

Design Access Statement

Smartmove Property Solutions

Issue 01 01/12/17

Location

New proposed residential plot to the side lot of No34 with frontage onto Hillgate, Gedney Hill, Spalding, Lincs. PE12 0NN

Introduction

This statement provides support to the accompanying full planning application enquiry seeking permission for the construction of a new dwelling on the side frontage of the existing plot to No34 and in alignment with properties on Hillgate, Gedney Hill.

The application site is a street frontage plot situated on Hillgate and set on a main residential road through the village.



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The proposed development

The proposed new property is a two storey Georgian style house and will reflect some of the characteristics found on the existing properties on the same street scene frontage and other local neighbouring properties in Gedney Hill.

Design

The process – The proposed new dwelling provides a new residential accommodation to fit in the vacant side lot to No34 with a Georgian style property.

Use – Primarily to be used for new domestic accommodation purposes and the enjoyment and appreciation of this location.

Amount – At 679.57 sqm / 7314.83 sqft the new plot for the two storey property creates accommodation for four bedrooms and associated living spaces over the 180.2 sqm / 1939.66 sqft of floor area.

Layout – The design layout over two floors follows conventional modern domestic dwelling design in the generous floor space.

Scale – The overall scale of the property has been established from the proportions of the existing Georgian style property to No36 and related to the neighbouring property at No24 to form the new four bedroom two storey property proposals. It is believed not to be out of scale with the street scene. The ridge and eaves heights have been adjusted from the pre application enquiry stage to answer the comment and guidance from planning. The roof pitch has been lowered to 30 degrees in this revision of the proposals whilst still allowing 2400mm ceilings to both levels.

Landscaping – To be subdivided into two distinct plots from the existing and the new dwelling with a new fence line to each for separation. A shared driveway access to Hilgate is to be paved with new brick pavers to form the vehicle apron onto the highway. The gardens are to be laid to lawn grasses and a few new feature trees.

Appearance – Red brickwork lower plinth wall in stretcher bond and a smooth painted render finish cavity wall construction to the upper section of the external wall to all elevations. Red brickwork feature course band at first-floor level. Red brickwork chimney stack. Grey man made slate roof tiling. White finish PVCu double glazed windows throughout and composite PVC front door. Stone finish flared flat arch lintel stones over opening to the front elevation and brickwork soldier course headers over all other elevations. A small gable fronted open sided

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porch is also proposed to the front elevation in recognition of other properties on the street frontage.

A full mortar bedded red terracotta ridge tiles with grey lead flashings. Red semi-engineering brickwork upto DPC level.

Windows to have a 3 over 3 pane configuration with slim glazed glass units and plant on mutton bar to glazed units in conservation style.

Access

Access – The current access off Hillgate Road to the site will remain unaffected by the new works and be the shared access to the highway with No34. Drive way is to be block paved and provide a hardstanding bell mouth onto the road surface draining surface water to existing channels and otherwise conform to highways standards for access.

All pathways are to be reinstated and levels to the proposed development are to remain to match with existing allowing continued freedom of access throughout.