.

The layout has been designed to respect & to front onto the proposed public footpath & adjacent public open space that forms the 'greenway' as part of the current Falkland Way development & to utilise the existing access road that was originally designed within phase 1 of the development.

The design of the house types is to be similar to that currently being developed on the adjacent housing development off Falkland Way.

The proposal is served by an appropriate access & suitable parking arrangements & amenity space have been provided.

The dwellings have been designed to match the appearance & materials of the adjacent, consented dwellings.

Plot sizes & rear gardens are similar to that on the Falkland Way development.

The layout is accessed off the existing development with a private vehicle access (serving plots 309 – 312) & provides for a private driveways catering for 2 cars / plot.

This layout also provides additional good natural surveillance to the 'greenway'.

Scale.

The proposal is for 2 & 2 ½ storey dwelling houses.

It is promoted that the scale of this proposal would not have an unacceptable impact on the amenity of neighbouring dwellings.

Landscaping.

Open fronted gardens with shrub & tree planting.

Private rear gardens.

Block paved driveways & paths.

The proposal is to extend the design principle of the wide verged road of Canberra View into the next phase development being fronted by plots 313 & 314.

Appearance.

The appearance of this proposal reflects that of the surrounding environment & phases 1,2 3 & 4 of the development.

A palette of materials are proposed similar that has been used on phases 1 to 3 & to that currently being used for phase 4 of the development. Additional features such as brick corbel detailing & reconstructed stone heads & sills have also been used within the house type designs.

Access.

The application site is to be accessed off the adjoining 'Falkland Way' development. The proposal utilises the existing access road that was originally designed within phase 1 of the development which will then go onto serve future phases of the development. Access to the dwelling entrance door & circulation within the building is to be designed to achieve the requirements of the current Building Regulations, at the time of submission. All Keigar Homes Ltd. house designs are submitted to the LA Building Control to achieve this.

Ecology & Environment.

Keigar Homes Ltd. promote the provision of ecology features within our developments. Such features, which would be provided as part of the submission would consist of built in swift boxes, bird boxes, tree & shrub planting.

Designing Out Crime.

Consideration has been given to the role that design & planning has to play in combating & preventing the risk of crime. The design of new buildings & the layout of the public realm are environmental factors that have an influence on vandalism & crime. Desolate, sterile & featureless surroundings can engender feelings of hostility & alienation. New development should therefore take the security of people & property fully into account. The principles of ' Crime Prevention through Environment Design ' are aimed at reducing criminal activity & anti-social behaviour by designing out crime, thus removing the opportunities for such activity to occur. Creating a sense of place where residents & legitimate users are able to go about their daily routine without unduly fearing crime or insecurity is a key element.

Archaeology.

Considerable works related to archaeology have taken place with regard to the development of phases 1 to 4. Consideration has been given to this subject with regard to this proposal & a Mitigation Strategy document has been submitted as part of the submission documents. Refer to document 21.

National Guidance (NPPF)

National Planning Policy Framework – NPPF Paragraph 49 states that housing applications should be considered in the context of the presumption of favour of sustainable development Paragraph 56 states that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is divisible from good planning & should contribute positively to making places better for people. National planning policy is laid down in the National Planning Policy Framework (NPPF) which is a material consideration in the determination of planning applications. The Presumption in favour of Sustainable Development – should be seen as a golden thread running through both planning making & decision taking. For decision taking this means approving development proposals that accord with the development plan without delay. In assessing & determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. Core Planning Principles – Planning should proactively drive & support sustainable economic development to deliver the homes, businesses & industrial units that the country needs. Every effort should be made objectively to identify, then meet housing & other development need of an area & respond positively to wider opportunities for growth. Planning should encourage the effective use of the land by reusing land that has been previously developed (brownfield land) provided it is not of high environmental value. Promoting Sustainable Transport – Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Plans & decisions should ensure developments that generate significant movement are located where the need to travel will be minimised & the use of sustainable transport modes can be maximised. However, this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas. Conserving and Enhancing the Natural environment – Planning policies & decisions should encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

Conclusion.

Keigar Homes Ltd. are a well-established, award winning house builder in the North Lincolnshire region who have obtained planning permissions & importantly developed developments of similar styles.

The Falkland Way development won the South Yorkshire & Humber Building Excellence Award 2017 for the Best Large Housing Project category & also went on to win the Winner of Winners category.

The site is available immediately & is achievable.

This is an unfettered site with a willing developer.

The scheme makes effective use of land.

The scheme maintains the principal to assimilate into its surroundings.

A limited palette of quality materials has been selected.

The design follows a traditional style of the same character & appearance of the surrounding built environment.

The proposal supports sustainable economic development to deliver much needed homes.

It is promoted that this proposal would contribute new dwellings towards meeting housing delivery targets without harm to the adjoining occupiers, the character of the area, sustainability principles, trees, wildlife & highway safety.

