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DESIGN AND ACCESS STATEMENT FOR PROPOSED NEW DWELLING LOCATED TO THE REAR OF 12 MARKET PLACE, DONINGTON, SPALDING.

DESIGN STATEMENT:

LOCATION OF SITE:

The site is located to the north of the market place, Donington, at the rear of no. 12 market place. Part of the site is located within the conservation area of Donington. The whole of the site is located within the development area boundary for Donington which in planning terms is considered to be an 'Area Centre' for development.
The site area excluding the access roadway is approx. 943m2. The access roadway area is approx. 823m2 giving a total area of 1766m2. The site is approx. 22 metres deep maximum, 17 metres deep minimum and has a frontage to the access roadway of approx. 52.500 metres.
Because of the likelihood that the existing former feed merchants store buildings will be demolished when the site is developed, a conservation area planning application is also being submitted. This conservation area application will not only deal with the buildings within the site boundary, but will also deal with the demolition of an existing timber framed and clad garage adjacent to the site which is not owned by the applicant. The former feed merchants store buildings and the garage, are of no architectural or historic interest (see photographs).
The garage is being demolished with the adjoining owners agreement to enable two car parking spaces to be formed in place of the garage for the adjoining owners use with access off the shared access roadway.

HISTORY:

The site is partly an arable field and partly occupied by an existing store building previously used by a feed merchant for grain storage. The feed merchants business ceased trading some years ago and the buildings are unused.

THE PROPOSAL:

The proposal is for a new dwelling with access off a private roadway from the market place. The access which was approved as part of a recent planning consent for two dwellings on the adjacent land (ref. H04-0912-13) is located between St Hellier and no. 12 market place which was the access to the feed merchants when it was in business and is still the vehicle access to the rear of no. 12 and 13 market place. The site just behind no. 12 is at present also used as an informal car parking area.

THE PROPOSAL (Continued):

Highways were approached when the previous application was submitted and indicated that they were happy with the proposal for those two new dwellings as it was unlikely to increase the number of vehicles using the access.
There will be plenty of room within the plot to avoid the need to build within the designated conservation area although this may alter at reserved matters stage. If at that stage the new dwelling is located partly or fully within the conservation area, a conservation area planning consent will be required. (The extent of the conservation area is indicated on the 'as proposed' site layout drawing).

APPEARANCE:

The design of the proposed dwelling will be dealt with at reserved matters stage. The dwelling could be either a bungalow or two storey dwelling. Some care will need to be taken to avoid compromising the privacy of adjoining properties if they are two storey in design but due to the existing extensive tree and hedge screening on the boundaries around the site this will not be difficult.

LANDSCAPING:

Any proposed landscaping of the site will be dealt with at reserved matters stage including the materials used in constructing any driveway within the site. The existing mature tree and hedge planting to the site boundaries should be retained although some trimming and periodic maintenance will be required. Much of the boundary planting is outside of the site boundaries and therefore outside the control of the owner of the plot.
The existing listed building (St Hellier) is at present well screened from the proposed development by mature trees and hedges.
Refer to the photographs included with the application which show clearly the extent of the existing screening around the site.

ACCESS STATEMENT:

ACCESS TO SITE:

Car parking – Ample vehicle parking and turning area is to be provided for the proposed new dwelling to provide parking for the occupants and any visitors.

Vehicle access – The existing vehicle and pedestrian access is being improved and will be approx. 3.5 metres wide for the section of drive closest to the market place and approx. 4.5 metres wide for the remainder. The minimum width between St Hellier and the rear corner of no. 12 is 4.550.
A vehicle turning area is to be provided of a size to comply with Highways requirements to enable any vehicle to have easy access and exit from the site such as emergency services vehicles.
Visibility for vehicles leaving the site is satisfactory in both directions and this has been confirmed by Highways.

Public transport – The site is located on a public transport route.

Disabled access – The site and the dwelling will have disabled access as required by the Building Regulations including hard paved access from a parking area or hard paved access from the market place to a ramped access into the dwelling. Access to be agreed with 'Building Control'.

Access throughout the proposed new dwellings (including disabled access) together with fire escape provisions will all comply with the latest building regulations.