



**TRUELOVE PROPERTY AND CONSTRUCTION LTD**  
**PROPOSED ALTERATIONS TO PLOTS 74a, 74b, 75a & 75b**  
**KIRTON IN LINDSEY**

**DESIGN AND ACCESS STATEMENT**

Truelove Property and Construction Ltd  
4A Eastgate  
Lincoln  
Lincolnshire  
LN2 1QA

T. 01522 526979  
F. 01522 527599

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## **1 DESIGN AND ACCESS STATEMENT**

There are five design principles that are required to be addressed within the design component of the Design and Access Statement. These are:

- Layout – the general arrangement and orientation of the development and any individual components, and how it fits with the surrounding environment;
- Scale – the size and extent of the development and any individual components;
- Landscaping – treatment of private and public land through hard and soft landscaping techniques to enhance or protect the amenity of the development site and surrounding environment;
- Appearance – measures incorporated into the design of built elements that determine the impression it makes, including its built form, choice of materials, lighting, colour and texture; and
- Access – indicates the location of access to the development, as well as the infrastructure and works required.

### **1.1 Layout**

The proposed site sits within a housing development currently in the process of development to the north of Kirton Lindsey; the site is located on Windmill Way which is situated on development land which is accessed via the established Spa Hill. The development boundary for Kirton in Lindsey wraps around the entire housing development site approved under planning permission no. 1999/0920, some of which is yet to be developed; and is sat within an area designated for committed housing. To the south side of the development site lies the existing built up area of the town. Considering these facts, we feel that any amendments to residential development on this site should be considered.

The town of Kirton in Lindsey enjoys the benefit of being located on a natural ridge that follows the north-south axis between Scunthorpe and Lincoln. This means the town and specifically the development are at no risk from flooding. The site is also not located within the immediate vicinity of any watercourse.

The existing development within the site consists of medium to large density detached housing with open frontage and parking to the front of the properties; mixed with some smaller more affordable housing with smaller plots located closer to the roadside. The application site boundaries are well defined with existing boundaries and roadway, creating a buffer between the existing development and these proposals.

Within the development, the application site can be accessed straight from Windmill Way, the main access road through the development. The entire development was originally approved under the original planning permission no. PA/1999/0920 and the new proposal is approximately 0.25 acres of land.

The new proposal includes four dwellings which would supersede the two previously approved dwellings. The two previously approved dwellings fell on plots 74 and 75, the dwelling on plot 74 was originally approved under PA/1999/0920 and the dwelling on plot 75 was more recently approved under PA/2015/1079 which are currently unbuilt. The dwelling that was originally on plot 74 was a large four bedroom detached house with a built in garage, it is proposed that this will be replaced with two smaller four bedroom detached houses with built in garages which we feel will make better use of the land. The single four bedroom house that was proposed for plot 75 will also be replaced with two four bedroom houses with built in garages which we also feel will make better use of the plot.

The proposed layout of each plot would be as follows:

Plot 74 – Plot 74 will become plots 74a and 74b. Plot 74a is a good sized family home (approx. 1290.7sqft) with an integral single garage, open plan kitchen and dining area, lounge, utility and WC with four bedroom upstairs, two of which have en-suites and a family bathroom. Plot 74b is also a good sized family home (approx. 1383sqft) with an integral single garage. The layout on the ground floor has an open feel with a kitchen and dining area, utility, WC and lounge, the first floor has four bedrooms with two including en-suites as well as a family bathroom.

Plot 75 – Like plot 74 will be divided up into two plots which will be plots 75a and 75b. Plot 75a is a similar size to the plots proposed for plot 74 (approx. 1259sqft). This house type also features an open plan kitchen and dining area, utility, WC with four bedrooms on the first floor, two of which feature en-suites as well as a family bathroom. Plot 75b features the same house type and plot 74b.

## **1.2 Scale**

The built proportion of the site comprises a mix of larger family sized dwellings set within good sized plots, with smaller more affordable dwellings with proportional sized plots. It was felt that the land available within this area of the development could be better applied to create dwellings which are of an appropriate scale to its plot and respond better to the makeup of the surrounding development; by applying detached dwellings to these plots the standard of living of the residents will be improved providing better designed spaces as well as modern comforts such as en suites and utilities which are quickly becoming standardised in new developments, whilst not taking from the good size garden the plots have to offer.

These proposals create four modest and affordable family homes on similar sized plots to other approved plots in this area; making all plots comfortable dwellings with a good standard of living for residents without detrimental impact on outside garden space.

In essence the change in scale of the alterations are felt to respond to the needs and building scale of the surrounding environment; each element is considered between each other and is felt that the development is of an appropriate density for the location of the plot within the housing development and within it's urban and rural context.

## **1.3 Landscaping**

Landscaping to proposed plots will be minimal, in line with the rest of the development, and so to be able to be easily maintained by future residents. Front and rear gardens will be turfed with appropriate planting to areas deemed within the public realm. Any additional landscaping within plots will be addressed by future residents.

Where possible the built form will delineate plot boundaries particularly where houses are located close to foot paths, roadways etc. Traditional low brick walls will be used where appropriate to create 'defensible space' and elsewhere brick screen walls will be used to demarcate the public/private realm and maximise privacy. Some use of close-boarded fence will be made in areas generally not within the public realm. Where possible the proposed development will adhere to these principles and boundary treatments will be identified dependent on the location of the boundary.

## **1.4 Appearance**

The local vernacular appears to be later 18<sup>th</sup>, early 19<sup>th</sup> century dark red brick villas and terraces of varying ridge heights with bays, slates and tiles. These features will form the basis of the finished product. Varied roof heights and building orientation will add skyline interest.

Traditional red brick is the dominant building finish within the development, with the occasional buff or render to add interest. Stonework sills, heads and plinths will be used to add to the vernacular of properties. Specific facing materials and colours are yet to be determined, though will comprise of one of the following for each plot; Hathaway Brindled, Desimple Mozart and Farndale Multi bricks. The appearance of the landscaping and areas of infrastructure around the plot will respond to the surrounding built environment. The landscaping will be attractive yet minimal so as to be maintained and enhanced by future residents.

The new proposed properties will respond to the built environment around them and the proposals listed above. The specific elevations and layout of the dwellings create intrigue with varying roof heights and dormer windows. The house types are tried and tested house types which are amended and have either been used on the development before or on other developments within the area which we have built. We feel that they respond well to the local vernacular and the style and appearance of these plots are popular with local residents.

## **1.5 Access**

As the development is situated close to the urban centre of Kirton in Lindsey, the plots will benefit from the advantages of good public transport links to larger settlements such as Scunthorpe, Gainsborough and Lincoln; as well as close railway links to other larger settlements and further to the national rail network. The M180 motorway is located within approximately 20 miles of the town. Another advantage of the development's proximity to the urban centre means potential residents will be able to take advantage of local and community amenities including shops, pubs and banks as well as doctor and dentist surgeries and community facilities.

Access to the proposed plots will be gained straight from Windmill Way onto associated driveways. Windmill Way is the main thoroughfare through the development. Access to the development is found off Spa Hill which is a well established link through Kirton in Lindsey and is close to amenities within the town centre, public transport links and outside green spaces.

Car parking facilities for each property are as follows:

Plot 74a & 74b – Integral single garage with space on drive for an additional car, accessed from Windmill Way.

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This falls in line with the overall parking provision within the entire development, which is kept at minimum 200% per dwelling. All dwellings and development will be in line with Part M of the Building Regulations providing disabled access to all development.