



Date: 15/2/17
Ref:J064-PDA/2

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT
2NO PROPERTIES

adj

77 WOODGATE ROAD MOULTON CHAPEL

SPALDING Lincs

for

MR & MRS BOWATER & CHILVERS

Introduction and the site: -

This application is submitted under a “free go” to the previous application **H13-0970-16** that was granted permission on the 15-11-16.

Unfortunately the Clients have some technical issues regarding this project. It has been discovered that the Ground Bearing pressure of the soil is not as good as expected which did not bode well for the rear part of the design mainly being a steelwork support framework and therefore point loads on the soil.

In order to design this out these pad foundations under the steel columns will be quite large and reinforced which will bump the cost beyond what is reasonable for the client. Normal uniformly distributed loads i.e. strip foundations (although bigger in size and reinforced themselves) is more than achievable in this location and to get back to that on this rear section we need to simplify the design. We are still using the same footprint and hoping to do a balcony, but it will be a more wall over wall situation thus being able to do strip foundations.

These new drawings address this issue based on similar sizes to **H13-0970-16** but allow the building to bear onto more traditional strip foundations all around the building .

All other points are covered in the previous application in terms of

- Contamination Report
- Planning Design and Access Statement

On this application we will cover two conditions of permission **H13-0970-16** in regards to materials and levels so they are not conditioned on a new permission if successful.