

# **Design & Access Statement**

**1 Station Road, Gunness**

**DN15 8SU**

## **1.0 Introduction**

This Design and Access Statement has been written and prepared by Daniel McGready on behalf of the applicant, Mr J Chapman, to accompany and support a Planning Application for the demolition of an existing dilapidated bungalow and the construction of 3no. New Family Dwellings at 1 Station Road, Gunness, North Lincolnshire, DN15 8SU. The Local Planning Authority is North Lincolnshire Council. The site is located within the development boundary of Gunness and is not located within a Conservation Area or within the curtilage of a Listed Building.

## **2.0 Physical Context**

The proposed site is at 1 Station Road, Gunness, North Lincolnshire. The site at present currently has a dilapidated & run down dwelling. The new site will be accessed from Station Road.

The immediate area surrounding the site is predominantly private residential dwellings, which originate primarily from the late-20th Century.

There are a varied mix of building styles in Gunness and along Station Road, with detached & semidetached 2 storey dwellings and detached bungalows.

The site falls off from the road towards the farming field east of it.

The site has not been previously developed and is not within any Conservation Areas or adjacent to any Listed Buildings.

## **3.0 Social and Economic Context**

The buildings around the site are predominantly private residential dwellings. Dwellings represent a large percentage of the local buildings.

This part of Gunness, has a good level of available amenities and the single new dwelling will clearly not have an adverse impact on these, and will provide additional support to the local facilities.

The proposed dwelling is to be located within easy access of local shops, pubs, post office & garages and within 5 minutes drive / bus journey of Scunthorpe, and ring road around

Scunthorpe, which leads to the M180 motorway, for access to the rest of the motorway network.

The site is well located for access by Public Transport. Bus routes can be found close to the proposed plot, serving Scunthorpe and the surrounding villages thereafter.

The site located within existing residential development, and utilising the land for residential purposes will not see the town spread beyond its natural boundary.

#### **4.0 Involvement**

This Design & Access Statement will support a Full Planning Application for the creation of 3no. 3 Bedroom two storey Dwelling's.

#### **5.0 Evaluation**

The proposed scheme would not be considered to have a detrimental impact on adjacent residential amenity or local services, in fact it is considered that additional support would be afforded to the existing services.

It is important to retain and enhance the character of urban area, and a well-designed development, such as that proposed, would not have a negative impact overall.

The new property proposed shall comprise of 3no. detached, two Storey houses, with rear gardens, and ample off-road parking to the front of the property.

#### **6.0 Use**

The existing site is currently a disused, dilapidated and dated private dwelling.

The identified site will accommodate 3 new dwellings, parking area to the front and gardens to the rear. The site was chosen as it is suitable for development without compromising neighboring properties.

#### **7.0 Amount**

This Planning Application is for 3no. proposed new dwellings.

This application for the new dwellings includes the access provision, boundary treatments, landscaping, and parking provisions.

The proposed dwellings have been designed to meet the functional needs of the new owners who will occupy them. There are 3 generous bedrooms and ample living and entertaining space within each dwelling.

## **8.0 Layout**

Access onto the site shall be via a new dropped kerb access off Station Road, to the Eastern boundary, where the existing drive will be disused and the proposed driveway will be located on the southern boundary of the proposed site, moving any traffic away from the crossing point which is currently also used as a crossing point for children around school hours.

The visibility from the drive onto Station Road is very good.

The site layout has been designed formally, to follow similar lines to the neighbouring development to the south of the site. The layout of the house ensures that all windows do not overlook adjacent properties.

The dwelling will be no more prominently located than the existing adjacent properties, to ensure its location does not detract from the surrounding area or have an adverse effect on the street scene.

## **9.0 Scale**

The buildings locally are two Storey dwellings.

The form of the proposed properties is remarkable like the adjacent buildings in scale, with its ridge running at a remarkably similar height to the neighboring property, thus is deemed to be suitably scaled.

## **10.0 Appearance**

The proposed dwelling has been carefully considered to ensure that it does not impact negatively on the neighbouring, adjacent properties, or area as a whole.

The development will comprise of 3 no two storey properties, with 3 bedrooms. The new properties shall be a simple urban style, with details to match the closest adjacent property. The detailing and materials were chosen to create a subtle style, with rendered blockwork and concrete tiles to match, and a brick dwelling to the rear. These materials are similar to those found locally in the area. Windows and doors shall be white uPVC to the front two dwellings and grey to the rear, as are those on most of the surrounding properties.

## **11.0 Landscaping**

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.

Good quality hard landscaping will be introduced to the drive, such as gravel or subtle block paviors. The hardstanding will be laid to a slight fall to drain into the surrounding soft landscaping.

The hard-landscaped areas will be softened with incidental planting. All new planting will be of local, deciduous specimens, suitable for this situation and locality.

The property boundaries are currently formed with fences & hedgrows throughout, that shall be retained. A new 1.800m high close board fence shall be installed between dwellings for privacy reasons, allowing small gaps to the bottom of the fence panels for small animal movements.

To provide additional natural enhancements to general wildlife, new tree and shrub planting should be encouraged, from the following list.

Trees shall be planted as feathered whips or larger; shrubs shall be planted as at least 60-90 cm plants. All trees and shrubs shall be supported with appropriate stakes or canes and shall be weeded and maintained for at least five years. Any plants damaged or diseased shall be replaced in the subsequent planting season (November to the end of February).

### **Trees:**

Wild Service *Sorbus torminalis*

Silver birch *Betula pendula*

Domestic apple *Malus pumila*  
Domestic plum *Prunus domestica*  
Wild cherry *Prunus avium*

**Shrubs:**

Dogwood *Cornus sanguinea*  
Guelder rose *Viburnum opulus*  
Hazel *Corylus avellana*  
Redcurrant *Ribes rubrum*  
Californian lilac *Ceanothus sp.*

## **12.0 Secured by Design**

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 CS5 - Delivering Quality Design in North Lincolnshire.

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.

Policy CS5: Delivering Quality Design in North Lincolnshire states:

*"New development in North Lincolnshire should:*

- Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance."*

There are no public spaces on the site, and the site boundaries are clearly defined 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.

The level of natural surveillance on the site is high, as a result of its location adjacent to existing dwellings and on a main road.

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

The property shall benefit from 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.

### **13.0 Sustainability**

Where possible, this scheme will incorporate the highest standards of sustainable design.

The materials chosen for the construction of the works will be sourced from the most local manufacturers and suppliers possible, for example Sandtoft for the roof tiles.

The heating system for the building will benefit from the highest efficiency ASHP viably possible, coupled with high standards of insulation and workmanship.

Where possible, further elements will be assessed and incorporated to provide sustainable benefits to the occupiers and local environment.