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DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

LAND ADJACENT TO
THE GREETINGS, RESERVOIR ROAD, SURFLEET,
SPALDING, LINCOLNSHIRE PE11 4DH

FOR

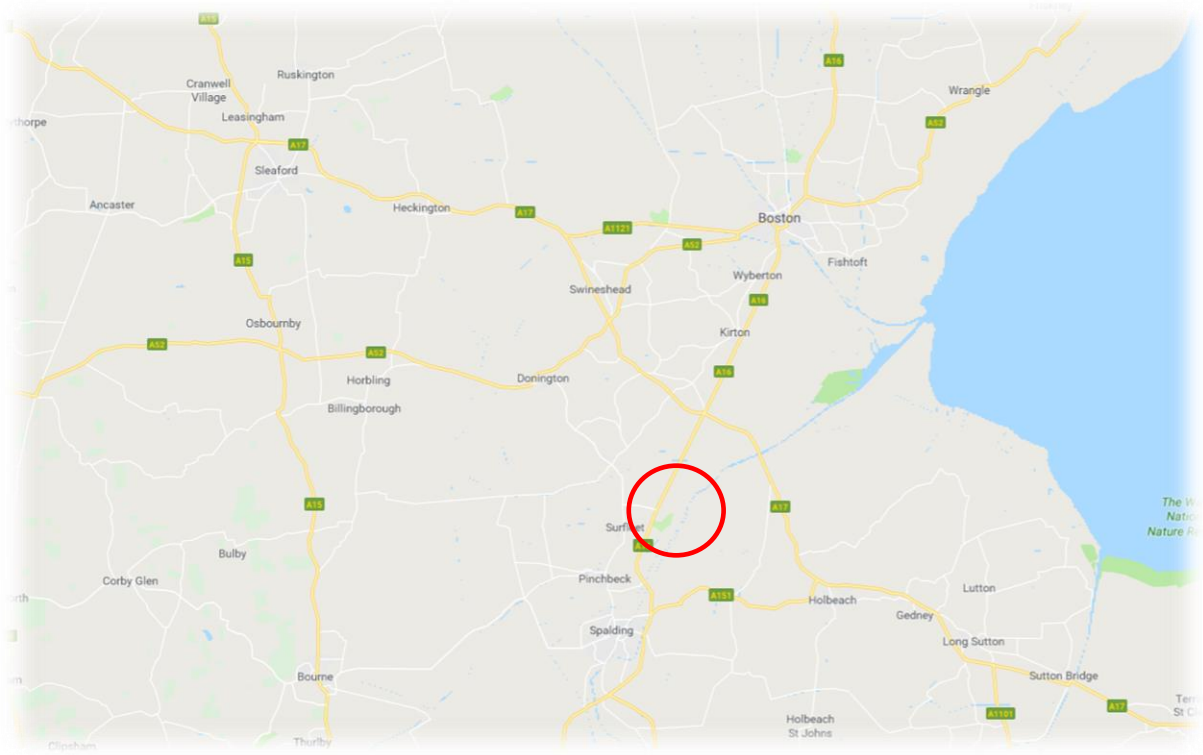
Mr & Mrs A Everitt

DATE: March 2019
PROJECT NO. 12-411

1.0 EXISTING

1.1 Neighbourhood Context

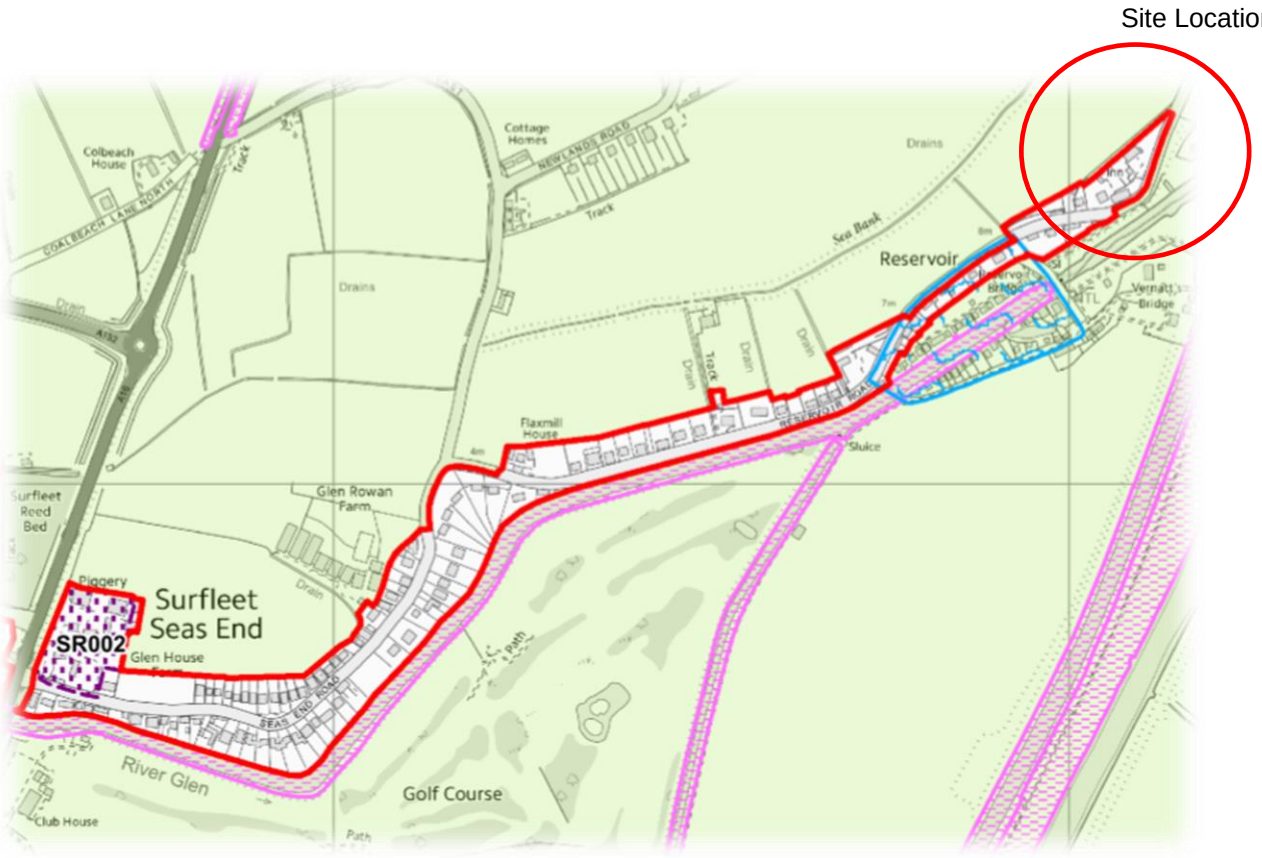
The site of this proposal lies within the village of Surfleet Seas End, situated approximately 5 miles north of Spalding town and 11 miles to the south of Boston. The village is located within easy reach of the main A16 which provides direct access to the towns of Boston and Spalding hence making the site easily accessible to residents and visitors.



Location of site within the district.
Source: Google.com

The village core is linear in its form and centres along the banks of the River Glen running from east to west. The existing architecture is varied with properties dating back to the early 19th century through to more modern dwellings currently under construction.

The site is located off Reservoir Road which is the main routes through the centre of Surfleet Seas End. The site currently forms part of the residential garden space associated with the existing bungalow 'The Greetings' to the east of the village. The site falls within the defined village curtilage as identified within the South-East Lincolnshire Local Plan inset map 23 (as shown below) and extends to 0.339ha. Beyond the site boundaries to the north and east are open fields, to the south is Reservoir Road and the River Glen and to the west the local pub The Ship.



Extract from south-east Lincolnshire Local Plan
(Inset Map 23)

1.2 Site Context

The existing site comprises of a large detached single storey bungalow built around the 1980's with a detached annexe building used in conjunction. Both existing buildings stand towards the south-western side of the site surrounded by residential amenity to all sides. To the north-east is a large area of garden currently laid to grass and bound on 3 sides by existing hedging.

The proposal is to redefine the boundary line on the north-eastern side to create two residential building plots for dormer style bungalows.

2.0 THE PROPOSAL

This document is to be read in conjunction with drawing numbers 12-411-01A, 12-411-02A, Flood Risk Assessment Document and Ordnance Survey Plan

2.1 Use

The existing site is defined as residential garden amenity space. The proposed development for two dwellings will continue the use as residential and falls within the defined residential settlement boundary as identified within inset map 23 of the south-east Lincolnshire Local Plan 2017.

2.2 Amount

The existing bungalow is spread over a single floor and extends to approximately 190m². Due to the site falling within flood zone 3, the proposal is to create the new accommodation over two floors by means of dormer style bungalows.

The overall site area extends to 0.339ha. The proposal is to redefine the boundary to create a parcel of land of approximately 0.14ha to accommodate two individual building plots. An indicative site layout has been provided (drawing No 12-411-02A) which results in plot 1 being 0.065ha and plot 2 0.075ha in area.

2.3 Layout

The proposed site layout will be reserved matters within any approval. An indicative site layout plan has been provided (12-411-02A) to clearly show how the proposed site is capable of accommodating two detached dwellings.

It is anticipated the accommodation be spread over two floors with the upper floor being partly located within the roof spaces. In addition, this would allow for a safe point of refuge in the unlikely event of flooding.

The site layout indicates a single access point off Reservoir Road, leading to individual private driveways and a shared garage building. The result is a generous amount of vehicle manoeuvring space to ensure it is possible to exist the site in a forward gear.

The remainder of the site would be laid to garden areas which would ensure each of the dwellings has a generous private amenity space associated with it.

2.4 Scale

Specific details in relation to the scale of the development would be reserved matters. Within the proposed drawings, a site section has been provided indicating front elevations of each property.

Although the site is relatively level, there is a small amount of fall from the existing bungalow into the proposed site. It is therefore proposed to build up the site levels around the proposed properties by approximately 450mm to ensure the proposed floor levels fall in line with the Flood Risk Assessment. The remainder of the site would then be graded out to ensure the levels adjacent to the site boundaries remain as existing.

The proposed roof-lines have been kept to a minimum whilst being able to accommodate 1st floor living accommodation. With the separation distance between plot 1 and the existing bungalow, along with the existing 2m high brick wall to the north-east, it is anticipated that the impact of the development would be minimal.

2.5 Landscaping

Landscaping does not form part of this application with all matters being reserved. Within the proposed site layout, an indicative access point has been shown and it is therefore likely that part of the existing Hawthorn hedge would need to be removed to accommodate such.

2.6 Appearance

Appearance does not form part of this application with all matters being reserved. That said, an indicative site section provides a front elevation of the suggested architectural style that could be adopted. It is considered, due to the varying architectural styles of existing properties within the village, a wide variety of proposed building styles could be accommodated within the site. We are of the opinion that a more traditional form would reflect the proximity of the open countryside to the north and east.

2.7 Access

Access does not form part of this application with all matters being reserved. Within the proposed site layout, an indicative access point has been shown to clearly identify that access to the site is achievable.