

Design and Access Statement

22 December 2025

Construction of a Detached House for Care Facilities

1. INTRODUCTION

This statement has been prepared in support of this planning submission for the construction of a detached house to provide residential care facilities for 4no. children under the C2 planning use class on Orchard Road. This statement has been prepared on behalf of the applicant, Abbey Estate Ltd, the owners of the site, by Duncan Scott of SDP Architecture.

This statement has been prepared under the requirements of the Town and Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content have been informed by the Planning Practice Guidance (PPG 2014).

Design and Access Statements should also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They should detail any consultation undertaken and how the outcome of this consultation has informed the proposed development. Applicants should also explain how any specific issues which might affect access to the proposed development have been addressed. Considering the guidance on Design & Access Statements, this statement first describes the context in terms of location, site history and environs. It then describes the planning policy context of the proposals. The statement goes on to explain the proposals in terms of design and access.

1.2



Proposed Development Site

The application, which is a C2 Use Class application proposes the construction of a new detached house on Orchard Road. The site is currently part of an overgrown garden belonging to 5 Orchard Road, Kirkby in Ashfield. And has a slope from the front to rear of the plot.

Having regard to the location of the site and its relationship with surrounding development, any site development in our view should conform to the following;

Be appropriately sited. Due consideration should be given to the relationship of any dwellings to existing adjoining dwellings. Appropriate dwelling relationships should be created with adequate separation distances.

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Be appropriately scaled and designed. Any development should seek to complement existing development. Dwellings should not exceed two storeys in height. The site is considered to be suitable for one large property'. The mixed character of buildings in the locality would suggest that there is some flexibility in terms of a design response. However, it is clearly desirable that materials draw from and reflect the local palette of materials.

Be suitably accessed. The proposed private drive including proposed alterations is considered suitable in scale for this dwelling. Suitable provision should be made for parking and vehicle turning within the site.

Be suitably screened and landscaped. Suitable screening to the site should be maintained and where appropriate enhanced. Any detailed scheme of landscaping should be accompanied by detailed landscaping proposals.

Have due regard to neighbouring dwellings. Dwelling design should ensure that the development does not give rise to unacceptable overlooking or privacy loss to neighbouring properties; notably the dwelling to the South. Appropriate separation distances have been considered

Site Appraisal

The site is the location of an existing previously enlarged family home. The house is situated by the junction of 3no. roads as previously described.

The site is enclosed by residential dwellings to the East and South and also to the West across Sandy Lane.

The main views from the house are to the East and West and large windows and doors are located on the East Elevation to take advantage of both the garden and the sunlight.

1.2 Design Objectives

The vision responds to the current and future needs of my clients, with the overall aim of providing a high quality and sustainable development. There are several key principles and design objectives which have informed the proposed development, and which are explained in more detail within this Design and Access Statement, namely:

- To deliver a high-quality development that is sustainable, safe and attractive, with a 'sense of place'.
- To create an appropriate development in terms of scale and that refers to the local vernacular and materials.
- To promote sustainability and reduce energy consumption.

1.3 Design Team

The Planning application and relevant drawings has been produced by the design team comprising;
Chief Designers: SDP Architecture

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2. Assessment of the site

2.1 The Existing Site

The application site ('the site') is located at 5 Orchard Road, Kirkby in Ashfield

The site is a disused garden area of 5 Orchard Road

The surrounding area is a mix of residential housing styles and sizes.

According to Ashfield District Council, the site is not in a Conservation Area.

2.2 Heritage Context & Background

The proposals are located outside of any designated conservation area

The proposed development has been carefully designed to ensure that it does not adversely impact upon the setting of any neighbouring properties

2.3 Site Topography & Access

The application site slopes quite severely from the frontage on Orchard Road to the rear boundary hedge.

The access is from Orchard Road and a new dropped kerb will be required.

2.4 Site Land Use

The application site is currently an used section of garden

2.5 Highways & Transport

Vehicular access will be gained from Orchard Road which is a residential road serving housing.

Access to the house and parking will be from a new highway access point onto Orchard Road

There are regular bus services operating on The Hill/Chapel Street with bus stops within a 3 minute walk from the site

2.6 Flood Risk & Drainage

The site is indicated as being in an area with a Very Low risk of flooding from rivers and the sea – less than 1 in 1000 chance of flooding in any given year.

A drainage system will be designed to integrate with the existing surface water drainage into the main sewer system on Orchard Road

2.7 Geotechnical Conditions

A phase 1 and 2 ground investigation report has not been completed and not considered necessary

Made Ground topsoil has been encountered to a maximum depth of 0.4m below which comprised various anthropogenic materials. The topsoil depth in HDP4 was unproven.

2.8 Local Facilities, Access & Movement

The site is located near to the town of Kirkby in Ashfield which offers a variety of cafes and retail amenities.

The site has good access to public transport with bus stops near the application site

2.9 Ecology

The intended site is a unused section of garden which has not been maintained in a number of years. An

Ecology report has been prepared and submitted with this application. It is intended to purchase off-site BNG

units and a quotation is attached. These units would be purchased upon a successful outcome of this application

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3. Planning policy & Consultation

3.1 Previous Planning History

Year	Reference	Type of Application	Proposal	Outcome
2019	V/2019/0320	Outline planning	One dwelling + garage (all matters reserved)	Approved with conditions
2020	V/2020/0279	Full & Householder	Dwelling and associated access	Approved with conditions
2025	V/2024/0496	Full planning	New dwelling	Refused

3.2 Relevant Planning Policy

The policies considered to be of relevance to this application site/proposal would be as follows:

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out planning policy guidance at the national level, the document and was updated in September 2023. In relation to creating well-designed places as noted in Section 12,

paragraph 127 of the NPPF states that planning decisions should ensure that developments:

will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The design also considers the following policies set out in the NPPF;

- Paragraph 8 of Section 2:

‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

- Section 12, Paragraph 135:

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- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

This design also considers the following policies:

- Section 6 Building a strong, competitive economy
- Section 7 Ensuring the vitality of town centres
- Section 14 Meeting the challenge of climate change, flooding and coastal change

4. Design Evolution

4.1 Proposals

The proposals for the development seek to redevelop the site which had been an unused garden area.

The proposed new building will create a 4 bedroom house to accommodate children in care under the C2 class use.

There is a well documented and increasing need for children's residential placements within Nottinghamshire. Local authority data continues to show a rise in the number of children entering care, alongside a shortage of suitable, high quality homes within the county. As a result, many Nottinghamshire children are currently being placed outside their home area, often at significant distance. This creates disruption to their education, health support, family contact, and overall stability.

The proposed children's home in Kirkby will directly support Nottinghamshire's sufficiency strategy by increasing local placement capacity. Establishing this home will provide a safe, stable, and nurturing environment for children who would otherwise be moved out of area due to limited availability. It will also enable Nottinghamshire to retain its children within their communities, maintaining vital links to schools, services, and support networks. Approving this development will contribute to improving outcomes for vulnerable children and reducing the reliance on external placements. The home will play an important role in ensuring that Nottinghamshire children can remain in Nottinghamshire, close to the people, places, and professionals who know them best.

4.2 Layout and Scale

Proposals include a detached house containing 4 bedrooms and office to the first floor with staff Bedroom, Kitchen, Dining and Living area with parking for 2 staff and manager to the front of the house.

The layout of the proposed new building will be similar to a normal home rather than an institutional appearance, which will help the new build sit well within the context of Orchard Road.

External wall openings have been carefully designed to maximise natural daylight to each of the dwellings on all Elevations with due regard to any potential overlooking to neighbouring properties, Windows facing neighbouring properties will have obscure glass to the first floor.

Each of the bedrooms have been sized to meet and exceed National Described Space Standards (NDSS) and are Part M compliant. Internally, there will be staircase to the centre of the new building

4.3 Appearance and materiality

The design aesthetic has been chosen to complement the existing houses on Orchard Road.

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Referencing local historic and vernacular building materials, the building is to be constructed from a traditional render with accent blue banding around the building at ground level. The pitched roof will be covered in grey concrete duo roof tiles with black upvc guttering and downpipes.

Externally, there will be a mix of hard and soft landscaping around the new building.

To improve the overall energy efficiency and external appearance of the building, all glazing will be double-glazed units, all external walls and roofs will be insulated to meet current and recently improved u-values.

4.4 Access

Part of the proposals include 3 new car parking spaces for the development of which 1 is indicated as accessible. It is proposed that 1 vehicular parking spaces- will have an EV charger..

Whilst the site is located within a highly sustainable location, whereby staff travelling to the site would have ample opportunities to use the existing walking / cycling provision and public transport services, it is acknowledged that there could be an element of residual staff parking demand.

Any residual and visitor parking demand would be required to use the unrestricted on-street provision in the locality.

A new bicycle storage area will be incorporated in the design to the side of the building in a secure location. A total of 4 cycle parking spaces will be provided on site, as shown on the site layout plan. Such cycle parking levels represent a supply of one space per 1 bedroom, which is considered to be appropriate for the site.

When considering the local and national planning policy guidance in respect of transport and highway design, it is asserted that these proposals are consistent with the broader aims and objectives of ADC. It is therefore concluded that the development proposals should be acceptable to Planning and Highways Officers and that they may provide their approval in principle for the scheme.

In line with the arrangement currently adopted at the existing public house, it is expected that refuse collection will occur from the front of the new house ..As part of a managed strategy, bins located in the external secure bin store noted on the site plan, can be brought out kerbside for easy collection.

4.5 Utilities

New metered supplies are required for the development. Liaison with the utilities companies is currently on going and firm quotations for new connections are being obtained.

Incoming Gas Service

Not applicable. Gas supplies are not provided in accordance with the low carbon sustainability requirements for the scheme.

Incoming Water Service

New incoming mains cold water infrastructure shall be provided to serve the dwelling via a connection to the local Severn Trent Water network.

To ensure reasonable water pressures at all outlets, a packaged combined breaktank and water booster pump set assembly shall be provided, comprising a 'scubatank' arrangement or similar, located below main stairs at ground floor level.

The new incoming mains water infrastructure requirement has been assessed as 1.149 ltrs/sec.

Liaison with the Utility Authority is ongoing and a firm quotation for the new incoming supply is awaited. It is considered that the new water supplies may be derived locally without significant adverse environmental impact.

Incoming Electricity Service

The incoming electrical supply shall be provided from a connection to the Distribution Network Operator infrastructure network. Liaison with the Utility Authority is ongoing and a firm quotation for the new incoming supply is awaited.

It is considered that the new power supply may be derived locally without significant adverse environmental impact.

Telecommunications Utility Service

Active incoming lines for voice and data services will be provided throughout the house

Residential cables (BASEC Approved) will be installed to all outlet points utilising cable tray containment.

4.6 Landscaping

A detailed landscaping plan is under consideration

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4.7 Surface Water Drainage

The existing site is greenfield in terms of its rainfall runoff response.

The local geology has been desk assessed, and the infiltration potential of the soils has been assessed. It has been concluded that areas of the site may be suitable for the use of soakaways.

Any soakaway drainage construction should not be constructed within the made ground or 5m of any existing or proposed building.

4.8 Foul Water Drainage

The proposal is to connect into the existing main drainage system in Orchard Road for the new build structure.

4.9 Substructure

Due to the relatively linear line loads and the site soil conditions; the chosen foundation solution is ground bearing mass concrete wide strip footings. In certain areas, where deeper made ground may be encountered, some deeper footings may be necessary to reach a natural stratum founding level.

If the founding strata is encountered at depths shallower than anticipated there is scope to reduce footing depths, however, foundations must be founded at a level of a minimum of between 0.6m – 1.3m bgl.

5.0 Conclusion

This Design & Access Statement has demonstrated that the site context and relevant planning policy has been considered in developing these proposals. The proposals would result in the provision of a new energy efficient dwelling in a sustainable location.

The new dwelling would provide much needed accommodation for Nottinghamshire children as has been detailed earlier.

This statement has addressed all relevant planning and environmental considerations, and the proposals are considered to comply with relevant planning policy. It is therefore respectfully requested that planning permission is granted.