

WADE CONSTRUCTION

Project

Erection of dwelling

Danum, Grange Lane, Canwick, Lincoln, LN4 2RQ

Applicant

WADE CONSTRUCTION LTD.

Document

Design and Access Statement

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1.0 INTRODUCTION

This Design and Access Statement has been submitted to support a full planning application submission for the erection of a new dwelling following the demolition of the existing bungalow and small detached single garage, retaining an existing larger detached garage.

The following document will give an insight into the design of the proposals against current policies and guidance to ensure it is suitable for the site and local area.

2.0 PROJECT BRIEF

Following the approval of outline planning permission for the erection 2 dwellings on 9th. May 2019 under Reference 19/0487/OUT where the principle of the new dwelling was approved by the Council, the applicant wishes to proceed with a full planning application for a single dwelling and carport. The site will utilise the existing highway access to Grange Lane. Consideration will be given to the impact of trees adjacent to the site on neighbouring land which will be subject to a separate specialist report.

3.0 SITE ANALYSIS

The site is not in a conservation area and the village has predominantly modern housing dating back to the 60's with some older buildings namely the Old Hall in the village centre.

The site has an existing bungalow with a small detached garage (now demolished) and a further large garage with a family annexe at first floor all with the benefit of an earlier planning consent.

The site is generally flat and has a large garden and site area of approximately 1800m².

The site has defined site boundaries comprising hedges and fencing. There are a number of trees surrounding the site which enhance the site setting and can be retained - although 2 have been lost from the neighbours land against the northern boundary line.

4.0 TREES

As mentioned earlier, the surrounding trees will be subject to a detailed specialist report.

5.0 PROPOSED DEVELOPMENT

It is proposed to build a large family home on the site. The house details are shown on drawings 202 and 205, with proposal site layout on drawing 206, and carport on drawing 207. The house will be in facing brickwork with reconstituted stone detailing and slate roofing. Windows will have vertical emphasis.

6.0 LANDSCAPING

No further tree planting is proposed at this stage due to the existing nature of the site.

7.0 ACCESS AND PARKING

The site will be accessed from Grange Lane which has good highway visibility. The footway crossing will comply with Lincolnshire County Council requirements. The driveway and carport shown will provide sufficient space for car parking and turning.

8.0 DRAINAGE

It is proposed that foul water drainage will connect into the existing mains system and surface water will go to new soakaways.

9.0 FLOOD RISK ASSESSMENT

The site is located in Flood Zone 1 and does not exceed 1.0 hectares, therefore a Flood Risk Assessment will not be required for this application.

10.0 CONCLUSION

The proposed dwelling will contribute to the street scene and make better use of the development space for residential development. It accords with the Local Plan and will provide valuable asset to the village.

11.0 SITE PHOTOGRAPHS

- PRIOR TO BUNGALOW DEMOLITION



- POST BUNGALOW DEMOLITION (CURRENT)





12.0 VERNACULAR CONTEXT PHOTOGRAPHS

