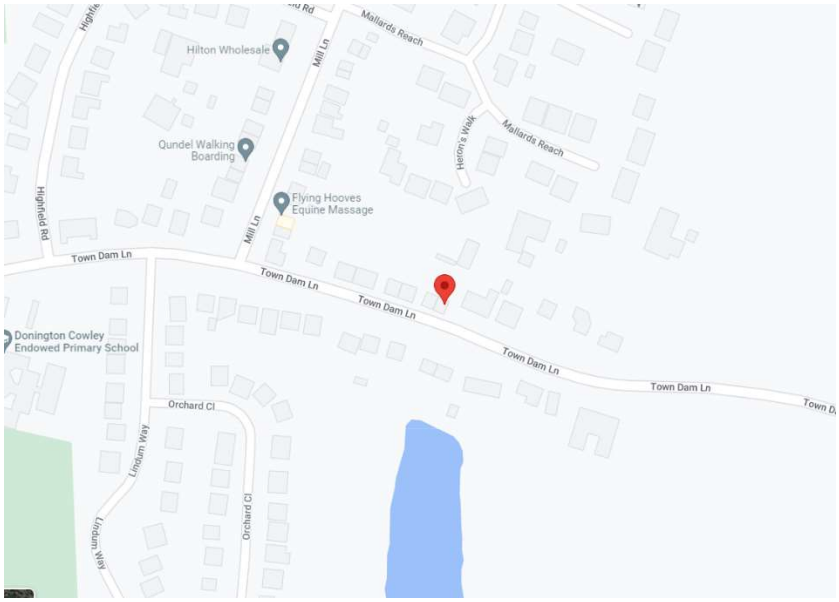
Red Gables, Towndam Lane, Donington, Spalding PE11 4TP

Design and Access Statement

Introduction

This Design and Access statement supports the planning application for Red Gables, Towndam Lane, Donington, Spalding, PE11 4TP



The proposal is for the construction of a single storey residential property to the rear of Red Gables, Towndam Lane, Donington, Spalding.

Site Location



Red Gables is located on Towndam Lane in the village of Donington in Spalding. Red Gables is the last bungalow on the left-hand side before large open fields when travelling toward the A152.

The proposed building plot to the rear measures approximately 30m square.

Access and Car Parking

Access to the plot would be via a shared access drive from Towndam Lane, Donington. Provision for 2 number carparking spaces, 3 spaces for 4 or more bedrooms





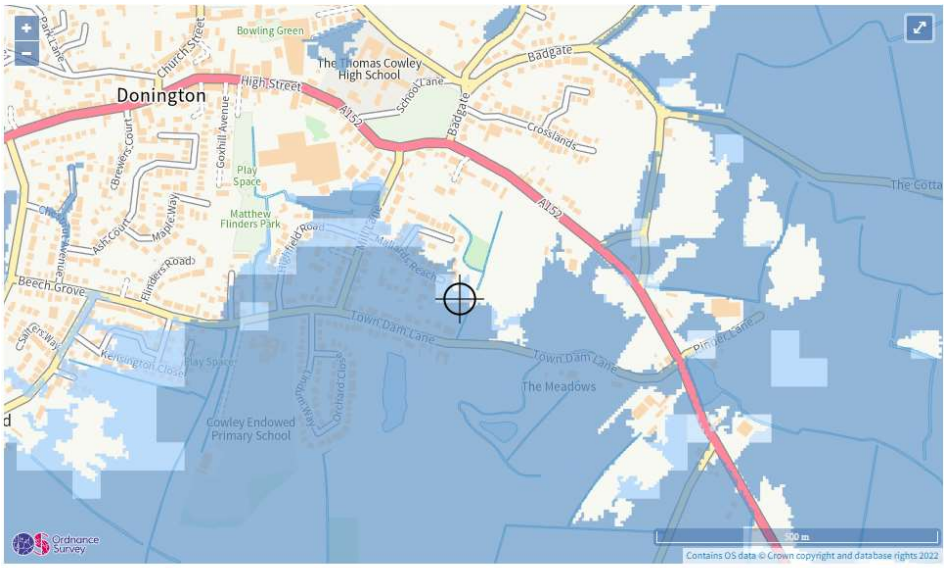
Design Principals

The single storey residential development would be of traditional cavity wall construction with clay pantiled roof to match those properties nearby. Final materials will need to be agreed with planners.



Flood Risk

The site is on the cusp of low/medium flood risk however the site itself is considered to be in low risk area, flood zone 1. Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

Surface water is also considered to be low risk. Surface water flooding, sometimes known as flash flooding happens when heavy rain cannot drain away.