Proposed Dwellings

Land at 44 Chappell Road, Deeping St Nicholas

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1.0 Introduction

This Design and Access Statement has been prepared by Wilson Architects on behalf of Mr A Oxbury. It is submitted to South Holland District Council in support of a full planning application for two new dwellings on land to the north of 44 Chappell Road, Deeping St Nicholas.

Included in this document is an illustrated description of the site, the project brief and the design principles for the proposed conversion.

This document should be read in conjunction with the associated drawings and supporting documents submitted separately with this planning application.

2.0 Site + Context Analysis



Figure 1 – Aerial map of application site (outlined in red)

The application site is located in the village of Deeping St Nicholas. The village is located on the A1175 road between The Deepings and Spalding.

Deeping St. Nicholas boasts a beautiful 19th century stone church and a chapel built in 1867. The population of the parish is just under 2,000 and is located within the South Holland Council District. At 6 miles long, the village of Deeping St. Nicholas has the distinction of being the longest in the county.

The application site currently forms part of the curtilage of 44 Chappell Road, a semi-detached property on the corner of New Road and Chappell Road, and the land is currently occupied by various freestanding timber outbuildings that are in a poor condition.

There are no known ecological designations.

The Environment Agency's online flood mapping indicates the site is located within Flood Zone 3. A Flood Risk Assessment has been submitted with this application.

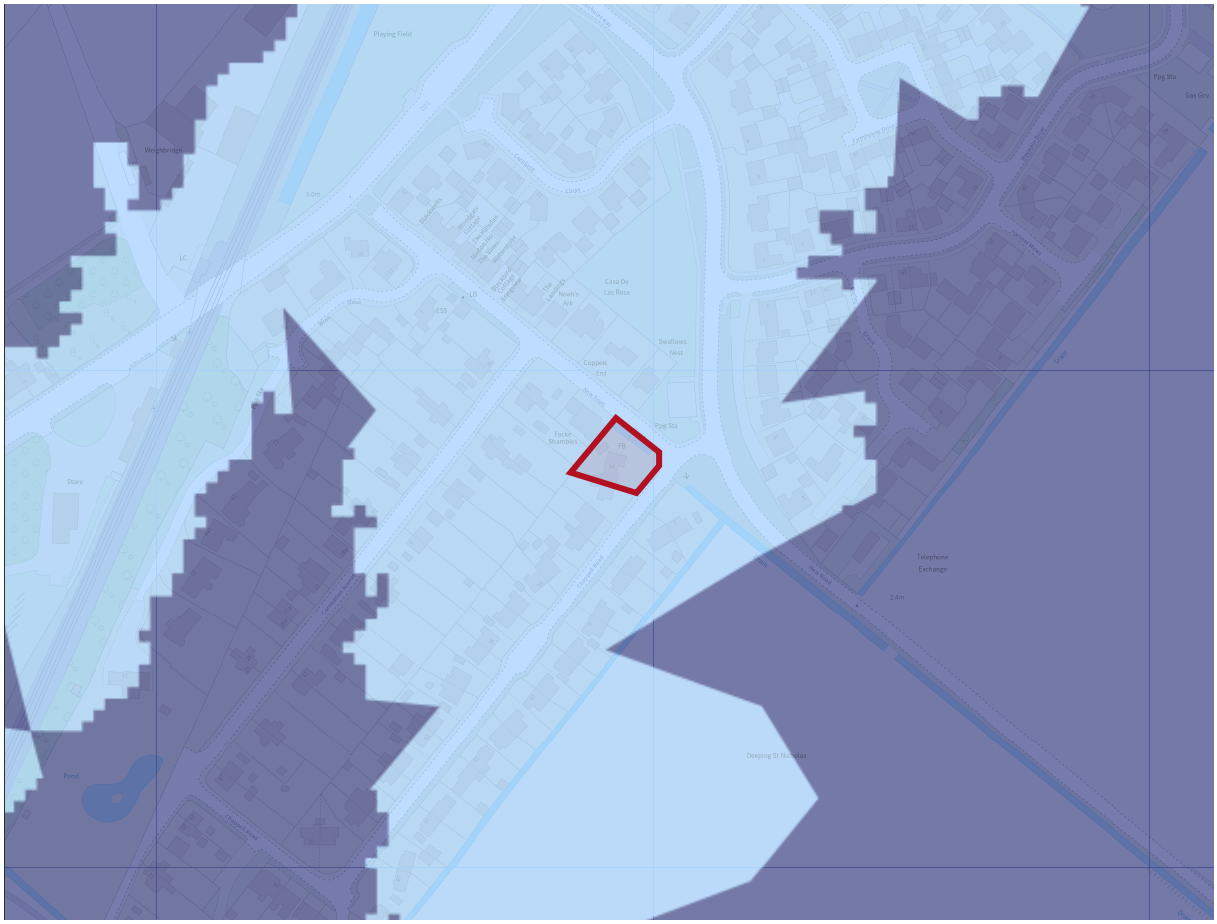


Figure 2 – Flood Map for Planning (application site outlined in red)

3.0 Application Proposal

Site



Figure 3 – Extract of 'Proposed Site Plan'

The application site is generally orientated along an east - west axis, so the proposed dwellings would benefit from south-west facing garden. The proposed dwellings will therefore benefit from good sunlight to their south elevations for the majority of the year.

Access

Vehicle and pedestrian access to Plot 1 is from New Road and to Plot 2 is from the existing access on Chappell Road.

Landscaping + Biodiversity

The existing site has not been maintained, with several of the existing outbuildings in poor condition, and so exists the potential to develop the landscaping, particularly to the north of the storage shed, to provide garden aspect from the new dwelling.

Individual plot frontages are to be planted using a mixture of evergreen and deciduous shrubs aiming to provide a benefit to local wildlife through the variety and mixture of planting used, as well as a visually appealing environment.

Party boundaries between plots and rear boundaries are to be enclosed using 2m high close-boarded fencing with low-level gaps to allow hedgehogs and small animals to traverse. Vertical boundary treatment between plots on frontages will not be required, and 2m close-boarded timber side gates will be set back from the main elevations.

Scale

Existing housing on Chappell Road, to the south, and New Road, to the north, comprises two-storey semi-detached houses and single-storey bungalows of varying scale and heights.

The two dwellings proposed are designed as one-and-a-half storey, pitched roof dormer style dwellings. This will provide a visual transition from the houses on Chappell Road to the bungalows on New Road and will be an appropriate scale in context of neighbouring housing on both sides.

The form consists of a simple flanking gable design with front and rear facing dormer windows.

The proposed dwellings are both 7350mm tall to the ridge and 4200mm to the eaves, with a gross internal area of approximately 100m^2.

Amount

The application proposal seeks full planning permission for two new dwellings set in a sustainable location, lying within the existing built form of the village as an infill site with access taken directly from Chappell Road and New Road.

Layout

The entrance to the proposed dwellings are via a recessed front door on the front (north) elevation to the ground floor hallway. From here the living room, downstairs WC, stairs and main kitchen / living space can be directly accessed. The layout is configured with the main habitable living space to the rear of the property, overlooking the private south-facing back garden.

At first floor level, a landing provides access to three double bedrooms - one with an en-suite shower room - and a fully appointed family bathroom. The first floor is located partly within the roof space with dormer windows to each bedroom and two roof-windows providing light and ventilation to the landing and bathroom.

Appearance



Figure 4 – Indicative perspective of proposed dwellings

The proposed material palette for the development has been considered and informed by the range of materials within the local area. As a contemporary development it is important that the appearance of the proposed dwellings reflect the context and current era therefore a simple mix of materials is proposed.

The proposed material palette includs red-facing brickwork in conventional stretcher bond, interlocking clay roof tiles, grey uPVC windows, composite front doors, grey 'rise and fall' rainwater goods, and grey brick flooring setts.

4.0 Summary

This planning application seeks approval for two dwellings. The proposal has evolved through careful consideration of the sites attributes and seeks to bring an underutilised area of land within the settlement limits of Deeping St Nicolas into beneficial use.

Care has been taken in the design to ensure the proposal is appropriate to the settlement and neighbouring context. This is reflected in the scale, orientation, roof form, materials and fenestration of the proposed houses ensuring the proposal will sensitively add to the diversity of dwellings, integrating with and enhancing the surrounding area and street scene.