

# Wayne Iszatt Design

Architectural Drawing Service

email: [architectslincolnshire@gmail.com](mailto:architectslincolnshire@gmail.com)

## Design Access Statement

Project: Application for 1 New Dwelling, Land at 8 Church Lane, Anwick, Lincs, NG34 9SS

### **Location**

The village of Anwick is situated 4 miles (6 km) north-east from Sleaford, on the A153 between Sleaford and Billingham, and 16 miles (26 km) south-east from the city and county town of Lincoln. Anwick currently has a growth allowance of 4 residential dwellings in the Local Plan PL4 at the time of submitting this application. The property that the proposal is located is towards the North curtilage of Anwicks residential properties.

### **Existing Site**

The existing site is a generous plot of over 2000 sq meters, currently with an existing brick bungalow dwelling, and numerous outbuilds. The site previously has had granted permission for a new dwelling on the site, which has since expired.

### **Proposal**

The Proposal is for a Chalet style bungalow with an open plan Kitchen and living space, formal lounge, WC, with guest bedroom / study with ensuite for home working on the Ground Floor, and two bedrooms and bathroom in the roof space. The remaining external areas of the plot allow for a driveway adequate for two vehicles and turning space, and a reasonable sized rear garden.

### **External Materials**

The external materials have been chosen with consideration to nearby dwellings and St Edith's Church by keeping character and colours traditional to the area, with a cottage appearance with Dormer windows. The dwellings of Church Lane has a varying of materials including render and brick. The appearance has been chosen to blend in to the street well, with white render walls, and reclaimed brick effect lower walling, with windows and doors to be English Heritage approved colour French Grey, and roof tiles to be dark grey slate. We have incorporated some natural Oak for the exposed woodwork to the Porch, along with an Oak effect front door.

### **Positioning and Impact**

Consideration has been given to the impact of the dwelling to neighbouring properties with the proposal having a chalet style first floor to keep the ridge level as low as practically possible without

hindering the layout. The proposed dwelling has been situated further back from Church Lane than the neighbouring house No.6, to ensure the new dwelling does not obstruct any view of St. Edith's Church from Church Lane. First floor dormer windows have been positioned on front elevation only to avoid over-looking into neighbouring gardens, with high level Veluxes only on rear elevation.

**Below is a photo montage of dwellings of similar theme, colours and finishes.**

