Alan Hornsby
Architectural Services

Little Acre, 35 Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel: Holbeach (01406) 380591
Fax: 01406 380591

19th May 2015

DESIGN AND ACCESS STATEMENT FOR PROPOSED REPLACEMENT OF EXISTING DWELLING AT 'ALTBROOK', RAVENS BANK, HOLBEACH FEN, SPALDING.

DESIGN STATEMENT:

LOCATION:

The site is located to the east an existing bungalow (The White Bungalow) which is also owned by the applicant. The site is located to the south of the Little Holland drain and Ravens Bank (B1397).

THE PROPOSAL:

The proposal is to demolish an existing bungalow and replace it with a new dwelling with integral or possibly a separate garage. The location would suit either a house, bungalow or possibly a chalet bungalow, (the proposed footprint shown on the site plan indicates a possible bungalow outline). The existing dwelling adjacent to the site is a bungalow.
The existing bungalow on the site is generally of timber frame and clad construction with a composite slate hipped pitched roof to the main building with a lean to roof the rear extension and front porch.
The existing bungalow has been vacant for some time.
The existing site extends to an area of approx. 600 square metres with a frontage of approx. 10.500 metres and an average depth of approx. 40.000 metres.
It is anticipated that the replacement dwelling would be sited in a similar location to the existing, but this will be subject to a reserved matters planning application.
The footprint of the existing bungalow and outbuildings measured internally is approx. 73.9 square metres. Allowing for a possible increase in area of 20% would give a proposed area of 88.68 square metres (measured internally). The actual area and design of a new dwelling would of course be dealt with at the reserved matters stage.

LANDSCAPING:

The existing bungalow is situated within a mature garden mostly consisting of lawn and shrubs. Much of the garden will need to be re-planned to allow for the new dwelling and improved vehicle driveway.

The existing mature hedges on the rear and eastern boundaries of the site could possibly remain (these hedges both need to be cut back). The boundary to the west of the site is to be formed of a new fence located on the edge of the existing shallow dike. A new fence will also be required to the front boundary combined with the improved vehicle access.
The access, parking and turning areas are to be improved. The site access may remain in the same location as shown.

There is no additional tree or shrub planting planned at this stage. A full landscaping scheme will be submitted at the reserved matters stage.

APPEARANCE:

The design of the proposal will be dealt with at reserved matters stage.

ACCESS STATEMENT:

ACCESS TO SITE:

Car parking – Ample vehicle parking and turning area is to be provided for the proposed new dwelling to provide parking for the occupants and any visitors.

Vehicle access – The existing vehicle and pedestrian access is being improved to approx. 4 metres width. Visibility for vehicles leaving the site will be improved in both directions by the removal of existing shrubs on the front boundary and the cutting back of shrubs on the adjacent front boundary to the applicants other bungalow.

Public transport – The site is not located on a public transport route.

Disabled access – The site and the dwelling will have disabled access as required by the Building Regulations including hard paved access from a parking area to a ramped access into the dwelling.

Access throughout the proposed new dwelling (including disabled access) together with fire escape provisions will all comply with the latest building regulations.

