RIBA

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PROPOSED DWELLINGS

AT

PLOT adj to THE GREETINGS RESERVOIR ROAD, SURFLEET

for

TAWNY HOMES

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located towards the middle of Reservoir Road, on northern side approx. to The Ship public house.

1.2. Outline Planning Approval for a residential development was granted 23rd May 2019 (App. No. H17-0254-19). The principles of development are therefore already established.

2. SITE ASSESSMENT

2.1. The site sits at the end an established row of mixed storey dwellings with the only neighbour being a bungalow.

2.2. Site levels are relatively flat across the site and match the surrounding areas.

2.3. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3, therefore any development would have to adhere to the recommendation set out in the Flood Risk Assessment submitted with the Approved Outline application.

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3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for developing a dwelling on the site has been established as a part of the previous approval.

1.1. Constraints

1.1.1. The building design and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

1.1.2. Any residential development proposal should take account of the general character and grain of the established area.

2. DESIGN

2.1. The design of the proposed dwellings, which is the subject of this application, is intended to reflect and reinforce the traditional buildings seen in the area and produce dwellings that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District.

2.2. Careful considering has been made to the placement of the dwelling to ensure that the trees onsite are not disturbed.

2.3. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

2.4. The proposed dwellings will have a traditional appearance but with a modern twist using large, glazed areas, whist maintaining a high standard of materials and workmanship.

2.5. The front and rear gardens will be laid to grass with small paved footpaths partially around the building perimeter leading to a small patio area to the rear.

3. ACCESS AND SUSTAINABILITY

3.1. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

3.2. Surfleet is defined as a Minor Service Centre where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.

3.3. A bus service operates along Sea End/ Newlands Road, with bus stops very close to the site, approximately 1Km at the junction of Sea End/ Newlands Road and Reservoir Road Lane, providing easy access to Spalding, Boston and beyond. Spalding has a substantial railway station so it is not difficult to access the national network by public transport.

4. CONCLUSION

4.1. It is considered that the proposed development is suitable for its site and the area generally.

4.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Surfleet.