ARCHITECTS

Reference & date:
17008/PDG/
AUGUST 2021

Project:

RESIDENTIAL DEVELOPMENT on

64-66 PETERBOROUGH ROAD
CROWLAND
PETERBOROUGH

DESIGN & ACCESS STATEMENT

Client: Dove Partners LLP

PDG ARCHITECTS LTD

1 Eaglethorpe Barns,
Eaglethorpe, Warmington
Peterborough, PE8 6TJ
Tel: 01733 371000
design@pdgarchitects.co.uk
www.pdgarchitects.co.uk

Executive Summary

This design and access statement is made in support of an outline planning application for the development of 10 residential dwellings in the town of Crowland. Working alongside our client Dove LLP we have prepared a deliverable proposal to provide the needed housing within the town.

Details of matters concerning appearance, layout, scale and landscaping are to be reserved within the application however approval for access is considered as part of the application.

Existing Site

The north-western section of the site was formerly a petrol station which in more recent years has been adapted to comprise a hand car wash in the old forecourt. The remaining eastern area, which is the largest part of the site, currently forms the workshop and yard premises to Steve Gilbert Building Services along with one residential dwelling.



Ariel view of Site Location



Ariel view of site

Indicative Site Layout

The proposal incorporates an indicative site layout which has been designed to accommodate ten houses and four garages, both detached and attached. The indicative layout provides space for each property to have a minimum of two parking spaces, which are either to the rear of the dwelling or side. The extent of site also allows each property to have a private garden, with direct access via side or rear gates, providing space for waste and bicycle storage as well as easy access from the parking area to the property.

The proposal also aims to serve as a new entrance and infill to Crowland when entering from James Road to Peterborough Road. Several of the dwellings proposed on site would however be hidden by the screening that the perimeter hedges are providing, which are existing and have the potential to be retained when developed.



Image above is of the view when entering the South of Peterborough Road from James Road

Several of the proposed dwellings on the indicative plan are also set back from the main road, Peterborough Road, with space to accommodate ramped and stepped access to the front. The dwellings situated to the north western

and south western of the site are also accessible with ramped access and accessed from the proposed new private road off of Peterborough Road.



Above is the existing view of site from Peterborough Road – Hand car Wash

The principle of the development has also been welcomed, as indicated on the pre-application advice (Red PE-00502-18), confirming replacing the commercial use of the site with residential development is acceptable.

Access

Access to the site is proposed via a new private road accessed from Peterborough Road. This road would serve as a shared access to the ten dwellings and provide adequate manoeuvring space within site. With reference to the pre-application advice (Ref PE-00502-18) the proposed single point of access and egress, replacing the in and out of the previous use, is also welcomed, with further comments confirming that the access being placed towards the northern end of the frontage is logical.

Please refer to drawing PDG/17008/PL03 for the position of the new access road with visibility splays shown.

Affordable Housing Statement

Policy 18 of the South East Lincolnshire Local Plan 2011-2036 (Adopted March 2019) requires that 25% of the total number of units on a development to be affordable when there is to be market housing of 11 or more dwellings (or residential developments with an internal floor area of 1000sqm or more).

The outline planning application for the construction of ten dwellings incorporates the demolition of one existing residential dwelling on site, therefore, the number of new dwellings is reduced to nine as one is considered as a replacement dwelling. Taking this into consideration, there is a net gain of 9 new dwellings and with regards to Policy 18, there is no requirement on this site for the affordable housing provision.

Flood Risk

The site is located within Zone 3 therefore there is risk of flooding on the site. Please refer to the Flood Risk Assessment provided by Geoff Beel Consultancy which identifies and assesses the risks of all forms of flooding to and from the development and demonstrates how the risks will be managed.

Drainage Assessment

Parsons Consulting Engineers Ltd have produced a drainage strategy report which details provisions for Sustainable Urban Drainage and foul water drainage proposal. Please refer to Parsons Drainage Strategy Report.

Contaminated Land

The former use of the site was a petrol filling station and it is consequently suspected of contamination. Therefore, a necessary contaminated land assessment has been produced. Please refer to Ground Engineering Ltd. for the Phase 1 Desk Study Report (Reference C14873), submitted alongside this outline application