



Design & Access Statement

Development: Proposed Conversion to Flats

65 Lindum Avenue Lincoln LN2 5JB

Conservation Area 3 – Lindum & Arboretum

Date: May 2023



1. Introduction

This Design and Access statement is submitted in support of an application for full planning permission for the conversion of 62 Lindum Avenue into 2 separate dwellings.

2. Analysis and Assessment of the Site

The proposed development site has its principal elevation to Lindum Avenue in Conservation Area 3. Alongside the City's Arboretum it sits within an area of predominantly c.1900 terraced housing. The area is residential with good access to the commercial areas of the City either on foot, by car or using public transport. The building is to be sited within an existing area of residential properties, which are generally red brick and slate and are predominantly terraced in form. The pattern of development follows a linear urban grain.

In wider terms, this is an established residential area in proximity to goods and services which are provided along Monks Rd and within Lincoln itself. In addition, the development would have access to sustainable transport modes which operate within the area and this is a sustainable location which, in principle, meets the objectives of national planning policy

3. Use and Amount

The development seeks to create a 2 bed Flat to the Ground and First Floor and a 1 Bed Flat to the basement.

The area is an established residential area and therefore the use for the site for residential is acceptable.

Although not showing on the current Planning System we are advised that an application was previously granted for the basement to be converted into a separate dwelling. The basement area is currently uninhabitable and building works to this area are unfinished.

The area has strong and established rental & sale potential for local professionals and students and it is expected that the building will be occupied immediately.

4. Layout and Scale

The scale and footprint of the building will not be altered. Entrance to each dwelling will be making use of existing entrances.

5. Policy

Local Planning Policy – LDF

It is felt that this development responds to local planning policy as outlined in the City of Lincoln Local Development Framework 1998 in terms of sustainability, heritage and the reduction of waste. Materials will be locally sourced and all construction waste disposed of locally.

The development also offers residents good access to public transport and easy access into the main commercial areas on foot. This responds to the local authority's will to promote the use of sustainable transport methods within busy urban areas.

National Planning Policy

The National Planning Policy Framework (NPPF) states that housing applications should be considered in the context of the presumption in favour of sustainable development, outlining that the LPA should deliver a wider choice of high quality homes, widen opportunities for home ownership and create mixed, sustainable communities.

This proposal offers a choice to single professional people of students. It is envisaged that there is a wider need for this type of accommodation in this area this proposal would therefore widen opportunities for home ownership within this area.

6. Design & Impact on Street Scene

The external elevations, openings and materials remain unchanged by this development

The rear and side windows have been subject to a recent planning application in January 2023

2022/0981/HOU and this development will respond to the conditions of that application which are yet to be completed

7. Access and Highway Safety

This is an existing residential area, there would therefore be no impact on highway safety.

Parking – No specific parking is provided with the development. The site is, however, well located within proximity to the city centre and very close to the Monks Rd area and local shops, and services such as doctors chemists etc. and therefore has the benefit of access to public transport . This approach is also in accordance with Planning Policy Guidance 13: Transport which states that ‘car ownership varies with income, age, household type, and the type of housing and its location’ and Local Authorities ‘should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments in locations, such as town centres, where services are readily accessible by walking, cycling or public transport’.

8. Summary

The proposal seeks to acquire full planning permission for the proposed development which it is felt to be of no architectural impact and deemed to be an appropriate use of the property.