

# **Design & Access Statement**

**Address: Land To the East Of Llewelyn House, Main Road, Wigtoft, Boston, PE20 2NZ.**

**Proposed Development: Residential Development of 4No. Chalet Bungalows.**

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## **1. Introduction**

This Design and Access Statement has been developed to accompany the full planning application for the proposed residential development of 4No. chalet bungalows including attached garages within the confines of the plot of land to the East of Llewelyn House, PE20 2NZ as well as assist in highlighting matters that cannot be clearly described in drawn format.

## **2. Location**

The site is located in Wigtoft which is a civil parish in Lincolnshire. Wigtoft is situated on the A17 road, 6 miles South-West of Boston and 1-mile West of Sutterton.

The site is comprised of vacant scrubland which is circumferenced on all four sides by a light tree line and hedgerow.

The site lies to the East of the property at Llewelyn House, to the West of a row of semi-detached dwellings and to the South of arable farmland. The site is flanked to

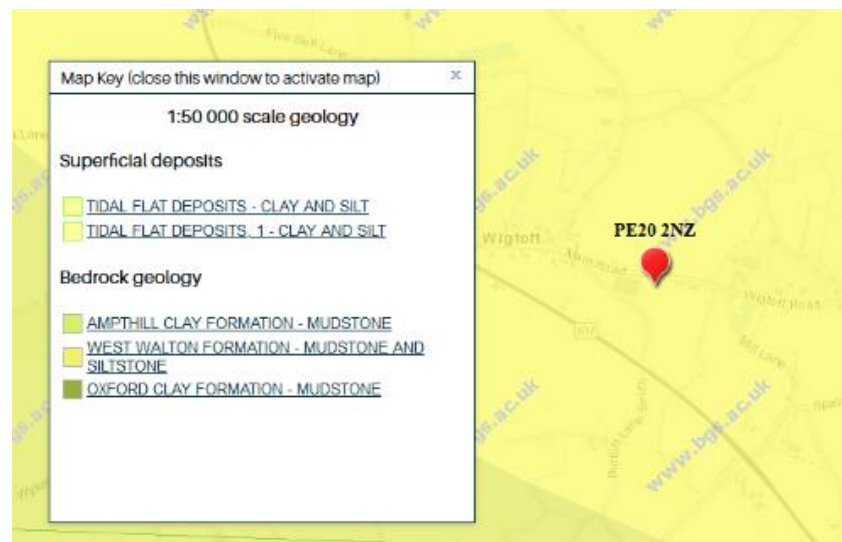
the North by Wigtoft Road which is a 30mph connecting road that affords a direct link from Wigtoft to Sutterton. It has a frontage of circa 58m and an average depth of circa 35m with an overall area of 0.2 hectares

Access is currently afforded off Wigtoft Road via a single dilapidated gate that is located toward the middle of the Northern boundary.

The land is currently owned by the owner/occupier of Llywelyn House.

### 3. Geophysical & Contamination

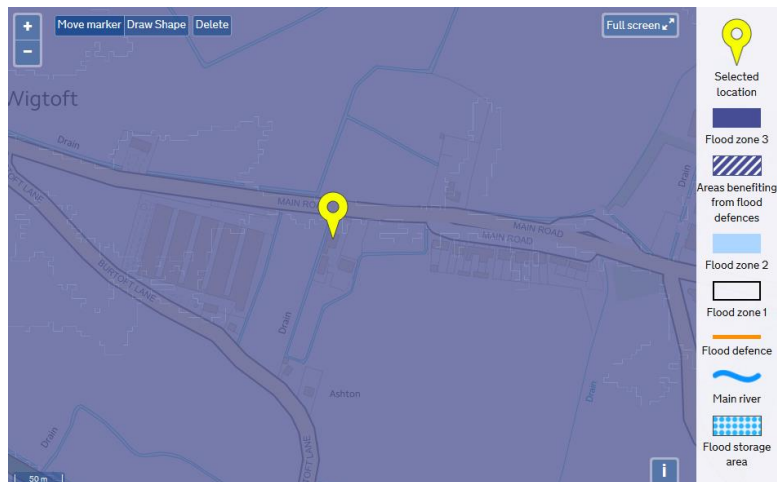
From the Geology map below, we can ascertain that the site sits on 'Tidal flat deposits – clay and silt'



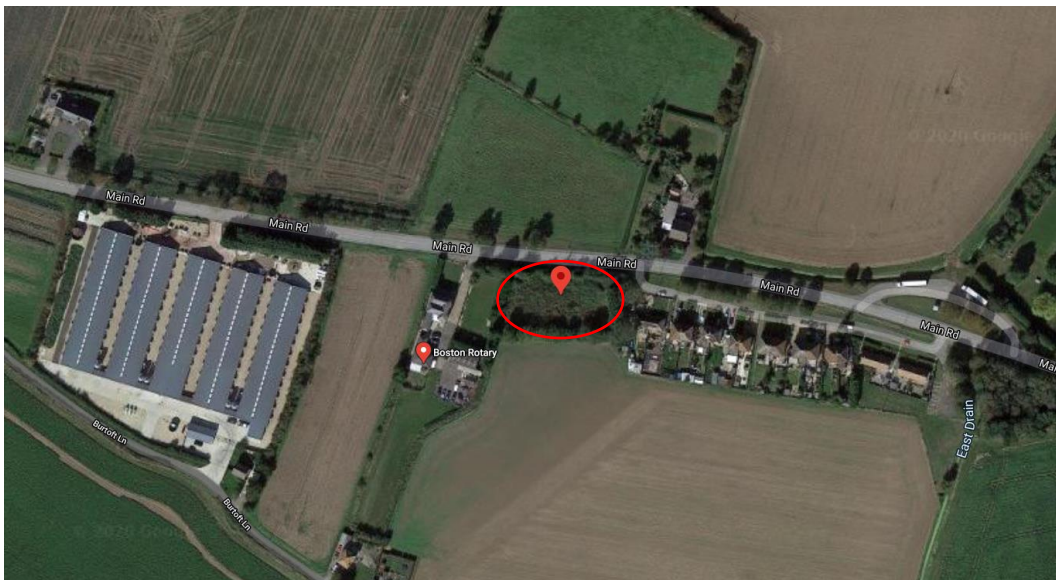
- Ground Contamination - We are not aware of any previous use that would lead to ground contamination.
- Ground Gas - No presence of ground gas is anticipated, and the site appears to be outside the Radon action areas.

### 4. Flooding

The environment agency flood map shows that the sits within a 'Flood Zone Type 3' categorisation. A flood risk assessment and general arrangement drainage plan has been completed and is submitted as part of this planning application.



## 5. Existing Site



The site is characterised as a plot of infill land that sits between the existing dwelling at Llewelyn House to the West and a row of 18 semi-detached properties consisting of bungalows and houses to the East. The Southern boundary affronts arable farmland entirely with the Northern boundary fronting the 30mph through road, 'Main Road'.

## 6. Character Appraisal / Design Strategy

The land parcel sits within close proximity to existing dwellings of various designs, styles and ages - as a result, the established housing along Main Road does not lend to a defined vernacular. Therefore, the chalet bungalows have been designed to exhibit a modern yet restrained design utilising 3 key materials, these being, brick, off white render and cedar cladding.

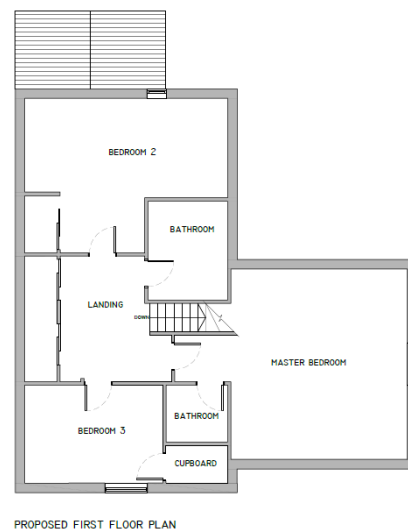
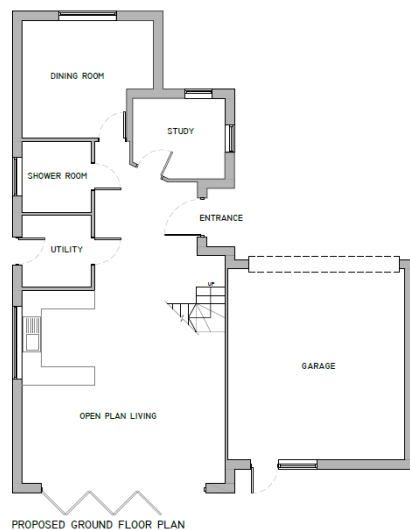
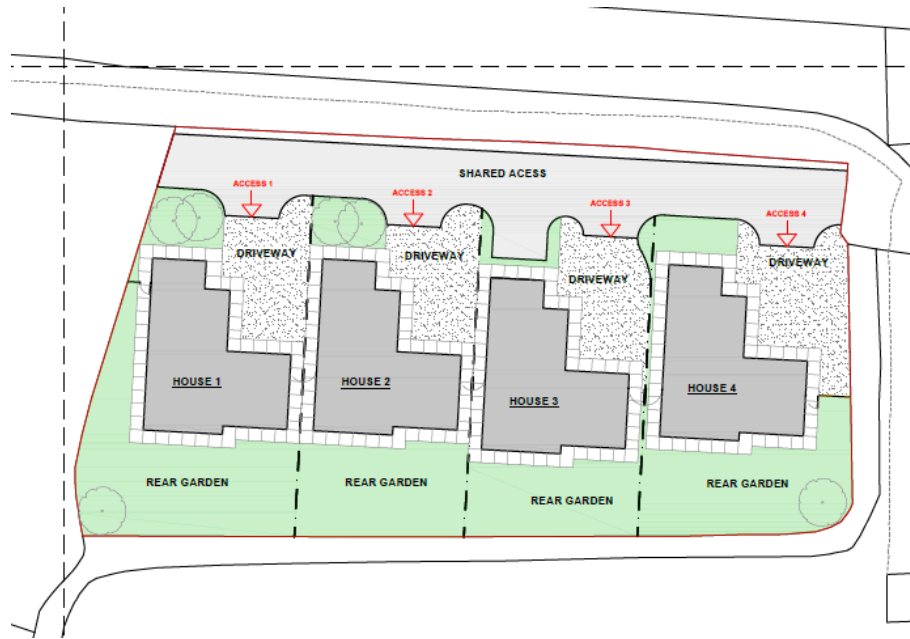
It is noted that the dwelling closest to the development site to the East is a semi-detached bungalow, and thus the chalet bungalow style has been adopted in this proposal so as a low level ridge line is continued to maintain the rhythm of the existing street scene.



Each dormer bungalow will have a footprint of 138m<sup>2</sup> with each individual plot being circa 15m wide. Each will include ample gardens to the front and rear with gated side access, attached garage and private driveway. Access will be afforded via a shared access driveway off Main Road via the existing gated entrance.

The rear of the site is not overlooked via domestic premises, and it is deemed appropriate to use modern materials and technologies in order to make the properties as attractive as possible via integrating bi-fold doors into the design. The proposed development takes the form of four detached dwellings which pay respect to the general form and character of dwellings in this locality. Given the linear arrangement of the properties along Main road, the frontage aims to maintain the rhythm of the existing street scene.

The proposed design of the chalet bungalows, in terms of scale, form and external appearance has been deemed as 'reasonable' at the pre-planning application stage.



All dwellings are designed with generous living accommodation including a large open plan kitchen / dining room, living room, utility space and downstairs WC. Each property has three generous bedrooms including a master bedroom with en-suite.

## 7. Access & Car Parking

The proposed layout of the site includes a primary shared access road via a bellmouth served from the existing gateway that would run adjacent to Main Road and serve each of the four proposed dwellings. Appendix 6 of the SELLP indicates that for houses or flats 2 spaces are required for dwellings with up to 3 bedrooms and 3 spaces are required for dwellings with up to 4 or more bedrooms. Given the number of type of the accommodation proposed, this means that 8 car spaces have been provided in full accordance with policy 36.



## **8. Landscape & External Amenity**

The properties benefit from an internal garage, with all of the private driveways being capable of accommodating two cars. The gardens to the rear of each dwelling are of an ample size and can be accessed through bifold doors and a side gate on either side of each property. There is also paved access to the gardens from each driveway.

## **9. Refuse and Drainage**

Waste bins to be provided by the Council and wheeled to the end of each driveway by residents on designated waste collection days

Foul drainage would be discharged into the existing public sewer. Surface water to be discharged into the existing sewer also.

## **10. Secure by Design**

1. Access and Movement - the proposal has clearly defined routes within the site and spaces and entrances that provide for convenient movement without compromising security.
2. Structure - the site is laid out with a clear hierarchy of public and private realm so that ownership is defined, and spaces can be protected.
3. Surveillance - publicly accessible spaces are overlooked and along the shared access.
4. Ownership - the design and layout of the site defines clear ownership and will create an attractive environment to encourage respect, territorial responsibility and community.
5. Physical protection - private spaces are enclosed but are also overlooked by the private property.
6. Activity - the primary activity within the public realm will be the movement of residents from their dwellings to Main Road as the size of the development does not warrant specific gathering spaces. As such, this level of activity is suitable to the location and the overlooking of internal roads will reduce the risk of crime and help create a sense of safety.

## **11. Conclusion**

The site is in a highly sustainable location situated in a residential area in the village of Wigtoft. The proposal provides high quality family homes which are sensitive to the existing character of the surroundings.

The proposal of this application does not go against the grain of local precedence and design.