



**PROPOSED RESIDENTIAL DEVELOPMENT AT STATION ROAD, SURFLEET
FOR
MR I BATES**

DESIGN & ACCESS STATEMENT

This Design and Access Statement accompanies and supports a planning application for the demolition of 180 Station Road, workshop and ancillary buildings and replacement with seven dwellings off Station Road, Surfleet.

This application is in line with current policy outlined in the South East Lincolnshire Local Plan and the site has received planning approval for similar scheme very recently.

Use

The site is currently a brown field site containing one dwelling with ancillary buildings, a workshop and an area of open land to the East.

Amount

The proposal is for seven dwellings, comprising of four two-bed houses and three three-bed houses.

Planning History

The site previously has benefited from permission under application H17-1040-17 which was approved on 26th April 2018 and has only recently expired.

Layout

The proposed layout of buildings is intended to facilitate continuous street scenes which stimulate visual interest. Care has been taken to ensure that the layout produces an appropriate relationship with the existing properties adjoining the development site together with the open countryside to the east.

Scale

The proposal is for two storey dwellings which is in line with the existing surrounding buildings.

Landscaping

The site benefits from established planting and trees. On site where possible existing planting and trees will be retained.

Appearance

The proposal aims to create a balance between the historical reference from the village centre and creating modern development in the style of modern housing with some brick detail.

Complemented by the traditional materials of red brickwork; buff brick window heads; slate effect roof tiles; black rainwater goods; white windows and coloured front doors.

Access

The principal access to the development site is off Station Road, Surfleet.

Context

The site is situated in Surfleet (approx. 18min walk from the village centre) and within the settlement boundary. The site is served well with both footpath and public transport connections. With School, Post Office and various shops and pubs/eating establishments within the village.

Site levels are relatively flat and match the surrounding area.

Conclusion

This application for seven dwellings addresses the housing need and difficulties for first time buyers. The proposed application is considered suitable for the site and the local context. This application makes best use of the land. It is close to numerous amenities and public transport links.