

**DESIGN & ACCESS STATEMENT
PROPOSED DEVELOPMENT
AT
LAND OFF HORSEPIT LANE
PINCHBECK, SPALDING

FOR M. COULAM**

INTRODUCTION:

This Design and Access Statement supports the Full Planning Application for the proposed Development for two similar layout 2 Bedroom Bungalows on land off Horsepit Lane, Pinchbeck, Spalding.

This Statement outlines the design proposals for the site in line with the important guidelines from the South Holland District Council and Government Design Criteria.

The proposed site is located within a residential section of Pinchbeck accessed off Church Street onto Horsepit Lane, with the surrounding properties in close proximity consisting a variety of Houses, Bungalows and associated outbuildings, the proposed site south elevation boundary is the actual Settlement boundary.

This proposal seeks to provide two detached 2 bedroom Bungalows of similar type with integral garage, Triple Glazed windows, coupled with a Photovoltaic System to the East and South roof elevations.

Each property will also benefit from off road parking which will include landscaping to enhance and soften the dwelling fronts.

The rear and side gardens will be levelled and turfed, plus all property perimeters will be paved including relevant level access and patio areas for the residents enjoyment.

This proposal should be seen as the best use of the site and believe its sympathetic to its surrounding neighbours, without being overlooked.

SITE CONTEXT:

Photographs of the site attached.

DESIGN:

The proposed use for this site is residential which fits into the adjacent land use and its location will introduce new families who will benefit from the opportunity to be part of a typical village community and would assist towards the housing needs and stock for the area.

The size, layout and accommodation, coupled with good quality workmanship, materials and modern facilities for the building occupants.

CONSTRAINTS/LAYOUT:

As per the submitted Planning Application Drawings.
Details as shown on the Typical Layout drawing, 0/001

LANDSCAPING:

To the proposed site, three of the elevations, south, west and north have the benefit of existing boundaries consisting a mixture of well established hedging and mature trees all of which would remain and be fully protected during the construction process.

To the east elevation it is proposed that a new low level boundary beech hedge be provided, to aid the sight lines on egress, in addition each garden would have two fruit trees.

New fencing to be utilised as shown on the Site Plan to subdivide the garden and boundaries.

APPEARANCE/SITE ASSESSMENT:

There is a consistent variance of style and choice of materials throughout the Pinchbeck village in terms of external brickwork, roof tiles and general fenestration.

The proposed dwelling details are described further on the submitted Planning Application drawings and reflect the general character of the area.

Service entry points to be as un-obtrusive as possible.

The site in relation to the Environmental Agencies Flood Map indicates no Historic flood events.

ENVIRONMENTAL CONSIDERATION:

The water usage of each dwelling will be in line with Part "G" of the Building Regulations.

Provision of a cycle storage in the gardens allows occupants of the dwellings the opportunity to cycle to work or for leisure activities.

An area to each property as provision for bins requiring recycling by the Local Authority.

The proposed site is not designated contaminated land and is seen to be a Radon free area.

ACCESS:

Proposed access will be for vehicular and pedestrian access to and from the site via a new proposed concrete apron crossover with integral Acco drain facility to the new roads full width.

The existing ditch to the site entrance elevation will be piped for the full crossover length and backfilled in accordance with the Local Authority and Highways requirements.

Beyond the crossover the new access road is constructed of suitable compacted stone to the required CBR Ratio and topped with silver grey 14-20mm Granite chippings.

In addition all parking and turning will be provided to enable vehicles to enter and leave in a forward gear.

INCLUSIVE ACCESS/SUSTAINABILITY:

The topography of the site is generally level and will comply with Part "M" of the Building Regulations.

To the large front entry door with a level access threshold will allow access to the dwelling whilst all internal doors will allow wheelchair access throughout with the facility to be able to drive to the principle entrance.

Level threshold access provided to the rear double doors and paved patio area and from the kitchen to the garage via the Fire door.

The external space can therefore, be duly enjoyed.

Within a short walking distance from the proposed site there are local bus routes, stores, schools, public houses and places of worship.

CONCLUSION:

Overall, therefore, the enclosed Application represents a scheme that is appropriate to the setting of this site, with the intention to provide additional housing needs and stock that would be suitable for the area and benefit Pinchbeck.