

Ronald Larby. B.Sc.Hons
Miller Farm
Trinity Road
Walpole Highway
Wisbech, Cambs
PE14 7SR
07944623133
01945.880265
ronlarby@aol.com

Design and Access Statement.

The location.

Marsh Road, Gedney Drove End, is presently not within South Holland District Council's development area. Dwellings do, however, exist in Marsh Road, notably to either side of the plot for which a planning application is submitted. The author wishes to draw attention that many other dwellings exist to either side of Marsh Road in the vicinity of and further along that road.

Exception test:

Three categories need to be passed, two of which relate solely to a planning decision; the last calls for a flood risk assessment (FRA) demonstrating the single development will be safe, without increasing flood risk elsewhere, and, where possible reducing flood risk overall. That FRA is enclosed.

- The test of wider sustainability benefit to the local community should not, the author suggests, be considered relevant to a planning consent for the single dwelling applied for. The absence of a bus or other public service had not precluded the present residential development along Marsh Road. The present sustainability of the area is self-evident: the inclusion of one more dwelling could not possibly be detrimental to that on-going sustainability.
- The FRA's suggestions for negating a site flood risk and, consequently, a flood risk elsewhere are included in the design:
- All roof water is to captured and re-circulated within the house and used for cisterns and laundry purposes. The foul discharge will be to a biodisc treatment plant. The purified water will be piped to a holding tank and, via a pump, used for watering the garden as necessary.

Positioning the dwelling on the plot: Set back from Choices Folly, a two storey white painted dwelling, it is shown as lining through with other dwellings to the east. The plot is currently the easterly garden of Choices Folly and, would constitute an in-filling of dwellings.

The Design: half-hipped at one end, the two storey dwelling's roof is to be tiled with Norfolk Reds

and pitched at 40 degrees. The footprint dimension is 9.450m deep x 7.537m wide.

External features: Hoskins Madingley Mixture stock brickwork elevations except the forward extended living room and bedroom number three. The elevations of the latter extended areas are of blockwork, smooth rendered and coloured Country Cream. A three course string of contrasting Hoskins Welham Antique stock brickwork is to be midway between the lintels of the lower joinery and the cill of the upper windows. The chimney stack is to be of the identical Hoskins facing brickwork. The final three courses are to be of Grade A engineering bricks, stepped out and in as shown. The exposed clay chimney pot is to be 300mm high.

Plinth: using the string course Hoskins bricks, it is capped with squint bricks when six courses above the dpc. Where downpipes coincide with the string course it is to be stop-ended at either side of the pipe to the full depth.

Lintels/cills: reconstituted lime stone.

External windows and doors: constructed from softwood they are to be primed, under coated and top coated Sage Green.

Fascia/barge boards: Sage Green coloured softwood, barge boards to be profiled as indicated on plan.

Heating: thermostatically controlled radiators from oil fired boiler or mains/solar electricity. All pipe work will be positioned within the upper floor space and be surface mounted on the upper and lower internal walls.

Solar panels: when sized by an appropriate engineer, the electricity stored during the day can be used also at night.

Electrical wiring: from the first floor space the wires are to be chased into walls as necessary

Foul discharge: to biodisc type treatment plant.

Roof water harvesting: via a domestic type underground tank, roof water is harvested to the tank and, piped to a tank in the roof space, delivering non potable water to:

- WC. flushing
- irrigation and landscaping
- garden watering
- vehicle washing, and
- domestic laundry.

The system is designed to comply with BS8515 code of practice for rainwater harvesting. In the event the system fails, use of mains supplied water is resumed.

Access: direct access can be obtained from Marsh Road fronting the site.

Car standing area: adequate for four cars to enter and leave in forward gear.