

REPLACEMENT DWELLING

AT

BENNER FARM, GLENSIDE (SOUTH) PINCHBECK. PE11 3SA

for

EST OF MISS B BENNER DEC.

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located towards on the centre of Glenside (south)

1.2. Pre-application advice as requested (PE-00216-20) and a favourable response was received. "*Looking at the supplied photos showing the existing dwelling, the Local Planning Authority would welcome a replacement dwelling application in this location.*"

1. SITE ASSESSMENT

1.1. The site currently has a run down 4 bedroomed farm house that falls well below modern standards of energy efficiency. Some of the rear walls appear unstable with large cracking visible.

1.2. Site levels match the surrounding areas, with a slope towards the rear of the site.

1.3. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and a Flood Risk Assessment will accompany this application.

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

2. EVALUATION

2.1. Opportunities

2.1.1. There is an opportunity to make best use of an area of land that has sustained a dwelling for considerable year.
2.1.2. There is an opportunity to be energy efficient. With any new dwelling being a vast improvement to the carbon footprint of the land.

2.2. Constraints

2.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.
2.2.2. Any residential development proposal should take account of the general character and grain of the established area.

3. DESIGN

3.1. The design of the proposed dwelling will be dealt with in detail during the Reserved Matters application that will follow any approval of this outline application.
3.2. In broad terms, it is intended that a dwelling of high quality both in terms of the design and materials used whilst being sympathetic to the surroundings

4. ACCESS AND SUSTAINABILITY

1.1. The proposed dwelling is approximately one and a half miles from a sizable village centre, with a shop, post office church and public house. The village also has thriving community facilities.
1.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
1.3. A bus service operates, along Glenside (south), with bus stops very close to the junction with Money Bridge Lane, a five-minute walk from the proposed dwelling, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

5. CONCLUSION

5.1. It is considered that the proposed development is suitable for its site and the area generally.
5.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Pinchbeck.