DESIGN AND ACCESS STATEMENT FOR THE ERECTION OF AN NEW DWELLING

11A STATION STREET DONINGTON, SPALDING LINCS PE11 4UQ



1. Introduction

This Design and Access Statement (DAS) accompanies an application for the erection of a new dwelling to replace a previous approval - reference H04-0232-11 dated 24th May 2011 which has now expired.

This application a re-submission of that previous application.

The DAS has to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

It is not considered that the development is of such a scale or impact as to necessitate an Environmental Impact Assessment.

2. Design Principles and Concepts.

The site lies towards the end of Station Road and currently forms a side garden to an existing Grade II listed thatched cottage.

This parcel of land is split into two separate Land Registry titles. Title reference LL273977 forms the bulk of the land surrounding the existing Cottage building and the other Reference 170191 forms the land to the East of the building which forms the application site.

The proposal is to locate a new brick clad timber framed cottage building within this gap in Station Road

2.1 Amount

Whilst the total area of the land is 0.0587 hectares with it split between the two titles. The Client and present owner intends to split the site into its two separate parts with this smaller area 0.0251Ha forming this application site for a new detached dwelling.

The site area has an average width of 8.5 metres and the maximum depth of approximately 25 metres.

The remaining site area 0.0372Ha will be retained by the existing cottage

The site currently comprises of a vacant plot used as garden and amenity space to the neighbouring cottage.

There is currently no onsite vehicular access due to the level of the existing highway which is set above the general site and pavement level.

2.2 Layout

The proposed building is set to the front of the site 1.0m off the highway boundary to allow construction and level access to be provided.

2.3 Scale

The proposal has been designed to be of a similar scale, massing and proportion to the existing buildings in the locality and whilst it is taller overall than the adjacent cottage it will have a similar ridge line to the existing church hall on the right hand side.

2.4 Landscaping

A simple appropriate scheme of hard and soft landscaping will be provided with shrub planting behind a low metal railing fence to the front boundary. An existing fruit tree to the rear of the site will to be retained with new gravel patio and footpath areas provided to the rear of the building

2.5 Appearance

The design of the building with brick clad elevations compliments the existing vernacular of the buildings within the locality of the site.

3.0 Access Principles

Donington is a medium sized village and it is important in an historical sense, with a range of local services, public Houses, restaurants, churches, and shops, There are a primary and secondary schools, a fire station, post office ,garages and community facilities.

The site is well located for pedestrian access to facilities within the town and its main road frontage and single storey layout provides excellent access for all

Public transport and shopping facilities are within easy walking distance to provide access into Spalding Grantham and Sleaford.

3.1 Car Provision

There is no existing parking provision provided on the site only street parking. This is similar to the adjacent buildings on this side of the street built on the back of the pavement line. A further issue arises due to the low lying nature of the site and its adjacent buildings. The general site and pavement level is some 300mm lower than the road level in this area with a metal railing barrier provided as protection to the back of herb line. This prevents direct site access off Station street into the site for any vehicles.

There is a car park to the centre of the town and within 100m of the site.

3.2 Building Access

Level access into the building directly off the main road will be achievable by setting the building back from the pavement line, although steps will need to be negotiated from a vehicle parked on the highway.

The proposal provides full disabled access at ground floor level.