Design & Access Statement

Context
The land at Glenside North, lies only meters S.W from Money Bridge centre. This hamlet use to be a thriving settlement, along with a chapel and school room.



Historical Map Of Money Bridge.

Money Bridge is dotted with substantial period houses with mature gardens. Lying only 1 mile East from Pinchbeck village, with many amenities of pubs, shops, butchers, bakers, hairdressers, primary school, village hall, eateries, and amenity shops,

The Site
The proposed site is north of the River Glen, at 750.8m2 plot size, with access from Glenside North road, benefitting from a south facing aspect, on a flat site, and positioned between two houses, “Bank House” and “Swallows Return” but keeping privacy to both, as space, thought and good design has been given consideration so not to encroach on either residence privacy. The plot is lined with a hawthorn hedge and several mature trees, and a wooden fence. The proposed 3 bed house will have good amenity space, with exceptional echo design, and will blend seamlessly into the area. It has been designed to be in keeping with the other houses close by. The site has never been used for agriculture, but did have several houses on many years ago.



Parking, Highway, Accessing & Servicing.
The house will have allocated parking and turning area for two vehicles made of a gravel drive to help drainage, with a paved path to the highway for wheelchair access. The main entrance to the door will have level access and thresholds will be minimal. Although the property is not totally designed for a wheelchair user, a person with disability visiting can be accommodated very easily with the downstairs WC that complies to part M along with the open plan layout

Vehicle access to and from the property onto the highway on Glenside North is on a straight section of road with good visibility each way.



Access to the house for heavy vehicles such as refuse collection, septic tank lorries, can easily be achieved via Glenside North. Bin storage to be at the rear of the property to reduce the visual of “street clutter”.

A bus service “Callconnect” is available for rural residents, and can be used for work, school shopping or travelling to an event or medical center from Money Bridge.

South East, only 4 miles away is the thriving town of Spalding with many amenities, of banks, shops, pubs, leisure centre, theatre, restaurants, There’s a bus and train station, with connection to Peterborough main line direct to London Kings Cross. There is hope of a new Rail Fright Interchange that will create the need for jobs, housing, and businesses and help expand growth in the area. The whole area is dominated by strong agriculture and food industries all needing housing and employment either on the land or within industry. 1.1 mile away on Northgate is D.P Packaging on an 80,000sq foot site and employs 150 full time staff. Healey transport operates out of Pinchbeck along with many other businesses requiring full time staff.

Flood Risk
Although the site is adjacent to the River Glen, the flood risk assessment indicates that the site has a very low chance of flooding. (see attachment.)

Exceptional Good Design
The property will be residential dwelling and has been designed to blend into the local community with minimal impact on the surrounding area, benefiting form an echo build and so not to impact on the environment and so that the dwelling does not require a heating system.

I've had previous experience with such a highly insulated airtight house (I built and now live in a similar echo dwelling) for which the property received many awards for its echo accolades, so I know that this system does work very successfully. (ass attached doc)



Placing the house close to the North East boundary facing South, means that it will receive maximum solar gain during the day, designed with the majority of the glazing on the South and West sides this is vital for heat into the dwelling, there are several trees at the front will have to be removed, but any tree not giving shade to the house will be left to soften the appearance, the positioning of the property gives more room for a rain water harvest system and septic tank as there is not any mains sewage in Money Bridge. The house to achieve these low u-values should be made out of ICF (Insulated Concrete Form) as well as creating great insulation values it has great thermal mass properties, along with strength and sound deadening.

The main garden amenity area is to the west of the property, with the drive and turning area at the front

Main Points

- *The property has been located in this position to harminise and blend with the other exisiting properies, and to maximise the passive solar gain.*

- *Suggested to be built to a very low U-value with ICF, 476mm wall construction comprising of 100mm approved facing brick, to be approved, 10mm nominal cavity, 356mm ICF construction to cahieve 0.15w/m2k (min)*

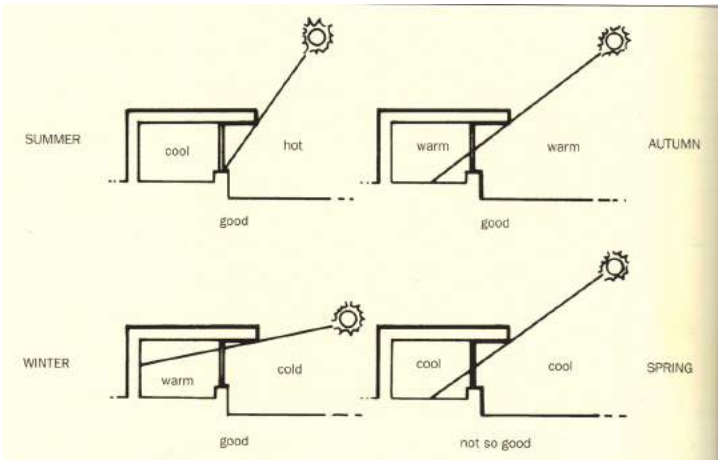
- *An air tight property with a HRVS (Heat recover ventilation system) this filters fresh air, and removes stale air, thus also helping relive the symtons of anyone who suffers with allergies.*

- *The dwelling will be very efficient to run, along with rainwater harvest, low volume flush toilets, aerated shower heads and taps, no baths within the property to save on water, A rated applicances, and low energy lighting inside and out, to reduce the carbon emmisiions and help reduce running costs.*

- *A "wet" heating system will NOT be installed, A substitute source of can be recieved by a log burning stove, (carbon neutral) which would be "closed air combustion", so that is can draw within the air tight house.*

- *Heat Recovery Ventilation system along with the internal open plan design, will help the flow of the air within the building.*

- *The glazing on the South & West side will gain heat from the sun, and utilise the passive solar energy, but still maintaining a pleasing aspect from the road. Shading would be needed on these glazed sides (or within the glass)so not to over het in the summer.*



- *The position of the dwelling will also allow easy vision of vehicles and people entering and leaving the property.*

- *Minimised the amount of windows on the North side, but still maintained a pleasing aspect. PVC doubled glazed (Solar heat can transmite through double glazing) with argon filled and with warm spacer bars with a RAL paint finish.*

Conclusion

The dwelling is design to have minimal impact on the environment, and to create a building with a low energy/carbon footprint, that will exceed the current regulations for a comfortable family echo home that is affordable to run, and that with will be in keeping with its surrounding.