

PROPOSED NEW BUNGALOWS at 59 – 61 BROADWAY, CROWLAND, LINCS.

for

WILCOX GROUP LTD

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located adjacent at 59-61 Broadway Crowland PE6 0BH

1.2. The site has had the benefit of two separate Planning Approvals. H02-0048-07 for the construction of four terraced houses, at the front of the site and H02-0731-07 for the demolish of existing lock-up garages and construct two detached bungalows, at the rear of the site. Although the work never began on the proposal at the front of the site. The rear proposal was partially implemented with the rear most bungalow's super structure being built. This has been utilised within this current application.

1.3. The rear development stopped due to the discovery of ground contamination they was thought to have been fully remediated and legal proceedings where begun against the contamination removal specialists.

1.4. The contamination has now been remediated, to everyone's satisfaction and the site in now ready for development.

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Director: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Design Associate: Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

2. SITE ASSESSMENT

2.1. The site is bounded on the south, east and west sides by residential properties of differing periods. To the south is an open domestic garden area. To the east, is a rather porous row of dwellings fronting on to Chapel Street. These are mainly single storey dwellings separated from the application site by their respective rear gardens. To the west is a two storey house which faces north and south, and a backland bungalow situated on the other side of a two metre high boundary wall. This boundary wall does, in fact, run the entire length of the western boundary.
2.2. The site is largely clear apart from the previously mentioned partially built bungalow to the rear.
2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
2.4. Existing garden areas vary in terms of size and orientation, although the *general* development pattern is of small dwellings with correspondingly small garden areas
2.5. Building periods and "styles" vary significantly in the area generally, but the buildings immediately surrounding the application site are of the latter part of the 20th century. The cottages on the corner of Chapel Street and Broadway, and number 3 Chapel Street are of earlier date, but are of limited architectural or historic value.
2.6. Building types are all of traditional construction, with a broad mix of brick and roof covering types and colours. Detailing equally is of many different forms including corbelled eaves, boxed eaves, slated roofs, concrete tiled roofs, pvc windows, timber painted windows, timber cills, stone cills etc.
2.7. Boundary treatments vary significantly, including a number of timber fencing styles, and brick walls
2.8. Landscaping is largely informal and unplanned in an overall sense. No trees of note appear to affect development.

3. EVALUATION

3.1. <u>Opportunities</u>

3.1.1. The opportunities for development in a broad sense has been established as a part of the lapsed Planning Approvals.
3.1.2. The site is 1693m², in area, of untended land that has been allowed to become overgrown. It has become an eyesore and irritation to the surrounding dwellings.
3.1.3. There is an opportunity for single storey development on the application site, since surrounding dwellings are such that they will not overlook the application site, and the proposed dwellings will not overlook nor be overbearing to the neighbouring dwellings.

3.2. <u>Constraints</u>

3.2.1. The building design and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.
3.2.2. Any residential development proposal should take account of the general character and grain of the established area, in this area of Crowland an eclectic feel is very evident

4. DESIGN

4.1. Access to the bungalows is afforded by means of a private drive from Broadway. It is also arranged such that parking areas sit away from the main highway and with adequate turning areas. It is intended that the bungalows will be occupied by retired people. The size, likely market value and accommodation have been designed towards this end. It is not intended therefore that traffic movements through the entrance will be great. The close proximity to central Crowland makes it also within walkable distance for the elderly.

4.2. The detached bungalows themselves are of simple, traditionally constructed design with pantiled or roofs and good quality stock type facing bricks typical of older residential and agricultural buildings in the District. Eaves details comprise projecting facing brickwork, including a dentil course, with a black pvc rainwater gutter. Verges comprise a double projecting facing brick course, and the foot of each verge terminates in a projecting brick corbel. These details are also intended to reflect the local rural vernacular. Lintels and cills are shown as reconstructed stone, for the same reason, but windows are shown as white pvc in the interests of present day expectations, and also energy awareness.
The pair of semi-detached bungalows are partially rendered, with a slate roofs, which is hipped to reduce the possibility of overbearing the neighbouring properties. The differing design is to reflect the varying styles of construction seen with the vicinity of the site.

4.3. It is believed that a bungalow is more suitable on the site to ensure that no overlooking of neighbouring properties should occur.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed bungalows are within a sizable town, with a shop, post office church and public house within less than a few minutes' walk. The town also has thriving community facilities.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal site entrance.

5.3. A bus service operates along Broadway, with bus stops very close to the entrance of the site, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally.

6.2. It is felt that the proposed development will improve the appearance of this section of Broadway and will be a better use of available land in a very sustainable settlement.

6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Crowland.