



Design & Access Statement

For

Proposed demolition of existing garage conversion and provision of new larger side extension.

Via

Householder Planning Application

At

7 Everard Road, Tongue End, Spalding, Lincolnshire, PE11 3JW



Figure 1 – Photograph of existing building.



Figure 2 – Indicative visualisation of proposal.

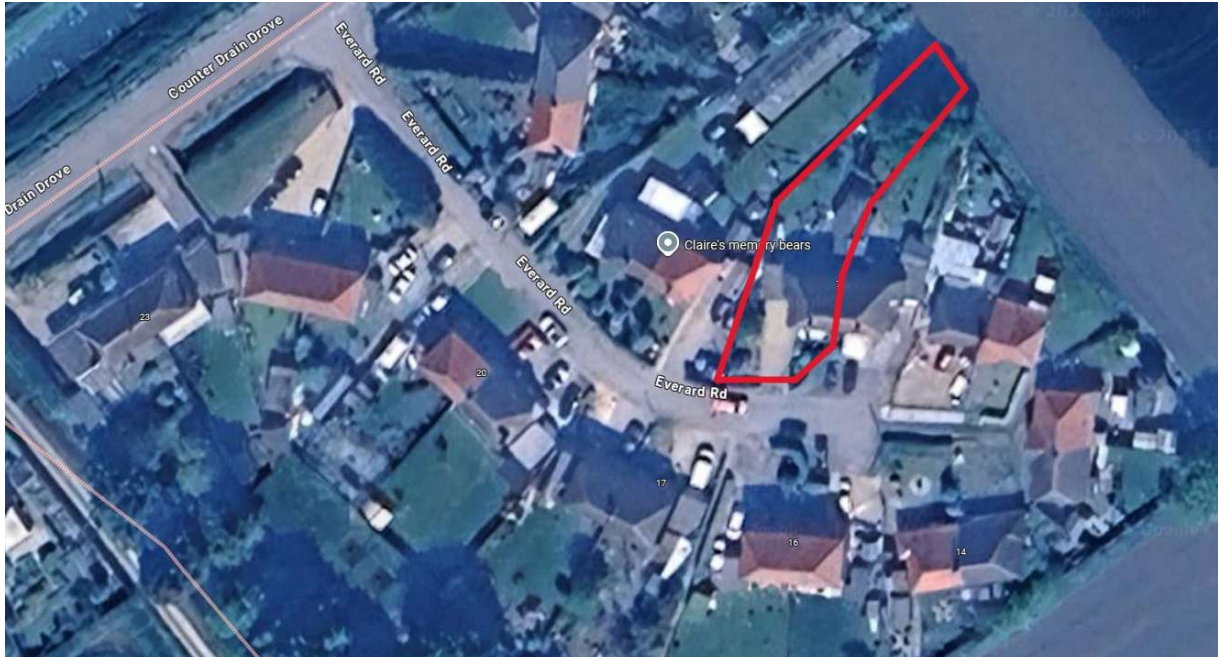


Figure 3 – Google Maps view of the Site and local surroundings. (Imagery ©2023 Google, Imagery ©2021 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023.)

1.0 Introduction & Site Location

- This statement accompanies a house holder submission for the construction of a replacement side extension at 7 Everard Road, Tongue End, Spalding, Lincolnshire, PE11 3JW.
- The site is in a rural setting of predominantly agricultural nature; there are other residential property directly adjacent the site and to the South of the site along Everard Road.
- This Statement has been produced in accordance with the guidance notes published by South Holland District Council in August 2006 and should be read in conjunction with the following information:
 1. 25.021 – XX010 – 2.0 – E03 – Site Location Plan.
 2. 25.021 – XX011 – 2.0 – A01 – Site Block Plan as proposed.
 3. 25.021 – AA021 – 2.0 – A01 – Roof Plan as proposed.
 4. 25.021 – AA030 – 2.0 – E03 – North and South Elevations as existing.
 5. 25.021 – AA031 – 2.0 – E03 – East and West Elevations as existing.
 6. 25.021 – AA032 – 2.0 – A01 – North and South Elevations as proposed.
 7. 25.021 – AA033 – 2.0 – A01 – Detailed Elevations as proposed.
 8. 25.021 – AA034 – 2.0 – A01 – East and West Elevations as proposed.
 9. 25.021 – AA041 – 2.0 – A01 – Sections as proposed.
 10. 25.021 – AA100 – 2.0 – E03 – Ground Floor Plan as existing.
 11. 25.021 – AA101 – 2.0 – A01 – Ground Floor Plan as proposed.

2.0 Proposal Outline & Planning History

The site is use for residential purposed and is set in a cul-de-sac off the Counter Drain Drove main road. The proposal is to demolish the existing garage conversion and replace with a slightly larger extension to provide a new entrance hall, larger kitchen and small dining area.

No applications are noted on this site or along Everard Road at date of writing.

3.0 The Surroundings

In the wider area Tongue End sits between Baston and Spalding itself. As noted above the site is in a rural setting of predominantly agricultural nature, Everard Road itself is part of several residential areas that join the Counter Drain Drove and make up Tongue End.

The area of Tongue End has had approximately 82 applications since 1992, several of which are for extensions to rear and side of properties, the most recent of which are noted below: -

- H03-0465-21 19 COUNTER DRAIN DROVE TONGUE END SPALDING PE11 3JJ
Proposed Two Storey Side Extension and Single Storey Front Extension
- H03-0159-16 4 NORTON COTTAGES COUNTER DRAIN DROVE TONGUE END
Extension to side of the property
- H03-1061-14 2 COUNTER DRAIN DROVE TONGUE END SPALDING PE11 3JJ
Proposed two storey side and rear extensions, new porch and single storey flat roof rear extension

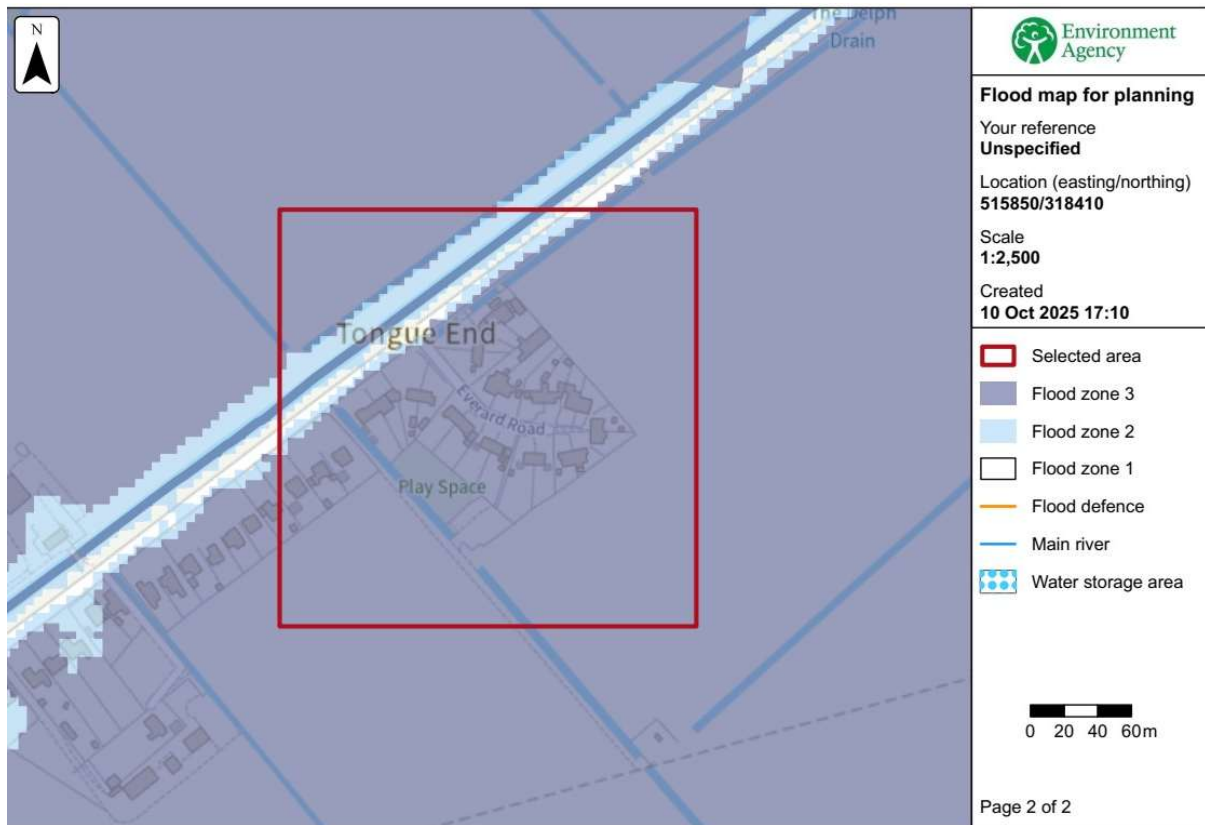
The site isn't visible from Counter Drain Drove due to its position towards the end of the curve and the trees and hedges that populate Everard End.



Figure 5 – Entrance to Everard Road showing no view of property from Counter Drain Drove.

4.0 Flood Risk

The Environment Agency Flood Risk Assessment map (above) shows the application site to be in zone 3, therefore, a flood risk assessment (FRA) is required for development. Please refer to supporting document 04 enclosed, this includes various hazard maps and data considering the risk present.



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Figure 7 – Environment Agency Flood Risk Assessment map taken from FRA.

The FRA provided by S Hemmings has been carried out to ensure that the proposal is viable by considering the flood risk. The predicted flood depth from the rivers and the sea in a 1 in 100 year fluvial or a 1 in 200-year tidal event in 2115 is a maximum of 250mm.

The flood risk from the Welland and Deepings IDB drainage system and from surface water is adequately mitigated

The floor level of the proposed extension should be the same level as the floor level of the existing building. It is recommended that the new extension should be designed and constructed with flood resilient measures incorporated. These measures will include: -

- All electrical services should be placed at first floor level and cables dropped down to the sockets, which should be a minimum of 600mm above the floor level.
- Skirting boards and plaster finishes should be able to withstand flood damage if 600mm of water entered the building and remained for a few days.
- Suitable tiles should be used as flooring in the new extension.
- The owner of the property should register with the Environment Agency's Floodline Warnings Direct Service to receive automatic telephone flood warnings.

5.0 Design

As identified, the application seeks approval for the construction of an extension. A house holder application has been submitted to cover all aspects of the proposal as advised by the local planning authority.

The demolitions mentioned for this proposal is to remove a poorly built garage conversion with the purpose of providing more usable space for the applicant.

The design proposed aims to enhance the character of the extension whilst making the dwelling a more modern and efficient home internally.

The materials used will be metal cladding with a timber effect infill to ends. The doors and windows will be double glazed UPVC.

Recycling and Refuse collection in the area is dealt with via bags on the relevant days for refuse or recycling. This is already established and will remain unaffected by the proposal.

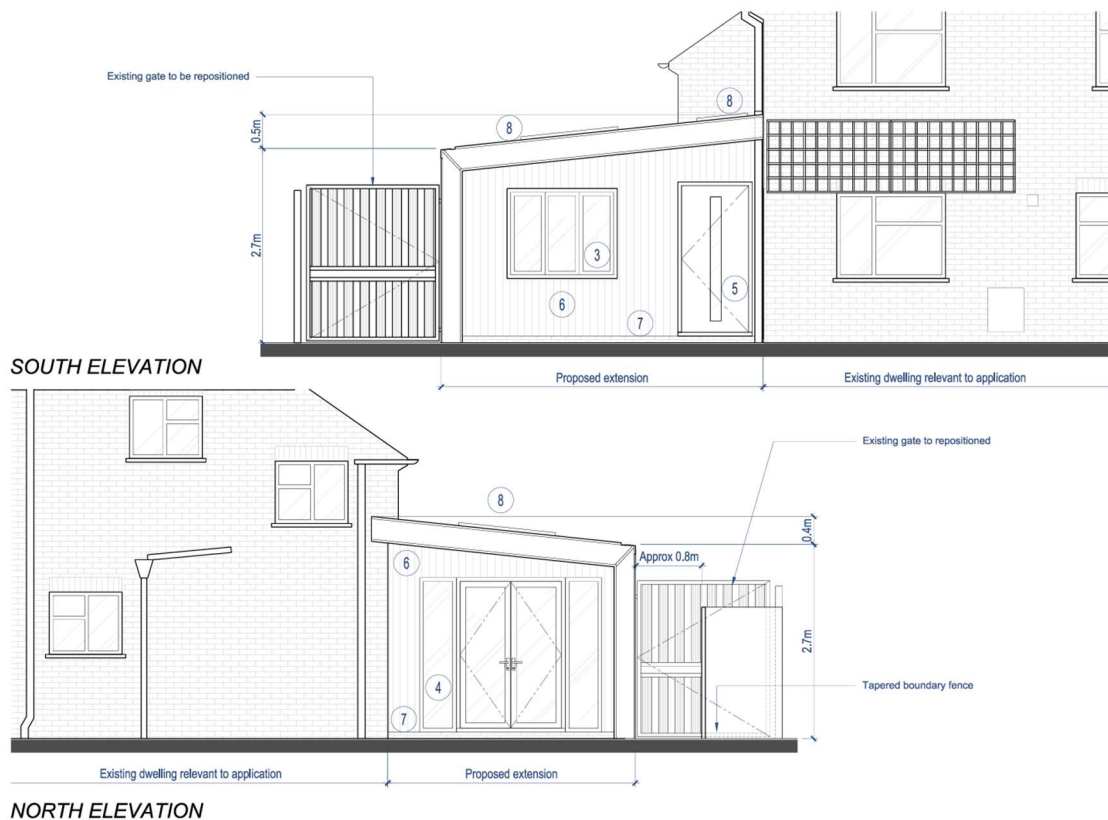
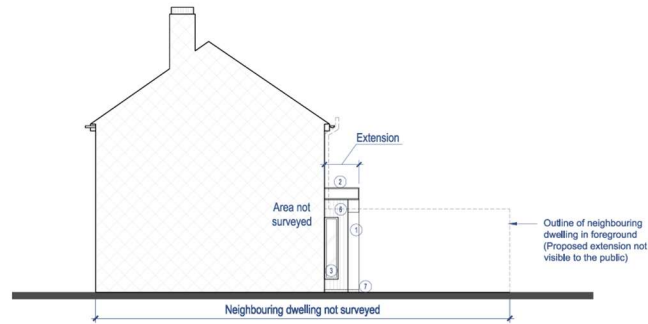
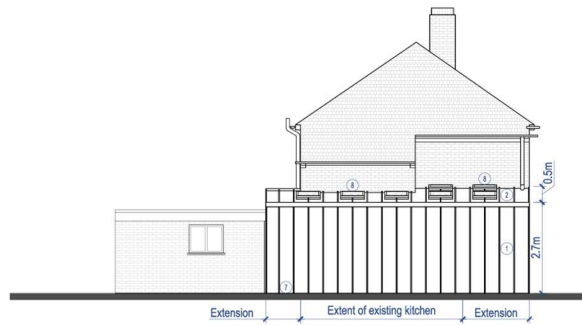


Figure 8 – Proposed Elevations. (Not to scale)



EAST ELEVATION



WEST ELEVATION

Figure 9 – Proposed Elevations. (Not to scale)

6.0 Access

The existing vehicular access is via a gravel driveway leading from the road to the front of the building. The proposed side extension is level with the face of the main house and therefore doesn't adversely affect parking at the property.