



DESIGN AND ACCESS STATEMENT incl. HERITAGE STATEMENT 1.0

NEW DWELLING | 6-8 WEST STREET | SCAWBY

1.0 Introduction

This Design and Access Statement has been prepared by **keystonearchitecture** on behalf of the Applicant, to accompany a Full Planning Application for 1no. New Self / Custom Build Dwelling at 6-8 West Street, Scawby, North Lincolnshire, DN20 9AN.

The Local Planning Authority is North Lincolnshire Council, and the site is located within the Scawby Conservation Area.

The site is located within the development boundary of Scawby, and is not adjacent to any Listed buildings.

2.0 Physical Context

The proposed site is known as land to the rear of 6-8 West Street, Scawby, North Lincolnshire.

The immediate area surrounding the site is predominantly private residential dwellings, with some commercial facilities close by, including public house, shop, post office and takeaway.

The site is located to the West off West Street, served via an existing private drive to the rear of 6-8 West Street, Scawby, and is considered to be in a relatively secluded location within the village.

The site is currently part of the extensive rear gardens of 6-8 West Street, which is no longer considered suitable for the site. The site is located with the new development boundary of Scawby, and is also within the village Conservation Area

The Northern and Western boundaries consist of a mix of fencing and hedges, which shall be retained, whilst the Southern boundary consists of a low level brickwork wall at present. There are further trees and shrubs that will be affected, as identified in the supporting Arboricultural Report.

There are a varied mix of building styles adjacent to the site in the village, and the proposal for the new property takes some influence from many styles found locally.

The site is level off the access road serving it and is relatively flat throughout.

The site is bounded to the North and East by the wider residential development of Scawby, whilst the Southern aspect bounds the adjacent public house and car park.

The site is generally surrounded by development.

There are no known public rights of way over the site.

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, with the exception of a small number of shops, public house, post office, takeaway and the school.

Scawby has a good level of amenities for a rural village and the single new dwelling will clearly not have an adverse impact on these, and will provide support to the local facilities.

Local amenities can be found in the centre of the village, which provide services to support the wider local community and the creation of a new, single dwelling will not impact adversely.

The proposed dwelling is located within easy access of Scunthorpe and the A15, for access to Lincoln, Barton upon Humber and the Humber Bridge, and the rest of the motorway network.

The site is well located for access by Public Transport, and bus routes pass the site, with a bus stop in very close proximity of the site. The bus routes link the village with Scunthorpe and Brigg, as well as further outlying villages.

The site is well located within the village, and although doesn't form part of the important street scenes and effect the Conservation Area directly.

The site is well located within the village, due to its proximity amongst other residential properties, and adjacent commercial facilities.

4.0 Involvement

This Design & Access Statement will support a Full Planning Application for the creation of 1no. 5 Bedroom 2 storey Dwelling.

Due to the location of the site within the Scawby Conservation Area, a formal pre-application response was sought.

Pre-Application:

The pre-application response, reference PRE/2024/10 identified the initial sketch proposals had *"sufficient separation distance from the host dwelling to the front to prevent issues relating to overlooking and being overlooked"*.

The Conservation Officer identified that *"thought should be given to utilising a material palette that reflects Scawby possibly using a coursed, rubble limestone or red brick, pantiles and good quality traditional style windows and doors"*.

It was identified that the proximity of the adjacent public house should be considered in terms of noise assessment and mitigation.

On the whole, the proposal was largely considered acceptable.

Previous Planning Applications:

There are no similar or relevant Planning Applications close to the site of relevance.

5.0 Evaluation

The new dwelling is proposed to be sited on land to the rear of 6-8 West Street, Scawby.

As noted previously, the site is located within the defined development boundary of Scawby, and the response to the pre-app enquiry, suggests the principle of a new property on the application site, is acceptable.

There is a continued shortage of high-quality homes in rural locations, and the proposed single new dwelling would not be considered to have a detrimental impact on local services, in fact it is considered that additional support would be afforded to the existing rural services, such as the local public house.

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

The new property proposed shall comprise of a detached, 2 storey house, with rear gardens, garage, drive access and off road parking.

The site services are to be assessed in detail, but are believed to be suitable to support the proposal.

The relevant policies that relate to the proposal have been assessed and addressed as below.

The development plan for Scawby consists of the Core Strategy and Housing and Employment Land Allocations DPD of the North Lincolnshire LDF and the Saved Policies of the North Lincolnshire Local Plan 2003.

CS2 Delivering More Sustainable Development

The development is located in the centre of the village of Scawby, surrounded by established residential development to all sides, and is located within the defined development boundary.

The site, and village, are well located, minimising the need to travel and enabling journeys to be carried out on foot or on public transport. The site is well located to support the commercial facilities nearby in the village, reducing the need for travelling further afield.

Scawby is ranked 20th (out of 89) in the Sustainable Settlement Survey (Revised Settlement Hierarchy 2019) with 4 (out of 7) key facilities. The Survey outlines the sustainable benefits of the village, as below:

“Scawby is located in Ridge ward, on the B1207 to the south of Broughton and the A18 near the Motorway and Strategic Road Network, about three miles from Brigg. Scawby has areas of high landscape value and an area of importance for nature conservation to the north of the settlement. The surrounding land is of high agricultural grade. There are areas of important open amenity within the settlement. Scawby has a conservation area, and a Danish settlement on the site can be traced back to at least AD 877.”

Given that the site has established domestic properties to all 4 sides, and ranks as a highly sustainable location, it is considered that the scheme would not have a detrimental impact on the village, and should be considered acceptable when considered formally under a Planning Application.

CS3 Development Limits

The proposal is located within the development limit of Scawby, and is therefore identified as suitable for development.

CS5 Delivering Quality Design in North Lincolnshire

All new development in North Lincolnshire should be well designed and appropriate for their context. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context.

The proposed property style is considered to link closely to local traditional rural styles, and is designed to complement the location.

The design is considered to be of a high quality and the rural appearance is designed to respond to the rural context of the area, amongst newer properties in a similar style.

DS1 General Requirements

The Local Plan requires proposals to be designed so as not to unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.

The dwelling sits to the West of the host property of 6-8 West Street, some 30.000m away, and is to the North of the public house car park. The closest adjacent property to the North of the site, is nearly 20.000m away. It is considered that the setting of the new dwelling will not have an impact of the adjacent properties.

The new dwelling is located as close to the centre of the site as possible, increasing separation distances, and reducing potential impacts on neighbouring properties and their amenity spaces.

6.0 Use

The existing site is currently a vacant site under private ownership.

The identified site will accommodate a single new dwelling, detached garage, drive and gardens.

The site was chosen as it is suitable for development without compromising neighbouring properties, and Pre-Planning Enquiry confirmed that in principle, development on the site is considered acceptable.

The site is vacant and does not lend itself to any other use, such as commercial use, due to its location amongst existing residential development.

7.0 Amount

This Full Planning Application is for 1 no. proposed dwelling and associated access.

The application for the dwelling includes boundary treatments, landscaping and access and parking provisions.

The proposed dwelling floor area totals approximately 200m² (2,152sq ft) (excl. Garage).

The proposed dwelling has been designed to meet the functional needs of the new owners whom will occupy it. There are 5 generous bedrooms and ample living and entertaining space.

The site identified on the Location Plan totals approximately 1,073m² (0.10ha).

The dwelling has been positioned to allow for safe off-road access, parking and turning to satisfy highway safety.

8.0 Layout

Access onto the site will be taken from the existing access drive off West Street, previously installed to serve the property known as 6-8 West Street. Planning Application PA/2025/672 includes for alterations to allow new drive and garage facilities for 6-8 West Street, leaving the original hardstanding drive, available for access for the new property.

The proposed is constructed in an 'L' shape, with the front of the house facing East, and is set back from the road to allow ample access drive and turning space, whilst reducing its impact of the dwelling on the street scene.

The dwelling will be no larger or more prominently located than any adjacent buildings, to ensure its location does not detract from the surroundings and to ensure it does not detract from the surrounding area or have an adverse affect on the street scene.

9.0 Scale

The buildings locally are predominantly two storey dwellings. Most are large houses and are situated set back from the roadside, whilst the older, smaller properties are generally located closer to the roadside.

There is some correlation with regards building form, scale and materials used locally, as identified in Appendix C – Heritage Statement. The immediately adjacent buildings vary significantly, and the form of the new property following a similar pattern of being suitably scaled, with traditional design characteristics.

The new property has been designed to follow the scale of adjacent properties.

The roof pitches follow a common 40 degrees, with gable walls.

The proposed materials maintain links with existing local dwellings, to create a subtle, traditionally designed and scaled new property.

10.0 Appearance

The proposed dwelling has been designed carefully to ensure the use of as many traditional, rural features as possible. The proposals have been carefully considered to ensure that they do not impact negatively on the neighbouring, adjacent properties, or area as a whole.

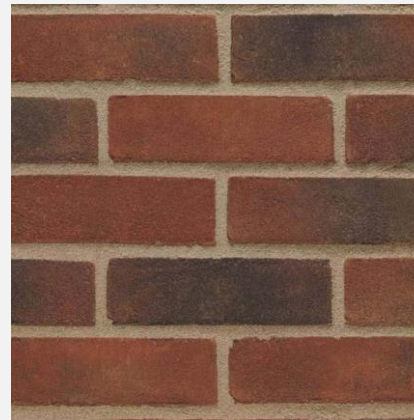
The development will comprise of 2 storey property, with 5 bedrooms, en-suite and bathroom. The new property shall be a simple rural style, with traditional details and materials to create visual features.

The detailing and materials were chosen to create a subtle rural style, with red multi facing brickwork and roofs befitting clay affect pan tiles. These materials are similar to those found locally in the village, where a combination of red brickwork and pan tiles can be found.

Windows and doors shall be off white / pale cream uPVC flush casement timber style.

The design of the property is considered traditional and suitable for this rural location.

Below are example photo images of the proposed materials:



Wienerberger New Red
Multi Gilt Stock brickwork



Marley Anglia interlocking clay effect
pan tiles in Old English Dark Red

11.0 Landscaping

To ensure the retention of as many natural site elements as possible, as many 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 permeable gravel.

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

To provide additional natural enhancements to general wildlife, further tree and shrub planted 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 that become 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.

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

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.

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.

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

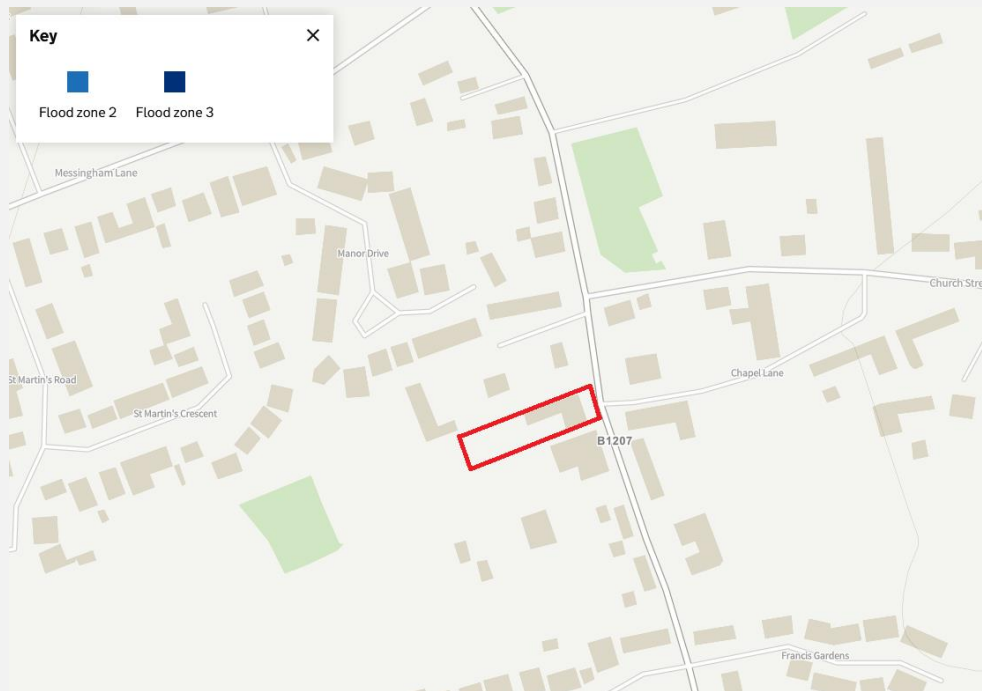
Where possible, further elements will be assessed and incorporated to provide sustainable benefits to the occupiers and local environment.

Appendix A Environment Agency Flood Zone Plan

Flood Risk from Rivers or the Sea

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.

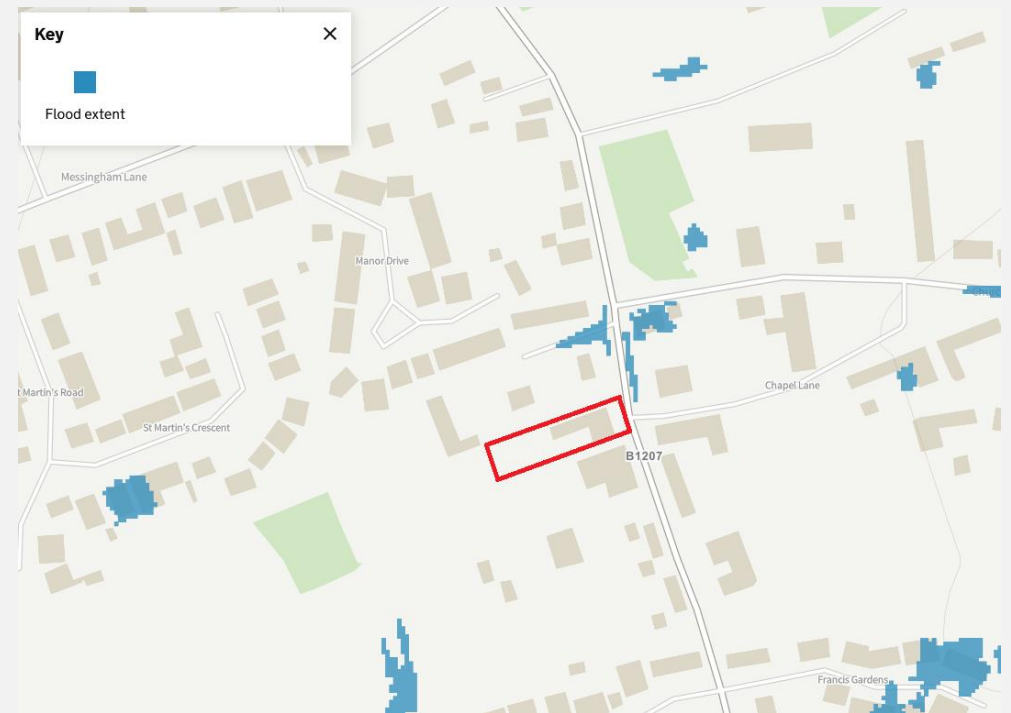


Appendix B Environment Agency Flood Risk from Surface Water Plan

Flood Risk from Surface Water

The proposed site is also in an area, which falls outside the extent of a flood from surface water.

The location is at very low risk, which means that each year this area has a chance of flooding of less than 0.1%.



Appendix C

Heritage Statement

Introduction

This Heritage Statement has been prepared by **keystonearchitecture** on behalf of the Applicant, to accompany a Full Planning Application for 1 no. New Self / Custom Build Dwelling at 6-8 West Street, Scawby, North Lincolnshire, DN20 9AN.

The Local Planning Authority is North Lincolnshire Council, and the site is located within the Scawby Conservation Area.

This document will assess the implication of the Application on the significance of any Heritage Assets.



View of East Elevation, Looking West.

Assessment

To assess the impact of the proposed new dwelling on the character of the Conservation Area, an analysis of the character is identified below.

The proposed site is known as land to the rear of 6-8 West Street, Scawby, North Lincolnshire. The host site is an early 19th Century property, with more recent updates and adaptations including a modern rendered finish. The site is also located within the Scawby Conservation Area. The proposed site is not visible from the public realm.

The site is located off West Street, in the centre of the Conservation Area, behind the host property of 6-8 West Street. The rear of the property is largely hidden from public view.

Buildings locally comprise of 18th and 19th Century houses, generally single or two stories in height, in local limestone, red face brickwork or rendered, mostly with clay pantile roofs, although there are examples of natural slate.

The variation in styles is typical of rural developments such as Scawby. It is often the case that these villages grow sporadically over Centuries, and the properties vary in appearance, scale and position. Scawby is a prime example of this.

Below is an extract from the Local Authority Conservation Area Appraisal, identifying the character of Scawby:

“Scawby lies within the Nelthorpe family estate, which is based at Scawby Hall, in the village centre. The growth of the village and the present appearance of the conservation area have been largely determined by the past patronage of the Nelthorpe family.

The 1907 map shows that Scawby was at that time a nucleated village based around the green, almshouses and the church with some ribbon development along the main road, and the larger houses in their more substantial grounds located to the north and south. The historic core is Church Street, the eastern approach road from Brigg.

The conservation area covers the historic core; includes the area around Church Street, and; extends north and south along Vicarage Lane and West Street.

Buildings within the area are usually located on the edge of the pavement or road although some of the later 19th and 20th century buildings have small front gardens.

Most of the properties face the road although there some low ranges such as the almshouses and stables which run at right angles to the street and extend back into long plots.

The influence of estate ownership has shaped the architecture and appearance of many properties in Scawby, the Hall itself setting the lead with features and detailing replicated in the cottages and farm buildings of the 18th and 19th centuries. Other historic buildings within the village follow the local vernacular, although the larger houses such as the Grove display a more national architectural style.

As most of the buildings along Vicarage Lane and West Street were not in estate ownership they have a less unified appearance than those do in Church Street. In the north the buildings are set in large wooded gardens. Towards the southern end of the village however, the buildings are more densely packed and architectural quality and detailing beings to decline due to alterations, loss of original features and mediocre modern infill development.

South of Messingham Lane the townscape takes on a slightly different character and appearance, the woodland setting gives way to more densely built form. The building plots reduce in size and the front building line follows the back edge of the pavement.

South of Church Street is the commercial centre of West Street with buildings on both sides of the road. The two storey whitewashed guest house and the cream rendered Public House the Sutton Arms are both 19th century vernacular buildings. The pebble dashed 1930's shop, the 1960's Post Office and chip shop, and the Tudor-style shop are a more eclectic group of buildings.

To the south residential properties prevail, with some more cottages in the local vernacular on the West Side.”

Below are a series of photographs of adjacent buildings, showing the variation in building forms and style in this part of the village:



The Sutton Arms, West Street.



5 Vicarage Lane.



Abraham's Cottage, West Street.



1-3 Chapel Lane.

The site, known as land to the rear of 6-8 West Street, consists of an overgrown garden, including grass, shrubs and trees, formally part of the managed gardens of the host property. The land has been largely left to deteriorate and become overgrown, largely due to its size.

The host property is a 19th Century two storey property, with modern flat roof former shop, attached to the Northern side of the building. The property has received modern, pebble dashed render and uPVC windows which has eroded its character, and is considered a building of neutral impact on the Conservation Area.



To the rear of the property are a series of mid-20th Century outbuildings, with flat roofs and in poor condition, built from brickwork and corrugated metal cladding. These buildings are proposed to be removed entirely, and are under consideration of PA/2025/672.

The outbuildings to the rear of the property, within the private rear garden, are largely hidden from view, and are of no architectural merit. Their demolition would remove an unsightly element from the Conservation Area, allowing access to the new property.

The proposal for the site will see a new detached purpose built 5no. bedroom family home with detached garage, access and landscaping.

This Planning Application is necessary to see the best use of the former garden area which is currently unused and likely to fall further into disrepair if not developed.

The site contains a series of modern outbuildings, to be demolished under a separate Application, and extensive, overgrown shrubbery and trees. The proposed property on the site will provide suitable accommodation for the Applicant and their family.

The proposed dwelling has been designed taking into consideration the information resulting from this Heritage Statement.

The dwelling shall comprise of 5 bedrooms and flexible living accommodation, with private gardens, access drive and turning area and garaging for 2 vehicles.

In relation to the key points noted in the Conversation Appraisal, the proposed property shall be constructed in red multi brickwork, with weathered red pan tile roof to match the clay pan tiled roofs found locally.

The proposal is not located in a key, visible position, although the character and simple rural style proposed maintains links to the wider Conservation Area. The gable fronted aspect is considered similar to the adjacent Abraham's Cottage to the North, as is the dark red brickwork proposed.

The roof tiles and prominent chimney maintains links to properties such as the Sutton Arms to the South, and 5 Vicarage Lane to the North.

The off white / pale cream timber effect windows, finished in a flush casement style, are reminiscent of the timber windows traditionally found in the centre of the Conservation Area, although many have been replaced with modern white uPVC windows.

It is considered that the proposed new dwelling is sympathetic to the host property, adjacent properties and wider Conservation Area, and does not have an adverse effect on the character of setting of the Heritage Asset.

The Scawby Conservation Area protects the area from adverse development which would impact on the Heritage Asset. The Asset is taken as the Conservation Area as a whole.

The single new dwelling is considered a sympathetic and subtle addition to the village, located in a secluded position within the Conservation Area.

The appearance is designed to be subtle and unobtrusive, with matching local style materials and windows styles, with a scale and gable form in line with adjacent properties in the Conservation Area.

It is considered the single new dwelling will have no negative impact on the Heritage Asset, mainly as the works are considered subtle and rural in scale and appearance, and are located away from public aspect.

In the context of the significance of the proposals within the Conservation Area, it is not considered to amount to substantial harm to, or loss of significance of the designated heritage asset.