



Architectural Design Services

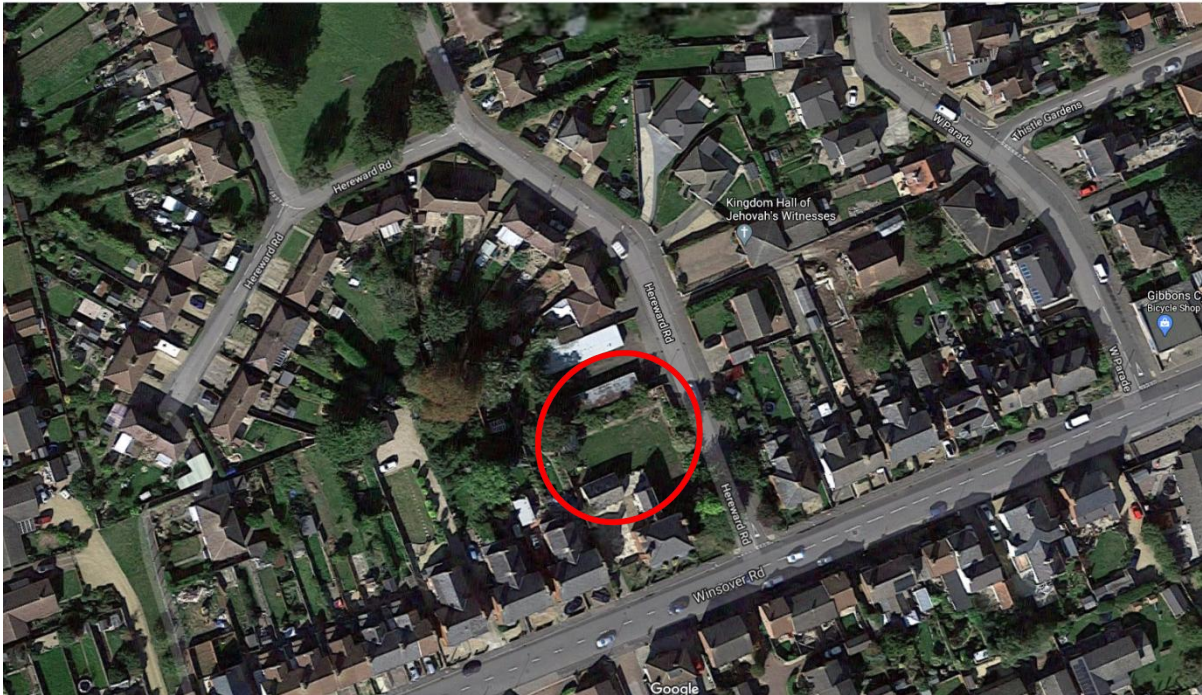
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Design & Access Statement

Rear of 138 Winsover Rd, Spalding. PE11 1HQ

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The following statement is to accompany an outline planning application
for a proposed dwelling

Applicant : Mr & Mrs Chamberlain

Oct 2024

Ref:D&A.194-01

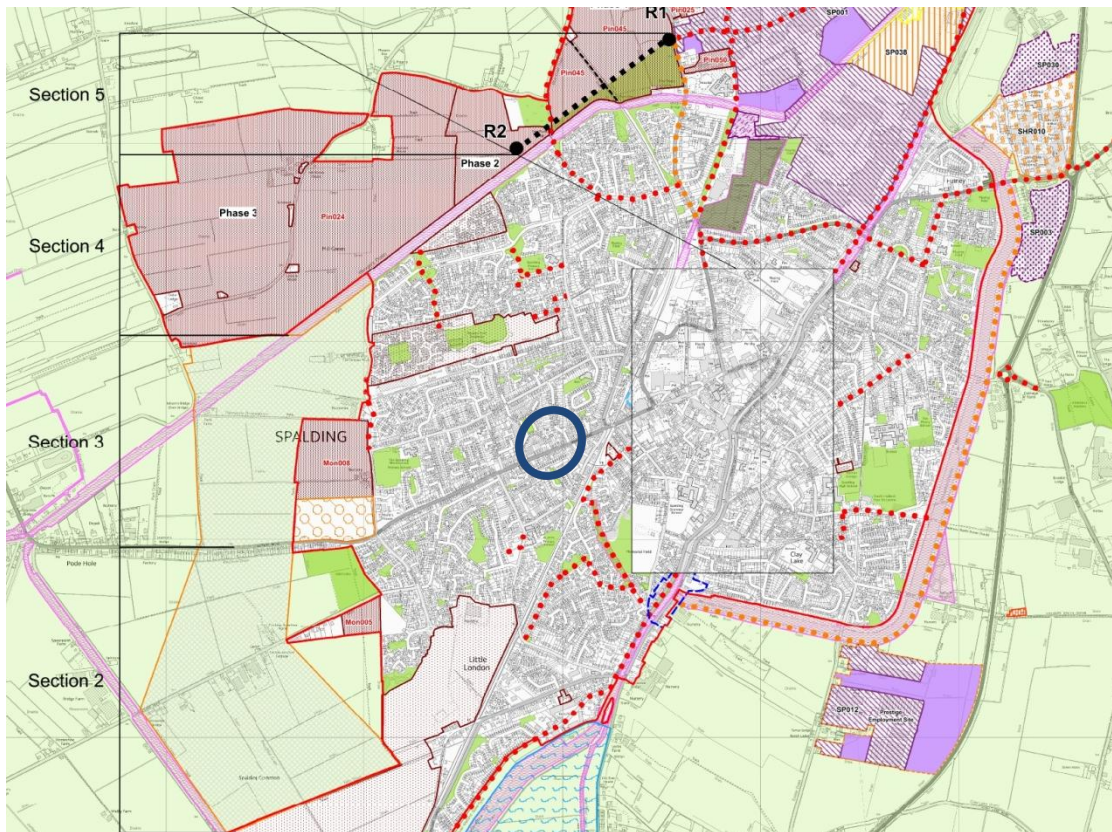
Design

The Process

Assessment

Physical Context;

The site is located less than 0.5km to the east of the Spalding town centre boundary. It lies 30m north of the junction between Hereward and Winsover Road and is within the Defined Settlement Boundary of Inset Map No 2 of the South East Lincolnshire Local Plan.



The National Grid Reference of the central point of the site is TF239224

The development area is 0.045 Ha.

Please refer to drawing number 194-01-SP01 for the exact position & extent of the site.



The character of the immediate local area is predominantly residential.

The site has well defined boundaries. It is separated from the existing residential properties to the north & west by boundary brick walls while the newly formed western boundary will be a timber garden fence enclosing the existing & new dwellings rear amenity areas.

The eastern boundary of the site is defined by the highway verge adjacent to Hereward Road. The site is currently an oversized and underused area of garden land to the side of Hereward Rd.

There is good vehicle access to the site directly off Hereward Road with excellent visibility in both directions. There is good pedestrian access via the existing public footpath running along the whole of the site frontage and beyond through the town.

Social & economic context;

The proposed development would help to provide the supply of smaller capacity housing required to meet the needs of present and future generations. Good local services and facilities are available and the site is comfortably accessible to these.

The development would bring economic benefit, not only from construction and future maintenance of the property itself but also through increased usage and expenditure with local businesses in the town. Employment opportunities exist among local businesses in Spalding and providing more affordable accommodation within the town centers vicinity would therefore not only help maintain the local economy & community but also support one another in a self-sufficient, sustained manner.

Policy Context;

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2023
 Section 2 - Achieving sustainable development
 Section 5 - Delivering a sufficient supply of homes

Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

South East Lincolnshire Local Plan (2019)

01 Spatial Strategy
02 Development Management
03 Design of New Development
04 Approach to Flood Risk
10 Meeting Assessed Housing Requirements
11 Distribution of New Housing
17 Providing a Mix of Housing
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

Involvement

Due to the scale of the proposed development we felt it was not necessary to consult local community groups.

Once initial concept designs/draft proposals had been agreed upon, South Holland District Council planning department were consulted through the pre application advice service (ref:PE-00257-24) The response was positive and further advice/suggestions were given that have been taken on board and incorporated in the design evolution & progression of the scheme.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the principle for development could now be further explored.

The site lends itself to residential development being adjacent to and surrounded by existing dwellings, and within the Defined Settlement Boundary.

Its positioning close to the town centre provides an ideal opportunity for a much needed smaller & more affordable family home in an established residential area. The proposed plot would amount to infill development on an oversized and underused area of land to the rear of 138 Winsover Rd

As described in the physical assessment the site already has good direct access to Hereward Road. Although only an outline application at this stage, an indicative layout should be designed showing how the site could potentially be developed providing suitable housing & appropriate parking facilities for its location. This would include off street parking with turning areas to allow occupiers to enter and leave the properties in a forward gear.

Immediate surrounding properties are a mix of both single and two storey. Therefore for the purposes of this application the indicative layout should be designed to show how the site could be acceptably maximised, providing much needed housing to the area.

The indicative proposals should also demonstrate that the existing surrounding properties will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing. This could be achieved primarily by proposing no windows to immediate elevations & boundary offsetting via the use of floor plan design.

Existing landscaping in neighbouring properties provides screening to all existing boundaries.

Use & Amount

The site is currently mainly of a redundant residential use, apart from an existing small parking/garaging area, with a residential use being proposed.

Although only an outline application establishing the principle of development, an indicative layout illustrates that the site could accommodate an “affordably” sized detached property with associated parking & turning facilities

Scale

The footprint of the suggested dwelling on the indicative layout is that of a typical sized 3 bedroom two storey detached house.

Although this is only indicatively demonstrating what the site could comfortably accommodate, the mass of the unit would be in keeping with the neighbouring two storey dwellings. The site positioning is such that the new dwelling would not be considered overbearing.

The indicative dwelling is thought to be of a suitable scale to both meet the needs of current & future residents while also allowing it to be designed at reserved matters stage in a way to contribute to the architectural & visible quality of the surroundings, therefore preserving the local character & appearance



As shown on the previous page the massing of the proposed building footprint is in keeping with neighbouring properties, demonstrating that the site can comfortably accommodate this size of building. The building form is a continuation of buildings to the south fronting Winsover Road & as such has a density appropriate for the location. The site positioning is such that the new dwelling would not be considered overbearing or out of context.

Indicative Layout



The indicative layout has been designed to demonstrate that a comfortable sized dwelling is possible within the well defined boundaries of the site, as well as how existing residential amenity and any possible access/ highways issues can be addressed to satisfy relevant planning policies.

The detached dwelling has been positioned within the site leaving sufficient separation distances while providing ample amenity areas.

A new private driveway is proposed for the site positioned between retained existing trees with sufficient visibility in both directions

The property aspects Hereward Rd and is positioned back from the road on the existing building line, allowing an opportunity to provide an attractively landscaped frontage. It will closely reflect the existing buildings in the near vicinity in scale & form.

Alongside an architecturally relevant house design (to be submitted at reserved matters stage) these possible design proposals would contribute to both enhancing and matching the visual character and appearance of the surrounding area.

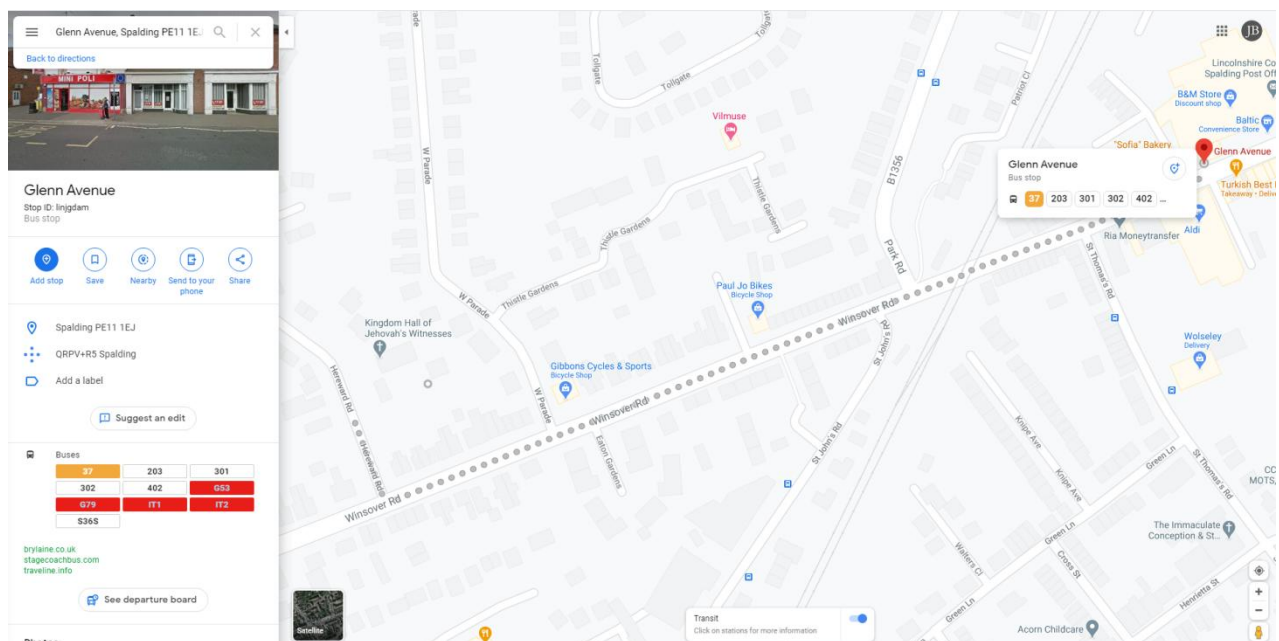
The new driveway along with dwelling positioning and parking arrangements will provide a minimum of 2 parking spaces for the new dwelling. Positioning within the site will allow equal and plentiful amenity space for both the proposed & existing dwellings.

As previously suggested the proposed new dwelling has been offset to provide acceptable separation distances from existing/neighbouring properties via both the use of the parking/driveway areas and by being positioned within the site to avoid any overlooking or overshadowing issues.

Access

There is good access to the site directly off Hereward Road with excellent visibility in both directions along with an extra wide footprint.

The proposed new driveway is large enough to provide a minimum of 2 parking spaces for the new dwellings with ample turning area to enable residents to enter and leave their properties in a forward gear. No 138 Winsover Rd will retain their existing driveway/parking arrangement.



The nearest major bus stop is situated 0.3 miles, a 7 minute walk from the site, adjacent Glenn Avenue and the town centre boundary. The main bus & train stations are both only a further 2-5mins walk away, providing access to the UK's rail & bus networks.

All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

Parking Standards

A minimum of 2 spaces has been provided per dwelling along with turning facilities on the indicative layout submitted demonstrating the required local plan standards can be met.

Other Information

Biodiversity Net Gain

Although this is only an outline application establishing the principle of development, a biodiversity assessment has been carried out along with the Statutory Biodiversity Metric calculation tool using the submitted indicative layout to demonstrate how the site can meet the biodiversity net gain requirement. Obviously a fresh biodiversity assessment would need to be carried out on any future detailed landscape scheme submitted as part of a reserved matters application.

Flood Risk

Please see the flood risk assessment prepared by SM Hemmings accompanying this application. This shows that the ground floor level should be a min 250mm above the Hereward Road footpath level.

Reserved Matters

The application is for Outline Planning Permission to establish the principle of residential development for a detached dwelling on a site measuring 0.045 Ha.

Although an indicative layout is included showing how the site could be developed, all matters are reserved for subsequent approval.

Therefore detailed matters beyond the requirements of this outline application regarding layout, scale, access, appearance and landscaping will be dealt with as part of a Reserved Matters application at a later date.

Planning Summary

The proposal is to establish the principle of residential development for a dwelling on land within the Defined Settlement Boundary of Inset Map No 2 of the South East Lincolnshire Local Plan & is classed as a 'Sub Regional Centre'

The Local Planning Authority encourages residential development within said boundary. Therefore the principal of development for these proposals is considered to be acceptable.

The local authority historically also supports the effective use of unused, underused or derelict land and buildings within defined settlement limits and sustainable development where the quality of life for residents is unimpaired or enhanced

The local plan paragraph 3.3.2 states;

The policy is intended to be relevant to any type of proposal whether large or small. New development should be appropriate to the site, achieve a high quality of design and efficient use of land and buildings, and should respond creatively to the character and distinctiveness of the surrounding area. All new development, including residential and commercial proposals, should also reflect the area's distinctive development form and patterns of building, spaces, and means of enclosure, townscape and landscape, and incorporate in the design those features which are important to the history and form of the area

Although an outline application, the dwelling will be designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and along with suitable landscaping will contribute to the visible quality of the surroundings, therefore preserving the local character & appearance.

As demonstrated on the indicative layout, the property can be positioned within the site to allow plentiful amenity space and protect that of neighbouring properties with no overshadowing or overlooking. Also providing sufficient parking/turning areas for vehicles to enter & leave in a forward gear.

The scale and layout of the indicative property is appropriate for its proposed use and does not present a risk of overly rapid growth of development on the plot, being of comparable size and possible design to several nearby properties.

In previous sections of this statement it has been proven that the proposal amounts to sustainable residential infill development and complies with the relevant planning policies.

In line with the NPPF the proposal is believed to be sustainable development contributing;

- **economically** to the existing local businesses through increased expenditure & employment opportunities,
- **socially** by meeting the need for growth to accommodate current & future residents, future occupants contributing to the community & making use of the local services and facilities on offer as well as utilising the public transport routes to larger towns & cities with their extra facilities
- **environmentally** through good design enhancing the local built environment, relating well with the existing residential settlement and not having an adverse effect on the character and appearance of the locality.