

Design and Access Statement - Planning Application for six residential dwellings north of Main Road, Filby

1.0 INTRODUCTION;

This report has been produced to support the planning application for 6 new dwellings on land located north of Main Road in Filby, which is specifically situated opposite Poplar Drive. The site was previously used for agriculture, but the shape of this land makes it difficult to farm effectively or productively, as the size of farm machinery is ever increasing, making it challenging to farm corners of fields.

The proposal is to have 6 new modest two-storey dwellings which emulate other dwellings within close vicinity of the site. The proposal is to make use of natural, local materials to include red brick and pantile roofs.

The design has been augmented by a need to ensure the street-scene is maintained, so that the development does not turn its back on Filby, and the impact on the surrounding area is minimal.

This document explains in detail the design and ethos, and reasoning behind the proposal.

2.0 SITE LOCATION;

The site is located off Main Road, in Filby and is more specifically situated opposite the entrance to Poplar Drive, an existing housing development.

There are views to the north with the rear boundary of the site being in-line with the Cherry Tree House to the east. To the west is Hall Farm House.

We include a Google Earth image below to accurately show the location and situation of the proposed development.



3.0 LAYOUT;

The proposal is for 3 two-storey, 3 bedroom detached dwellings, 1 two-storey 2 bedroom detached dwelling and a pair of two-storey semi-detached 2 bedroom dwellings, all with attached garages. The three bedroom properties have integral double garages and the two bedroom properties have integral single garages.

The design has been arrived at after careful consideration of the local area, comments from people living in the locality, and detailed discussions with Great Yarmouth Borough Council Planning Team. This includes the desire for smaller, modest homes that younger families could inhabit.

The rooms have been orientated to make best use of natural light, which reduces the reliance on artificial light. The 3 proposed dwellings to the rear have been designed to benefit from views to the north, whilst the 3 proposed dwellings to the south have sought to maintain the street-scene along Main Road. The gardens of all six properties are set to the rear, facing north, ensuring privacy and security is maintained.

There are a number of trees which benefit from temporary Tree Preservation Orders, and the layout below ensures that all of these trees can be protected and retained, with tree T5 being retained to the east of the proposed access.

The image below depicts the proposed layout of the site.



GROUND FLOOR
PLANS / SITE PLAN
Scale 1/200

The design has been guided by the buildings and forms within the surrounding area. Inspiration has been taken from the local character, with the use of modern materials. The below images depicts the proposed view of the site from Main Road, Filby, with the southern border being comprised of low level hedging



On the advice of the Local Planning Authority, access has been determined as being best located away from the junction serving Poplar Drive, and rather located further east. This is supported by the Transport Note included with this planning application. No objection has been received from Highways.

4.0 DESIGN PRINCIPLES & JUSTIFICATION OF PROPOSED WORKS

We have considered the character of the local and surrounding area, and in particular the village of Filby. Filby has an eclectic mix of housing styles and periods, but it does have an established street-scene. Many of the houses are two storey, with some bungalows, mostly with tiled and pitched roofs. The materials used include brick, painted brick, and plastic masonry.

The proposal comprises of a mixture of detached and semi-detached two storey dwelling with connected single storey garages to the front and single storey dining room extensions to the back.

Window profiles will be modern in form and style. Modern materials are proposed, with a preference for red brick in the external elevations.

Dwellings to fully comply with modern Building Regulations SAP standards

5.0 SUSTAINABILITY

This proposal will include photovoltaic panels, connecting to Air Source Heat Pumps to provide heating. Walls will be insulated to meet with current Building Regulations requirements. Locally sourced materials will be used where possible.

Boundary definitions will be created with timber fencing, with the southern elevation along Main Road proposed to be planted with hedging.

Sustainability is a fundamental aspect of this construction project. There has been careful consideration for environmental implication during the design process.

The main points which have been considered and incorporated are as follows;

- Considering orientation and natural light to reduce reliance on artificial lighting and to increase thermal gain (reducing the need for heating)
- grey water recycling in the form of water butts; promoting the re-use of rainwater for plant watering and car washing etc
- high levels of planting throughout the site
- high levels of thermal efficiency within the building envelope
- incorporation of renewable technologies like photovoltaic panels and air source heat pumps
- sourcing of materials locally where possible.
- retention of trees with Temporary Tree Preservation Orders.

Every step will be taken during the construction process to minimise waste and reduce environmental implications. Whether this be through re-using any materials where possible, sourcing materials locally or via the selection of materials with reduced embodied energies.

6.0 LANDSCAPE

The landscape design of any projects is as important as the architectural design. It acts as a means to create a much more pleasant living environment for any eventual occupant. It also assists with creating a sustainable

form of screening, whether this be between individual plots or to assist with making the proposal appear to create a transition and blending in with the surrounding landscape.

This site has employed all of the above within the landscape scheme. The proposal is intent on being as green as possible, with native hedgerows between dwellings, native trees planted in each individual plots and other low level planting. This will ensure that the site is well situated within its rural location. The landscape proposal is intent on creating an increase in the ecology of the site, creating places for nesting birds, butterflies and bees. This will promote to the eventual residents the importance of being surrounded by nature.

7.0 PLANNING

We understand that Great Yarmouth Borough Council are currently unable to show a five-year housing supply, and therefore the presumption of favour of sustainable development takes precedent. The applicant is aware that the Filby Neighbourhood Plan is being prepared, but in the absence of this document, has worked closely with officers of the Local Planning Authority, including Robert Tate and Sam Hubbard to design a proposal that meets the criteria of the Great Yarmouth Planning Department.

The applicant first discussed the land north of Main Road with officers from GYBC in 2017 where it was suggested that an application on the western edge would be supported as being in keeping with the surrounding landscape. The officers were Graham Clarke and Kim Balls. In 2019 Gerald Chibumu, a planning officer from GYBC supported this statement, so long as the application met with all planning criteria.

An application was submitted at the start of 2020, and feedback was received from Robert Tate, Planning Officer, and Sam Hubbard, an officer from Strategic Planning at GYBC. The feedback received was for the dwellings to be increased in number from 5 to 6, and to include a greater variety of dwelling types, and therefore a pair of semi-detached two bedroom dwellings were added.

Feedback was received requesting that the three properties to the south of the development be turned so that they faced Main Road Filby, and that they be positioned closer to Main Road, in order to present a continuous street scene, with secure gardens to the rear of the properties.