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ASSOCIATES

Design & Access Statement

Proposed Dwelling on Land Adjacent Sea Breeze, Marsh Road, Gedney Drove End, Spalding, Lincs PE12 9PJ

Introduction
This Design and Access Statement is made in support of a full planning application for the erection of three storey three-bedroom dwelling.

Site Details
The site is adjacent Sea Breeze on Marsh Road in Gedney Drove End. It is located within the Gedney Drove End settlement boundary. The site is between two existing dwellings knows as The Bungalow and Sea Breeze. The site backs onto the open countryside.

See OS map extract below:



Planning History
The site has relevant planning history:

H06-0202-18: Erection of two new dwellings with vehicular access. Application Approved.

H06-0868-21: Erection of pair of 2 bed semi-detached dwellings. Application Approved.

Layout
The proposed layout is designed to be in keeping with the form and character of Gendy Drove End, which is a mainly liner frontage development pattern with dwellings of varying ages and designs.

The dwelling is accessed via a principal entrance lobby/staircase leading to a central hallway with access to a WC, Garden Store, Utility and Garage.

At first floor a landing/hallway leads to a double bedroom with ensuite and an open plan kitchen/dining/living area.

At second floor the landing/hallway leads to another double bedroom with ensuite, study/snug and a master bedroom with walk-in wardrobe and ensuite.

Provision has been made to accommodate three-storey living with a laundry chute and platform lift.

Amount and Scale
The proposed dwelling type has a gross internal floor area 240.3m², is 7.43m to eaves and 9.75m to the ridge.

The overall site area is 578.8m² / 0.05ha.

Use
The proposed development will be for residential use (C3).

Appearance
This statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwellings respect the local context that they will integrate with.

It is proposed to build the dwelling using traditional construction: finished with facing brickwork up to DPC (Blue engineering), K-Rend (Off White), vertical fibre cement cladding (TBC), standing seam roof panels with matching fascias/soffits and black uPVC rainwater goods.

Windows will be high quality Anthracite Grey aluminium and Doors will be either composite or aluminium and meet Secured by Design standards.

The external balcony is proposed to be 1.1m clear glazing to the rear elevation and 1.8m obscure glazing to each side supported by black powder coated full height steel posts.

Landscaping
The access, parking and turning area will be surfaced in permeable hardstanding to minimise the impact on neighbour amenity from vehicular movements to and from the site.

A paved footpath will be provided around the property to a patio area.

The current boundaries with Sea Breeze and The Bungalow are to be retained.

The private garden areas for the proposed dwelling will be enclosed with a native hedge and 1.2m close boarded fence.

Environment and Sustainability
It is proposed that the dwellings will incorporate several features to reduce energy consumption and improve their environmental performance, as listed below:

- High levels of thermal insulation to the building envelope in excess of the latest Building Regulations Approved Document L1A.
- High performance Low-E double glazing with Argon fill.
- A-rated system for space and water heating.
- Sustainable crated surface water drainage system.

Ecology
The dwelling will be fitted with ecological enhancements including bird nesting and bat boxes in line with national guidelines to promote the continued integration/roosting for protected species.

The close boarded fencing will provide Hedgehog holes (130 x 130mm) to allow safe transition throughout the site.

Access
The access, parking and turning area will be surfaced in permeable hardstanding. The site plan shows sufficient space will be provided for the dwelling to enable vehicles to enter, turn and leave in forward gear.

Upon alighting a parked vehicle, a hard surfaced area will lead directly to the principal entrance.

The proposed dwelling will comply with the Approved Building Regulation Part M to ensure that a level access is provided to the principal entrance of the dwellings as well as providing a compliant WC and provision of a lift.

The dwellings will have provision for the storage of waste and collection to be provided by roadside collection by the local authority refuse vehicle within the site.

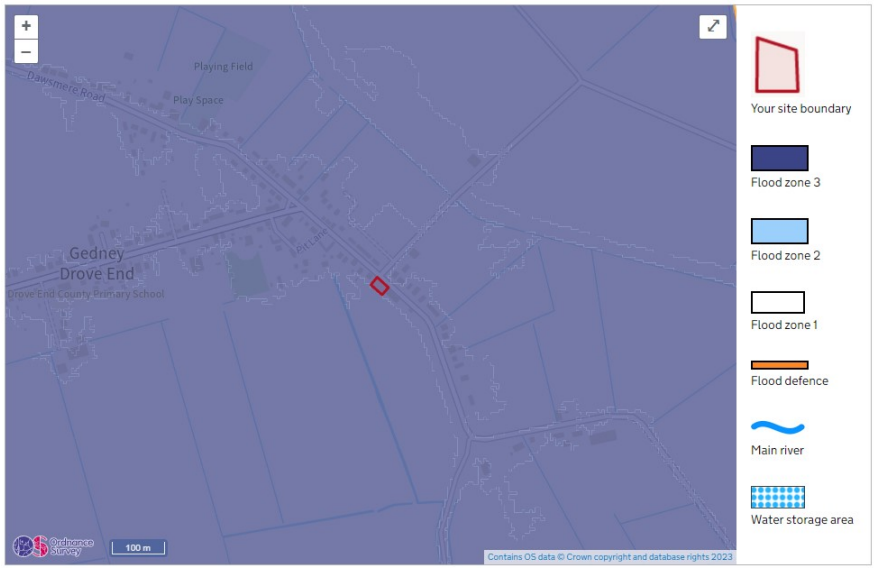
The dwelling will have the utility meter boxes near the entrance to allow access without the resident's occupancy.

Parking
Parking for the proposed dwelling is complaint with the requirements under the relevant standards:

- 3-bed dwellings – minimum 2 spaces.

Flood Risk Assessment
In accordance with the Environment Agency's flood zone maps, the application site is within Flood Zone 3. A flood risk assessment has been produced and is submitted in support of the planning application.

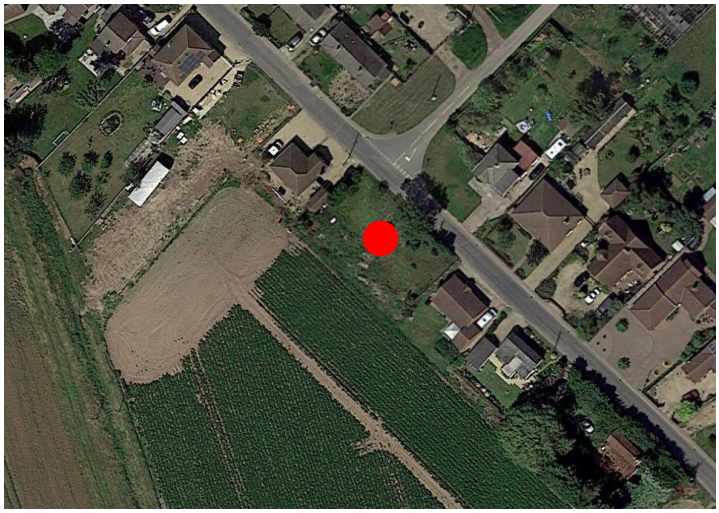
See map extract below:



Site Photographs
Please see below existing site photographs to aid in consideration of the application:



Wider Settlement Aerial View



Site Aerial View



Street View (Sept 2021)

Documents List
This document is to be consideration in conjunction with the following plans:

6797-PL01	Planning Drawing 1
6797-PL02	Planning Drawing 2