Design and Access Statement



The old mission, counter drain drove, tongue end, Spalding, Lincolnshire, PE11 3JJ

21 January 2023

Project:

Proposed planning application for 2 new dwellings at the old mission, counter drain drove, tongue end, Spalding, Lincolnshire, PE11 3JJ. Existing building to be demolished to allow for new dwellings.

Introduction

Design and access statement accompany the planning application for the old mission, counter drain drove, tongue end, Spalding, Lincolnshire, PE11 3JJ.

The proposal seeks to develop the unused/derelict site to provide 2 private and affordable semidetached 3 bedroom homes. Both with their own garage and off-road car parking spaces.



Proposed development use

The small development will be residential in composition consistent with current south Holland district council policies.

Amount

The proposals have been prepared on the basis of providing an appropriate with due regard to the character and appearance of the surrounding development. The proposals seek to make good use of the land by proposing two 3 bedroom houses on the site. This will allow the dwellings to be set back from the road, giving ample off-road parking to both properties.

Layout

The proposed layout of the dwellings will be keeping with the existing properties along the Counter drain drove road. Two semi-detached dwellings at the front of the development fronting the road set back to keeping with the existing development along Counter drain drove road.

Scale

The development consists of two semi-detached two storey houses in line with the existing surrounding properties.

Landscaping

The new landscaping of the development with be clearing the existing small bushes to allow for the proposing dwellings. Existing trees on the development will remain but may need pruning allowing access into the site. A shared single entrance into the site will be keeping the development to a minimal impact on the countryside. Either side of the entrance road will be soft landscaping (grass area) softening the impact of the proposals on the open countryside. The both private garden areas including the remaining trees will be maintained by their respective owners.

Appearance

The design of the proposals aims to ensure that it is keeping within the character and architectural style that are appropriate to the local area. The proposed properties have been designed to be set back from the road which will be keeping with the existing properties along the Counter drain drove road. Both buildings are flat fronted, semi-detached 1 story properties with a single garage set back allow them to blend in with the surroundings. The two building components are based on the principles of good proportion, varied form and roofscape, and appropriate detailing. Elevational treatment is simple, with particular attention to window and door styles. Construction materials are limited to a simple palette of red multi brickwork and terracotta roof tiles. Windows and doors are modern in style and colour. Windows and doors are modern in style and colour. The materials complement the existing surrounding buildings and keeping with the properties along counter drain drove road.

Access

Access into the side will remain in the same location as existing. A proposed new single private road will link up to the counter drain drove road. This will allow shared entrance in & out of the site giving both dwellings off-road turning space. The private road will be design allowing adequate space for deliveries to make sure they are off road.

Maintenance

Each property will be sold on a freehold basis and will be responsible for maintaining their own properties. Both properties sharing the private drive access will be required to maintain the driveway in perpetuity up to the counter drain drove road.

Waste

Each property will be provided with internal bins for household refuse and recycling. Once these bins are full residents will empty them into sacks and place them at the end of the shared drive for collection by the Local Authority on collection day.

Drainage

Rainwater onto roofs & surface water on driveways with go into a private soakaway within the site. Foul drainage will connect into the existing system within the site “The old mission counter drain drove”.

Site layout

