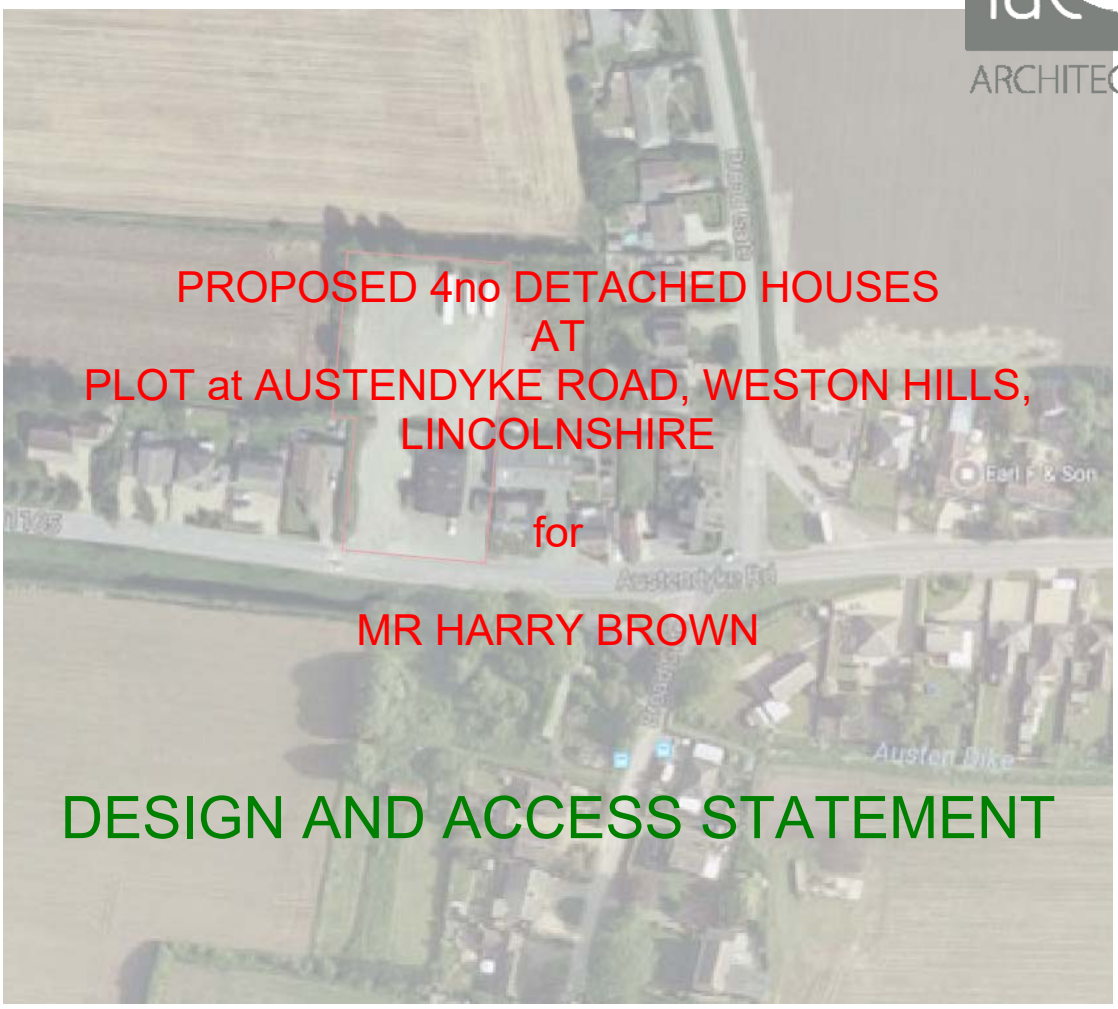


PROPOSED 4no DETACHED HOUSES AT PLOT at AUSTENDYKE ROAD, WESTON HILLS, LINCOLNSHIRE

for

MR HARRY BROWN

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. Preliminary discussions have taken place between TAC Architects and Mr David Gedney of SHDC Planning Department on the proposal for redevelopment of the site, through SHDC planning department's pre-application advice service. The response from Mr Gedney was positive.

1.2. The site is located on the Northern side of the Austendyke Road close to the junction with Broad Gate. The plot is large and sits in between a row of dwellings. At present is occupied by a brick built store/garage. The remainder of the site is concrete with some areas populated by small, shrubs and trees.

2. SITE ASSESSMENT

2.1. The site sits within an established row of mainly two storey detached dwellings with some detached bungalows further along Austendyke Road towards Spalding.

2.2. It is difficult to determine a specific 'design character' for this area, as there is an eclectic mix of styles, designs and materials.

2.3. Site levels are largely flat and horizontal to all intents and purposes, and match the surrounding areas.

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2.4. According to the Environment Agency Flood Maps, the site sits within Flood Zone 2 and therefore a Flood Risk Assessment will be submitted to accompany this application.

3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to make better use of available land, and to provide four new dwellings within plots of very good size, and in a position close to all local amenities and the local transport systems.

3.2. Constraints

3.2.1. The building's designs 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.

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

4. DESIGN

4.1. The design of the proposed dwellings, which are the subject of this application are intended to reflect and reinforce the buildings seen in the area and produce a

4.2. The houses are to be brick built, with a red/brown multi facing brick, with a slate roof. The design is to reflect the varying styles of construction seen with the vicinity of the site and allow the property to fit with the street scene.

4.3. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor and no side facing windows on the first floor to mitigate any potential for overlooking.

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

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a small villiage, with a public house, part time post office, primary school and villiage hall within less than a few minutes' walk. Sutton Bridge is deemed as a Other Service Centre under the new emerging local plan.

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

5.3. A bus service operates along Austendyke Road, with a bus stop within a short walk of the site, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally. A feeling echoed by the planning officer during addition pre-application advice he stated, '*. In this case, the site is close to existing dwellings so may be considered more suitable for residential development as opposed to a non-conforming commercial use. The proposed scheme may well be acceptable, subject to detailed design considerations and the development not materially harming the amenity of neighbouring residents in terms of overlooking, etc..'*

6.2. In summary, it is contended that the proposal is of benefit not only to the site, the local housing stock, but also Weston Hills.