DESIGN AND ACCESS STATEMENT

FOR THE

CONSTRUCTION OF SIX TWO STOREY DWELLINGS

AT

36 & 38 HOLBEACH ROAD
SPALDING
LINCOLNSHIRE
PE11 2HQ

FOR

MR G & MR D J WINYARD

SITE APPRAISAL

Section 1: Brief Description of Development

To construct six two storey two bedroom dwellings in the form of three semi-detached blocks.

Section 2: Assessment

The following steps have been taken to appraise the context of the site in respect of the proposed development:

1.01 **Physical Context:** The site of the proposed development is adjacent to Holbeach Road, Spalding which runs along its Eastern boundary and overlooks the River Welland which is on the opposite side of the road.

There is an existing derelict building and a former engineering workshop on the site both of which will be demolished to make way for the development.

The site is bordered to the north, west and south by two storey residential dwellings.

1.02 **Social Context:** The site is within an existing residential area and the development proposed would therefore fit in with the character of its local surroundings. There are no known factors that will cause local people to be affected by the development.

1.03 **Economic Context:** The proposed development is to provide six additional dwellings within the local community and it is therefore felt that it will make a beneficial contribution to the local economy.

1.04 **Planning Policy Context:** There are no known Planning Policies that may affect the development and it does not lie within a conservation area. Mr G & Mr D J Winyard are therefore seeking Full Planning Permission to development the site as indicated on the accompanying drawings.

Section 3: Involvement

3.01 **Planning Department:** The site received the benefit of Outline Planning Permission for the erection of two dwellings in 2004 (Planning Ref: H16/1606/04) and again for two further dwellings in April 2006 (Planning Ref: H16/0178/06). However, these permissions have since lapsed.

An application for full planning permission for six dwellings was submitted on 3rd June 2016 (Planning Ref: H16-0542-16) but subsequently was refused due to concerns with flood risk and the need to raise the floor levels which would result in a visually harmful form of development.

Consultation has since taken place with Phil Norman and David Grant in the Planning Department which has resulted in the development being re-designed to overcome concerns with overlooking neighbouring properties and also address the flood risk element.

A full flood risk assessment was therefore undertaken by Stuart Hemmings which was submitted to the Environment Agency together with an additional report from Stuart Hemmings for their advice. The Environment Agency have subsequently agreed that the floor levels of the properties can be set at 350mm above footpath level provided flood resilient construction is incorporated up to a level of 300mm above finished floor level.

The property layout has also been re-designed so that the lounge is positioned at the front of the property to minimise overlooking. In addition, the window to the rear bedroom will be glazed with obscure glass.

Phil Norman has since confirmed that he would be happy for a formal application to be submitted based on the amended design. A copy of his E-mail response dated 22nd May 2017 is appended to the application.

A copy of the flood risk assessment, additional information for the flood risk assessment and the Environment Agency's response dated 3rd April 2017 is appended to the application.

3.02 **Lincolnshire Highways:** A previous scheme utilising street parking was submitted to Jon Sharpe of Lincolnshire Highways for comments. However, he felt that the Highway Authority would not be able to support a Planning Application in this form.

A revised scheme (which is the current application scheme) was then submitted to him which shows the properties moved back from the footpath edge to provide 'in-line' parking in front of each property. It was pointed out that by introducing 'in-line' in this way, it should help to reduce road side parking along that stretch of road which is often quite congested to the frontage of this site. This resulted in a favourable reply from Jon Sharpe and a copy of his E-mail response is appended to the application.

Section 4: Evaluation

The site of the development is currently the site of a former engineering workshop and derelict building which will be demolished. Being adjacent to and surrounded by residential properties, the site lends itself to the residential development proposed. The scheme, if approved will greatly enhance the area and will be a worthwhile addition to the whole street scene which is at present dominated by an old derelict building and disused workshop.

Section 5: Design

The development has been designed sympathetically to enhance the local street scene and to fit in with the character of the adjacent properties.

THE DESIGN COMPONENT

Section 6: Use

The situation and size of the site lends itself to the development proposed.

Section 7: Amount

The size of the development and each property is clearly shown on the accompanying drawings and relates to the accommodation needed without detracting from the overall appearance of the existing residential area.

Section 8: Layout

The layout of the development is clearly shown on the accompanying drawings and has been developed within the constraints of the site area available bearing in mind the need to retain and enhance the character of the area.

Finished floor levels will be set at 350mm above public footpath level and flood resilient construction will be incorporated into each property up to a minimum height of 300mm above finished floor level.

Section 9: Scale

The overall size and shape of the development is clearly shown on the accompanying drawings and relates merely to the amount of accommodation to be provided.

Section 10: Landscaping

The frontage of the site does not lend itself to landscaping other than providing an ‘in-line’ hard paved parking space to the front of each property.

Section 11: Appearance

The overall appearance of the development is clearly shown on the accompanying drawings and has been designed to fit in with and compliment the residential area within which it is situated.

Section 12: Construction

The external walls of each property will be of traditional dark red facing brickwork and the roof will be pitched with a grey concrete tile finish. External windows and doors will be White Upvc.