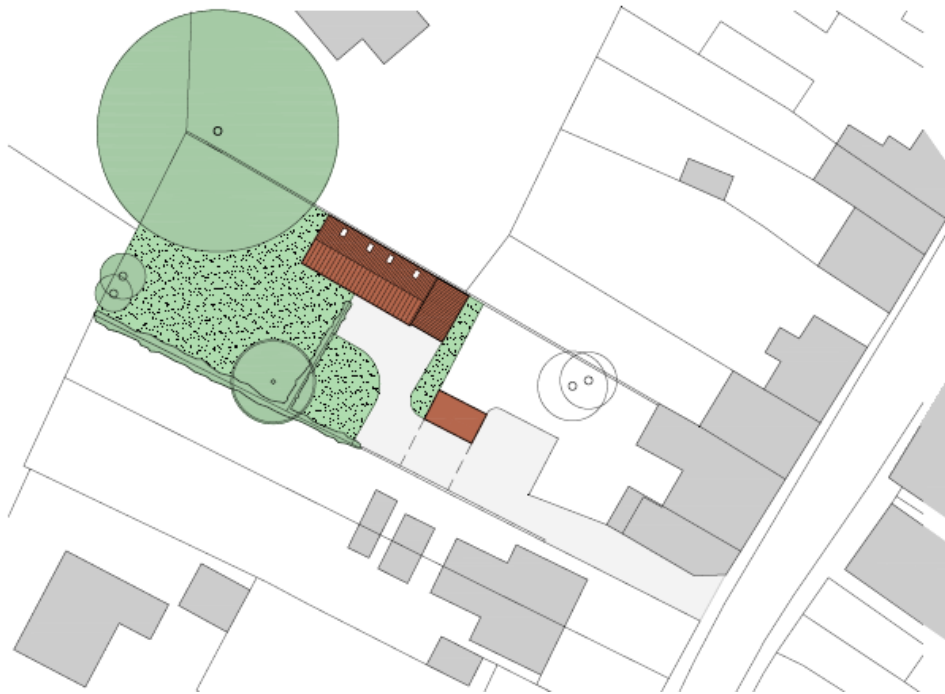


Design & Access Statement



Client: Mr B Johnson
Site Address: Land off High Street, Barrow-Upon-Humber
Proposal: Proposed dwelling
Date: July 2020 – Version 1

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1.0 Introduction

- 1.1 Section 42 of the Planning and Compulsory Purchase Act 2004 provides that a Statement covering design concepts and principles and access issues is submitted with an application for planning permission. Further guidance is provided in DCLG Circular 01/2006 and Guidance on information requirements and validation.
- 1.2 This document constitutes a Design and Access Statement in accordance with the above guidance and has also been prepared in accordance with the CABE guidance 2006 (Design and Access Statements How to write, read and use them). The Design and Access Statement explains the design principles and concepts that have been applied to the amount, layout, scale, landscaping and appearance of the development proposed. The Access component of the Statement relates to 'access to the development' explaining how the design ensures that users will have equal and convenient access to it.
- 1.3 This Design and Access Statement is to accompany the full planning application for the erection of a new dwelling to the rear of Birchwood House, High Street, Barrow-Upon-Humber. Access is proposed to be facilitated via the existing vehicular access and the proposal includes the part demolition and making good of the existing garage block. This report should be read in conjunction with the supporting plans and statements.

2.0 Material Site History

- 2.1 The material site history has been reviewed through the NLC website.
- 2.2 PA/2018/1238 – Planning permission to erect a detached chalet bungalow and detached garage land to the rear of Birchwood House, High Street,

Barrow-Upon-Humber. Refused planning permission 23/01/2019. Appeal reference APP/Y2003/W/19/3229132 lodged and dismissed 11/11/2019.

3.0 Physical Context

- 3.1 The application site is located within the urban limits and Barrow-Upon-Humber Conservation Area on the northern side of High Street. The predominant character of the area is residential forming a strong enclosure to the High Street.
- 3.2 There is an existing vehicular access providing access to group of garages located to the rear of Birch Cottage and Birchwood House. The application site is elevated up from the High Street and currently screened by the existing built form. There are a number of trees within the site and these are addressed within the supporting Arboricultural report.
- 3.3 Development in depth is part of the established character and appearance of the area as clearly detailed below on the proposed site plan.

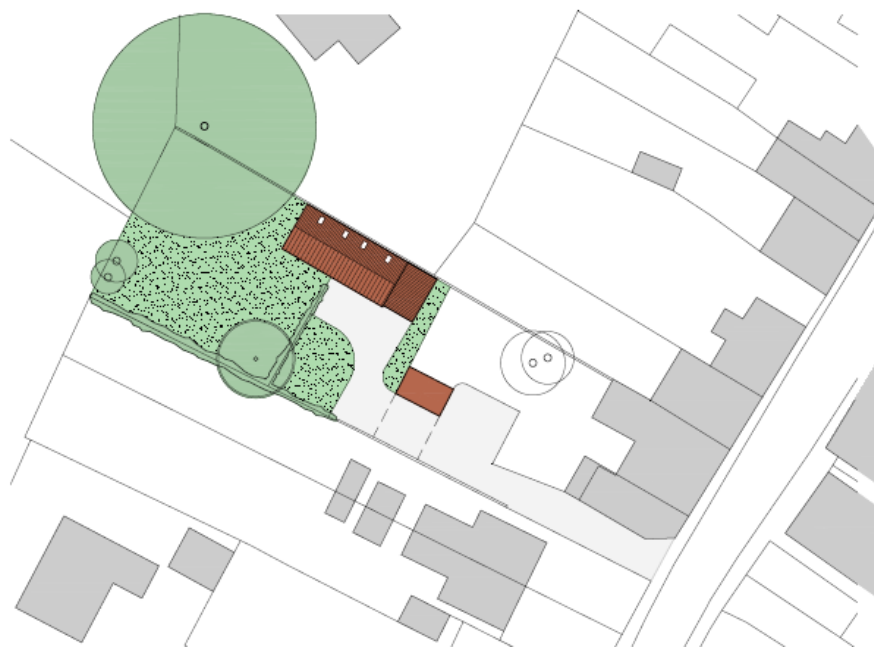


Figure 1.0 – Proposed site plan

4.0 Planning Policy

North Lincolnshire Local Plan, specifically Policy HE2 and CS6 of the adopted Core Strategy.

- 4.1 The application site falls within the development limits of Barrow-Upon-Humber and follows the key aims of sustainable development, by facilitating new development within easy access to essential services and amenities, accessible via alternative modes of travel than the private motor car.
- 4.2 The fundamental issue in the current scheme relates to the impact upon the character and appearance of the Conservation Area, to address the recent dismissed appeal. The reasons for refusal under Appeal reference APP/Y2003/W/19/3229132 were narrow and there were no other technical planning objections, including the principle of development with Barrow-Upon-Humber, highway safety, neighbour's residential amenity, drainage or impact upon trees covered by Tree Preservation Orders.
- 4.3 After revisiting the refused planning application under Planning Application PA/2018/1238 and the dismissed appeal it was clear that the scheme for a modern form property, sited centrally and 'sprawling' within the application site would have a negative impact upon the character and appearance of the Conservation Area.
- 4.4 The policies of the Local Plan state '*All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value*'.
- 4.5 A further analysis of the site has been undertaken to review the historic context of the site and surroundings, which has evolved the current siting,

form, design and mass of the property to fully ensure that it fully preserves and enhances the Conservation Area and is detailed within the body of this report to accord with the Local Plan Policies.

5.0 Consultation

- 5.1 A search of the Environment Agency website reveals that the site is located within flood zone 1, which is appropriate for new residential development.
- 5.2 The revised site layout has been influenced by the Arboricultural report to ensure that the development is located outside the Root Protection Area (RPA) of T8.
- 5.3 Following the dismissed appeal the applicant has engaged into pre-application discussions with the LPA. The response only really highlighted the reasons in the dismissed appeal. We feel that the revised scheme reinstating buildings on historic footprints has satisfactorily dealt with the reasons set out in the dismissed appeal.

6.0 Use

- 6.1 The principle of development in the urban boundary of Barrow-Upon-Humber has not been in contention through the previous planning application and appeal and accords with both National and Local Planning Policies of promoting sustainable development.
- 6.2 The proposal relates to the provision of a single dwelling, which emanates the traditional run of outbuildings, 'hugging' the boundary, as detailed within the historic ordnance survey plans below. This approach can be seen as an enhancement to the Conservation Area, through a sympathetic

design and choice of external pallet of materials, which can be controlled via planning conditions.

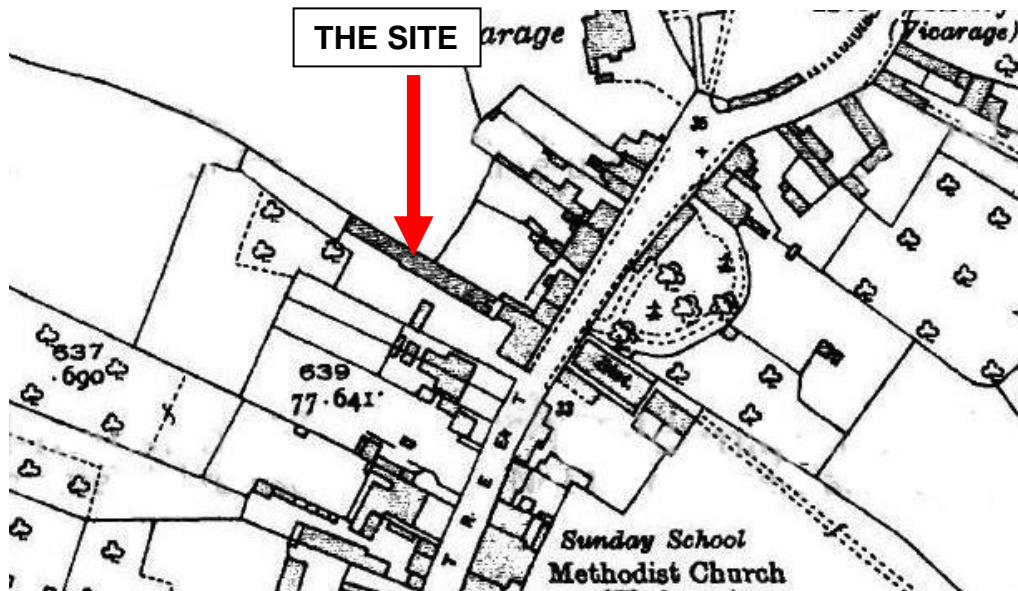


Figure 2.0 – Extract from 1887 Ordnance survey plan

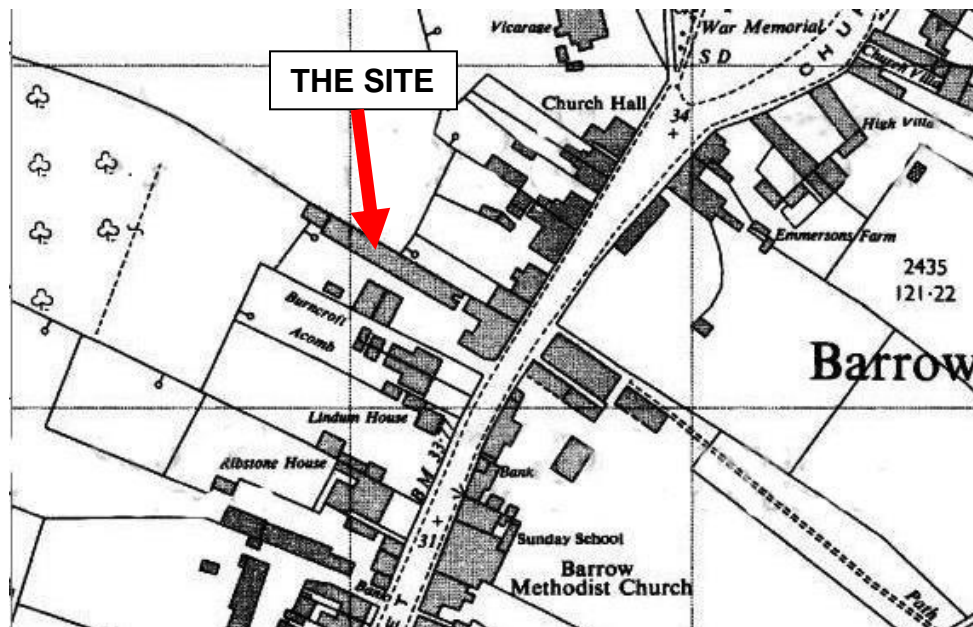


Figure 3.0 – Extract from 1970 Ordnance Survey plan

7.0 Amount

- 7.1 The site area equates to 0.09 ha
The ground floor accommodation is 71.67 m²
The first floor accommodation is 71.67 m²

8.0 Layout

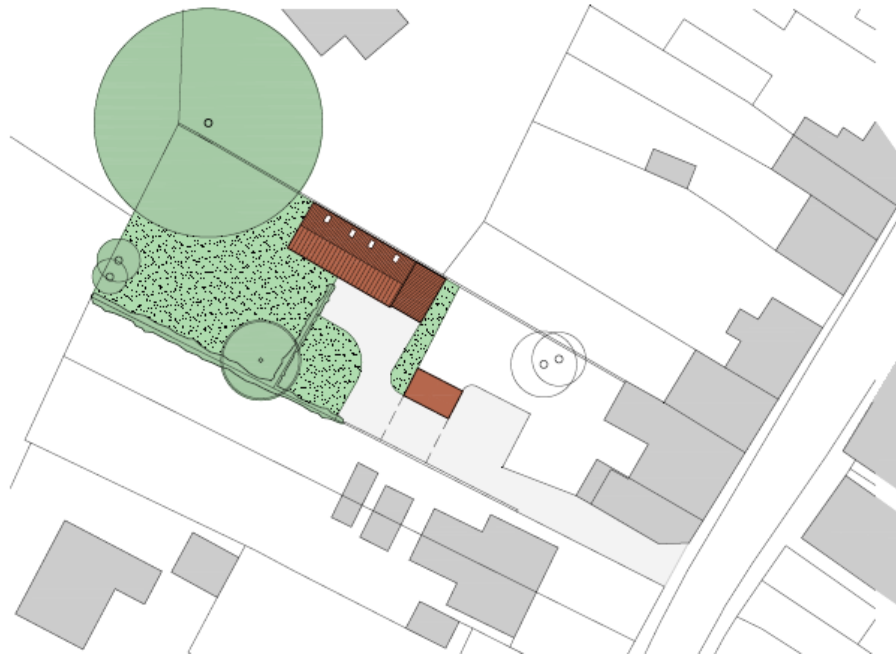


Figure 4.0 – Proposed site plan

- 8.1 Access to the site is facilitated via the existing shared access, following the demolition of part of the garage block structure and made good, which is deemed to be acceptable in highway safety terms. Within the site is proposed a turning area to ensure that motor vehicles can enter and leave the site in a forward gear. 2 off-street parking spaces are provided.
- 8.2 The proposed siting of the dwelling is located on the axis of the historic range of outbuildings, detailed within the historic Ordnance Survey plans. This ensures that there are no / limited views of the proposal from the

public realm from High Street, to satisfactorily deal with the previous issues around the enhancement of the Conservation Area.

8.3 The scheme is designed so it is inward looking into the private garden area to mitigate potential overlooking into the neighbouring properties.

8.4 A pleasant private amenity space is provided which is south west facing.

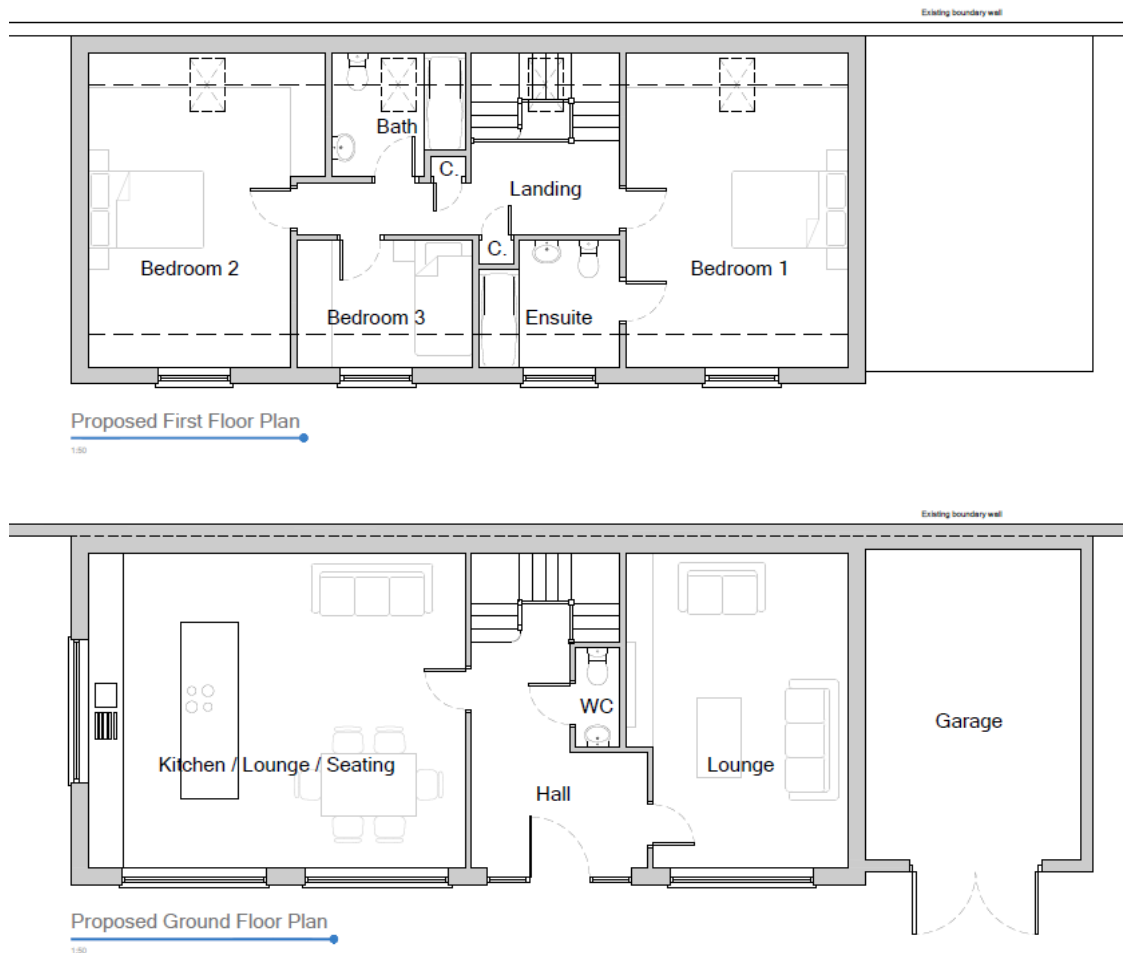


Figure 5.0 – Internal layout

8.5 A modest 3 bed property, with an attached garage is proposed, with open plan kitchen, lounge and dining area, separate lounge, wc and central hallway. At first floor is proposed 2 double bedrooms one with ensuite, a single bedroom and family bathroom.

9.0 Scale

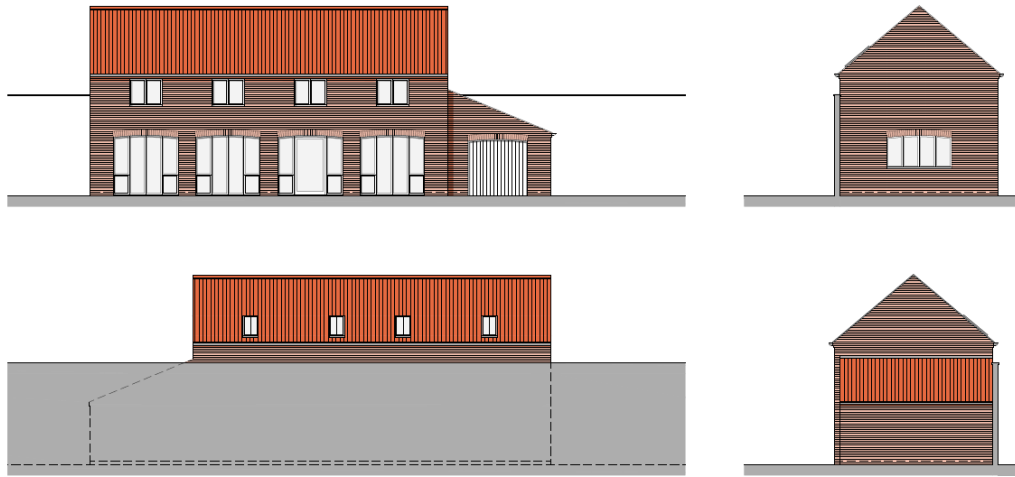


Figure 6.0 – Proposed elevations

- 9.1 The scale of the property is two storey and takes a traditional approach with narrow gables and a subordinate mono pitched garage. The siting abuts the existing high wall boundary and is on the footprint of the historic range of outbuildings, to limit views from the public realm.

10.0 Landscaping

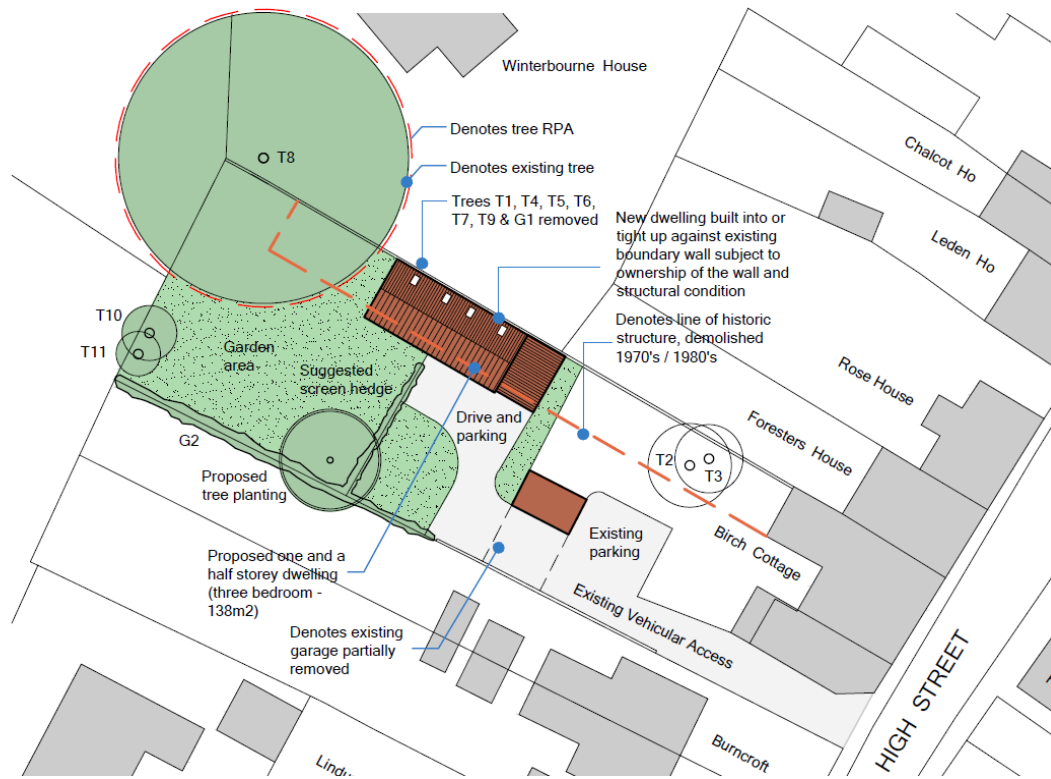


Figure 7.0 – Proposed landscaping

- 10.1 The scheme proposed to retain and protect T8 during the construction phase. To off-set the loss of trees T1, T4, T5, T6, T7, T9 and G1 there is an opportunity to provide new focal tree planting and hedging as detailed within the plans, to add to the biodiversity of the area and provide additional sympathetic screening when the site is viewed from High Street.

11.0 Appearance



11.1 A sympathetic external pallet of distinctive materials are proposed to enhance the site and wider character and appearance of the Conservation Area. These include:-

- Terracotta red pan tiles with matching half round ridge tiles. Cast or cast effect gutters on rise and fall brackets with matching cast or cast effect downpipes with eared fixings (black).
- Red facing brickwork with hand made appearance laid in English garden wall bond in natural colour mortar.
- Off-white framed windows and doors.

12.0 Access

12.1 Access will be facilitated via the existing access, following the part demolition of the existing garage structure and making good. A turning area will be facilitated within a courtyard area to ensure that motor vehicles can enter and leave the site in a forward gear. Parking provision will be provided on the basis of 2 parking spaces.

12.2 Access in and around the property will comply with Part M of the Building Regulations.

13.0 Conclusion

13.1 The principle of the scheme for a 'Windfall' development within the urban boundary of Barrow-Upon-Humber accords with the adopted Local Plan policies.

13.2 The property is sensitively designed to have regard to the site constraints, namely views in and out of the Conservation Area and mitigates any potential impacts upon trees with amenity value within the site. There is also an opportunity to add to the biodiversity of the area through additional tree and hedge planting to off-set the loss of existing trees. The proposed siting, design and layout mitigates any detrimental impacts upon the neighbour's residential amenity, due to the retained separation distances and careful positioning of upper storey windows.

13.3 The design and pallet of external materials provides an innovative design approach on a traditional property form and promotes good quality design, which is sensitive to its setting and context.

13.4 It is therefore respectfully requested that planning consent is granted due to the exceptional quality / design of the scheme, which will have a positive impact upon the Conservation Area.