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ARCHITECTURAL DESIGN

Design & Access Statement – A02

For

Proposed Detached Dwelling

Via

Outline Planning Application

At

Willowdale, Shepeau Stow, Spalding, PE12 0UA

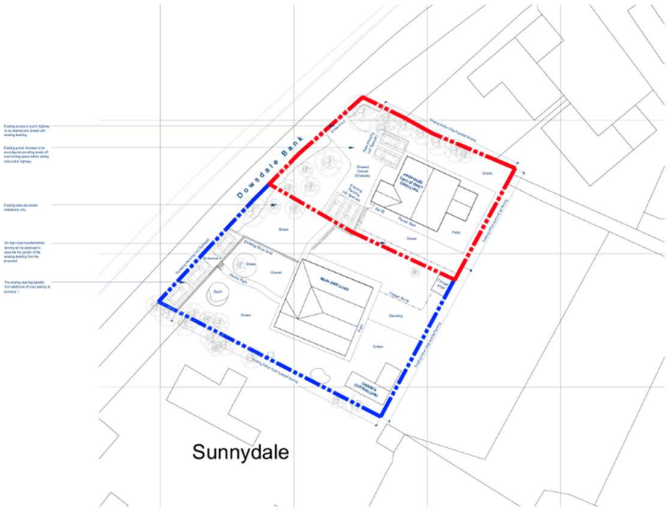


Figure 1 – Illustrative plan showing possible site layout.

1.0 Introduction & Site Location

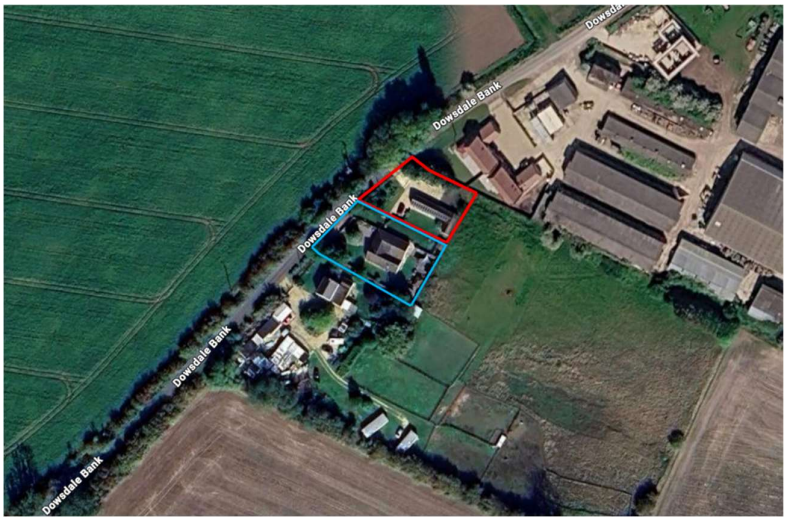


Figure 2 – Aerial view showing the application site within its surrounding context. Application boundary shown in red. Imagery ©2026 Google; map data ©2026.

This Design and Access Statement has been prepared in support of an Outline Planning Application for the demolition of an existing detached garage and detached storage building and the erection of one detached two-storey dwelling within the residential curtilage of Willowdale, Dowsdale Bank, Shepeau Stow, Spalding, PE12 0UA.

The application seeks to establish the principle of erecting one detached two-storey dwelling and the acceptability of retaining and sharing the existing vehicular access from Dowsdale Bank.

Access is submitted for approval at this stage. Appearance, landscaping, layout and scale are reserved for subsequent approval. The proposed dwelling is intended to be two storeys in height; however, its precise ridge and eaves heights, overall dimensions, footprint, form, orientation and detailed appearance are not submitted for approval at this stage and will be determined through a subsequent Reserved Matters application.

The submitted site layout is illustrative, except for the existing vehicular access expressly identified as being submitted for approval. It demonstrates one possible arrangement by which a detached two-storey dwelling, parking, internal circulation and private amenity space could be accommodated within the site without fixing the final layout or design.

No proposed elevations are submitted for approval as part of this Outline Planning Application. The architectural form and elevational composition, roof configuration, external materials, finishes, colours, textures, detailing and the design, size and position of windows and doors will be determined through the subsequent Reserved Matters application.

This statement should be read in conjunction with the planning application forms and the following submitted drawings:

Existing Drawings:

- **26.018 - E001.XX.XX - 1.0 - E01** – Site Location & Block Plan
- **26.018 - E002.XX.XX - 1.0 - E01** – Detailed Site Block Plan
- **26.018 - E010.RX.XX - 1.0 - E01** – Site Section & Block Plan
- **26.018 - E020.EX.XX - 1.0 - E01** – Existing Garage Elevations

Proposed Drawings:

- **26.018 - P010.RX.XX - 1.0 - A01** – Block Plan

2.0 Proposal

The proposal comprises the demolition of the existing detached garage and detached storage building within the northern part of the site and the erection of one detached two-storey dwelling.

The existing dwelling at Willowdale will remain in residential use and the garden outbuilding adjacent to the southern boundary will be retained. The removal of the detached garage and storage building will provide the area necessary to accommodate the proposed development.

Vehicular access will continue to be taken from the existing access onto Dowsdale Bank. This access will be retained and shared between the existing and proposed dwellings, with no new vehicular access onto Dowsdale Bank proposed.

The existing dwelling will retain its existing off-road parking provision. The illustrative site layout demonstrates that two additional parking spaces can be accommodated for the proposed dwelling, together with appropriate internal circulation and private amenity space. The precise position, dimensions, surfacing and arrangement of the proposed parking and internal circulation will be determined through the Reserved Matters application.

The proposed dwelling is intended to be two storeys in height. Its precise scale, including ridge and eaves heights, overall dimensions and footprint, remains reserved, together with its final siting, orientation, architectural form and detailed appearance.

The submitted site layout demonstrates one possible arrangement only. Except for the existing vehicular access submitted for approval, the precise siting and orientation of the dwelling and the detailed arrangement of parking, turning, paths, boundaries, landscaping, private amenity areas and external works remain reserved for subsequent approval.



Figure 3 – Existing detached garage and gravel access area viewed from within the site. The garage is proposed to be demolished and the existing vehicular entrance from Dowsdale Bank retained.

3.0 Site and Surroundings

The application site forms part of the residential curtilage of Willowdale, a detached dwelling located on Dowsdale Bank, Shepeau Stow.

The existing dwelling occupies the central part of the site and is served by an established vehicular access and gravel driveway from Dowsdale Bank. Existing off-road parking is provided within the curtilage.

The northern part of the site contains an existing detached garage and a separate detached storage building. A further garden outbuilding is located adjacent to the southern boundary.

The site is enclosed by a combination of established trees, hedgerows, fencing and other boundary treatments. Dowsdale Bank forms the north-western frontage, with residential development located principally to the north-east and south. Agricultural land and open countryside form part of the wider surrounding context.

The surrounding residential development is characterised predominantly by detached dwellings of varied age, scale and architectural form, including both single-storey and two-storey properties set within individual plots.

The application site therefore forms part of an established residential plot within a varied, low-density residential setting, with existing vegetation and boundary treatments providing a degree of enclosure and screening.

4.0 Amount and Scale

The proposed development comprises one additional detached two-storey dwelling following the demolition of the existing detached garage and detached storage building.

Scale is reserved for subsequent approval. The proposed dwelling is intended to be two storeys in height; however, its precise ridge and eaves heights, overall dimensions, footprint and three-dimensional form are not submitted for approval as part of this Outline Planning Application.

The illustrative site layout demonstrates that a two-storey detached dwelling can be accommodated within the site together with two indicative parking spaces and private amenity space.

The detailed scale of the dwelling will be determined through the subsequent Reserved Matters application, having regard to the relationship with the existing dwelling, neighbouring properties, site boundaries and the character of the surrounding residential development.

5.0 Layout

Layout is reserved for subsequent approval.

The submitted site plan illustrates one possible arrangement for the proposed two-storey dwelling, including two indicative parking spaces and associated private amenity space.

The precise siting, orientation and footprint of the proposed dwelling, together with the detailed arrangement of parking, internal circulation, paths, patios, gates, plot boundaries and landscaping, will be determined through the subsequent Reserved Matters application.

The final layout will be required to accord with the approved access arrangements and demonstrate an appropriate relationship between the existing and proposed dwellings, satisfactory private amenity provision, suitable parking and circulation, and protection of neighbouring privacy and outlook.

6.0 Appearance

Appearance is reserved for subsequent approval.

No proposed elevations are submitted for approval as part of this Outline Planning Application. The detailed architectural appearance of the proposed two-storey dwelling will be determined through the subsequent Reserved Matters application.

The Reserved Matters application will determine:

- architectural form and elevational composition;
- roof form and pitch;
- external materials, finishes, colours and textures;
- architectural detailing;
- the size, design and position of windows and doors; and
- external lighting and other visible fixtures.

The detailed appearance will be expected to respond appropriately to the varied detached residential character of the surrounding area while respecting the relationship with the existing dwelling and neighbouring properties.

7.0 Access

Access is submitted for approval and comprises the retention and shared use of the existing vehicular access from Dowsdale Bank. The existing access is approximately 5.1 m wide, as identified on the submitted site plan. The existing access arrangement is illustrated in Figure 5 and is proposed to be retained without the formation of any new or altered vehicular access onto Dowsdale Bank.

The existing access is established and no alteration to its position or geometry is proposed. Existing visibility arrangements along Dowsdale Bank will therefore be retained

The internal driveway, parking and turning areas, pedestrian and cycle routes, gates, surfacing and drainage shown on the illustrative layout are indicative only and form part of the reserved layout. Their detailed alignment, dimensions and treatment will be determined through the subsequent Reserved Matters application.

Pedestrian and cycle access will also be taken through the existing site entrance. Detailed internal routes, cycle-storage provision, gradients, surfacing, lighting and inclusive access arrangements will be addressed through the Reserved Matters application and, where applicable, subsequent Building Regulations approval.



Figure 4 – Existing vehicular access from Dowsdale Bank, showing the entrance proposed to be retained and shared between the existing and proposed dwellings. Imagery ©2026 Google; map data ©2026.

8.0 Landscaping

Landscaping is reserved for subsequent approval.

The site contains established trees, hedgerows and boundary vegetation. Trees and other vegetation shown on the illustrative site layout are indicative only and do not constitute a detailed arboricultural survey or an approved retention or removal strategy.

The detailed retention, removal and replacement of vegetation will be determined through the Reserved Matters application, having regard to the final layout and any necessary arboricultural assessment. The illustrative layout demonstrates that sufficient space is available for private gardens, perimeter planting and additional landscaping.

The Reserved Matters application will determine:

- trees and vegetation to be retained or removed;
- new and replacement planting;
- private garden areas;
- boundary treatments;
- hard-surfacing materials;
- treatment of internal parking and circulation areas;
- external amenity spaces; and
- biodiversity enhancement measures.

The detailed landscaping scheme will respond to the final layout, protect neighbouring amenity and integrate the proposed dwelling with Willowdale and the surrounding residential setting.



Figure 5 – Existing site vegetation and boundary features. Detailed landscaping, planting, hard surfacing and boundary treatments are reserved for subsequent approval.

9.0 Conclusion

This Design and Access Statement supports an Outline Planning Application for the demolition of the existing detached garage and detached storage building and the erection of one detached two-storey dwelling within the residential curtilage of Willowdale.

The proposal seeks to make efficient use of the existing residential curtilage while retaining Willowdale, the established vehicular access and appropriate residential amenity.

The existing vehicular access from Dowsdale Bank will be retained and shared between the existing and proposed dwellings. Access is submitted for approval as part of this application.

Appearance, landscaping, layout and scale are reserved for subsequent approval. The proposed dwelling is intended to be two storeys in height, with its precise siting, dimensions, form, appearance and landscaping to be determined through the Reserved Matters application.

The submitted information demonstrates that the site is capable of accommodating one additional detached dwelling together with appropriate parking, private amenity space and shared access, while maintaining an acceptable relationship with the existing dwelling, neighbouring properties and the surrounding residential character.

The subsequent Reserved Matters application will be required to provide a coherent residential development that protects neighbouring amenity and provides suitable parking, circulation, private amenity space and landscaping.