

Design and Access Statement

5 residential dwellings at
Silverhill, Lutton Gowts,
Long Sutton,
Spalding PE12 9LQ

On behalf of
Pure Leisure Group Limited



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Introduction

This Design and Access statement has been produced by K Garnham Design to accompany a planning application for 5 detached dwellings on land to the east of Silverhill Holiday Park.

This statement should be read in conjunction with the following:

- The Planning Statement
- Phase 1 Habitats Study and Arboricultural Assessment
- Flood Risk Assessment and Drainage Survey
- Contamination Report
- Plans and drawings 1270–1 to 1270–15



*Aerial photograph showing the location of the proposed development.
Getmapping plc 2015.*

Site location and context

The rural village of Lutton Gowts is located approximately 1.7 km from the historic town of Long Sutton which has a range of local convenience shops, a Friday Market, as well as primary and secondary schools.

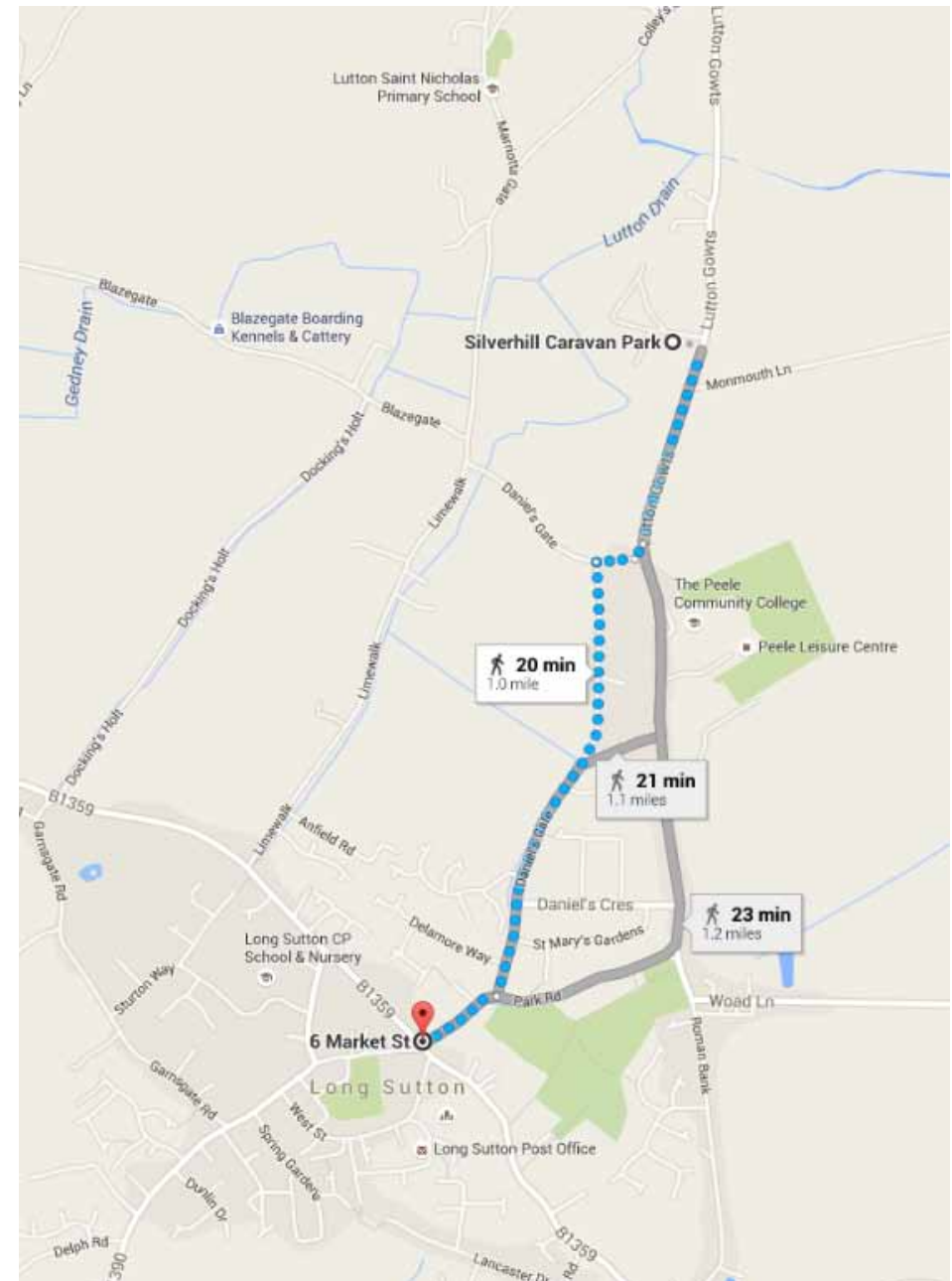
Lutton Gowts is home to Sneaths Mill the oldest complete mill tower in the county dating from 1779, which has recently undergone some restoration works.

The A17 leads directly to Kings Lynn which offers a full range of shopping leisure and educational facilities together with employment opportunities along with a direct main-line rail link to London.

The application site comprises a parcel of land with road frontage to Lutton Gowts. The site currently provides a parking area and reception centre for the Silverhill Holiday Park, an established holiday park development. The site is well-landscaped with trees and ornamental shrubs and provides an attractive mature setting for the proposed residential development. The dwellings will be accessed from the existing driveway to the holiday park.

The surrounding built environment is predominately residential in character with wide range of house types, styles and materials typical of most rural villages.

<i>Silverhill to:</i>	Miles	km	Walk
St Nicholas Primary School	0.9	1.4	17 mins
Peele Community College	0.4	0.64	7 mins
Long Sutton Town Centre (via Daniels Gate)	1.0	1.7	20 mins



Current use

The site is mainly laid to lawn with a number of young/semi mature trees on the Eastern boundary together with chestnut paling fencing. The North and South boundaries marked by mature hedging with residential dwellings either side. The Western (rear) aspect of the site is not physically marked being part of the holiday park. The site is accessed via an existing driveway to the Holiday Park.

The existing site has planning consent for a caravan site. The majority of the Holiday Park will remain in use in the short term.

Proposal

The application proposes 5 detached four-bedroom houses with garaging.

The site within the application boundary extends to 0.39 hectares. The existing access will be realigned towards the north together with additional landscaping as shown on the proposed layout plan.

Each new residential dwelling will have ample garden amenity space to the front and rear with new access drives providing parking and turning space to allow vehicles to enter and exit each plot in a forward direction.



Site entrance

Appearance

The scheme proposes to adopt the style of a traditional local buildings with the development orientated to face the existing carriageway.

The treatment of elevations and the choice of materials for the proposal reflect the established local vernacular, thereby helping the proposal sit comfortably within its context and making a positive contribution to the area.

The palette of materials will comprise:- a quality facing brick plinth with white cement/lime mortar bonding; a mixture of red, buff and grey clay facing bricks; stone window headers and cills; wooden painted external windows and doors; and roofs of black clay pantiles or slate.

The scheme also provides a range of attached, integral or rear garages that will enhance the scheme's appearance.



Quantum of development

The five new dwellings have been individually designed to taking into account the specific parameters and characteristics of the site.

Each unit has a single garage and 2 parking spaces.

Accommodation Schedule

Plot No 1	133.5 m ²	Garage	16.5 m ²
Plot No 2	130.5 m ²	Garage	16.5 m ²
Plot No 3	136.0 m ²	Garage	16.5 m ²
Plot No 4	114.0 m ²	Garage	16.5 m ²
Plot No 5	140.0 m ²	Garage	16.5 m ²

The ground floor layouts incorporate an entrance hall, cloakroom and living room together with an open plan kitchen/dining area.

The first floor layout provides four bedrooms (one with en-suite) and a family bathroom leading off a central hallway.

As the site provides an existing residential use there will be minimal increased demand on services which are located within the vicinity of the proposed development.

The site is situated in an established village which benefits from existing infrastructure and transport links, thereby minimising the demand for new resources and helping to maintain a sustainable environment.

Scale

The proposed dwellings will be limited to two storeys in keeping with neighbouring properties' overall ridge height of 8.5 metres. The roof is of a traditional 40 degree pitch.

The overall scale of the dwellings has been designed such that they are in proportion with adjoining houses to the south.

Layout

The location of the dwellings has been carefully considered and follows the existing street pattern of dwellings set back from the road frontage. Each garage is set to the side or rear of the property to minimise its impact on the street scene.



Landscaping

The site frontage contains an attractive mix of specimen trees and shrubs. The majority of these will be retained, however where it is essential for trees to be removed, these will be replaced with quality native trees to compensate.

The proposed boundary treatments will consist of a mixture of timber closed board panel fences with timber posts and timber gravel boards, post and wire fencing and newly planted mixed species hedgerows to add variety and interest to the development.

A native hedge will be planted on the site frontage to help integrate the development within its semi-rural setting.

Economic, social and ecological

The dwellings have been designed with flexibility and adaptability of living spaces in mind, ensuring that the dwellings are future-proofed and have a long term viability.

The dwellings will be built to part M of the Building Regulations incorporating level door thresholds to external doors, electrical wiring at a height as appropriate and a practically sized downstairs cloakroom will be provided to ensure its accessibility to all users.

The dwellings will be insulated thermally and acoustically up to modern building regulation standards, with carbon mitigating technologies adopted to include low water-use sanitary fittings and air source heat pumps providing heating via an under-floor system to ground floor and radiators to the first floor.

Access

The vehicular and pedestrian access to the site is proposed via the existing Luton Gowts access, minimising the impact on the road. The plot entrances will lead onto a gravel drive and this, combined with the native hedging proposed, will provide a traditional and development in keeping with the character of the village.

The layout of the development provides adequate access and manoeuvring space for refuse vehicles and fire tenders.

Conclusion

The proposed development provides a high quality residential development in keeping with surrounding properties on a previously developed site within the existing settlement of Luton Gowts and accessible to Long Sutton.