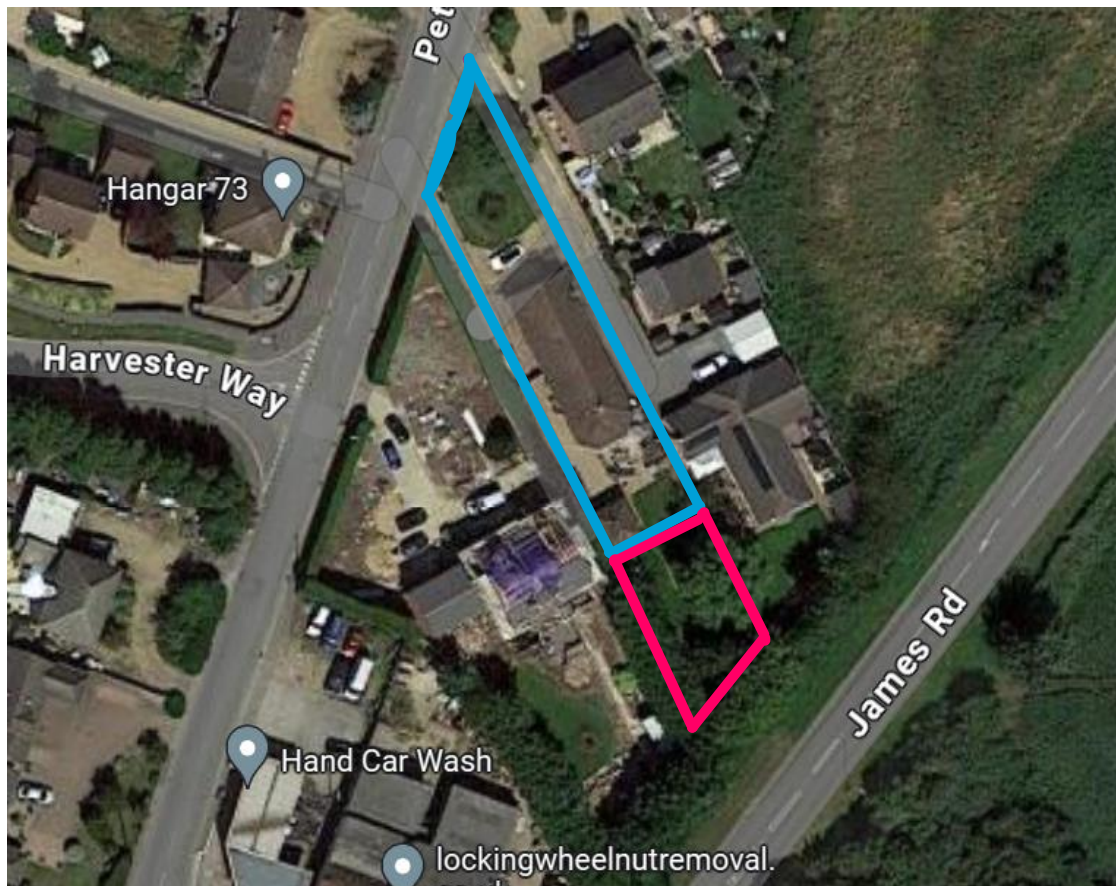


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60 PETERBOROUGH ROAD, CROWLAND

DESIGN AND ACCESS STATEMENT



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Introduction

This Design & Access Statement supports the Outline application with some matters reserved for a new dwelling to the land South of 60 Peterborough Road Crowland. The impacts of the proposed development on the surrounding area and the contribution it will make to Crowland and the surrounding areas .

This is an Outline planning application for residential development involving the construction of a detached two bedroom chalet bungalow on an application site located to the rear of 60 Peterborough Road Crowland. The application is supported by the requisite drawings featuring an indicative dwelling, completed application form, and this Planning Statement.

Location and Character

Crowland is one of the largest settlements in the District, being classified as a Main Service Centre, and the application site is well located in an established residential area on the outskirts of the historic centre of the town. There is a diverse mixture of housing style, scale and age around the application site with no distinctive vernacular. There is also a variety of external materials in evidence including facing bricks of varied colour and texture and rendered properties.

Due to the realignment of the A16 effectively forming a Crowland by-pass, James Road has a vastly decreased traffic flow. The land between the original settlement and James Road is likely to eventually contribute to the new housing stock, with major developments already underway on this strip of land.

Design

The design is subject to reserved matters approval. This application site is currently the rear of a domestic garden to an existing dwelling on a generous plot. The application site totals 337 square metres or nearly 1/10th of an acre. This compares favourably with adjacent sites previously approved by SHDC such as for example H02-0926-21 at 280 square metres per plot.

The site plan shows a indicative two storey chalet bungalow which can easily be accommodated on the site together with adequate parking and turning and amenity spaces.

The indicative design also demonstrates that a two-storey dwelling can be sited on the plot with no over-looking issues to both sides or the rear, and sited reasonable distances from the boundaries in order not to present an over-bearing aspect to the garden spaces to either side. The South facing orientation of the site also naturally ensures that and over-shadowing of adjacent spaces is limited to the extremes of the day.

It is expected that some form of garden shed will be erected to cater for domestic garden equipment and storage of cycles.

There are two established boundaries to the application site which are to be retained and provide varying levels of privacy. A new boundary fence is to be erected to the South-East of the site in close boarded fencing 900mm high to either side of the new vehicular access. A Planning Condition can be applied subject to details of fencing, surfacing and general landscaping of the frontage.

Flood Risk

The site is within Flood Zone 3 and a flood risk assessment has been completed and submitted with the application.

Environmental

The new dwelling will respond to climate change and be built as energy efficient as possible and in line with approved documents under the building regulations. The building regulation requirements will almost certainly require the inclusion of some energy renewable measures such as heat pumps and photo-voltaic panels.

The water usage of the dwelling has to be in line with Part G of the building regulations. There is ample space within the site to provide an area for bin storage, including recycling, in accordance with the requirements of the RECAP Waste Management Design Guide. The dwelling will have the usual benefits of mains water, main sewer, and mains electricity provision.

Conclusion

We are aware of National policy encouraging the construction of additional dwellings. It is considered that this proposal represents a very straightforward windfall site to re-use redundant garden land in an extremely sustainable location. The indicative dwelling has been designed to specifically suit the site with due consideration to potential over-looking/ over-bearing issues.

The proposal has a minimal impact on the neighbouring properties being 1 1/2 storey accommodation and due to the location on the site. There are no technical issues relating to the application site and the resultant dwelling will be built to high levels of energy efficiency as now prescribed in the latest Building Regulation mandatory standards.