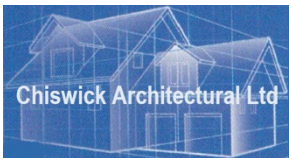
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PLANNING APPLICATION FOR CONSTRUCTION OF TWO DWELLINGS AND GARAGES ON LAND TO THE REAR GARDENS OF 49 SOUTH STREET AND 53 SOUTH STREET, ACCESSED FROM HEREWARD WAY, CROWLAND.

DESIGN AND ACCESS STATEMENT

1. OVERVIEW

It is proposed to build two homes with single garages in the rear gardens of 49 and 53 South Street, Crowland, PE6 OHA, on plots currently for sale by the present owners. The purchases are two separate transactions, bought at the same time by the Applicant for a combined construction programme.
Access to the buildings and their garages would be via Hereward Way, which is a single track, kerb less, tarmac surfaced lane. The road is adopted.

The plots of the new dwellings constitute approximately half of the rear gardens to 49 and 53 South Street. The gardens are grassed with a variety of low shrubs. The garden areas closer to Nos. 49 and 53 contain large, high shrubs and trees, which shield views of the proposed plots.

The boundaries are insubstantially defined by either timber post and wire, steel rod and wire strand and sparse hedging, all approximately 1 metre high.

The site is located within the Crowland Conservation Area, which imposes constraints on the design and choice of construction materials.

2. PROPOSED CHALET BUNGALOW

This Design and Access Statement relates to the construction of two dwellings of similar design, both having a kitchen, lounge / diner and two bedrooms with attached bathrooms at the upper floor, partly within the roof.

Each will have a detached single garage.

The proposed construction materials are to be yellow buff facing brickwork to the walls, with blue black interlocking pantiles to the roof. Windows will double glazed high performance grey frames. House and garage doors will be grey coloured.

Final choice of materials would be subject to consultation with South Holland DC Planning officers.

The design of the homes is based on traditional barn/outbuildings lying between South Street and Hereward Way.

A recently constructed house accessed from Hereward Way and within the Conservation Area, to the rear of 21 South Street, has a similar aesthetic to these proposed, although with dissimilar materials chosen.

The houses will be of a higher energy efficiency than required current Approved Document L1, including better U-values to all elements, underfloor heating and air-source heat pumps.

The site is within Zone 1 of the Environment Agency Flood Map.

3. SUMMARY OF AREAS

Overall plot area:	611 m^2; 0.061 ha. (Plot A: 272m^2, Plot B: 339m^2)
House Area	Ground floor GEA = 61.9 m^2 Total floor area = 84 m^2.

4. VEHICLE ACCESS

Access to both plots is from Hereward Way, through proposed timber field gates, to match that existing.

Vehicle driveways will be porous surfaced in permeable brick paviours on granular sub-base (SiPS).

Car parking: 1no. 5.5 x 3.3m garage to each dwelling; parking for two medium sized cars to each drive.

5. LANDSCAPING

Both gardens will be landscaped with grass, trees and shrubs following construction of the dwellings.