Avenue Architectural Design Ltd

Unit 4, Green Lodge Barn

Nobottle

Northampton

NN7 4HD

14.04.2021

Dear Sir/Madam,

Pre-Planning Application: Six Penny Piece, Campaign Lane, Spalding, PE11 3EX

Six Penny Piece is a detached bungalow accessed off both Littleworth Drove (A1175) and Campaign's Lane. Littleworth Drove is the main road through Deeping St Nicholas, displaying predominantly brick built properties with varying architectural styles which are of no particular architectural merit.

We proposed to remove the existing detached bungalow which occupies the large plot and replace the property with two semi-detached, two bedroomed bungalows along with amenity space and parking facilities. We feel the proposal of two new dwellings would sit well within the street scene for the below reasons. A pre planning application for the proposal has been previously submitted to SHDC, and we have received a positive response.

The scale of the proposed properties is similar to the existing neighbouring bungalows along Campaign Lane.

The layout of the proposed properties has been designed to help maximise the living spaces for occupants, provide enough living accommodation for each two bedroomed property along with amenity space and two parking bays per plot.

The appearance of the proposed dwellings will reflect the existing vernacular architecture of the adjacent house(s). Materials chosen are proposed to match surrounding properties and will be sourced locally where possible. Landscaping to the front of the properties has been considered and will be designed to help soften the impact of the bungalow(s) from the street scene.

Access to the property is via Littleworth Drove, there are currently two existing dropped kerbs installed. The second property would have vehicle access via Campaign Lane to the rear, in a similar way to surrounding properties.

We feel the proposed development regenerates the site and allows for an additional bungalow along Campaigns Lane which we feel will be beneficial for the local community. Bungalows are in short supply within the area. My client is particularly keen to build the properties in a sustainable and considerate manner, creating a sustainable economic development which protects and enhances the environment.

I have included some photos of the existing bungalow and surrounding properties below.

Kind regards

Susan Allen



Front Elevation from Littleworth Drove



Neighbouring Two-storey dwelling (Cotswolds House) from Littleworth Drove

Avenue Architectural Design Ltd

Avenue Architectural Design Ltd Company Number 11716821