Design & Access Statement

supporting planning application

for a

replacement dwelling at Norfolk House,
South Drove,
Spalding.
PE11 3ED

for

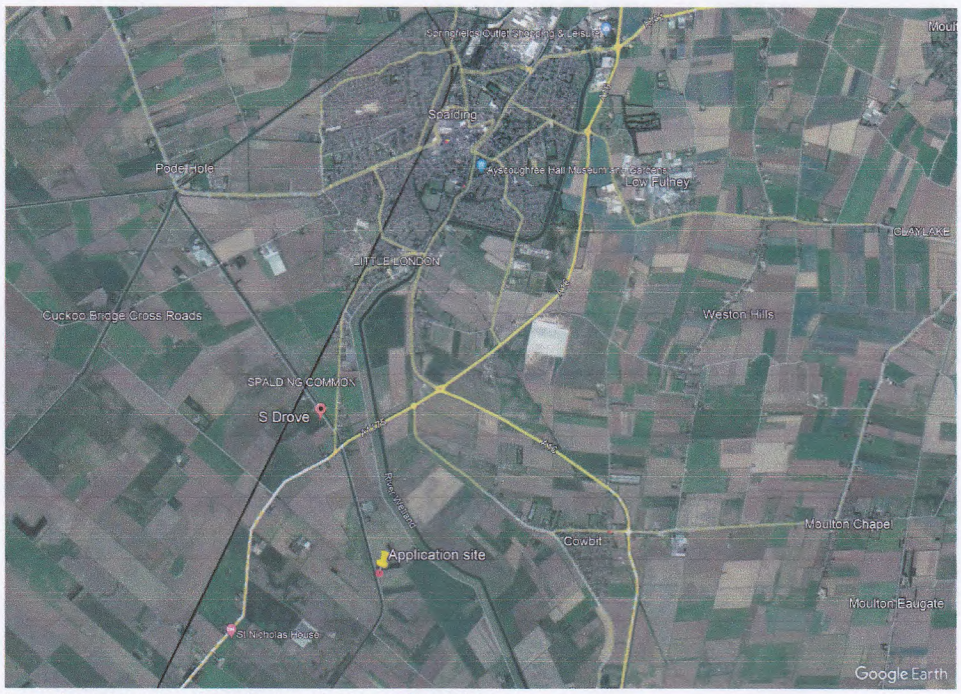
Mr M & Mrs S Forth.



Norfolk House as exisitng

SITE LOCATION

The site is located in open countryside approximately 6.0km south of Spalding 35m east of the south drove drain. Immediately north of Norfolk House is Lucksbridge farm which has been granted permission for the original farm house to be demolished and replaced with a modern building.



Location plan showing site in relation to Spalding

In addition to the dwelling further on site accommodation has been provided in the form of a static caravan and to the north also on the site is an open storage building alongside a piggery.



Plan view of Norfolk House

PROPOSAL

Norfolk House has been empty for some time and has had no refurbishment/modernisation undertaken for some considerable time. There is evidence of damp within the building to the floors and walls in addition to subsidence most probably caused by the recent hot dry summers, ground strata and proximity to the leylandii trees.

Due to the condition and layout it has been decided to demolish the building and construct a new dwelling on the site in accord with the South East Lincolnshire Local Plan 2011-2036, Policy 22 : Replacement Dwellings in the Countryside.

The proposal accords with the conditions 1 – 5 of Policy 22 and has been designed to maintain the rural character of the area whilst incorporating current regulations regarding thermal insulation, water consumption and renewable energy.

Condition 6 of Policy 22 limits the increase in size of the replacement to 40% larger. This has been exceeded but we consider the design and detailing, proposed materials along with the plot size which can easily accommodate the proposal compensate for this.

FLOOD RISK ASSESSMENT

A flood risk assessment has been prepared and accompanies this application. The ground floor has been raised in accord with the recommendations and the construction will incorporate flood mitigation measures.