**DESIGN & ACCESS STATEMENT**

Client: Mr G S Biver

Project: Proposed dwelling house, 61 Broadgate, Whaplode Drove, Lincolnshire

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## INTRODUCTION

The proposal is for 1 no. new dwelling (4 bedroom house) at no. 61 Broadgate, Whaplode Drove. The site received outline planning permission (ref. H23-0264-17) on 19.04.18. This planning application is for reserved matters (access, appearance, landscaping, layout & scale).



*View of site from Broadgate*

## USE

The proposed use of the application site is for domestic residential purposes.

## AMOUNT

The site area is approximately 0.06 ha. The dwelling proposed is a 4 bedroom house.

## LAYOUT

The site narrows towards the rear and has an angled south boundary. The site, therefore, lends itself to a dwelling set forward of the adjacent dwelling to the south (which was also designed by the agent and is currently under construction). This site to the south is the opposite in shape – it has a narrow frontage and the site widens to the rear, and, hence the dwelling upon it is set back.

Broadgate has a varied mix of building types and styles. It is also characterised by no defined building line. Buildings range from being set close to the verge to being set well back. Some dwellings face sideways to Broadgate.

The position of the proposed dwelling is, therefore, defined by the site constraint of its shape, coupled with the varied frontage position of the buildings along Broadgate.

Because there is no consistent building line along Broadgate, it is considered that the proposed position of the dwelling maintains this varied character of the street scene.

It is proposed that the site access will be to the north and that the vehicle parking and turning area will be to the rear of the property. This approach ensures that the character of the street scene is maintained unencumbered by vehicles.

The front elevation of the proposed house is parallel with Broadgate and is (as a result of the site's shape) set forward of the dwelling under construction to the south.

Taking into account the two buildings under construction to the south, once the application site is completed, will form a group of new buildings that have an inherently rural character.

The house is designed as a simple rectangular shape with a projecting central element to the front. Indeed, a similar form of dwelling can also be seen in another property under construction further south along Broadgate (no. 91, planning permission ref. H231066-16). This particular dwelling is also set forward, close to the verge and has existing buildings to the south of it set further back.



*Setting of No. 91 Broadgate (under construction)*

It is considered, therefore, that the footprint and siting of the proposed dwelling makes best use of the site's awkward shape, minimises overlooking potential, enables discreet parking (at the rear) and provides a reasonable sized rear garden.

**SCALE**

The proposed scale (2 storey) is sympathetic to the immediate context and its setting. No. 61 is a bungalow (single storey) and no. 71 is a house (2 storey). The adjacent dwelling under construction to the south of the site comprises a two storey house and a single storey annexe.



*Scale of 61 Broadgate*



*Scale of house under construction to south*

**LANDSCAPING**

It is proposed to align the ground levels with that of the adjacent dwelling under construction to the south of the site. This will create a better integration of the new house into its immediate context.

The front and rear gardens will be laid to lawn. The driveway will be of gravel (a section of driveway will be tarmac directly adjacent to the highway). Paths and patio areas will be of paving slabs.

It is proposed that fences to the frontage and south will be of a traditional Lincolnshire post and horizontal rail fence. This also ties in with the fencing approved for the dwelling under construction to the south. The fence separating the proposed dwelling from the existing bungalow (no. 61) will be close boarded fences.

**APPEARANCE**

The appearance of the house is that of a traditional rural cottage style and the proportions and detailing incorporate such characteristics.

The choice of materials is sympathetic to the style of design and comprises facing brickwork, tiled roof, casement windows and eaves / verge corbel brickwork detailing.

The style of design fits comfortably in the street scene because there is no defining style of architecture along Broadgate.

**ACCESS**

The site is close to the centre of Whaplode Drove and there are a number of local amenities including village shop, public house, garage, church and village hall within walking distance. The site fronts onto a straight stretch of Broadgate having a 30mph speed restriction. There is excellent visibility in both directions. Vehicles can turn within the curtilage of the site and so negating the need to reverse out onto the road.



*View northwards from site along Broadgate*



*View southwards from site along Broadgate*

The new property will comply with the Building Regulations Part M and will include gently sloping ramped approach to the principal entrance door, level threshold and accessible toilet. Car parking is close to the dwelling for ease of access.

**CONCLUSION**

The site already has outline planning permission granted for a dwelling (H23-0264-17).

The proposed site is of a size and shape that enables a reasonably sized property to be accommodated and to a scale that will enhance the street scene.

The position, scale, massing and appearance of the dwelling are in keeping with the existing character of Broadgate and the interior layout minimises overlooking of adjacent properties.

Safe access and egress of the site is possible and the design includes for adequate parking and turning.

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