31/44 Architects
Design & Access Statement

Spalding Road, 44/0914
Prepared for South Holland District Council

Revision
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Site Address
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Introduction

This statement describes proposals for the Outline Consent to construct seven dwellings on land to the rear of 114 Spalding Road, Holbeach. The outline application seeks to establish the scale of development: seven dwellings comprising no more than 1000 square metres of accommodation.

Ownership

The site is owned in entirety by the applicant.

The Site

The site is a large garden to the rear of an existing house. There are a number of outbuildings that exist and some that have historically stood on the site (being removed in recent years). Refer existing site plan.

The site is 2 939 square metres in area.

The site features a number of mature tress around its perimeter which are intended to be retained.

Design

The layout shown is indicative. It is intended that the detailed design, mass and scale of the development would be subject to a Reserved Matters application.

Access

The vehicular access already exists and the visibility is excellent in both directions. The proposal upgrades the access way to a 6.1m carriageway with a turning head sufficient for a standard refuse vehicle (or fire tender) to enter the site and leave safely. There is adequate space for private domestic vehicles to safely move around the site and parking has been indicated at one car per dwelling in accordance with national policy. (Additional parking and visitor parking would be achievable.)

Landscaping

The existing site features a number of trees around its perimeter which would all be retained (and subject to a Reserved Matters application). The established hedgerow to the west and southern edge of the site would be retained. Additional landscaping to the new entranceway would be subject to a Reserved Matters application.

Sewage

Foul drainage would be connected to the existing system. Surface water would be to a soakaway. This would be subject to a Reserved Matters application.

Refuse

It is intended that each dwelling would feature a refuse store within its front curtilage. The proposed highway has been designed to accommodate a refuse vehicle to enter, turn and exit the site.

Flood Risk

The site is in Flood Risk Zone 3, please refer to the accompanying Flood Risk Assessment.

Conclusion

The proposal complies with national planning policy and provides the potential of reasonably priced family accommodation in a location with much needed demand.