Design and Access Statement



Heading House
Mole Drove
Spalding
Lincolnshire

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Amie Ladyman Architecture.
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1 Use

The proposals seek to replace an existing three bedroom cottage of 1750's circa with a four bedroom cottage and double garage.

2 Amount

The proposals are contrary to criteria 5 set out in policy HS17, chapter 4 of the local plan, with respect to the floor area not exceeding that of the original dwelling by more than 20%, however the replacement dwelling has been designed to accommodate the needs of disabled persons and therefore seeks to satisfy the objectives set out to meet criteria 10 of policy SG14.

Additionally, corresponding to the objectives set out in policy SG14 the replacement dwelling is considered to be of good design, which reflects the local character and its context by adopting a vernacular, which is similar to other existing architectural styles and materials within the area. Its design is considered to make a positive contribution to the visual quality of its surroundings in all matters of design, siting and amenity.

Commiserate with policy SG1 it is also considered that the design of the replacement dwelling will enhance the quality of life for a disabled person.

3 Layout

The proposals are in accordance with criteria 5 set out in policy HS17, whereby it can be demonstrated that a more appropriate alternative site exists for the location of the replacement dwelling to that of the original dwelling.

The relocation of the replacement dwelling to its new position on the site is considered to be essential as the result of structural investigations confirmed that ground conditions under the existing dwelling are unstable due to its proximity to an existing land drain. This has caused the structural integrity of the existing cottage to be seriously compromised and therefore supports the requirement for a replacement dwelling to be more appropriately sited within the existing boundary.

The location of the replacement dwelling is considered to be reasonable to avoid disruption from future works being carried out on the land drains, which form the boundary to the site.

The replacement dwelling has been designed in accordance with the objectives set out in policy SG7 to make use of energy conservation techniques to reduce the everyday running cost of the building. Its orientation and layout lends itself

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to maximise the benefits of passive solar gain for natural heating and cooling purposes, and for the provision of the most effective use of natural daylight.

The proposed layout of the replacement dwelling is indicated on drawing 004 and its position on the site indicated on drawing 003.

4 Scale

The proportions of the replacement dwelling are commiserating with the requirements set out to meet the objectives within SG14. In particular, its height, together with elevational treatment and materials all serve to relate the building to its surroundings, without being contemptuous to the design of the original dwelling.

5 Landscaping

The proposals seek to incorporate a landscaping strategy, which will form a fundamental part of the design, assisting in the successful integration of the replacement dwelling with the wider landscape. It is anticipated that planting of indigenous species will improve the setting of the replacement dwelling at the same time as having a positive impact on the environment by creating ideal habitats for wildlife.

6 Appearance

It is proposed that the replacement dwelling will be constructed of Hoskins Wickford brick with blue clay pantile roof and wood effect UPVC windows and doors. Its appearance resembles that of a cottage style, comprising one and a half storeys with low eaves and dormer windows as indicated on drawings, 005 and 006.

7 Access

Access to the site will remain as existing, via a private road off Mole Drove and is indicated on drawing 001.

8 Flood Risk

The site is identified as being within Flood Zone 3 in accordance with the Environment Agency Flood Map and therefore may be subject to a 1 in 100 year fluvial flooding risk or a 1 in 200 year tidal risk.

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The proposed development is not anticipated to have a detrimental effect on flood risk; however various measures have been proposed to mitigate or attenuate the adverse effects of flooding.

The proposals seek to alleviate surface water runoff sensitively, including implementing measures for roof water recycling and storage via water butts and a water well, which exists on the site. It is proposed that new surfaces will be permeable where possible (i.e. gravel drive) and opportunities to implement infiltration devices such as soakaway's will be adopted accordingly. Further to this, the occupants are keen to investigate the viability of recycling water from the well for use in the home.

Further to this, proposals will include flood resilient construction up to 300mm above floor level and occupants will be required to register with the Environment Agencies *Floodline Warnings Direct Service.*

9 Sustainability Considerations

Opportunities to include water efficiency and conservation measures have been identified and considered in the proposals. Demand on water supplies in the home will be reduced by installing efficient fittings, rain water harvesting and installing dual plumbing where possible.

It is proposed that a farm 2000 biomass boiler will supply heat to the property and south facing Solar Panels will be installed.

10 Application Drawings

The application comprises existing and proposed plans and elevations, a location plan, block plan and proposed site plan as followed:

Drawing No: 001 – Existing Plans

002 – Existing Elevations

003 – Proposed Site Plan

004 – Proposed Floor Plans

005 – Proposed Elevations 1 of 2

006 - Proposed Elevations 2 of 2

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