

Design and Access Statement

Off Chaucer's Way Spalding

1. Introduction

This Design and Access Statement is submitted in support of a planning application for the construction of a pair of semi-detached dwellings on land previously approved for a single dwelling under application reference H16-0232-22. The application site lies within the settlement boundary of Spalding, identified as a Sub-Regional Centre in the South East Lincolnshire Local Plan (SELLP) 2019. The principle of residential development on this site is supported, subject to considerations of scale, design, amenity, flood risk, highway safety and biodiversity.

2. Site Context and Character

The application site comprises approximately 263m² and is located off Chaucer's Way in a well-established residential area of Spalding. The surrounding character consists predominantly of brick-built dwellings with concrete tiled roofs, consistent in form and material with the proposed scheme. The majority of nearby properties are two-storey, with a mix of hipped and gabled roof forms. The proposed semi-detached dwellings reflect these characteristics in scale, form, and materiality, and are comparable in height and massing to the previously approved dwelling.

3. Layout and Scale

The proposed footprint of the two dwellings is 94m² combined, which reflects a modest and efficient use of land while ensuring appropriate spacing and amenity.

Each dwelling benefits from 41m² of private rear garden space and 33m² of frontage, including two off-street parking space per dwelling. The layout allows for a symmetrical, balanced pair of homes that contribute positively to the established pattern of development.

4. Design and Appearance

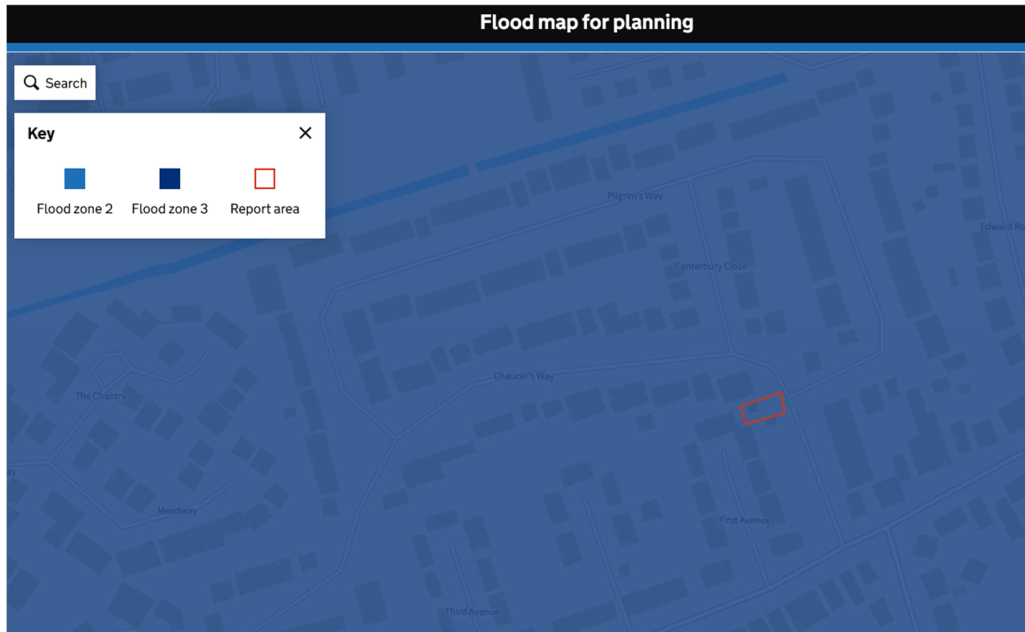
The proposed dwellings will be constructed in brick with concrete tiled roofs, designed to be consistent with the vernacular of the area. The buildings include pitched roofs, in keeping with local architectural forms. The overall height and scale are similar to the previously approved single dwelling and remain respectful of the character of Chaucer's Way. Boundary treatments will comprise 2m timber fencing to the rear and sides, with a 1.2m native hedge to the front, providing a soft transition to the street.

5. Residential Amenity

Each dwelling provides a gross internal area of 79m², which meets the Nationally Described Space Standard. Bedrooms exceed the minimum requirements for double rooms, promoting comfortable living accommodation with more than the minimum of built in storage. The dwellings have been carefully designed to avoid undue overlooking and loss of privacy to neighbouring residents. Rear windows follow the established rear building line, and side windows are limited. Garden space, internal layout, and separation distances all contribute to a high standard of residential amenity for both future occupants and neighbouring residents.

6. Flood Risk and Drainage

The site falls within Flood Zones 2 and 3, as shown on the Environment Agency's Flood Map for Planning (see image below). A revised Flood Risk Assessment (FRA) has been completed and appends this application. It incorporates climate adaptation measures including raised finished floor levels, set 300mm above the existing ground level.



Foul water will discharge through a private drainage system to the main sewer in the road. Surface water will discharge into new soakaways.

7. Sustainability

The proposal incorporates several sustainability features including provision for solar panels and air source heat pumps. Both dwellings will also be fitted with EV charging points in accordance with current building regulations. These measures support the Council's goals in addressing climate change and improving energy efficiency in new development.

8. Access and Parking

Each dwelling benefits from a dedicated off-street parking space accessed directly from Chaucer's Way. The level of provision meets the minimum requirement of two spaces per dwelling set out in Appendix 6 of the SELLP. In addition, there is ample unrestricted on road parking along Chaucer's Way. The access is safe, direct, and consistent with existing driveways serving properties in the vicinity. The site also enjoys good connectivity with public transport links and local amenities.

9. Biodiversity and Landscaping

A Biodiversity Net Gain (BNG) assessment has been completed and confirms a minimum 10% gain will be achieved. Landscaping will include lawned rear gardens and appropriate fencing. These measures ensure that the proposal complies with the Environment Act 2021 and associated statutory metrics.

10. Conclusion

The proposed pair of semi-detached dwellings make efficient and appropriate use of a sustainable urban site within the settlement boundary of Spalding. The development responds positively to local character, provides appropriate amenity, and meets policy expectations for flood risk, design, parking, and biodiversity. The scheme offers high-quality market housing suitable for first-time buyers, contributing positively to local housing supply. As such, the proposal represents sustainable development and should be supported.