

PENNYFIELD, PINCHBECK

DESIGN & ACCESS STATEMENT

LINDUM GROUP LTD
Station Road
North Hykeham
Lincoln
Lincolnshire
LN6 3QX
T. *01522 500300*
F. *01522 500377*
E. webmail@lindumgroup.co.uk

INTRODUCTION

This Planning Application Design and Access Statement relates to 9 new units to be constructed off of Pennyfield in Pinchbeck. The now vacant site previously housed a former dairy from around 1951 with development and expansion continuing until the 1970's. The former dairy structures have been completely demolished in recent years.



Figure 1 - Existing Pinchbeck Dairy as viewed from Pennyfield *[Google Earth]*



Figure 2 - Existing Pinchbeck Dairy as viewed from Mayfield Close *[Google Earth]*

Vehicular Access is positioned in the centre of the site off of Pennyfield via a private road providing access to four of the properties located in the middle of the site. The three units fronting the junction between Pennyfield and Mayield Close use the same entrance however access their private drives by a second private road located inside the site boundary running towards the southwest corner. The proposed site layout, as indicated on drawing 31468 402 02, shows two 3 bed 1 & ½ storey dwellings to the east of the site boundary fronting Pennyfield with vehicular access from the street.

















USE

The proposed use of the site will be domestic, and will form a continuation of the existing residential use of the surrounding site.

AMOUNT

The amount of units proposed have been considered to maximise frontage of Pennyfield and Mayfield Close and to be in keeping with the existing street scene, without compromising on garden and ancillary space.

LAYOUT

The proposed site consists of four house types with all units being front door accessed which serves as a hallway with access to the first floor via a staircase. All units have a double door to the rear of the properties providing access to the gardens and an external single door from the utility. The four house types vary in shape and size with two of the units being 3 bedroom properties, Type A & Keighley, and the other two 4 bedroom, Harrogate & Amersham. Although different the four units roughly follow a similar layout to one another. The typical layout consists of having the living room, open plan kitchen / dining with access to the utility room and a w.c to the ground floor. The only exception to this Type A which instead has a full size bathroom to the ground floor which is intended to act as the unit's primary bathroom and for the use of the ground floor bedroom.

All of the units follow the same first floor layout as one another, with exception to Type A, which is to have the bedrooms to the first floor and access to a full sized bathroom with attached en-suite to the master bedrooms.

The proposed site layout shows five of the units fronting Pennyfield and Mayfield close as to be in keeping with the existing street scene and not have gardens facing towards the street. The layout of the site is set out in such a way to have the smaller 3 bed bungalow units off of Pennyfield as to be in keeping with the current house types along this road and to have the larger units to the centre and southwest of the site to be in keeping with Mayfield close.

SCALE

The Amersham, Harrogate & Keighley are of 2 storey, pitched roof and one type hipped roof construction & the Banbury is a 1 & ½ storey, room-in-the-roof, which are all in-keeping of the local aesthetic in terms of scale. As the units will be of a similar scale to the surrounding buildings and filling an otherwise unused brownfield site the overall

impact to the locality is considered an enhancement. The 1 & ½ storey properties have been sited nearest to the existing neighbouring bungalows to minimise overlooking & reduce the overall visual impact of the development.

LANDSCAPING & BOUNDARIES

The site will consist of diamond knee rail fencing to the front of properties where necessary and high close boarded fencing to the rear. Two 1.8m high brick walls will also be installed either side of the private road toward the entrance of the site running into the centre. The existing wall running around the southern boundary will be demolished. Low level ground cover planting will be proposed to the front elevations of properties.

APPEARANCE & EXTERNAL MATERIALS

The external materials of the development have been selected to tie in with the existing site aesthetic. 2 differing red bricks have been selected for the development as highlighted in the materials schedule and a mix of red pantiles and grey slate effect tiles to match existing are proposed to ensure the dwellings complement the existing street scene.

The development will also feature reconstituted stone cills and corbelled eaves. Windows are to be cream uPVC with composite doors.

INCLUSIVE ACCESS

Level access will be achieved to both the front and rear of all properties as the existing site is considered to be reasonably level which will mean a natural slope can be achieved down to existing ground level. A minimum of 3.50m ODN is proposed for ground floor levels which is dictated by the FRA which has been carried out due to the site being classed as a Flood Zone 3A. Dwellings will be fully compliant with Part M of the Building Regulations.

ARCHAEOLOGY

With the site being previously occupied by the former dairy, it is expected to be free from any archaeological interest.

FLOOD RISK ASSESSMENT

A Flood Risk Assessment has been carried out as the site is shown to be within Flood Zone 3a 'high probability'. The Flood Risk Assessment has been submitted as part of the application. The development will be constructed in accordance with the FRA which requires the lowest ground floor level for the properties to be 3.50m ODN and the site to utilise on-site Suds attenuation methods.

SUSTAINABILITY STATEMENT

The dwellings will be constructed to an enhanced level of current building regulations, and by developing on a brownfield site is considered an overall enhancement to the community.

ASSESSMENT FOR THE TREATMENT OF SEWAGE & SURFACE WATER DRAINAGE

Surface water drainage will be attenuated on site & discharged into existing mains connection which previously served the existing dairy. Foul connection will be to existing sewers located in Pennyfield road.

NOISE ASSESSMENT

The proposal is not considered to be a noise sensitive development.

LAND CONTAMINATION

Ground investigation and survey has been carried out and there is no evidence to suggest any ground contamination. The Ground contamination report will be submitted as part of the application.