

DESIGN & ACCESS STATEMENT

***PROPOSED 2 NO: FLATS TO THE REAR OF
16 MARKET PLACE, LONG SUTTON***

FOR MR P FLOWER

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Introduction

This Design & Access Statement is accompanied by a Full Planning Application by Mr P Flower for 2 No: flats.

Previous Permission

A Planning Permission was gained for the same proposal under ref: H11-0081-10 dated 26 May 2010.

Planning Policy

This site is within the existing and emerging Local Plan and is therefore considered suitable and has been previously approved.

It is also considered suitable for development due to the lack of 5 year supply of deliverable housing in South Holland.

Character Assessment

The site is in the town centre of Long Sutton and is within the Conservation Area of Long Sutton.

The site is behind the shop frontage of No: 16 Market Place and therefore will be unseen from the Long Sutton Market Place.

Heritage Impact Assessment

A Heritage Impact Assessment by Neville Hall dated August 2017 is included in the Application due to the site being within the Conservation Area of Long Sutton.

Site

It is proposed to remove a single storey rear part of the existing building No: 16 Market Place. In place of this it is proposed to erect a two storey building for 2 No: flats.

Design Proposal

The proposal has been designed influenced by the Long Sutton Market Place architectural vernacular. Please therefore refer to drawing SD06-030/7, SD06-030/9 and SD06-030/13.

Site Constraints

The site is within the Long Sutton Market Place and is therefore within easy access of the local facilities. The proposal will make the most effective use of land provided and a meaningful contribution towards the housing needs of Long Sutton with minimal affect on the Conservation Area and nearby Listed Buildings – see Heritage Impact Assessment by Neville Hall dated August 2017.

Site Access

There will be no vehicular access to the site only pedestrian access via an existing passage from the Market Place. Residents' vehicles can park either in the Market Place or nearby car parks.

Domestic Access

The proposed dwellings will have disabled access as required by Building Regulations including hard paved access.

Screening

There are existing rear boundary fences.

Drainage

Foul drains will be connected to public foul sewers via existing foul drainage system.

Surface water drainage will be to an on site soakaway.

Bin Store

An on site Bin Store is proposed – refer to drawing SD06-030/7.

Conclusion

The proposed development has been designed to reflect the character of the area but will be largely unseen.

The design of the proposed building will reflect the period character of the Long Sutton Market Place.