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TAC ARCHITECTS



DESIGN AND ACCESS STATEMENT

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1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located north west extremity of Long Sutton, on the southern side of Gedney Road

1.2. The site is within the development boundary of Long Sutton as determined by the emerging local plan. See image below, development boundary shown in red, site boundary in blue.



2. SITE ASSESSMENT

2.1. The site sits within an established row of mixed single storey and two storey dwellings.

2.2. The adjacent property to the north west is a chalet bungalow and the other adjacent property is a bungalow.

2.3. Site levels are flat and horizontal to all intents and purposes and match the surrounding areas.

3. EVALUATION

3.1. <u>Opportunities</u>

3.1.1. There is an opportunity to make better use of available land, and to provide a new dwelling within a very good size plot, and in a position close to all local amenities and the local transport systems

3.2. <u>Constraints</u>

3.2.1. The building design and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

3.2.3. The site is within Flood Zone 3 and a Flood Risk Assessment will be submitted along side this application.

4. DESIGN

4.1. The design of the proposed dwelling which is the subject of this application is intended to reflect and reinforce the rather older buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.
4.2. The dwelling is to be brick built, with a facing brick to closely match the adjacent properties and a clay pantile roof, with black plastic rainwater goods. The design is to reflect traditional construction seen with the vicinity of the site and allow the property to fit with the street scene.
4.3. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor and no side facing windows on the first floor to mitigate any potential for overlooking.
4.4. The site allows for parking and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable town and is classed as an Area Centre in the SHDC Local Plan. In the near vicinity there are schools and a leisure centre. With all the amenities of the town centre a few minutes or a bus ride away.
5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
5.3. A bus service operates, along Gedney Road, with bus stops very close to the junction with Albert Ave, a less than 300m walk from the proposed dwelling, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally.
6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Long Sutton.