Station Road, Surfleet

Design and Access Statement

October 2017

Client: Mr I Bates

Project: Proposed residential development at Station Road, Surfleet

Project no: 390



STUDIO11
architecture

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1.0 Introduction

1.1

This Design & Access Statement accompanies a full planning application by Mr I Bates for the development of a site at Station Road, Surfleet.

1.2

The proposal seeks to develop the site to provide a private residential scheme comprising of five, 2 and 3 bedroom houses, together with private parking. The proposal at its heart aims to create an sustainable high quality development that will contribute to the settlement of Surfleet.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.



2.0 Planning Policy & Guidance

2.1

The development in context of both national and local planning policy is reviewed separately within the Planning Statement.



3.0 The Development in Context

3.1 Character Assessment

Surfleet is a modest Lincolnshire village, located along the River Glen, between the villages of Pinchbeck and Gosberton. The village has generally developed from its centre where Gosberton Road crosses the River Glen, in a linear pattern along roads.

The site itself, lies on the north eastern side of the settlement, within the Defined Settlement Limits and on a Brownfield site. The proposed development will develop a currently underused site into high quality homes affordable to local people.

The character of the local area is predominantly residential with some commercial uses. Station Road is residential in nature with a mix of single and two storey homes.

The site lies approximately1 mile from the village centre but is very close to amenities such as the village shop/ Post Office and local pub. The village centre is a varied mix of architectural composition, having the oldest buildings along Gosberton Road, including the church of St Laurence.

3.2 Physical Influence

At an early stage it was felt that the design of the scheme should be influenced by both the Surfleet architectural vernacular and the sites position within the settlement. The scheme has therefore been designed in a modern context with vernacular architecture which responds directly to the site constraints and end use of the homes. The design principles incorporated are intended to provide a modern housing scheme that seeks to create its own environment and sense of place.



Relatively recent housing along Station Road



View into the site from Public Footpath

The site presents several constraints to development. The topography of the site is comparatively flat, there are landscaping features surrounding the site and a Public Footpath is apparent to the eastern boundary of the site. The existing features have been assessed and those of value will be retained within the new development. The size and shape of the site is its main constrain and will inform the layout taking advantage of as many existing features as possible.

The site will be served via a private drive off Station Road.

3.3 Social Context

The development will deliver five 2 and 3 bedroom houses which will allow local people to purchase homes for growing families, together with also providing the opportunity for first time buyers to purchase their first property and take a step on the property ladder.

3.4 Economic Context

By providing a mechanism for local investment by local people through owning their own property the economy within Surfleet and the surrounding South Holland District will be improved.

Although there are no proposals to provide shops or services within the development, the scheme will generate additional spending power in the local area to the benefit of existing shops, businesses/ services and provide the impetus for the creation of new service and employment provision. The site occupies a location which has excellent accessibility to the village centre and the surrounding villages Pinchbeck and Gosberton.

3.5 Involvement

It is felt that as the development is limited in size that consultation as part of the planning application will be sufficient.

3.6 Constraints & Opportunities

The site is within 20 minutes walking distance of the village centre and is served well with footpath and public transport connections.

The proposals will make full and effective use of land providing a meaningful contribution towards housing needs within Surfleet without any material environmental impacts.

The effects of the proposals upon local facilities and the highway network can be satisfactorily managed to ensure the locational advantages of developing the site are fully realised without material detriment or disadvantage to the local community.



Constraints & Opportunities Plan

3.7 Streets & Parking

Surfleet has a mix of both wide streets with footways on both sides and narrow lanes without footways. Most roads are tarmac finished with a strong kerbline which dominate the streetscene.

Drives are a mix of tarmac, block paving and gravel.

Parking is predominantly on-plot parking with some properties parking on-street adjacent to their homes.





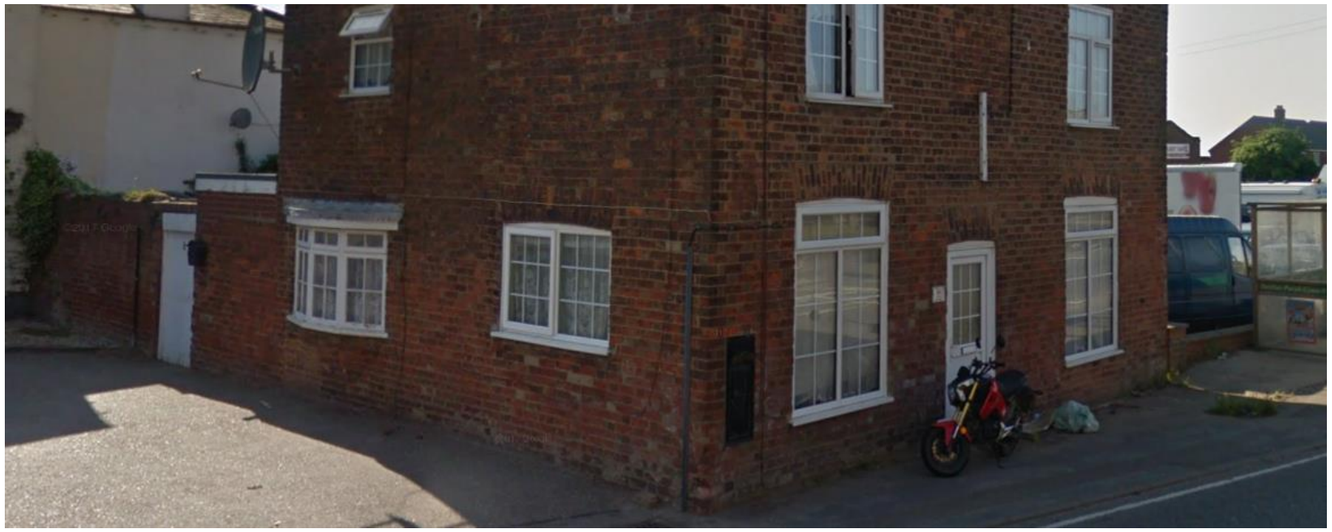






3.8 Boundary Treatments

At the centre of the village brick walls are found to front boundaries with older properties opening directly on to the footways adjacent to roads. Larger detached properties generally have a mix of walls, hedges and railings defining front and side boundaries.











3.9 Elevations & Materials

Surfleet has a diverse range of historical housing, with distinct differences between the historical older buildings at the centre of the village and more developer lead mass housing towards the outskirts of the village.

The traditional core palette of materials is a mix of red multi facing brickwork with some older buildings being historically rendered with coloured render which compliments the street scene. Windows are a mix of traditional timber painted sliding sash and painted timber casement windows together with more modern uPVC equivalents.

Roof materials are generally a mix of traditional slate and pantiles with more modern developments being concrete interlocking tiles.















4.0 Proposed Development

4.1 Use

The development will be residential in composition, consistent with current South Holland District Council policies.

4.2 Amount

The proposals have been prepared on the basis of providing an appropriate density with due regard to the character and appearance of the surrounding development. The proposals seeks to make good use of the land by proposing five 2 and 3 bedroom houses.

4.3 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.

4.4 Scale

The development consists of two storey houses in line with the existing surrounding properties.

4.5 Landscaping

The proposals sit within a mature landscaped background to the north and east of the site.

Throughout the development, landscaping will be used to punctuate the streetscape together with clearly defining the private space and public realm. Within the site attention will be given to both hard and soft landscaping to ensure that these areas contribute fully to the overall visual quality of the scheme.



Site Layout

Where necessary in accordance with 'Secured By Design' principles strategic landscaping will be used to deter access to boundaries and other key areas.

All private garden areas will be maintained by their respective owners to ensure the long term look of the development is maintained.

4.6 Appearance

The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with common aspects of the traditional village, along with the character and architectural style that are appropriate to the local area.

The proposals therefore aim to strike a balance between accommodating historical reference taken from the village centre and its immediate environs on the one hand, and creating an attractive, modern development in its own right with a clear structure and identity, on the other.

Great care has been taken to ensure that street scenes throughout the development are assembled from logical and well-integrated arrangements of buildings. Generally the built form is flat fronted properties in semi - detached arrangements. Where possible, street elevations are continuous with gaps only where rear access is necessary.

The individual buildings within the new development include accommodation specifically designed to fulfil a need within the District. The individual building components are based on the principles of good proportion, varied form and roofscape, and appropriate detailing. Elevational treatment is simple, with particular attention to window and door styles.

Construction materials are limited to a simple palette of red multi facing brickwork and slate effect tiles. Windows and doors are modern in style and colour.

The materials compliment the existing surrounding buildings and provide variety in the street scene.

4.7 Access

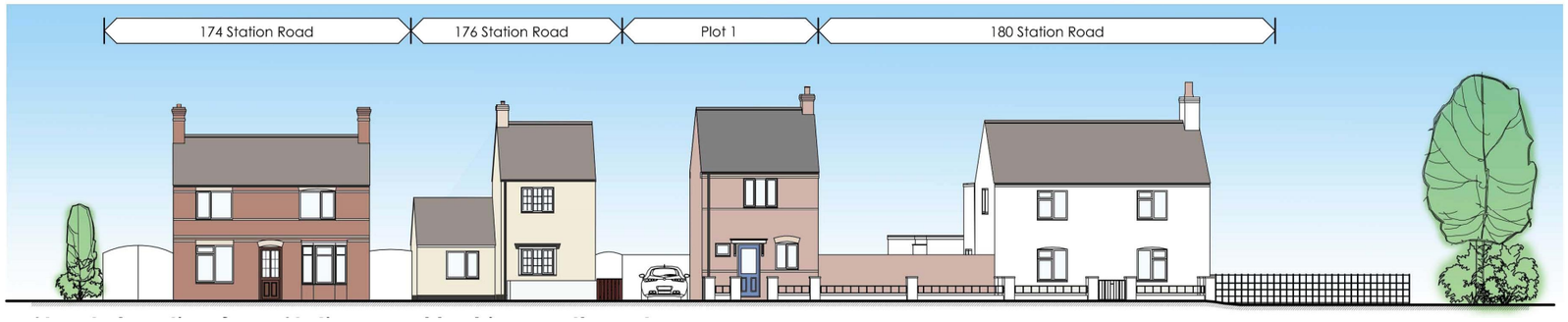
The principle access to the development is via an existing drive access off Station Road.

Pedestrian and Cycle access is available from Station Road. Access to the principle entrance of each home will be level and will be provided with a level threshold.

4.8 Maintenance

Each property will be sold on a freehold basis and will be responsible for maintaining their own properties. Residents will be required to maintain the private drive in perpetuity.

Restrictive covenants will be placed on each property to ensure that residents ensure the look of the development is maintained.



Street elevation to Station Road

4.9 Waste

Each property will be provided with internal bins for household refuse and recycling. Once these bins are full residents will empty them into sacks and place them at the kerbside for collection by the Local Authority on collection day.

4.10 Drainage

Foul drainage from the proposals will connect into the existing drainage system on site.

Surface water drainage will be via soakaways in accordance with the surrounding existing properties.

5.0 Conclusion

This proposal for five homes addresses housing need and the difficulties facing first time buyers and young families by providing modern, stylish, energy efficient homes at a price local people can afford.

The design of the development has been driven by a desire to produce a high quality residential environment which pays due regard to its local context, and affords a genuine prospect of evolving as an integral component of Surfleet in years to come.

Overall, the proposals aim to create:

- A place that assimilates well with its surroundings;
- A place which makes effective use of land;
- A place with its own distinctive and recognisable character;
- A place with lasting qualities;
- A place where people will want to live.

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