PAUL LUNN
ARCHITECTURAL SERVICES

DESIGN & ACCESS STATEMENTS

Erection of Eight Dwellings

on former New Bridge Inn Site

Slipe Drove

West Pinchbeck, PE11 3NF



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CIAT
CHARTERED PRACTICE

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The enclosed statements are based on guidance requirements for Design & Access Statements prepared by CABE (Commission for Architecture & the Built Environment)

1.0 **DESIGN STATEMENT**

1.1 SITE CONTEXT & PLANNING POLICIES

1.1.1 The proposed development site is a brownfield site that lies at the junction between Slipe Drove and the A151 and previously occupied by the New Bridge Inn which was now been demolished.



1.1.2 The character of the immediate local are is predominantly residential with some commercial uses on the north west of the site between the river Glen and the A151. Dozens Bank and Edinburgh Walk are residential areas with a mixture of single and two storey properties.

1.1.3 Vehicular access into the site from Slipe Drove is proposed via the existing site entrance.

1.1.4 The proposal is a modest development of eight, 2-bed dwellings with two car space each. It is therefore held that the existing vehicular access from Slipe Drove is sufficient as a shared vehicular access both for visibility and the safety of occupants, as vehicles entering/exiting the proposed development will be moving at low speeds.

1.1.5 Policies that effect and shape the development of the site:

The South Holland Local Plan July 2006

- Policy SG1 - General Sustainable Development
- Policy SG14 - Design and Layout of New Development
- Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists
- Policy SG16 - Parking Standards in New Development
- Policy SG17 - Protection of Residential Amenity

1.1.6 It is held that the current proposal for development on the site meets with the requirements of the Local Plan and National Planning Policy to create much needed starter homes. The site is an eyesore at present, and it would benefit the local community to see it developed in this modest way, providing new homes in the area.

1.1.7 Pre-Application advise was given (PE-00208-20) by case officer David Grant which considered that as appropriately designed scheme would be supported on this site.

1.2 COMMUNITY CONSULTATIONS

1.2.1 Local community groups have not been consulted with regard to the proposed development of eight Dwellings.

1.3 SCHEME DESIGN PROCESS

1.3.1 The proposed scheme comprising of two blocks of 3 terraced house and two detached houses, all 2-bedroomed and designed by Paul Lunn Architectural Services, an CIAT Chartered Practice, to meet the brief to design a suitable layout of starter homes which responds to the site parameters.

1.3.2 The dwellings have been designed in such a way that the potential for overlooking and overshadowing is kept to a minimum in the interests of neighbour and occupant amenity.

1.3.2 Access into the site will be via the existing dropped kerb access which was used by the former New Bridge Inn.

1.3.3 Parking has been arranged to provide two car parking spaces per dwelling to meet the local residential parking policy.

1.3.4 Two separate pedestrian accesses have been incorporated off the existing footpath, both with an area for refuse collection points.

1.4 USE

1.4.1 Eight 2-bed dwellings with two parking space each and rear private gardens, with shared access from Slipe Drove.

1.5 AMOUNT

1.5.1 The size of the proposed development is considered appropriate for the site.

1.5.2 The proposal has no impact on public services in the area.

1.6 SCALE

1.6.1 The proposed development is designed to be in keeping in scale with the surrounding residential buildings.

1.6.2 The scale of the proposed development is appropriate for people with disabilities.

1.7 LANDSCAPING

1.7.1 Planter beds and hard landscaping will be incorporated at the front of the proposed dwellings as shown on the proposed site plan and will be completed with planting by the developer before the dwellings are first occupied.

1.7.2 The rear garden areas will be prepared by the developer ready for final planting by the first occupiers.

1.7.3 The main access drive and parking spaces will be laid with a water permeably brick paver whilst the pedestrian paths are laid in tarmac with concrete paving slabs to each entrance.

1.8 APPEARANCE

1.8.1 The proposed development will be constructed in a good quality red facing brick, and a dark grey concrete roof tile designed similar to that of the residential buildings. Whilst architecturally simple in design small traditional detailing has been included to enhance the area slightly.

1.9 FLOOD RISK

1.9.1 The proposed development is within flood zone 3 (a) high probability, according to the Environment Agency's Floor Map for Planning (Rivers & Sea).

1.9.2 A flood risk assessment has been prepared by S M Hemmings and has been submitted as part of this planning application.

2.0 ACCESS STATEMENT

2.1 GENERAL ACCESS & EGRESS

2.1.1 There is good existing access to the site via Slipe Drove directly off the A151 with excellent visibility in both directions at the junction. The existing site entrance for the former New Bridge Inn has an extensive length of dropped kerb which is to be utilised within this scheme

2.1.2 The site is well serviced by public footpaths, one of which runs along the majority of the south eastern boundary of the site.

2.1.3 There is a main bus route running from Bourne to Spalding that regularly stops in the village. There is also a service that links the main village of Pinchbeck with all its facilities. The sheltered bus stop is situated within 50m of the site with public footpath access.

2.1.4 The large area of brick paving provides suitable parking and turning areas for all residents and their visits with level access to each dwelling in accordance with Approved Document M.

2.1.5 There is a difference in level across the width of the site, each block will therefore be stepped in height to take account for the existing ground levels. All the houses will have level access to comply with current Building Regulations. Finished floor levels are shown on the proposed site layout plan and in accordance with the recommendations of the Flood Risk Assessment.

2.1.6 Internally the proposed dwellings will comply with current Building Regulations Part B (Fire Safety) and Part M (Access to and use of buildings).

2.2 CONSULTATION

2.2.1 Access proposals regarding the proposed dwellings are straightforward design matters, and as such consultations have not been necessary.

APPENDIX 1 - SITE PHOTOGRAPHS



View looking at existing site entrance



View along North West boundary with the River Glen



View of site from New Bridge



View of South corner of the site and Edinburgh Walk