PETER HUMPHREY ASSOCIATES LTD.

DESIGN & ACCESS STATEMENT

Job number: 5461	**Date:** 21/03/2016

Site address:

Residential development, Land North-East of Copper Beech, Lutton Gowts, Lutton PE12 9LQ

Description of development:

This is an outline planning application with all matters reserved, for the erection of 6 new dwellings including provision for 2 no. affordable semi-detached dwellings.

It is proposed to build high quality, attractive family homes with style and materials to be in keeping with the character of the area.

Site Details:

The site is located North-East of Copper Beech, Lutton Gowts and is currently vacant land. There are no buildings currently on the site and few scattered trees. The site is not included in the draft South East Lincolnshire local plan but this application has been submitted in the absence of a five year supply of housing land. The council has a three year supply as of 31/12/15.

Design:

The following Design and Access Statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwelling respects the local context that it will integrate with.

It is proposed to build traditional structures that are in keeping with the character of the area and are sympathetic to the surrounding dwellings. The houses will incorporate renewable energy systems and will be built using thermally efficient materials and designed to ensure a high level of air tightness.

Layout:

Although the layout of the proposed site is not being committed at this stage, a scheme has been carefully considered to ensure that minimal impact is made to surrounding buildings and

character of the area. The proposed dwellings will pose little impact to neighbouring properties.

Please see indicative site layout submitted with this application.

Landscaping:

The site currently has a few trees which will be retained where possible.

Plots will have a large garden area which will be laid to lawn and incorporate native species shrubs and plants to encourage local wildlife.

Access:

The site will use the existing access from Lutton Gowts and will be improved to Lincolnshire County Council specification. A new access road will be provided to serve the new dwellings.

There is more than adequate space for parking and turning on site and the site plan shows sufficient space will be provided to enable vehicles to enter, turn and leave in forward gear.

Upon alighting a parked vehicle, a hard surfaced area will lead directly to the principle entrance. The parking and turning area will be constructed using block paviors or gravel.

The proposed dwellings will comply with the Approved Building Regulation Part M to ensure that a level access is provided to the principle entrance of the dwelling as well as providing a ground floor WC.

The dwellings will have the electricity meter boxes near the entrance to allow access without the resident's occupancy.

Flood Risk Assessment:

The site lies within Flood zone 3 of the Environment Agency's Flood Zone maps and so this application is supported by a flood risk assessment and sequential/exception test produced by ESP Ltd.



Aerial views:



AERIAL VIEW 1



AERIAL VIEW 2