



Design and Access Statement

Single Detached Bungalow behind Fairacre.

Location: Fairacre, Willingham Road, East Barkwith, Lincoln, Lincolnshire, LN8 5RP.



CHERRY TREE HOMES

Contents:

1.0	Site Location	1
1.1	Flood Risk Map	2
1.2	Access	3
1.3	East Barkwith Vernacular	4
1.4	Site History	5
1.5	Site Appraisal	6
1.5.1	Site Appraisal	7
1.6	Public Viewpoints	8
1.7	Site Photos	9
2.0	The Proposal	
2.1	Existing Site Plan	11
2.2	Proposed Site Plan	12
2.3	Proposed Elevations	13
2.4	Proposed Floor Plans	14
2.5	External Materiality	15
2.6	Rendered Images	16
3.0	Conclusion	17
		19

1.0 Site Location

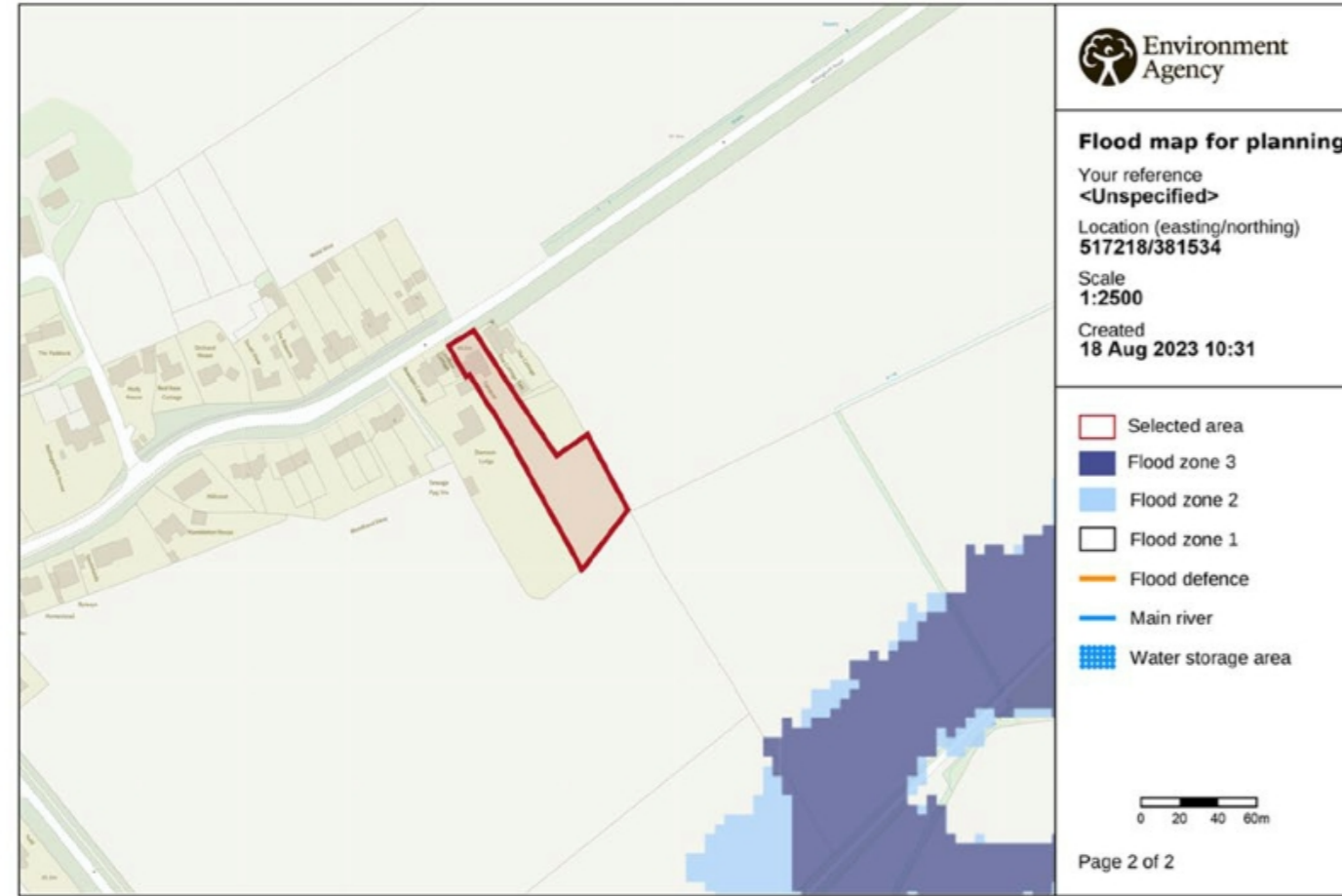
The site is located on Willingham Road, to the North-East of East Barkwith (LN8 5RP).

East Barkwith is small rural village located 15.6 miles, North East of the city of Lincoln. It is not within a conservation area or an AONB. The proposal site is on the edge of the East side of the village with neighbouring dwellings Lineford Cottage and 1 the Cottage either side. The site is narrow, extending to the South East. The proposal site is within flood zone 1 therefore an FRA is not required.



image taken from google maps

1.1 Flood Risk Map



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

1.2 Access

The existing access is connected to Willingham road. It comprises of a concrete hardstanding that continues into the driveway. The adjacent property, Lineford Cottage, abuts a portion of the driveway accounting for 5 meters.

Once exiting the driveway, visibility is clear from both directions.

Willingham road is accessed from exiting the A157 onto Panton Road and immediately exiting to Willingham Road. It can also be accessed from the East via Barkwith Road which is connected to South Willingham.



Willingham Road, approaching from the East.



Willingham Road, approaching from the West.

1.3 East Barkwith Vernacular

The vernacular in East Barkwith is typical of Lincolnshire, with predominantly pitched roofs and a mixture of brick or rendered frontages. Below are typical examples of the area. The roofs are mostly clay pan tiles and slate with some later examples using concrete tiles. On the A157, there has been a recent project where stone has been utilised.



Houses on Willingham Road, include different bricks types and rendering.



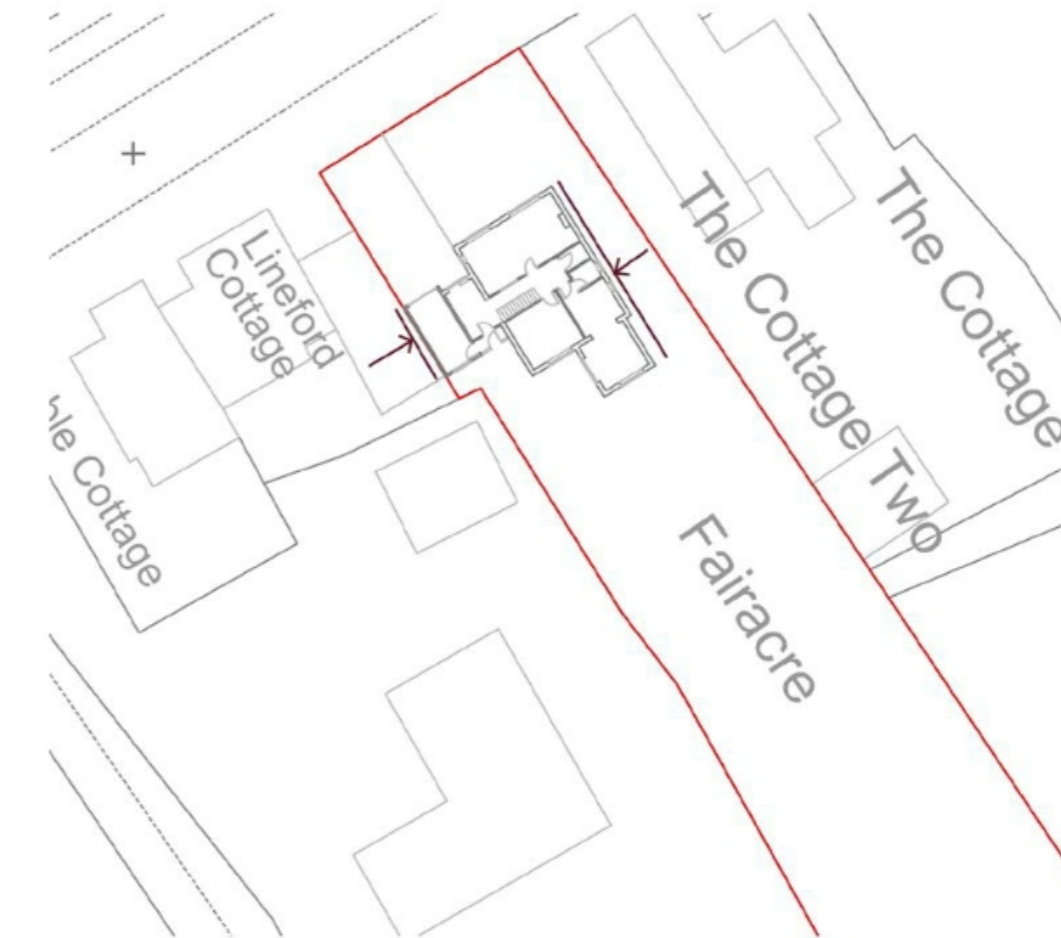
Houses within East Barkwith but not on Willingham Road, include stone, different brick types and rendering.

1.4 Site History

The site currently consists of a dilapidated property at the front and large amounts of overgrown foliage at the back.

No prior planning applications have been submitted prior to the decision on the 25th of October 2023. East Lindsey Planning Authority granted planning permission for the restoration of the existing property, Fairacre. Included in this planning application was the change to the Eastern wall. This wall was moved in by 1m to improve access to the back of the property for future development.

Please see image below taken from the previously submitted design and access statement.



1.5 Site Appraisal

The site is approximately 0.76 acres in area and extends roughly 130 meters, North to South on the Western boundary. Initially, a narrow strip of 14 meters wide, progressively increases in width as the site kinks to the East where the East to West boundary increases significantly to 32m. This width continues the length seen on the drawing to your right until the boundary line follows what is currently a dyke until merging with the Southern boundary point.

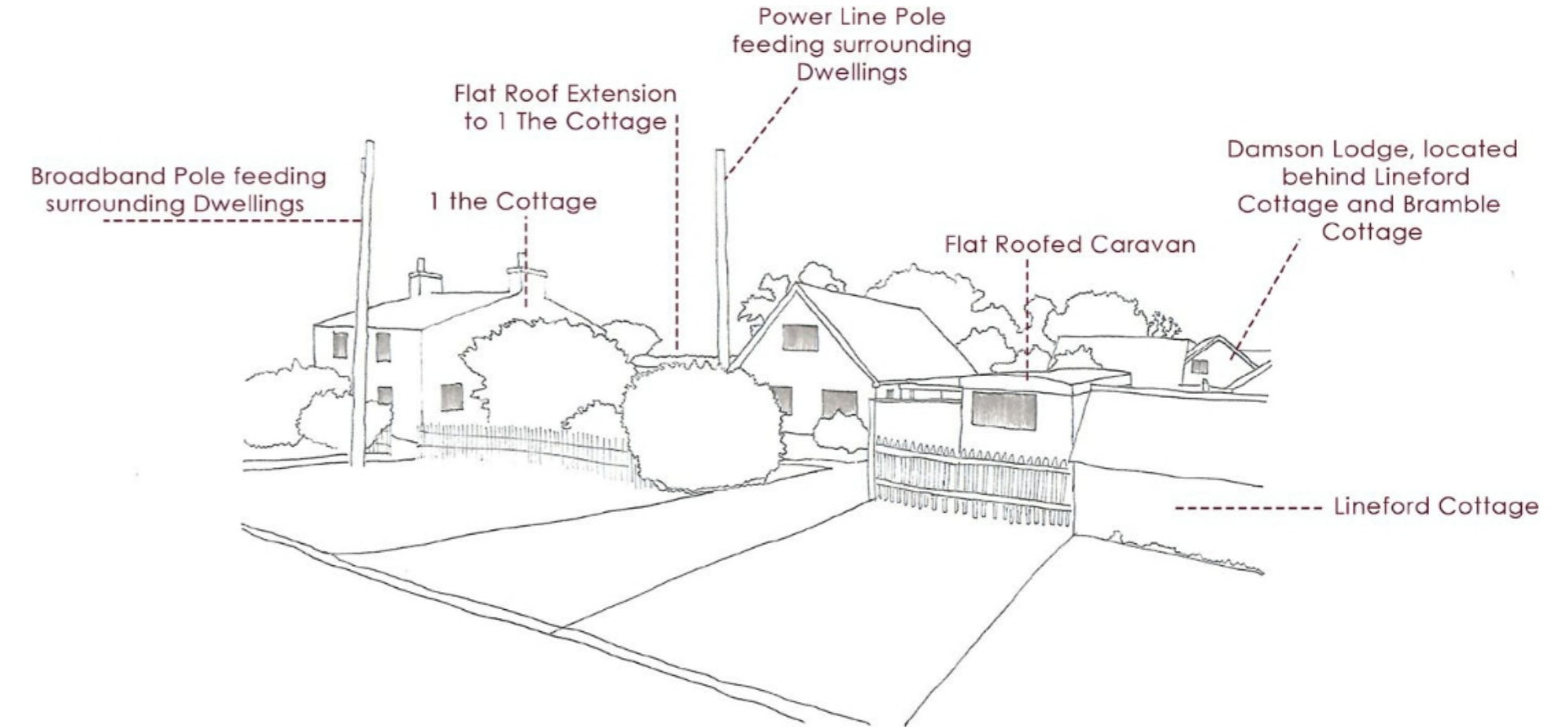
At the front of the site there are two electrical poles. Pole 1. is a broadband pole, pole 2. is a mains electrical pole feeding the houses within it's vicinity.



1.5.1 Site Appraisal

Currently on the Eastern boundary. The tightest pinch point between the house and the Eastern fence line (adjacent to 1, The Cottage) is 3.32m. In order to meet current vehicle access regulations we increased this by 1m by moving the Eastern Wall of Fairacre inwards as explained in the previous planning application.

Below is a annotated sketch of the front of the site for reference. New access provisions will be shown further into this document.



1.6 Public Viewpoint Photos



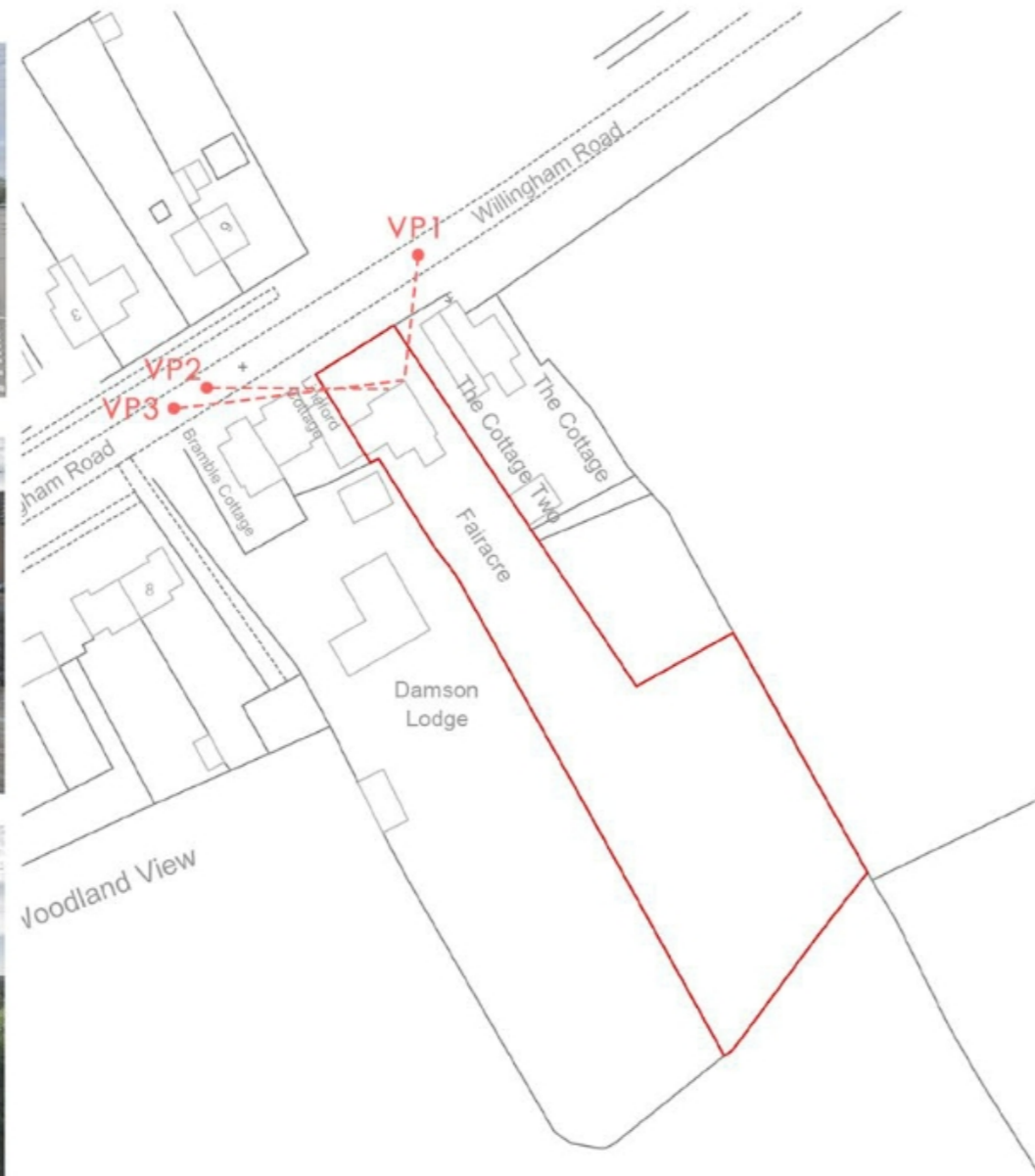
Viewpoint 1.



Viewpoint 2.



Viewpoint 3.



Scale 1:1250



1.7 Site Photos



2.0 The Proposal



2.1 Planning Policy

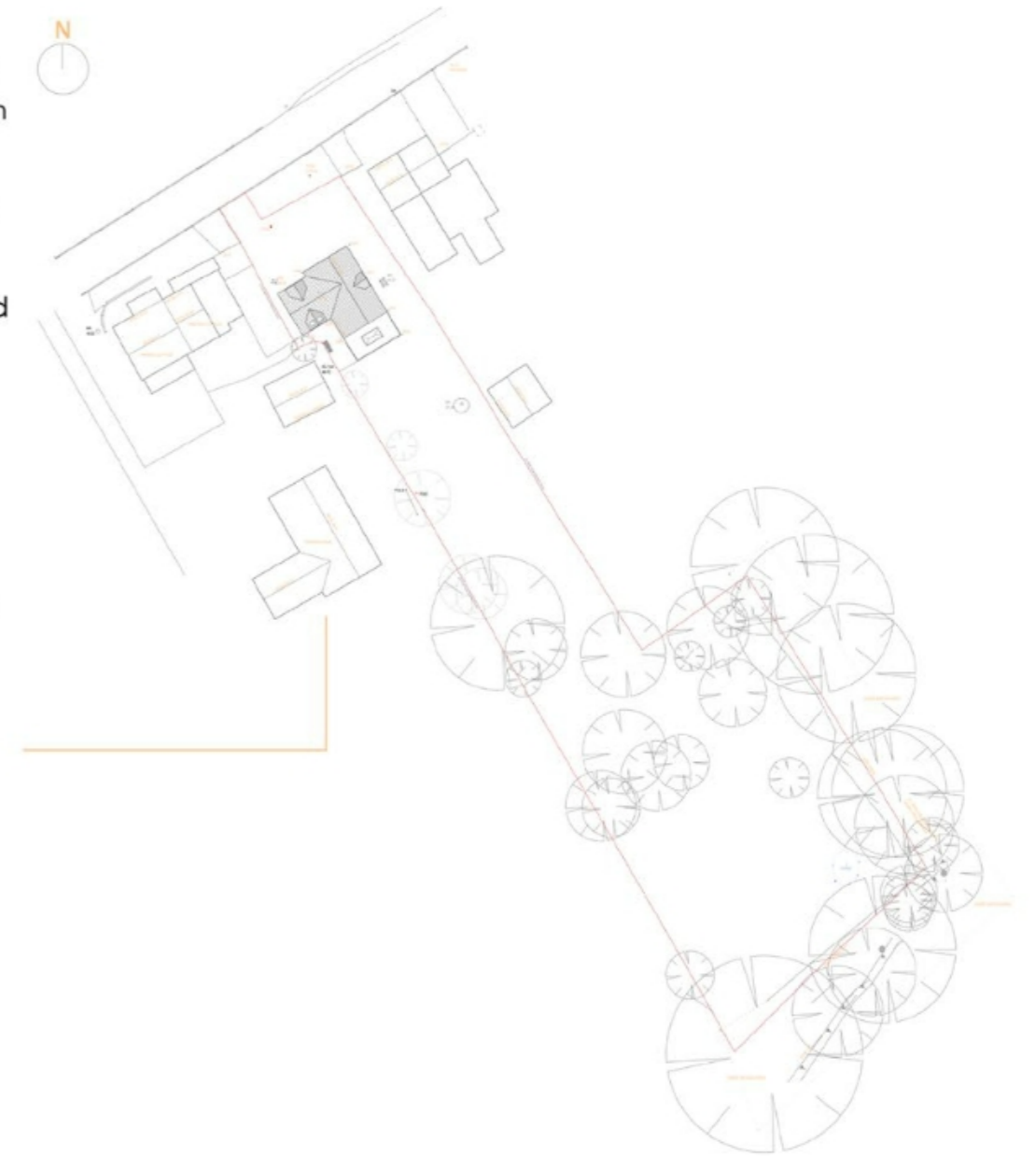
The Proposal scheme would involve the development of a single detached bungalow within the rear garden of the existing property, Fairacre. As documented in the previous analysis, the rear garden is extremely overgrown having not been maintained for a number of years.

Under SP4 of the ELDC LP 2018, East Barkwith is defined as a medium village which states:

Housing will also be supported in the medium and small villages where it can conform to the following criteria:

In an appropriate location* within the developed footprint** of the settlement as infill, frontage development of no more than 2 dwellings. Conforms to Clause 2 of Strategic Policy SP25 – Green Infrastructure.

To the West, ref no: S/044/01447/11 was passed for a chalet bungalow behind Bramble Cottage. Although this was approved well before the adoption of the 2018 local plan, it has set a precedent to support our application.



2.2 Proposed Site Plan

To the right the site plan shows the proposed bungalow positioned behind Fairacre.

A - Approaching either side of Willingham Road, the proposal seeks to change the frontage on the Existing property to allow for the addition of a private driveway to the back bungalow.

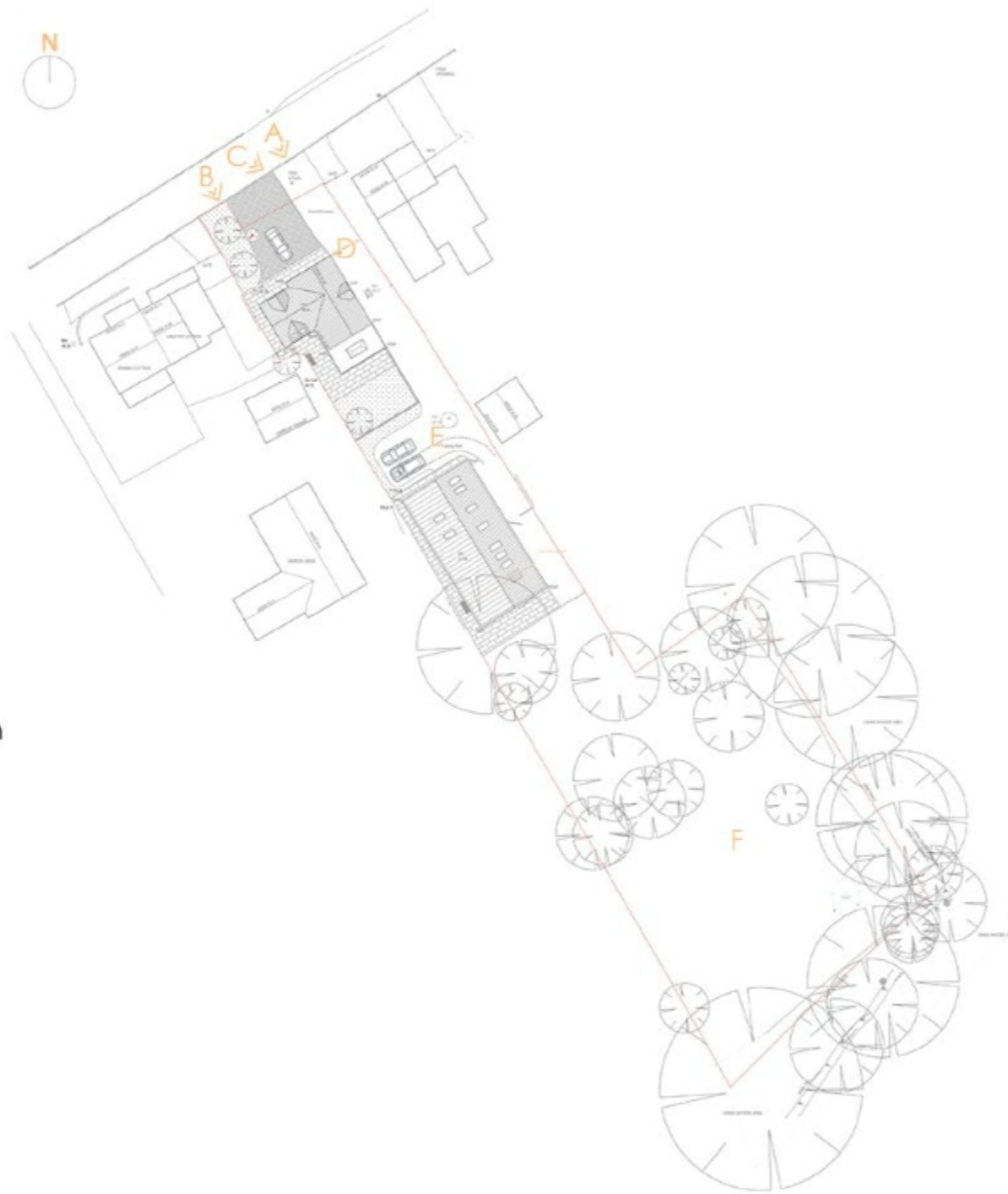
B - We propose to move the existing driveway to the right and replace it with landscaping to buffer the current view of the static caravan.

C - We will include a combined bin store for both properties at the front drive of Fairacre for refuse collection.

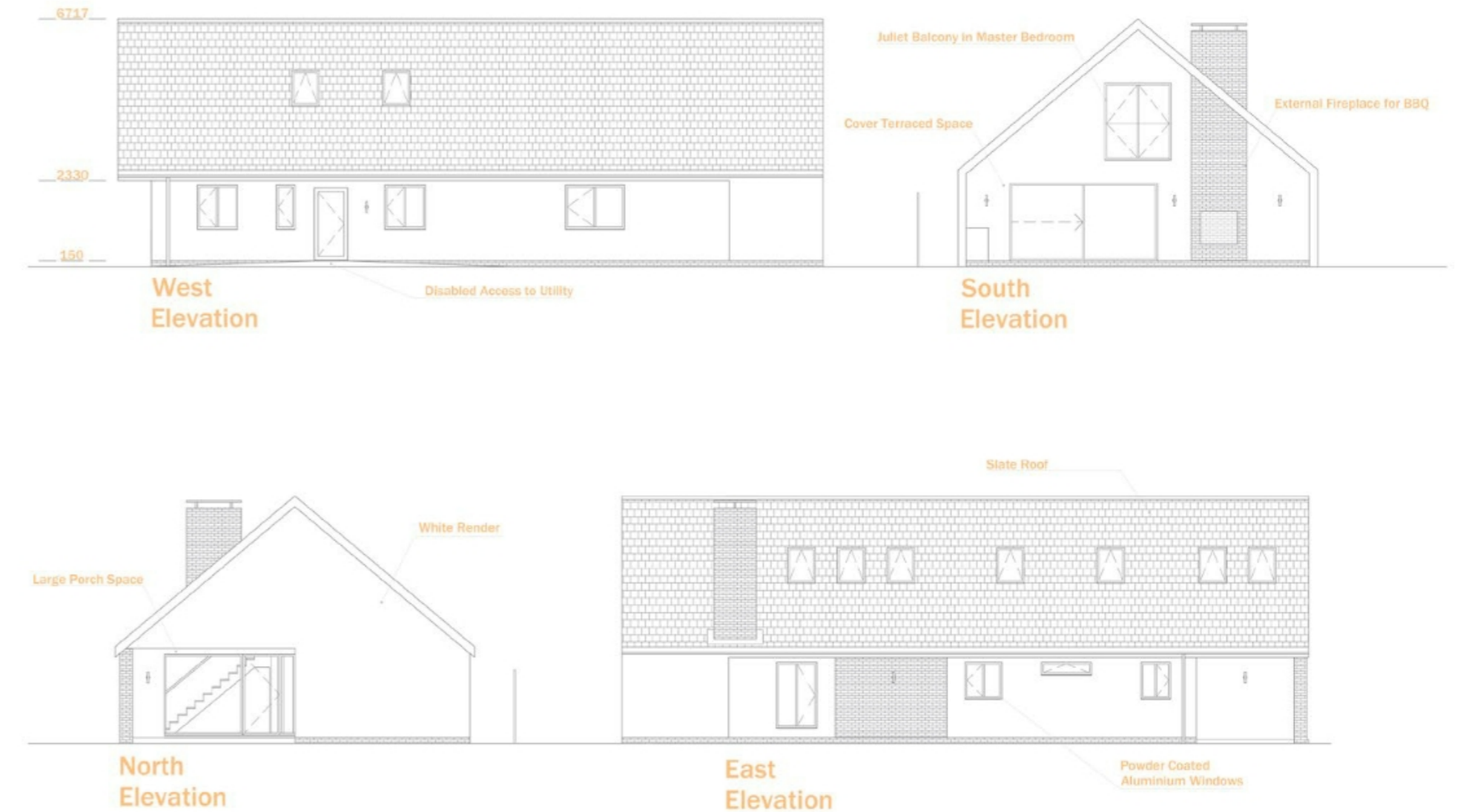
D - The pinch point between the existing house and the Eastern Boundary fence is 4.3m which is more than the minimum width to allow emergency vehicles to access.

E - We have also included a turning area at the front of the new bungalow allowing for most sized vehicles to enter and leave the site in a forward gear.

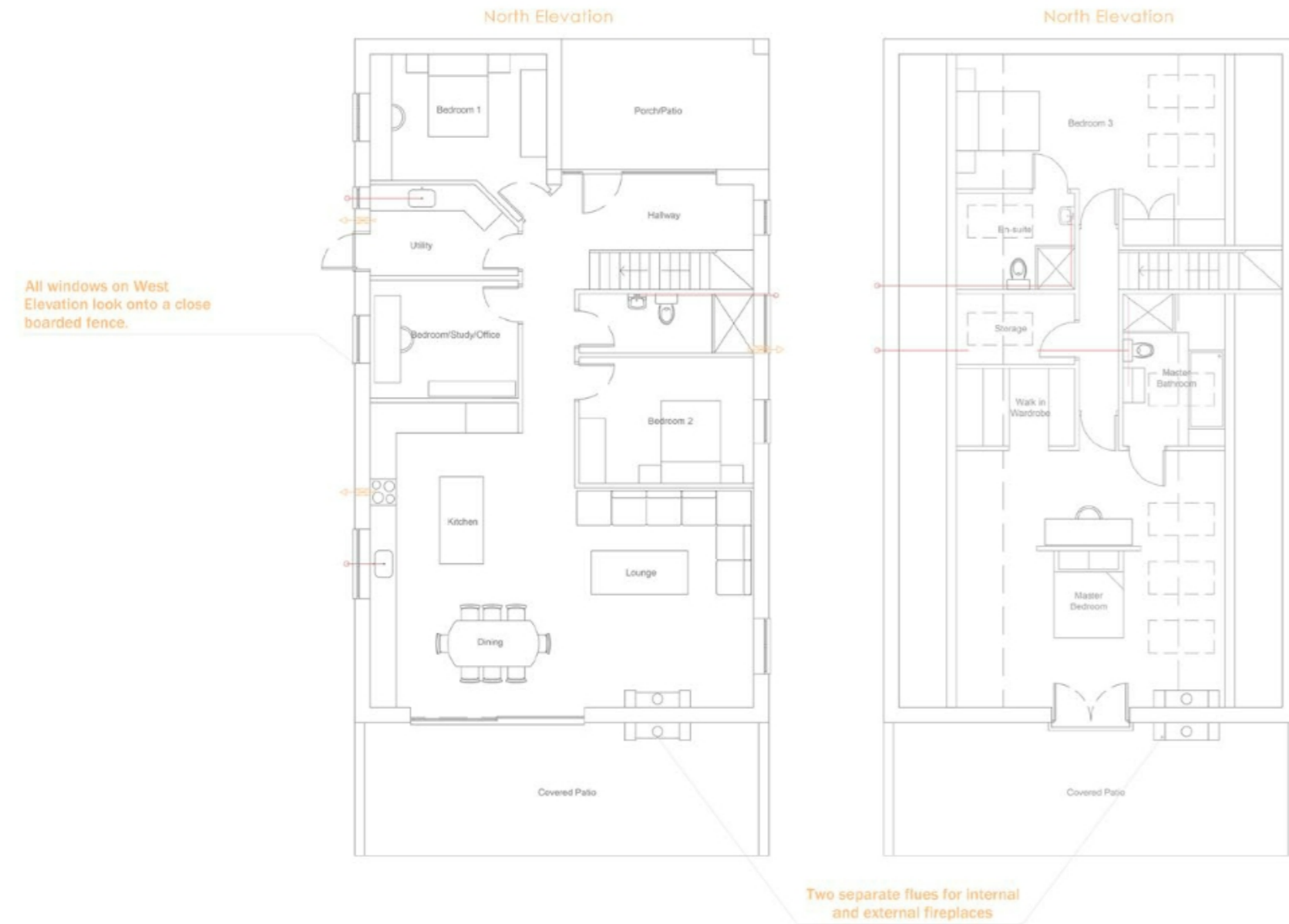
F - The back of the site will be used as garden space for the proposed bungalow.



2.3 Proposed Elevations



2.4 Proposed Floor Plans



2.5 External Materiality



The following materials will be used on the external parts of the property:

- White Monocouche Render.
- Chelsea Smoked Bricks.
- Wooden fascia and panelling to be determined.
- Aluminium Windows.
- Paving slabs to patio areas.
- Driveway to be gravelled.

2.5 Rendered Images



2.6 Rendered Images



2.6 Rendered Images



3.0 Conclusion

The Design and Access Statement supports and demonstrates a sensitive and positive addition to East Barkwith. The development will give character to the area but will be inconspicuous with minimal viewpoints from Willingham Road.

The neighboring property to the West has already set precedent for building behind dwellings. We feel that the addition of one dwelling will fit in sensitively to the landscape and the adjacent dwelling, Damson Lodge.

The home accommodates adequate amenity space making use of the existing back garden and parking to the front. The house has a spacious living area and enough bedrooms for a modern family home. We have incorporated storage space in the utility room on the ground floor a dedicated storage area on the first floor.

We have included level access to the West side of the property and disabled access to all ground floor facilities, making the property sustainable and future proof for the life time of the residents with bathroom and bedrooms on the ground floor.

We are also going to undertake a tree survey on the site to identify root protection areas and produce an indicative drainage strategy which will be submitted further into the planning process.

The scheme's high standards of construction and long term sustainability with air source heat pumps used as its heating system will be a great addition to East Barkwith and as such it is submitted for full planning approval.

Thank-you for your consideration.