

# Design and Access Statement

43 Reservoir Road  
Surfleet  
Spalding  
PE11 4D

## Introduction:

The site is situated at 43 Reservoir Road, outline planning is being sought for redevelopment of the Site with 2 pairs of semi-detached dwellings with mobility access and use.



## Site:

The site, approx. 680m<sup>2</sup> in size, is situated on the south side of Reservoir Road in what is otherwise a residential area. The site is currently screened to the north by a 6ft fence, to the south by 25ft trees, open to the west to 43 Reservoir road and the east by evergreen trees and bushes.

The land is partially level and partially sloping front to back where there is a small drainage ditch running along the rear border of the site. The neighbouring properties consist of both single and 2 story dwellings constructed in a variety of materials and designs.

The site was previously used as a storage yard and a car repair workshop, that has now been reclassified as a dwelling, and has been relisted as residential; so therefore is now redundant for that original purpose. The proposed site has been kept visually tidy from the outside out of consideration for the neighbours.

The site did have previous planning permission granted for residential development dating 19<sup>th</sup> June 1995, Ref; H17/0642/95 which eventually lapsed without any work taking place.



## Development:

Given that the plot is a brown field / infill site, which consisted of a former car repair workshop that has not been used as such for a number of years. Which has now been reclassified as residential, it is considered that this proposal is the most appropriate use of this site.

The design of the proposed dwellings should be sympathetic to the surroundings in terms of materials. Design could be such that the roofline should not extend too far above the height of the existing neighbouring properties and so the chalet bungalow style has been utilised. The aim of the development is to provide mobility access throughout the ground floor with bedrooms/bathroom on the upper floor, with low maintenance amenities spaces and associated parking.

## Landscaping:

In the interest of visual amenity, once the building is erected the site will be suitably landscaped to provide a low maintenance decked area to the rear of each plot with 1.8m high close board fencing separating the plots to rear. The stability of the rear sloping bank may need to be stabilised, depending on the final design to prevent any land slippage, prior to any building works being commenced.

## Access and Use:

The existing access from Reservoir Road would be extended and developed into access for all dwelling's to allow for parking to front of each plot.