DESIGN AND ACCESS STATEMENT

The Site

The site is situated in Churchgate, Gedney, Spalding, PE12 0BZ and consists of approximately 0.19 acres.
The site is an extract from the original land parcel of The Anchorage, of the same address.
An OS location plan is enclosed with the application.

Appraisal of Context

In this case the proposal is not incompatible with neighbours or with neighbouring 'incompatible uses' (there are none), the proposals do not create environmental problems or a traffic hazard in relation to the public highway.

Context of local landscape and buildings

The chief landscape features of and around the site are:-

A) The site itself is generally flat
B) To the North is the main road Churchgate and will be the siting of the entrance.
C) To the East is an existing dwelling.
D) To the South is to receive a fence.
E) To the West is an adjacent dwelling. Additional screening is provided by the proposed 1.8m high fence.
F) The site is in a flood risk zone 3- High Risk- and a flood risk assessment is required and is submitted as a separate document.
   The finished proposed ground floor level is to be set above that at immediate risk, either from overtopping of local drainage channels or a breach in sea defences.
   The project will comply with the PPS25 Sequential and Exceptions Tests, these area set out in the FRA.

Evaluation of opportunities and constraints affecting the development of the site:

Physical features: The site dimensions, levels, orientation have all affected the design- the major windows face North and South (the road and the rear garden) to avoid potential overlooking issues with neighbours.
The ground floor level will be set as indicated within the attached Flood Risk Assessment. This being set at a slightly higher level as the adjacent bungalows, thus reflecting flood risk requirements.

Design Factors:

We have looked to keep a bungalow design but a chalet type to allow additional rooms required for day to day living. The two storey scale to the property- a necessity due to refuge issues in the FRA.
The appearance of the development will endeavour to fit seamlessly into the existing environment thus preserving the character of the area. The design is not too dissimilar the neighbouring properties.

Relationship of the design to surrounding uses

A new dwelling in a residential area is a 'good fit'.
This bungalow is set across its plot-typical of the area- to maximise front and rear facing windows.

THE DESIGN COMPONENT

Amount of proposed development
The proposal is for the construction of one bungalow on a single plot

Scale of proposed development
The dwelling has an approximate foot print of 110m2.
The building with form an L-shape.
The dwelling will be two storey with the bedroom accommodation occupying the first floor area.
Typical areas such as kitchen, utility, lounge, dining, study will occupy the ground floor.

Landscape

Landscape will consist of soft areas to the rear and a mixture of hard and soft to the front. Mainly gravel to parking and turning provisions.

Appearance of the development

The development from the front elevation will be walls with brick detail consisting of a plinth at low level and dentil brickwork at the eaves.
Windows will be interspaced within the elevation and contain stone sill and heads.
There will also be a porch to the main entrance generally supported by oak timbers with the roof matching the main structure thus consisting of reddish pan tiles.
The roof will be finished in red pan tiles containing dormer type windows. The bungalow is to be built in red facing brick (to be agreed with LA).
Other elevations will consist of gabled walls, chimney on south elevation and roof receiving velux type windows.

THE ACCESS COMPONENT

Access to the site itself
There is a proposed public highway access to the site off the adjacent road.
A concrete apron will abut the roadway.

Convenience of access to all/inclusivity
The buildings will be accessible to all sections of the community, to meet the accessibility requirements of Part M of the building regulations.

Disabled access to the site and building
Vehicular access is available on to the site, with a ramped access into the building being a Building Regulation requirement.

Emergency services
The buildings are sufficiently close to the existing public highway to meet requirements.

CONCLUSIONS

The site is already an established site for the existing dwelling.

The proposals are in scale with housing in the locality and do not adversely affect the immediate neighbours.

The proposals meet the policy requirements of the South Holland District Council and any flood risk issues raised by the Environmental Agency.

N A Overton
28th April 2018