

PLANNING and DESIGN

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Access & Design Statement

Site Address

Land adjacent No.144 Reservoir Road, Surfleet and Seas End Nr. Spalding Lincs.

Site Context Considerations

This site is located in Surfleet- Seas End 7.1km. north west of Spalding, to the north of Reservoir Road at the west end of this small settlement.

See location plan and key plan.

The dwellings and other buildings on the north side appear to be scattered in a haphazard way unlike most others which line the roads in ribbon development.

Overall from The Ship Inn to the end of this plot the settlement is in a wedge shape with this plot at the tail or sharp end where it attenuates.

The Site

The plot itself is approx. 45.75m x 20.70m x 14.50m inclusive of the agricultural land. The area of land within the village envelope estimated at 549sq.m.. A frontage of 45m to Reservoir Rd.

To the north and west is open farmland. To the south a few large detached houses, well spaced.

It was once part of the garden of No.144. My client lives on the south coast and has a very busy life engaged in philanthropic work. For several decades he has visited his friend (the owner of No.144) and stayed with him. He has enjoyed the use of a small cabin for writing and meditation on the land which he bought off the owner of NO.144. His friend (the owner of 144.) is now selling up hence this application.

Highway Standards

There will be a minimum of four parking bays, 2 above the standard highway requirements.

3m x 5.5m sight splays will be 2.1m x 2.1m to each side of the drive where it meets the public highway. The drive and hard standing will be consolidated hard core permeable with gravel finish. A section of granite setts will be installed to a distance back of 2.5m from the highway to prevent gravel tracking out.

Design and Materials

The existing dwelling is a simple rectangular cottage two stories high, white smooth rendered walls with black clay pantiles. We have related the new building to it as a 'barn' of traditional width, length and pitch of 47 ½ degrees to retain the agricultural village flavour.

The 'barn' will be of natural materials. S.W boards stained brown. The roof clay pantiles, the brick plinth soft reds. The fenestration references the Critall windows with slim rails anthracite colour. No windows to the front and side and simple windows at the rear and end. This will allow the building to be subordinate and low key in the street scene.

Design Standards

It will be constructed to Passivhaus standards with a high degree of insulation. All fittings will have minimal water usage. The rainwater will be re-cycled. There will be photovoltaic panels and septic tanks.

Landscaping

At present the site is largely overgrown with blackthorn, birch and brambles. Very messy, untidy and an eyesore or very ecological beneficial according to your point of view. We believe that on balance a well designed building landscaped simply in a similar fashion to the surrounding property would be appropriate and well received by the neighbours. A small group of fruit trees at the north end would work the transition from open countryside. Close boarded fencing as screening with thorn hedging in front shielding private areas.

Local Development Core Strategies. South East Lincolnshire Local Plan.

Housing Paper Surfleet Jan. 2019

We understand you have been giving detailed consideration to this area in a positive and we trust flexible way to ensure housing delivery in the area with an aim to provide 180 housing units in the period 2011 – 2036.

- 1) This site is mostly within the village envelope
- 2) It would provide immediately an additional unit delivering sustained development in a rural area.
- 3) It would help to clean up and consolidate the usage on the north side of Reservoir Road.
- 4) We believe it is well designed and would enhance this part of the village.
- 5) It would help spread the burden of services by bringing into the area different people who contribute to local needs.

We therefore recommend our proposals to you as being in accord with your stated policies.

David A Webb M.I.C.W.C.I.

September 10th 2021