

# **Design and Access Statement (Incorporating Heritage Statement)**

**22-2251**

For

**Residential Development**

At

**Land adjacent 9 Hardwick Close,  
Crowland  
Lincolnshire**

Client

**Churchfield Developments Ltd**

To be read in conjunction with  
Plans P-22-2251-1 to P-22-2251-5

31<sup>st</sup> August 2022

## Introduction

The design and access statement supports the full planning application for the building of two dwellings on land adjacent to 9 Hardwick Close, Crowland.

The aim of the design and access statement is to outline the design proposals for the project and demonstrates how Anglia Building Consultants have addressed important guidelines from the District Council and Government design criteria, as well as the impact of the proposed development on the surrounding area.

The site of the proposal is within the town of Crowland, which is classed as a Main Service Centre in the South East Lincolnshire Local Plan.

The local plan suggests that within the settlement boundaries, development will be permitted that supports the role of Crowland as a service centre and helps to sustain existing facilities or helps meet the service needs of other local communities.

## The Site

The site of the development is vacant land adjacent to 9 Hardwick Close, Crowland.

The site is surrounded on all sides by existing residential properties.



The Site



Neighbouring

development

The plot measures approximately 13m wide by between 17.5 and 26m deep, giving a site area of around 310m<sup>2</sup>.

### **Heritage Statement**

The rear of the site is adjacent to the Crowland conservation area, although the proposal should not have a negative impact on this.

### **Use and Amount**

The site is currently vacant land, and the proposed planning application is for the construction of a pair of two storey, three bedroom dwellings, along with on-site parking and turning, and private amenity space.

### **Layout**

The proposed site layout is shown on plan P-22-2251-3 submitted with the application, this shows the new dwellings facing on to Hardwick Close.

The proposed dwellings are provided with off road parking in front of the properties, and adjacent to a parking area utilised by the existing dwellings.

The proposed layout of the dwellings is shown on plan P-22-2251-4. At ground floor level there is an entrance hall leading to a lounge with an open plan kitchen, diner, with a WC positioned below the stairs.

At first floor levels there are 3 bedrooms, with a separate family bathroom.

Fenestration at 1<sup>st</sup> floor level faces front and rear, to avoid over looking.

## **Scale**

The dwellings have followed the vernacular pattern of the neighbouring properties.

The dwellings have roof spans across the shortest span which reflect the neighbouring properties.

The proposal is two storeys in height, with a total width of the pair of dwellings of 11.075m and a depth of 9.55m giving a total internal floor area of 44.5m<sup>2</sup> on each floor.

The eaves of the dwelling are around 5.05m high, with a roof pitch of 35° this gives a ridge height of around 8.6m.

*These are drawn dimensions and construction tolerances and finished construction levels may affect these.*

The design and scale of the dwellings is in keeping with the neighbouring properties.

## **Landscaping**

The existing site boundaries are defined by existing timber fencing which is to remain.

To the front of the dwellings there will be a tarmac parking area, with a paved section to provide level access in to the properties while to the rear will be a patio, with a lawn and flower beds with low level planting around the perimeter also being provided, as shown on the proposed site plan P-22-2251-3.

## **Appearance and Materials**

The fabric and appearance of the dwelling would be of a traditional design to be in keeping with those of the surrounding properties as shown on plan P-22-2251-5, and will be finished in the following materials:

**Walls – Vandersanded Corum facing bricks.**

Project Reference	22-2251
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Document Title	Design and Access Statement



Roof – Russell Roof Tiles – Dark Grey in colour

Doors/Windows – Anthracite UPVC

## **Access**

Access to the site will be via Hardwick Close.

The site is located close to the village centre and within easy walking distance of all local facilities and public transport links.

The topography of the site is level and is not expected to provide any concerns for disabled access and will comply fully with Part M of the Building Regulation, with a paved area leading to the front door with a level access.

## **Flood Risk**

The site is within flood zone 1, refer to separate Flood Risk Assessment.