

Design & Access Statement and Flood Risk Assessment

for

Proposed residential development
FIELD BUNGALOW,
Blazegate,
Gedney,
PE12 0AD.

Mrs C Baxter

1. INTRODUCTION

This Design & Access Statement accompanies an outline planning application for residential development of 2 detached bungalows following demolition of an existing bungalow. The site is formerly known as the Field Bungalow, Blazegate, Gedney, PE12 0AD.

This document should be read in conjunction with drawing numbers:-

- FIELD BUNGALOW – 001 Location Plan, Existing Site Plan and Proposed Site Plan
- FIELD BUNGALOW – 002 Proposed Bungalow – Plan and Elevations
- FIELD BUNGALOW – 003 Proposed Garage – Plan and Elevations

This Design Access Statement has been written to meet the requirements of article 4c of the Town & country planning (general development procedure) order 1995 (as amended)

When preparing this application, the following policies have been taken Into account: -

National Planning Policy Framework 2012

- section 6 – delivering a wide choice of high-quality homes
- section 7 – requiring good design

South East Lincolnshire Local Plan March 2019

- sg1 – general sustainable development
- sg2 – distribution of development
- sg3 - settlement hierarchy
- sg14 – design and layout of new development
- sg15 – new development: facilities for road users
- sg16 – parking standards in new development
- sg17 – protection of residential amenity

These policies form the basis upon which this application has been Designed and are in accordance with advice within paragraph 55 of the National planning policy framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the Countryside is protected.

In accordance with the South East Lincolnshire Local Plan, inset Map no 38 for Gedney Church End & Black Lion End indicates that the Application site is situated outside the identified development boundary of An ` Other Service Centre and Settlement `. In accordance with the South East Lincolnshire Local Plan, the site is therefore situated in Countryside and development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

The existing Field Bungalow is in a state of disrepair and ruin and in need of demolition. It has already attracted squatters which have been evicted and the property re-secured. The proposed scheme would re-use and enhance this area with a modern but aesthetically inkeeping development that would see this site looked after for many years. As such, the replacement of this dwelling will be of an environmental benefit to the area and meets the requirements of the South East Lincolnshire Local Plan.

2. THE SITE

The application site is situated on Blazegate opposite the Water Tower and next to the Kingdom Hall of Jehovah's Witnesses. The area is predominantly detached single storey bungalows.

The application site is within walking distance of the Gedney Village Hall and the old Black Lion. The opposite side of the A17 is The Gedney Church End Primary School and St Mary Magdalene Church which are 5 minutes' drive.

The Application site is situated approx. 2.5 miles from the centre of Long Sutton to the east and approx. 11 miles from the centre of Spalding both of which are on a bus route which is within easy walking distance. Both Centres provides ample employment opportunities. Therefore, the Application Site is considered to be located in a sustainable location.

3. USE

The application site is currently a former bungalow known as Field Bungalow and has fallen into a state of disrepair and ruin.

4. AMOUNT

Drawing number FIELD BUNGALOW – 001 indicates the application site at 1:1000 with an existing site plan at 1:200 in relation to existing dwellings. The 1:200 proposed site layout indicates the existing highway as well as the proposed soft and hard landscaping to the scheme with the boundary treatment to the site. It also shows that both bungalows can be accommodated comfortably on the site with no overlooking in any direction.

5. APPEARANCE

The proposed design of a single storey bungalow indicated on drawing number FIELD BUNGALOW – 002 is considered to be of a design appropriate for the area in terms of reflecting the traditional vernacular. The proposal will not be out of character in this location and will, therefore, encourage and offer a positive contribution to the area where it is situated. There is ample on plot parking with an additional double shared garage as indicated on drawing number FIELD BUNGALOW – 003.

6. ACCESS

The existing vehicular access will be removed and the pedestrian link upgraded to form a new shared vehicular access to the bungalows. The proposed access to the new bungalows is indicated on drawing number FIELD BUNGALOW – 001.

7. LANDSCAPING

Boundary treatments are indicated on drawing number FIELD BUNGALOW - 001. Existing hedging and trees will be retained where practical and are as shown on drawing FIELD BUNGALOW – 001. Further landscaping details will be decided at Reserved Matters stage, by others, but there is ample soft landscaping provision to each plot.

8. CONCLUSION

Whilst within the Countryside, the application site sits to the edge of the Settlement boundary of Gedney Black Lion End within the South East Lincolnshire Local Plan. As a former bungalow that has since fallen into disrepair and ruin, the application is maintaining its current use and bringing it back into a sustainable development that will benefit the local community and local environment.

The application site is within walking distance of a bus route and within reasonable proximity to schools, shops and other facilities as previously described. Ample on plot parking is provided with additional garage space and provides safe access to and from Blazegate.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of a very high quality in terms of design and the use of materials. It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting. It is no overbearing in scale, does not create overlooking and maintains the scale and character of the wider area.

FLOOD RISK ASSESSMENT

The purpose of this statement is to demonstrate preventive measures to mitigate flood risk. A detailed Flood Risk Assessment would be prepared as part of any Reserved Matters Application, by others.

The site is situated on the Environment Agency Flood Risk Zone 3 – an area with high probability of flooding.

In accordance with the 2017 South Holland Strategic Flood Risk Assessment, the Site is located in an area deemed to be of Max. peak flood depth of 0.25m-0.5m under the Residual Flood Depth Mapping – South Holland District 2115 (1% Fluvial/0.5% Tidal).

It is therefore proposed that:

- The new bungalows will be single story with a place of refuge in the roof space.
- The finished floor level of the new dwelling will be set at least 500mm above the surrounding ground levels.
- The applicant will register with the Environment Agency's flood line warnings direct service.
- Rainwater from the roofs of the dwelling should be discharged into soakaways and these should be designed to BRE digest 365 and approved under Building Regulations.