Design & Access Statement and Flood Risk Assessment

Erection of detached dwelling and garage, Land South of No.10 North Road, Gedney Hill, Spalding, PE12 0NL.

Introduction

The following design and access 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 dwelling respects the local context that it will integrate with.

This Planning Application is for a detached 2-storey dwelling with detached double garage.

The site (total area some 956msq) is currently agricultural land on the eastern side of North Road. The site sits within the Gedney Hill Development Boundary as defined in the South Holland Local Plan, 2006 and South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017).

The site sits approx. 30m from the village's school and is linked to the school and other facilities by an existing footpath network fronting the site – as a result it is considered to be a sustainable development.

Design, Character and Scale

The design, form and scale of the proposed dwelling is based around a rural feel, which has been carefully designed to meet the client brief and also remain sympathetic to the character of the area and to the adjacent dwelling No.10. High quality materials have also been carefully selected for this development.

The proposed dwelling has been positioned on the existing building line set by No.10.

Access and Parking

As shown on the proposed site plan, a new singular access is proposed to serve this site. The proposed access offers excellent visibility in both directions of the 30mph carriageway – see visibility splays marked on the proposed site plan.

The proposed access will be constructed to Highway's specification, being 3.5m wide and tarmac for the first 5m of the carriageway. After this point a gravel driveway is proposed, deemed suitable for the rural location.

Surface water from the proposed access will be discharged into the site and not onto the carriageway, either by creating a fall or installing a gulley.

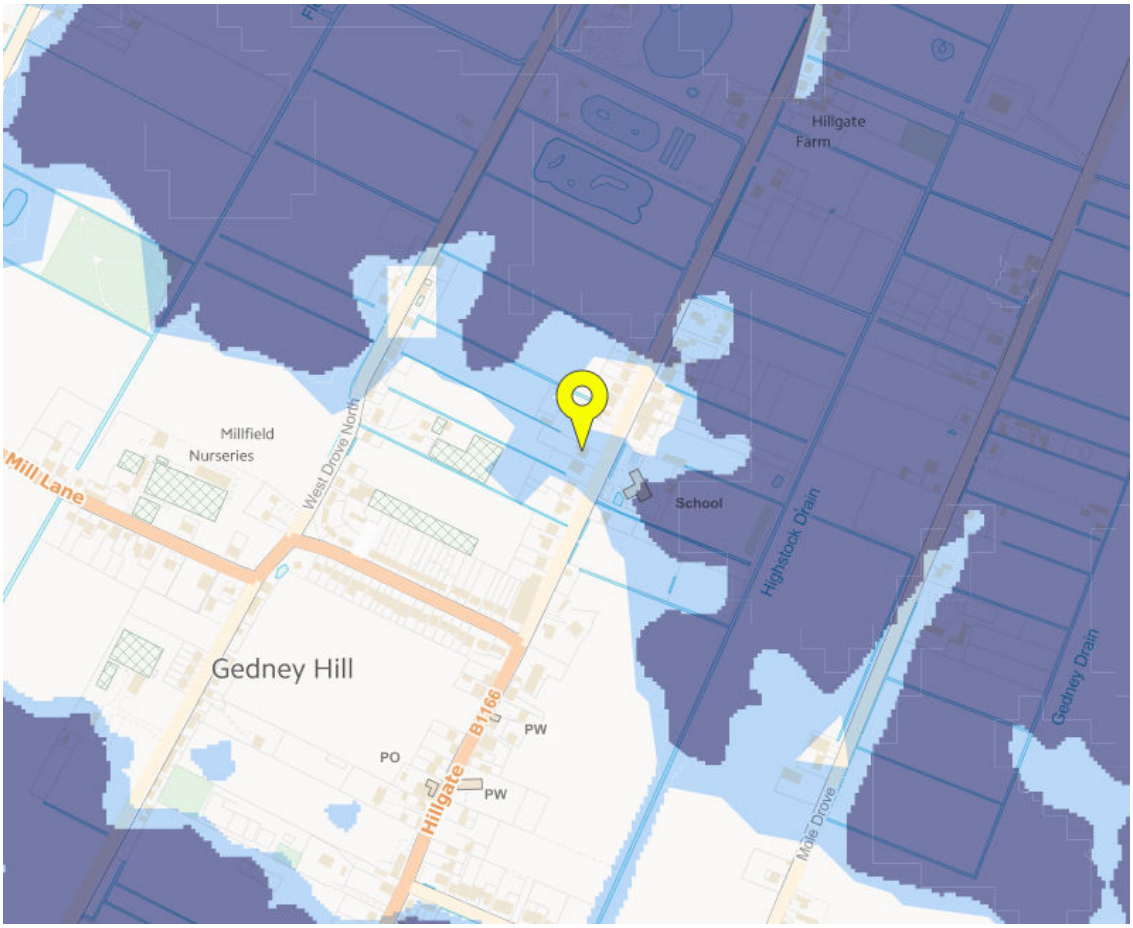
Within the site, there is ample space to park and turn all vehicles so that they leave the site in forward gear.

Hard and soft landscaping

The proposed boundary fencing and soft landscaping is detailed on the proposed site plan.

Flood Risk Assessment

In accordance with the Environment Agency flood maps, the site falls within flood zone 2, see map extract below.



This would normally trigger the need for a full detailed FRA, however pre-application discussions with the EA has concluded that this is not the case, see EA's letter submitted with this application. This is because the South Hollands Strategic Flood Risk Assessment (SFRA) shows the site to be unaffected if a breach of flood defences was to occur.

However, the following flood evacuation and floor resilient methods will be incorporated into the proposal:

Flood Resilient Methods

The proposed development will incorporate the following flood preventative methods:

- Finished floor level of dwelling to be raised to 150mm above surrounding ground level.
- A suspended block and beam floor design has been specified with Damp Proof Membrane (DPM) with solid screed finish to eliminate moisture ingress.
- Non-absorbent cavity wall insulation will be used up to 800mm above finished floor level.
- All electrics to be positioned 800mm above finished floor level.

Drainage

Foul water = Connection to existing foul main in road.

Surface water = Connection to new soakaways in rear garden. The design and construction of soakaways is to be carried out in strict accordance with Approved Document H of the Building Regulations and guidance should be taken from BRE Digest 365, where details of percolation tests are given. These calculations should be submitted to the Local Authority Building Control Department prior to construction works commencing on site.