

Design and Access Statement

Proposed Residential Development (3 Dwellings) 1 Park Lane, Surfleet, Lincolnshire

1. Introduction

This Design and Access Statement supports a full planning application for the demolition of the existing building, comprising of two flats, at 1 Park Lane and the construction of three new dwellings. The site lies within the defined settlement boundary of Surfleet, categorised as a *Minor Service Centre* under the South East Lincolnshire Local Plan (SELLP 2019). Redevelopment of previously developed land in such sustainable locations is supported by SELLP Policy 1 and Section 11 of the National Planning Policy Framework (2024).

A pre-application enquiry was submitted to South Holland District Council. The scheme has been refined in direct response to officer comments.

2. Site Context and Character

The site occupies a prominent corner at the junction of Surfleet Road and Park Lane. It is previously developed land comprising a dated flat-roofed structure that has been converted into two substandard flats. As one of the main gateways into and out of the village, the current structure forms a noticeable eyesore, appearing out of place in relation to surrounding development. Its removal represents a clear opportunity to enhance the entrance to the settlement and restore a more coherent street scene.

The surrounding area is residential in character with a mixture of traditional dwellings facing Surfleet Road. The current building interrupts the streetscape and presents a

clear opportunity for regeneration. The site benefits from good access to local services and transport connections.

3. Layout and Scale

The proposal introduces a terrace of three dwellings:

Plots 1 and 2 face Surfleet Road, maintaining the established rhythm of the street.

Plot 3, the end terrace, turns the corner and faces Park Lane, set back slightly from the main frontage to soften the corner and avoid over-dominance.

All dwellings provide private rear gardens of appropriate depth and width. The scale is domestic in character, comprising two-storey homes reflecting the pattern of surrounding development. Each dwelling has a gross internal area of approximately 79m² and provides two bedrooms, meeting Nationally Described Space Standards.

4. Design and Appearance

The design follows a traditional approach in response to pre-application advice, removing the existing incongruous flat-roofed structure and replacing it with a simple, pitched-roof terrace more in keeping with local character.

Materials include:

- Vandersanden Cottage Blend facing brick
- Brick detailing at verges and eaves
- Grey slate-effect concrete tiles
- Cream-coloured uPVC windows and doors
- Black uPVC rainwater goods

The elevations are proportioned to reflect surrounding dwellings, with consistent window rhythms and traditional roof pitches. The new terrace provides an active frontage onto both Surfleet Road and Park Lane, addressing the Local Planning Authority's concern regarding blank façades on this prominent corner plot.

5. Residential Amenity

The scheme provides high-quality living accommodation with good access to daylight, outlook, and private amenity space. The orientation of windows avoids harmful overlooking and respects the amenity of neighbouring properties. The proposed dwellings provide improved living conditions compared to the existing arrangement, which fails to meet modern residential standards, particularly in relation to flood safety and energy performance.

6. Flood Risk and Drainage

A comprehensive Flood Risk Assessment (FRA) has been undertaken. The site lies within Flood Zone 3 (defended). The FRA recommends a finished floor level (FFL) of minimum 4.95m AOD, which reflects predicted flood depths and ensures the dwellings are safe for their lifetime.

Flood-resilient construction will be incorporated in accordance with the relevant guidance. Surface water drainage will be managed through soakaways designed to BRE365, and the development will not increase flood risk elsewhere.

The proposal therefore complies with SELLP Policy 4 and Section 14 of the NPPF.

7. Access and Parking

Vehicle access is taken from the existing point on Park Lane for plot 3 and from Surfleet Road for plots 1 & 2. Each dwelling benefits from two dedicated off-street parking spaces, meeting the minimum standards set out in Appendix 6 of the SELLP. EV charging will be provided to all plots.

The site has good access to bus routes and local services, supporting sustainable travel choices.

8. Biodiversity and Landscaping

A Biodiversity Assessment and Small Sites Metric confirm a baseline value of 0.0012 units and a post-development value of 0.0177 units, delivering a 1379% net gain. This far exceeds the statutory 10% requirement and reflects the uplift provided by garden planting and soft landscaping.

Rear gardens will be laid to lawn. Existing 2m close-boarded fences along the southern and eastern boundaries will be retained. New 2m close-boarded fences will divide the rear gardens of the three dwellings.

9. Sustainability

The dwellings will be constructed to modern insulation standards and will incorporate:

- EV charging infrastructure
- Potential for air-source heat pumps
- Roof forms suitable for future solar PV

- Flood-resilient measures
- BRE365-compliant surface water management
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These features support SELLP sustainability objectives and the aims of the NPPF.

10. Conclusion

The proposal represents a well-designed and sustainable redevelopment of a brownfield site within Surfleet's settlement boundary. The scheme responds positively to its context by replacing a visually harmful and outdated building with a terrace of appropriately scaled dwellings that activate both frontages. The development provides high-quality homes, improves flood resilience, achieves significant biodiversity uplift, and enhances the approach into the village by removing an established eyesore from this key gateway location. The proposal complies with the SELLP and the NPPF and represents sustainable development. It will make a positive contribution to local housing supply while improving the character and appearance of this prominent corner plot. The application should therefore be supported.