

Design & Access Statement

This planning application relates to changes focused on “Plot of land South-East of Fynney Street”, which is the smaller of two interlocking pieces of land [the other known as “Plot of land South-West of Fynney Street” which were purchased by the planning applicant [/current owner of 3, Fynney Street] in September 2024. Refer to [DOC REF Plan-LOC] Location Plan (v1.0).

Note: Whilst the former registered proprietor of these plots was not a resident of Fynney Street, the two plots had previously been in the ownership of the former owners of 3, Fynney Street.

The proposed changes are intended to:

- support and enhance access to both plot(s),
- increase the use of both plots for the purpose of leisure (a children’s play area and an inviting garden for adults enjoy) and aiding physical and mental wellbeing (through the activity of gardening and growing seasonal fruit and vegetables for consumption),
- provide an all-weather, multipurpose area required in part to help with maintenance of the larger/combined plot(s),
- support long term plans to improve biodiversity of the combined plots through the creation of a wildlife garden including a small pond,
- improve the appearance of the plot (from the street) for the enjoyment of the local community (we have already had many compliments from local residents and frequent visitors to the area),
- create a view of the neighbouring All Saint’s Church which has not been seen for many years. The proposed access point aligns with the beautiful large stained-glass window which is located at the altar end of the church,
- encourage increased interaction with the local community through; use of the garden by invitation, the distribution of free garden produce such as fruit from existing trees/bushes, and supplying materials for local crafting groups, for example holly and fir tree off-cuts for wreath making.

Where possible, the intention is to use natural materials; with preference given to matching features on neighbouring plots and the surrounding area.



Figure 1

The existing wooden fences were a modern addition that were not maintained and are now beyond repair [see Figure 1]. Rather than renew with a similar, modern fence, we believe two sections of hedgerow and a metal gateway, in keeping with the neighbouring plot will be more appropriate in our conservation area. In order to gain access and complete works to date we removed two of the fence panels and erected a temporary barrier

[See [DOC REF Photos-FR] Front - Current vs Proposed (v1)]. A hedgerow was planted behind the existing fence panels mid-2025 however its growth is slowed by the lack of light caused by the hedgerow and overlooking trees on the neighbour's property. Planned maintenance of the hedgerow to an intended height of ~1.5m will help to retain the view of the neighbouring All Saint's Church.

A pair of traditionally styled metal gates are intended to provide access and maintain security whilst also increasing natural light and providing a view of the neighbouring All Saint's Church. The previous owner/resident of 3 Fynney Street, erected the fence, and behind that a row of leylandii, effectively landlocking the plots and blocking the view of All Saints Church [see Figure 2 showing how it looked in 2018].



Figure 2



Figure 3

The lack of access is a major factor in why the boundaries were not maintained and the two plots became overgrown and unutilised [see Figure 3 showing what the plot looked like beyond the fence boundary in August 2024]. The leylandii were cut down (leaving ~1.8m dead stumps) by the previous owner in 2019 following one of the trees being blow down into the road during a bad storm.

The use of natural colour pea gravel [discretely retained by ACCO gravel grids] reflects the preference to utilise the shallower (-6.5°) gradient of the "Plot of land South-East of Fynney Street" as an all-weather, multi-purpose area. Consideration has been given to alternative finishes (i.e., grass) but the lack of natural light (due to the neighbouring sycamore trees) and restrictions of use due to weather were contributing factors against. The use of gravel provides a porous surface whilst the -6.5° gradient directs residual water to the soil borders.

Access to this area is via the proposed gateway [which allows easy, single level access from the pavement]. This area provides:

- Access to the larger plot ["Plot of land South-West of Fynney Street"] who's steeper gradient is more difficult for some to traverse.
- An area of open space which can be used in all weathers/seasons (i.e. for play, dog walking, etc.).
- A seating area (wooden bench with planters) and raised wooden planters, providing an accessible space for people with physical limitations (wheelchair users or those who cannot manage the steps or steeper gradient of the larger plot) to benefit from the plants

and enjoy the view of the larger plot. The planters are also intended to help to reduce the amount of visible gravel.

- Vehicle and trailer access to aid transportation/loading/unloading of items including soil, manure, wood chip, and garden waste [where the intended compost/leaf heaps, dead hedges do not support]. The gradient of the slope ensures that the view of the church from street level would not be disrupted by any vehicle that may be parked there for short periods of time [see Figure 4]. On-street parking is difficult due to the narrow road [with double yellow lines on the opposite side of the road, and its close proximity of the town centre (shoppers/workers) and Ballington House care home (whose staff use Fynney Street as overflow parking for their 12-hour shifts)].

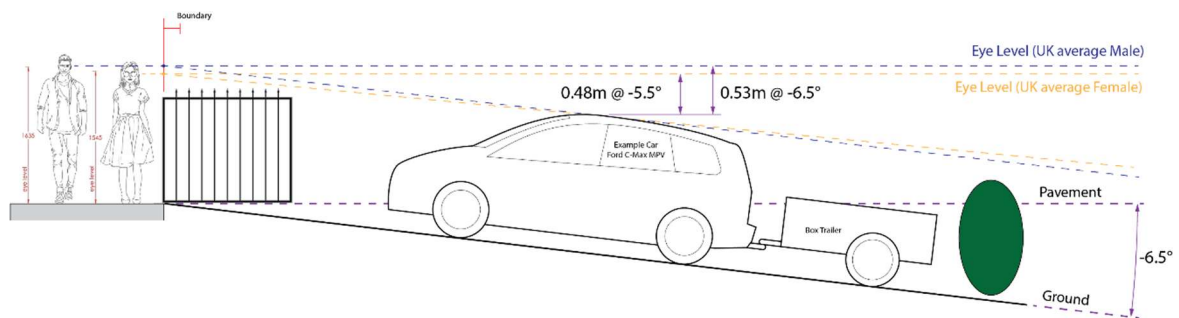


Figure 2