

PROPOSED PAIR SEMI DETACHED & TERRACE OF 3 DWELLINGS AT PLOT REAR 100 LONDON ROAD, LONG SUTTON, LINCOLNSHIRE

for

D&R PROPERTY SERVICES LTD

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. Preliminary discussions have taken place between TAC Architects and Mr David Gedney of SHDC Planning Department on the proposal for redevelopment of the site, through SHDC planning department's pre-application advice service. The response from Mr Gedney was positive.

1.2. The site is located on the Southern side of the London Road in between the junctions with Seagate Road and Roman Bank. The plot is large and sits behind a row of well-built modern semidetached and terraced houses. At present the site is grassed area with some trees.

2. SITE ASSESSMENT

2.1. The site sits within an established row of mixed two storey semi-detached dwellings, in a residential area of Long Sutton.

2.2. It is difficult to determine a specific 'design character' for this area of Long Sutton, as there is an eclectic mix of styles, designs and materials. However, the semi-detached dwellings along London Road in front of the site are of modern design, construction and materials.

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

2.4. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application.

3. EVALUATION

3.1. Opportunities

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

3.2. Constraints

3.2.1. The building's designs 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 current grassed area is used by local dog walkers and an area for play some of the local children. However, there are no play equipment and the site is difficult for the council to maintain as there is only one narrow entrance. However, there are several large playing fields and recreational areas near the site and Long Sutton Park is relatively close, which are better suited areas for recreation.

4. DESIGN

4.1. The design of the proposed dwellings, which are the subject of this application are intended to reflect and reinforce the 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 buildings have been designed to reflect similar dwellings on adjoining sites.

4.3. The houses are to be brick built, with a red/brown multi facing brick, with a concrete interlocking tile roof. The design is to reflect the varying styles of construction seen with the vicinity of the site and allow the property to fit with the street scene.

4.4. 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.

4.5. A specific area has been designated for the collection of refuse for this collection of houses. It has been positioned off the public highway at the mouth of the site and although refuse collection teams are not keen on collecting away from the public highway. We feel that not having an unsightly amount of rubbish at the kerb edge warrants the position. Additionally, during a telephone conversation with David Gedney he stated that the refuse collection teams will on occasion agree to collect away from the public highway subject to it not being a great distance.

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 is a general store, place of worship and public houses within less than a few minutes' walk. 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. Jon Sharpe of Lincolnshire Highways Authority has looked at the site and is happy with access.
5.4. A bus service operates along London Road, with bus stops very close to the junction with Roman Bank, 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 and makes best use of an otherwise hard to maintain area.
6.2. In summary, it is contended that the proposal is of benefit not only to the site, the local housing stock, but also Long Sutton.