

Design & Access Statement

Proposed 2 New-Build apartments

Land to North East of 192 West Parade, Lincoln



Photograph of the site

Client: Graham Smith

Agent: Heronswood Architectural Design

V1: April 2021



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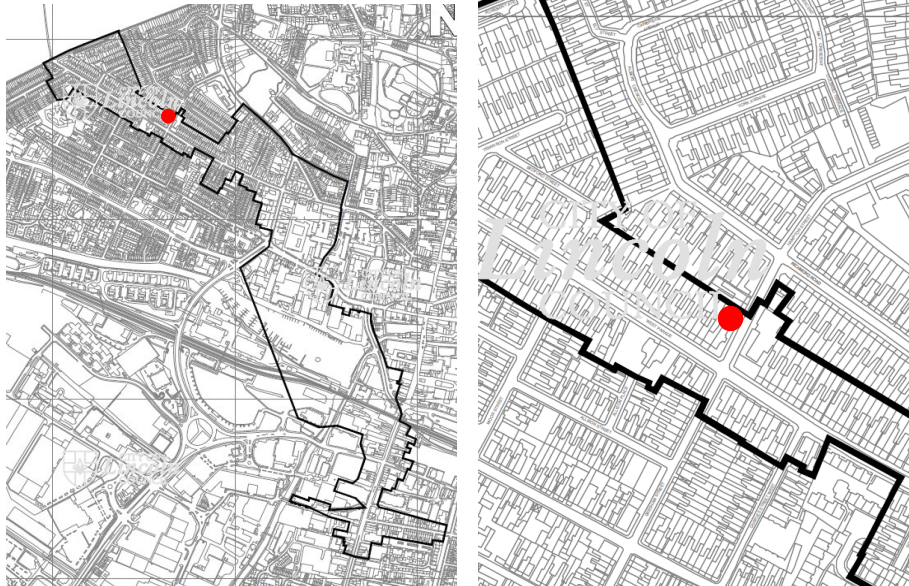
INTRODUCTION

- This Design & Access Statement has been prepared by Heronswood Design Ltd., on behalf of Graham Smith.
- It has been produced to accompany a full planning application, submitted to City of Lincoln Council for the proposal of two residential apartments, on land to the north east of 192 West Parade, Lincoln.



3D Aerial view of the site

- The property is located within the West Parade and Brayford Conservation Area (City of Lincoln Conservation Area No.6).



West Parade and Brayford Conservation Area

- There is a small amount of demolition proposed, however due to the volume of the single storey garage being less than 115 cubic metres, an application for planning permission for demolition in a conservation area is not required.



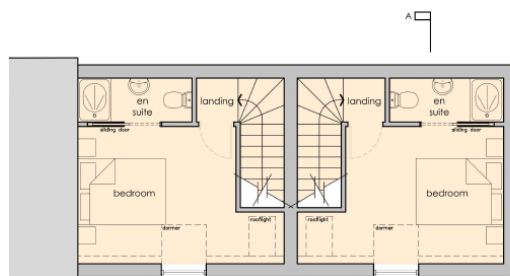
Existing garage to be demolished

USE

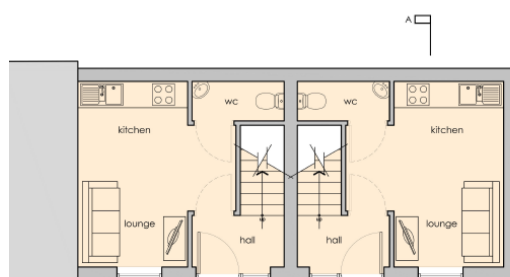
- The proposed use will be for residential accommodation, with front gardens and allocated car parking spaces.

AMOUNT

- The proposal is for two, one-bedroom apartments.
- To the ground floor, each unit is proposed to have an entrance hallway, a kitchen, living and dining room along with a separate WC.
- The first-floor accommodation comprises of a double bedroom and en suite.



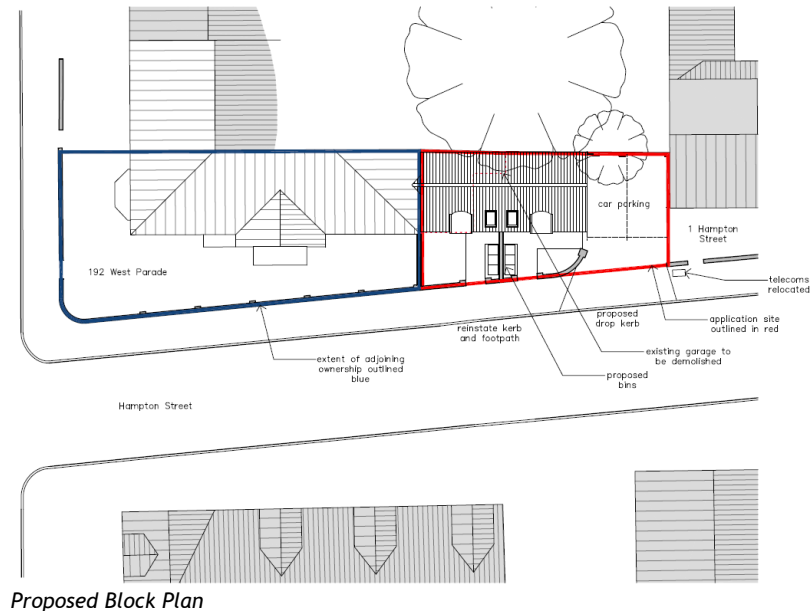
Proposed First Floor



Proposed Ground Floor

LAYOUT

- The proposed units will adjoin 192 West Parade and will form the rear boundary along the north east border.
- The units will be accessed from the footpath along Hampton Street, with the allocated car parking spaces situated to the south east, along the boundary with 1 Hampton Street.



SCALE

- The proposal is considerably smaller in scale to that of the neighbouring existing buildings - 192 West Parade and 1/3 Hampton Street.
- The proposed dwellings have an asymmetric roof, which present a 1.5 storey dwelling to the front, and a low 2 storey dwelling to the rear.
- We feel the overall street scene is enhanced by this proposal.



LANDSCAPING

- It is acknowledged that the proposal reduces the amount of amenity space for 192 West Parade.
- Due to the inherent nature of the corner plot, there is no private amenity space due to the low wall along Hampton Street. As a result, the area to the south east of the existing garage has become an un-used yard.
- The proposal is for each unit to have a small front garden, with an area of soft landscaping and footpath access to their front.

APPEARANCE

- The proposed building is simple in form, with an asymmetrical pitched roof. The materials of red facing brickwork, slate tiled roof and painted softwood windows are proposed to match the surrounding vernacular.
- The proposal incorporates many of the common design features found within West Parade as outlined by the Lincoln Townscape Assessment. These include, facing brickwork, two storey in height, set back from the road, low brick walls defining boundary, vertical windows with simple stone sills, gable roofs with ridgelines parallel to the road and shallow eaves detail.



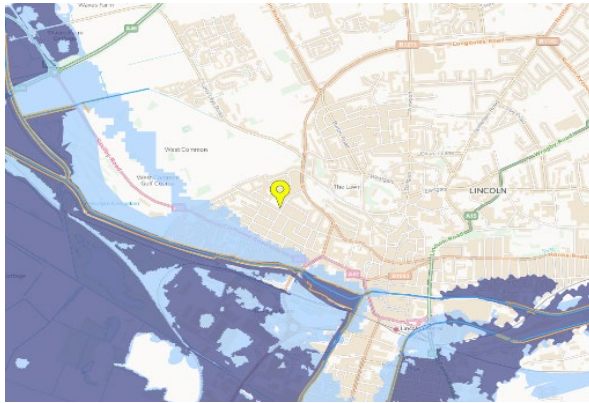
Proposed Street Scene Elevation

ACCESS

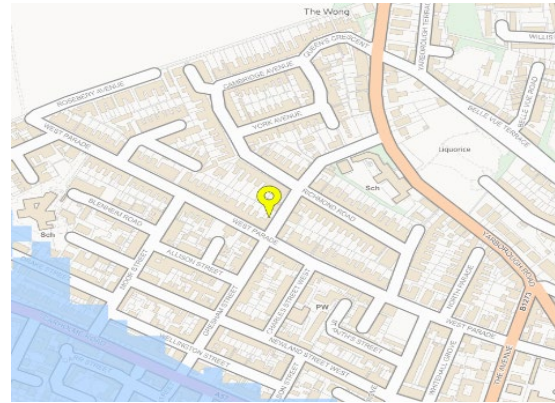
- The site benefits from good public transport links within the city centre, with a number of bus stops within close proximity.
- The nearest bus stop is located on West Parade, and Lincoln Central Train Station is 0.8 miles south-east from the proposed site.
- Level access in accordance with Building Regulations Part M is proposed.

FLOOD RISK

- The proposed site is located within Flood Zone 1 - Low Probability.
- Flood Risk Guidance suggests: Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map - all land outside Zones 2 and 3).



Flood risk maps



CONCLUSION

- We feel that the proposed scheme is located within an appropriate location for two small residential units and has been designed considerably in response to its setting.
- The street scene is positively enhanced by the demolition of the mono-pitched existing garage and the proposed replacement units.