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DESIGN AND ACCESS STATEMENT FOR PROPOSED THREE NEW BUILDING PLOTS LOCATED AT MILESTONE LANE, PINCHBECK, SPALDING.

DESIGN STATEMENT:

LOCATION OF SITE:

The site is located to the south of Milestone Lane, Pinchbeck close to its junction with Crossgate Lane and Bacon's Lane. The whole of the site is located within the development area boundary for Pinchbeck which in planning terms is considered to be a 'Group Centre' for development.
The total site area is approx. 1890m2. The total site is approx. 48 metres wide frontage and approx. 45 metres maximum depth. The vehicle access to each plot will be approx. 4 metres wide.

THE PROPOSAL:

The proposal is for three dwellings with integral or separate garages with access from Milestone Lane. The dwellings are located at the western end of what was a former farmyard.

HISTORY:

The site is located on what was previously part of a working farm yard but which is now mainly occupied by a vehicle mechanics workshop and adjacent stables. The existing stables are mainly constructed of brick with corrugated sheeting to the pitched roofs, these buildings are likely to be demolished although some of the existing could be retained as outbuildings to the proposed dwellings. There is also a steel framed building with brick and corrugated clad walls with corrugated sheeting pitched roof which is being used as a vehicle mechanics workshop, this building will also be demolished.
The area of what is at present undeveloped land located between Crossgate Lane and Milestone Lane which is being used as paddocks by the present occupiers of the stables, has an existing vehicle field access to the west of no. 62 Milestone lane. This area of land is at present outside the development area boundary for Pinchbeck, but it was classified as developable in the interim SHLAA report. It is considered that this field access location may in the future provide a road access point to any future development of this land.

APPEARANCE:

The design of the proposed dwellings will be dealt with at reserved matters stage. The Flood Risk Assessment prepared for the adjacent two plots (ref. H14-0326-14) indicated that there should be no sleeping accommodation at ground floor level and that safe refuge is to be available at first floor. This indicated that those proposed dwellings should be houses, and as the application site is adjacent, it is considered that the proposed three dwellings should comply with the conclusions of the Flood Risk Assessment prepared for the adjacent site.
The footprints shown on the site layout represent 3-4 bedroom houses.
The Flood Risk Assessment for the adjacent two plots also indicated that the floor level at ground floor should be approx. 500mm above the highest existing ground level at 4.50 above OD. An existing layout of the whole site including the adjacent already approved site is attached showing the existing levels and their locations.

LANDSCAPING:

Any proposed landscaping of the two sites will be dealt with at reserved matters stage including any tree planting and the materials used in constructing the access driveways/turning areas.
There is an existing close boarded fence to the east of plot 1 which divides the application site from the previously approved two plots. New close boarded timber fences are to be installed between plots 1,2 & 3. These fences to be 1.800 high reducing to 1.000 in front of new dwellings. The treatment of all boundaries is to be confirmed at reserved matters stage.
Before any work is carried out to the existing shallow dike at the front of the site the Welland and Deepings Drainage Board should be contacted to agree the specification of the proposals including the need or otherwise of any piping of the existing dike.

FLOOD RISK:

It is proposed that the conclusions of the Flood Risk Assessment prepared for the adjacent two plots be adopted for this application. Those conclusions were:

The proposed development is not in a Functional Floodplain as defined by NPPF. It is located in the Passive Floodplain protected by the River Glen defences to a 1 in 100 year return period.

Although the site is in Flood Zone 3, the actual risk of site flooding from any Environment Agency river system is very low.

Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.

Floor levels will be 500mm above highest land levels at 4.50m aOD with flood resilient construction up to 500mm above finished floor level. Safe refuge is available at first floor level with no sleeping accommodation at ground floor level.

On site surface water drainage will be discharged to soakaway to BRE365 specification and Building Regulations approval.

ACCESS STATEMENT:

ACCESS TO SITE:

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

Vehicle access –New approx. 4.000 wide vehicle accesses to be provided to each plot.
A vehicle turning area is to be provided to each plot.

Visibility for vehicles leaving the site is satisfactory in both directions.

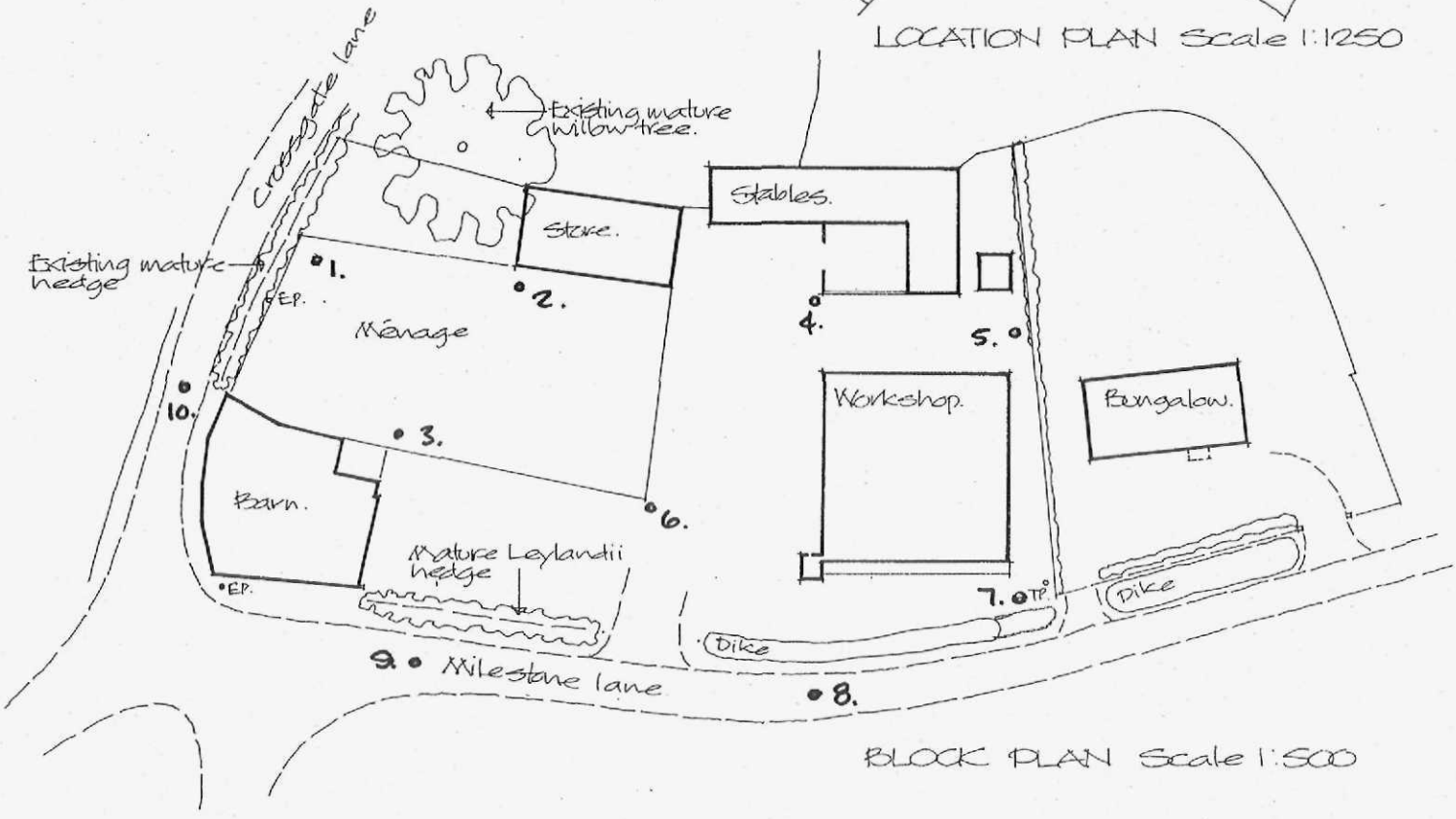
Public transport – The site is located close to a public transport route.

Disabled access – The site and the dwellings will have disabled access as required by the Building Regulations, including hard paved ramped access into the dwellings.

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



LOCATION PLAN Scale 1:1250



BLOCK PLAN Scale 1:500

Approx. location of levels.

Project **PROPOSED DEVELOPMENT AT THE JUNCTION OF MILESTONE LANE AND CROSSGATE LANE, PINCHBECK, SPALDING.** **LEVELS AS EXISTING**	**ALAN HORNSBY** ARCHITECTURAL SERVICES LTD "Little Acre" 35 Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380591
Client **MR & MRS R HART**	Scale N.T.S. Drg. no. Date

Points Co-ordinates for proposed development at the junction of:

Milestone Lane and Crossgate Lane,

Pinchbeck,

Spalding.

Pts	Easterns	Northerns	Heights
1.	524312.912	326709.515	3.879
2.	524295.368	326701.288	3.905
3.	524297.266	326719.916	3.967
4.	524270.022	326685.436	3.491
5.	524252.152	326677.165	3.748
6.	524272.576	326711.445	3.620
7.	524236.456	326696.219	3.732
8.	524248.202	326717.138	3.511
9.	524285.089	326737.957	3.403
10.	524316.650	326725.736	3.641

Please see PDF for the 10 point locations.