DESIGN AND ACCESS STATEMENT
QUEENS BANK HOUSE



The Site

The site is situated in Queens Bank, Crowland, Spalding.
The property is a detached five-bedroom former Georgian farmhouse built around 1807 of 380mm (15") traditional solid brick construction with a pitched roof covered with man-made slate. The windows are traditional timber framed vertical-sliding sash windows and are single glazed.
An OS location plan is enclosed with the application.

Appraisal of Context

Context of local landscape and buildings

The chief landscape features of and around the site are: -

A) The site itself is very large, generally flat with the grass garden areas to front, sides & rear.
B) To the North the property faces Queens Bank Road.
C) To the East is the drive to the site, and the general entrance used by the owner. The view is towards some barns owned by the same.
D) To the South was the original main entrance overlooking grassed areas.
E) To the West is a large lawn garden which also outlooks vast agricultural fields.
F) The site is in a flood risk zone 1- Low Risk.

Evaluation of opportunities and constraints affecting the development of the site:

Physical features: The site dimensions have considered the extent of this large site extending to the North and trying to match with the existing Southern block of the property both in width and height.
Due to the location of neighbouring properties this property does not overlook anyone.

Design Factors:

The extension design has considered the existing building and will try to match up with the existing shape. The materials to be used will match as far as possible including bricks, windows and roofing materials.
The appearance of the development will endeavour to fit seamlessly into the existing environment thus preserving the character of the area.

THE DESIGN COMPONENT

Amount of proposed development
The proposal is to provide additional ground floor space with the inclusion of first floor to match the existing South Block side.

Scale of proposed development
The dwelling has an approximate footprint of 284m2. Plus, double garage.
The extension is to provide an additional area of 105m2

Landscape
Landscape will remain as existing other than to provide main gates with brick pillars.

Appearance of the development

The development will be matching as far as reasonably possible.
Windows will be interspaced within the elevation matching existing.
The roof will be finished in slate/slate substitute with type to be confirmed.
The extension to the building is to be built in facing brick to match existing.

THE ACCESS COMPONENT

Access is via Queens Bank road which leads to an existing drive, which leads to the property.

Convenience of access to all/inclusivity
The buildings will be accessible to all sections of the community, to meet the accessibility requirements of Part M of the building regulations.

The site is located approximately 4 miles to the South of Spalding.

Emergency services
The buildings are sufficiently close to the existing public highway to meet requirements.

CONCLUSIONS

The site is already an established site for the existing dwelling.

The proposals do not adversely affect the immediate neighbours.

The proposals meet the policy requirements of the South Holland District Council.

N A Overton
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