

# DESIGN AND ACCESS STATEMENT

Proposed Development at  
Land r/o Tree Tops, Marsh Lane,  
North Somercotes,  
Lincolnshire



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## INTRODUCTION

The proposal, to which this statement form's part, is for outline permission to erect three detached dormer bungalow's and detached garage's with associated access.

This Application is supported by the following plans that should be read in conjunction with this report:

- Site Location Plan RD:4927 - 01
- Existing Site Survey RD:4927 - 02
- Proposed Site Plan RD:4927 - 03



- The site and surrounding area

## PHYSICAL CONTEXT

The site is a parcel of land forming part of the garden of Tree Tops, Marsh Lane, North Somercotes with its associated garage and outbuildings. The existing dwelling is a Edwardian era, early 1900's, building that has been extensively modified with alterations and extensions over the course of the twentieth century although the main frontage still retains its character.

The immediate setting of the site includes:

- To the South is the boundary with adjacent dwellings served off Marsh Lane. The properties date from the late 20<sup>th</sup> or early 21<sup>st</sup> Century and the boundary between the sites is a timber fences with planting on the North side.
- To the North is the property named Rosco with its outbuildings and Garage. The property dates from the late 20<sup>th</sup> or early 21<sup>st</sup> Century and the boundary between the sites is a timber fences with mature tree and hedge planting.

- To the East is agricultural land, accessed from Common Lane. the boundary between the two sites is a mix of trees, hedges and timber fences.
- To the West is Marsh lane and agricultural land.



- Tree Tops

## SOCIAL CONTEXT

North Somercotes supports a good range of facilities including shops, doctor's surgery various community facilities including a village hall and playing fields, a primary and a secondary school.

There is a small industrial site in the village and the Lakeside Park holiday centre also provides a source of local employment in tourism.

The proposal is for three dwellings; therefore, the proposal is deemed to comply with planning policy requirements.

## USE

The proposed residential use is deemed to be appropriate as the site:

- Is in an area of predominantly residential uses,
- The site falls within the built-up area of North Somercotes and is within the development boundary,
- The site is not allocated for any other use in the East Lindsey Local plan.

## DENSITY

The site area equates to 0.24 ha. Although only in outline form, the proposal is accompanied with an indicative layout to clearly demonstrate that three detached dwelling's can be comfortably accommodated on the site, with appropriate parking provision and outside amenity space for future occupiers to enjoy. The layout is a low-density arrangement. This is to reflect the low-density character of the immediate area.

## LAYOUT

The indicative layout includes:

- The formation of a new vehicular access between Tree Tops and Newfields.
- The proposal suggests a one and half storey dormer bungalows set 90 degrees to Tree Tops along the long East to West axis of the plot. Indicative footprint are shown on the application drawing.

- The orientation of the bungalow's is suggested to achieve separation to surrounding neighbours and provide private garden areas.
- The indicative layout includes a turning space and parking sufficient for minimum two cars per dwelling. The final layout of the driveway would need to incorporate sufficient width and turning area for a fire appliance, with details to be agreed at the Reserved Matters Stage.

Notwithstanding the above the final layout and design will be subject to a later reserved matters application.

## SCALE

The indicative proposal is for a dormer bungalow with a detached garage.

The intention is to ensure the proposal is lower in scale and height than Tree Tops and have consideration to the surrounding bungalows

## APPEARANCE

The proposal is in outline form only, however the proposed dwellings should follow the general pattern prevalent in the area in terms of materials and design. Such elements could include:

- Facing brick walls with features such as arched heads and decorative brickwork features,
- Slate effect tiles to the roofs with projecting gable pediments / dormer windows,
- Casement style windows in a cottage style,
- Chimney stacks, either functioning or imitation.
- Cast effect rainwater goods.

Although the proposed bungalow will be of a character different to that found generally found in the area, the dwellings can complement the existing built form through the careful use of traditional materials.

## SOFT LANDSCAPING

Although the proposal is an outline application, the intentions for landscaping are:

- To provide lawn areas as noted on the indicative proposal drawing, retaining all existing hedge planting to the site boundaries,
- The existing trees and hedges will be mainly retained to maintain the mature setting. It is suggested to remove T4 for the access, T14, T15 and T16 for the development.
- New planting to offset the removal is suggested.
- The new driveway and paved surfaces will be formed in permeable paving with final facing materials to be agreed at the Reserved Matters stage.



- The site

## ACCESS

A new access is required for the development, this will allow two cars to pass and safely enter and exit onto Marsh Lane.

The site is on the edge of the 30mph and 40mph limits.  
Good visibility is achievable and is noted on the plans.

Parking provision will be provided on the basis of 2 parking spaces per dwelling, plus garages.

The site location on Marsh lane allows easy access, to the village services and amenities via the existing footpath links on the northern side of Bank End.

The proposed dwellings will accord with all current access legislation and Approved Document M of the Building Regulations.



- Proposed access location



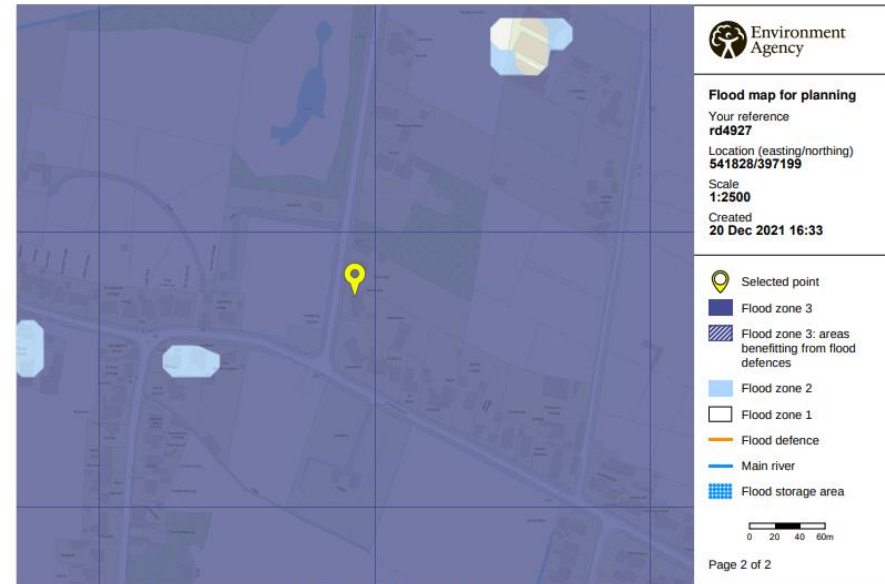
## DRAINAGE

Foul drainage will connect to a treatment system and discharge into a soakaway.

The surface water drainage will discharge to a soakaway subject to a satisfactory percolation test on site.

## FLOOD RISK

The site is within a flood ZONE 3 risk area, although has no known drainage issues.



- EA Map

## DESIGNING OUT CRIME

Several proposed features are aimed at making the development secure, including:

- All the proposed dwellings windows and doors will be to a robust and insurable standard to minimise the likelihood of break in,
- All external amenity areas will be installed with security lighting operating on dusk till dawn sensors,
- The property will have a burglar alarm fitted or as a minimum a fused spur to allow an alarm to be fitted later,
- The proposed windows and doors will be manufactured and installed to PAS24: 2016 standards.

## EXISTING SITE PHOTOGRAPHS



Figure One - View of access location



Figure Two - View of Newfield's and part southern boundary



Figure Three - View looking East



Figure Four - View looking South



Figure Five - View looking North



Figure Six - View looking West