DESIGN & ACCESS STATEMENT FOR PROPOSED SINGLE STOREY DWELLING ON RESIDENTIAL LAND TO REAR 174 SPALDING ROAD, PINCHBECK, SPALDING.

DESIGN STATEMENT

Use:

The existing site is in an established residential area, the proposal is to form a small scale single storey dwelling to the rear garden.

The owners of the site live in 174 Spalding Road and are looking to downsize and have a modern dwelling with low maintenance in their retirement years.

A pre-application submission PE-00379-22 was made to South Holland District Council which was favourable to this proposal.

Amount:

The floor area of the proposed building would be 103.2m^2.

The dwelling would sit on a portion of the existing garden which would allow a 26mx20.5m site for the new dwelling. This area excludes the access drive and turning area to the west of the site.

The proposal is to form a modest single storey retirement home, with open plan Lounge/kitchen at 44.4m^2 , 2no bedrooms being 13m^2 and 9.6m^2 (guest bedroom), a bathroom and small utility room which double up as side entrance to the dwelling.

A separate wc would be located off the Utility room.

An external amenity to the west of the dwelling with an aspect from the Lounge/Kitchen.

External parking would be provided to the drive/parking area as indicated by the site plan.

Layout:

Lounge would have double doors to access the garden area, whilst the side covered entrance would provide day to day access to the dwelling, via the Utility area.

Being single storey access habitable rooms are all accessed via the Lounge/Kitchen.

The layout being simple in form would allow unhindered access throughout.

The Lounge with a westerly facing aspect would make most use of the established garden area.

Scale:

The proposed works do not affect the scale of the existing dwellings, the proposed building would be small in scale with single storey which would be similar in height to a large detached garage or outbuilding.

Due to its location it would be in excess of 50m between the existing and proposed dwellings, so it would not impact up the existing building character.

Landscaping:

The site has established garden area with some tree planting located on the neighbouring properties, and hedging.

Making use of the rear extensive garden area would still provide a significant garden to the existing dwelling with existing planting. Due to the degree of existing planting it is not proposed at present for additional planting to be required.

There are conifer tree located to the southern boundary on entering the site these are proposed to be removed to allow for the separate drive access.

Appearance:

The proposal is to have a light green composite cladding, with silver grey brickwork base and the flank walls.

Grey slate roofing and mid green upvc glazing units are proposed to provide a natural colour proposal to reflect the setting. It is proposed that the western elevation to the roof would have PV solar panels.

The fence separation between the new dwelling garden and no 174 garden would be by way of close boarded panels and concrete posts.

The separation of the 2no drives would be by metal Estate Fencing, this fencing would also be installed to the southern boundary where the existing conifers are being removed.

ACCESS STATEMENT

Scope of Works:

The project is to provide an effective method of providing adequate access arrangements to the proposed building.

Guidance and legislative standards:

The following guidance and legislative standards were used as the basis for design decisions:

● Equality Act 2010 and with regard to the former Disability Discrimination Act 1995

● Current Building Regulations with particular reference to Parts B (Fire) and M (Access)

● British Standard 8300 (Design of buildings and their approaches to meet the needs of disabled people – Code of Practice)

Project Brief Stage:

Consultation with Client at the initial stages of the project to establish the level of accessibility required so the development of the design could take full account of requirements.

It is proposed that the external access routes and external doors are proposed. It is proposed to provide a low threshold doors and access to the side entrance and lounge doors.

Design Stage:

The design of the proposed works has been developed taking into account the guidance and standards referred to above and the level of accessibility agreed with client. Provision for the following has been included:

● Car Parking: The site has existing garaging this would be adapted/rebuilt to allow for a minimum 2no car spaces to be provided to serve 174 Spalding Road and a further 2 car spaced for the new dwelling. Car turning would be provided on site.

It is noted that the Highway works to Spalding Road have been carried out which means the Highway is now a no through road with no 174 being the last dwelling to access this stretch of Spalding Road, with no through traffic which is to the betterment of the site and safe sight access/egress.

● Access to the building is to be via the drive and paved arrangements to the dwelling access points. Pedestrian access point to the side elevation would be used for ambulant and wheelchair use. The existing drive being wided to allow 2no separate drives complete with pedestrian visibility splays.

● Circulation: The internal access is to be provided via internal door openings, opening with the floor level being consistent through out the ground floor, there are internal steps.

● Means of escape: Means of escape arrangements are to be formed by internal door widths and with external doors for final escape point.

● Door widths and openings: Proposed doors would be min 2’9” door leafs which would allow unhindered access

● Refuse Bin Storage: An external refuse bin storage would be provided.

On behalf of Mr A Jones

Date……26.04.2024……..

By GOOD-DESIGNING LTD