DESIGN & ACCESS STATEMENT

For

PROPOSED RESIDENTIAL DEVELOPMENT

At

LAND ADJACENT
2 PATRIOT CLOSE
SPALDING
LINCOLNSHIRE
PE11 1YA

For

MR. BARRY & MRS JUDITH ENDERBY

OUTLINE PLANNING APPLICATION ISSUE

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Site observation and analysis

Location

The site is located immediately to the west of number 2 Patriot Close, Spalding, Lincolnshire. The site stands within close proximity of town centre; however, it is not located within the boundary of the conservation area. A location plan at recognized scale is provided within the application pack to enable it to be located and the extent to be identified, refer to drawing A1306-01 latest issue for details.

Site description

Numbers 2 and 4 Patriot Close form a semi-detached block of two residential dwellings. The north-east face of the building stands back from the road. The site of the works here proposed is the garden area to the west side of the existing dwelling, this area of land is currently used as rear / side garden space for 2 patriot close and is enclosed by a brick built garden wall. To the front of the plot (i.e. in the area between the proposed dwelling and the road (Patriot Close)) is an area of soft landscaping which is poorly kept and is unsightly on entry to the estate.



Fig. 01 – 4 & 2 Patriot Close from the NW.



Fig. 02 – Area of unmaintained garden to the north of the plot.

Site boundaries

The site boundaries are as defined within the site description above and as indicated on the site plans.

Neighbouring Development

The site sits in a relatively densely developed part of the town that is predominantly residential in use. Patriot Close is believed to have been constructed in the 1990's on land adjacent the railway track that was previously used as allotments. Analysing the urban grain there is no particular consistency in respect of plot frontage widths or relating to the widths of dwellings. The majority of dwellings local to this site are however of two storey construction.

Existing access arrangements

Pedestrian access to number 2 Patriot Close is direct from the footway along the south edge of Patriot Close. Vehicular access is via the same route. Car parking for numbers 4 and 2 Patriot Close are provided between the back edge of the footpath and the front elevation of

the dwellings. In both cases access is via a dropped kerb and then directly across the tarmac footpath.

Streetscape / planting

The site sits within a residential development comprising detached, semi-detached and terraced dwellings arranged around estate roads with private gardens, car parking facilities and infills of soft landscaping. This represents typical residential development in the outskirts of the town as developed during the late 20th Century. There is a soft, grassed margin between the west side of the proposed development site and the east edge of Park Road. This margin contains several mature trees although none are particularly close to this site.

Amenities

The site sits in close proximity to the town centre and within walking distance to all amenities. It is therefore considered sustainable and is well suited to residential use.

Views into, through and out of the site

Views from distance into the proposed site from all angles are substantially if not entirely obscured by either neighbouring buildings or trees. The site can generally only be viewed from distances of 25-30m or less from within the estate or along Park Road. There are no significant views through the site and no vistas or noteworthy views looking out from the site.

Site Evaluation

Details of the site and general context have been recorded and analysed within the site observation and analysis above. From those findings, the following key statements are identified.

1. This site is ideal for residential use given that the land stands within a residential estate.

2. The site is within walking distance of the town's amenities and its transport network and as such is highly sustainable.

3. The dwellings surrounding the site are of modest size (2-3 bed) and are of two storeys in height. Development of a similar nature would appear contextually appropriate. Since there is no particular consistency in plot or frontage widths locally it would not appear necessary for the width of the dwelling to meet any pre-set criteria. Indeed a number of dwellings have been constructed recently, close to this site, which vary considerably from neighbouring properties. Examples can be found at 129 Pennygate and on land adjacent 54 Park Road.

4. The estate buildings are of fairly traditional design and construction and any new proposed dwelling would be appropriate if designed in the same manner.

5. The land available would appear to be of sufficient size to accommodate a 2/3 bedroom house complete with 2 parking spaces.

6. The proposed dwelling would require adjustments to the drop kerb access though this is not considered problematic given the precedent already set within close proximity.

7. Development of the site would still allow adequate private garden space for number 2 Patriot Close.

Design Statement

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use
The proposed site stands within a housing estate where land use is entirely residential. A proposed additional dwelling would therefore be entirely appropriate in terms of land use.

Amount
The site appears capable of accommodating a single dwelling and this is therefore what is proposed.

Layout / Scale

The dwelling would sit with its frontage facing Patriot Close which follows the precedent of adjacent dwellings. The building would be of two storey construction and of traditional form to maintain scale with its neighbours. This would appear entirely appropriate.

Landscaping

The proposal seeks to clean up an area of soft landscaping that is currently poorly maintained. The new dwelling would have a private garden contained by a boundary fence, this would improve the visual appearance on entry to the estate.

Appearance

It would be appropriate for the proposed dwelling to be traditional in terms of form and construction. Although a full proposal is not provided as part of this outline application it is proposed that the building would be of rectilinear plan form beneath a duo-pitched roof. The buildings material palette would be selected to match and compliment the adjacent houses.

Access Statement:

The proposal site is located within close proximity of the town centre and its transport network. The dwelling would be designed in accordance with Approved Document M of the Building Regulations to incorporate level thresholds, wide doors and accessible features.

Flood Risk Assessment:

It is acknowledged that this site lies within a zone identified as being at risk within the Environment Agency's Flood Risk Maps. No formal flood risk assessment has been submitted with this application however it is anticipated that this will form a matter that will require subsequent approval. It is anticipated that the finished floor level of the building will need to be elevated to an extent above adjacent ground levels to mitigate flood. The exact level will be determined via a full site levels survey and the production of a site specific flood risk assessment in due course.

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