DT ARCHITECTS

**Job No**: 2382

**Project Title**: Land at Chapel Street, Crowland

**Project Description**: Construction of 6 new detached houses with garages

**Date:** 14 February 2018

# DESIGN & ACCESS STATEMENT



## 1. OVERVIEW

This Statement outlines in general terms a proposal to construct 6 detached houses and garages on this area of land which was last used as school playing fields.

There is an existing access to the site from Stricklands Drive but this is very narrow and could not form a credible vehicle access to a new development. Therefore this proposal, with the agreement of the owner of Ranby's Cottage on Chapel Street, seeks to widen the existing access drive towards the land from Chapel Street in order to provide a 6m wide shared surface road to an adoptable standard. The existing access from Stricklands Drive would be closed off.

## 2. SITE LOCATION AND ANALYSIS

The site extends to 0.56 hectare in area and is being sold by Lincolnshire County Council as no longer being required as school playing fields. The site is open and relatively level with substantial mature trees along the eastern boundary (not located within this site) and existing indigenous planting along the south boundary. The north boundary with properties on Stricklands Drive comprises well-kept rear garden hedges and fencing.



*View along existing access from Chapel Street*

The existing access from Chapel Street varies in width from 4.6 to 5.3m and serves the recently constructed dwelling at 28 Chapel Street and the bungalow known as Ranby's Cottage on the north side of this access drive. It is proposed to take approx. 1.5m width of the plot of Ranby's Cottage along the southern boundary with this access road. There is a single prefabricated single garage in the curtilage of Ranby's Cottage which needs to be relocated to allow the access road to be widened. This bungalow is of an individual design with the rear garden amenity space actually being located adjacent the Chapel Street frontage i.e. the converse of all other properties in the street. This proposal therefore seeks to reposition this garage within the rear corner of the garden of the property served from the existing vehicle hardstanding that already exists within the plot. We are of the view that, together with some soft landscaping around the outside of the garage, this will assist the screening and enclosure of the rear garden of this existing property to the benefit of residents.



*View of Ranby's Cottage from Chapel Street*

In order to further improve the setting of this existing property it is proposed that an additional section of land from the playing field site be given to the plot to allow an improved garden area to what is in effect the front elevation of the bungalow; a new pedestrian access to the front door is also shown from the new access road.



*View towards existing properties at 28 Chapel Street and Ranby's Cottage (bungalow)*

## 3.0 PROPOSALS

This scheme is for 6 substantial detached houses and has been subject to a Pre Application submission to South Holland DC ref. PE-00629-17, the advice received being that a scheme of 6 units set in generous plots on the site might, subject to design and layout, be acceptable on the site. The density proposed equates to approx. 11 units per hectare, which is very low by comparison with similar current residential developments. Discussions with Lincolnshire County Council Highways and Refuse Collection Services have concluded that the site would be best served by a new road constructed to adoptable standards so that refuse and emergency vehicles can suitably access and exit the site in forward gear. There will be a small number of additional vehicle movements placed on the junction of Chapel Street and Peterborough Road.

The design of the Site Layout and house types addresses the following criteria:

a) Existing trees: the importance of the existing mature trees located offsite along the eastern boundary- an Arboricultural Report is submitted as part of this Application and it should be noted that, other than for a very slight

incursion at 1 point, the 2 houses located on this part of the site lie outside the RPZ's of these trees. The positioning of these houses on plots 3 and 4 is such as to have the relatively blank gable ends of the properties towards the trees so that the trees form a natural mature edge to the side of these plots. Whilst there will be some over-shading of these gardens by these existing trees, the rear garden areas are substantial enough to allow a large part of them to be unshaded at any time of day.

b) Layout: this scheme proposes an attractive landscaped central island in the centre of the site of adequate size to allow service vehicles to negotiate around this in forward gear. The central island is intended to be planted with a specimen tree (species to be agreed) so as to form the visual focus of the development in the future. All the houses of the scheme look towards this central feature and the detached garages to each property are generally located to the side of each plot so that the frontage of the scheme will not be dominated by parked cars. The exception to this will be the garage for Plot 6 which will be located "back to back" with the existing garage to no. 28 Chapel Street in order to make for a more logical approach along the new access road.

c) House Types: there are 2 basic house types proposed with differing internal layouts and external appearance. House types A and B located on the north side of the site have been designed with a first floor balcony to the master bedroom. For plots 1 and 2 these features are positioned approx. 25m from the rear of the existing properties on Stricklands Drive but have been incorporated to take advantage of the potential views towards Crowland Abbey. The house of plot 1 has an obscure glazed screen on the side of this balcony feature to prevent any views back towards Ranby's Cottage



*View northwards from site towards Crowland Abbey tower*



*View of mature trees along eastern site boundary*

The design of these houses incorporates substantial brick and window detailing together with a variety of roof forms to generate a scheme that will have a strong architectural style; the actual material for external walls, roof coverings and windows/doors would be subject to a suitable Condition should Permission be granted.

Similar Conditions with respect to boundary treatments, drainage and a soft landscape scheme would also be expected.



*View into site from access road*

D T Architects 14.2.18