

DESIGN & ACCESS STATEMENT

Client: Miss P Clare

Project: Reserved Matters - Building plot, 76 Main Road, Quadring, Spalding, Lincolnshire

Ref: 061801

Document Ref: DAS02 (P1)

Date: 18.02.19

INTRODUCTION

The proposal is for 1 no. new dwelling (3 bedroom bungalow) at no. 76 Main Road, Quadring. The site received outline planning permission (ref. H15-0737-18) on 05.09.18. This planning application is for reserved matters (access, appearance, landscaping, layout & scale).



View of site from south east corner

USE

The proposed use of the application site is for domestic residential purposes.

AMOUNT

The site area is approximately 0.05 ha. The dwelling proposed is a 3 bedroom bungalow.

LAYOUT

It is proposed to access the site from the south. The bungalow will face south overlooking open fields. There will be a principal entrance on the south elevation. The garage will be located on the western side of the dwelling. The single storey nature of the dwelling avoids potential overlooking issues and adjacent dwellings are well distanced from the new property.

SCALE

The scale is single storey and as such the visual impact is low. The roof has been designed as a hipped form which further contributes to reducing the scale and visual impact.

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Two storey dwellings to the north (no. 76 & 78)



Two storey dwellings to the north (site in foreground)

LANDSCAPING

The front, side and rear gardens will be laid to lawn. The driveway will be of gravel. Pathways will be of paving slabs.

There will be close boarded fencing to the northern and part eastern boundaries. The western boundary will comprise taller close boarded fencing to enclose the rear garden. This fence will then reduce in height adjacent the driveway.

It is not proposed to provide fencing or hedging to the south and south-east corner of the site as it is considered an open frontage and will facilitate better views around the corner of the roadway for vehicle users.

APPEARANCE

The appearance of the bungalow is that of a traditional rural style and the proportions and detailing incorporate such characteristics.

The choice of materials is sympathetic to the style of design and comprises facing brickwork, tiled roof, casement windows and eaves corbel brickwork detailing.

ACCESS

Access is gained via an existing established roadway (tarmac). This roadway connects with a further roadway to the side of no. 102, effectively forming a loop. None of the properties (no.s 76-102) have direct access onto Main Road.



Vehicular access (tarmac) off Main Road



Roadway (gravel) to south serving rear of properties

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A driveway is provided which will enable parking for two vehicles.

There is a pedestrian footpath in front of no. 76 linking it to the centre of the village and local amenities.

The new property will comply with the Building Regulations Part M and will include gently sloping ramped approach to the principal entrance door, level threshold and accessible toilet. Car parking is close to the dwelling for ease of access.

CONCLUSION

The site already has outline planning permission granted for a dwelling (H15-0737-18).

The proposed site is of a size and shape that enables a reasonably sized property to be accommodated and to a scale that fits comfortably into its immediate context.

The position, scale, massing and appearance of the dwelling are in keeping with this part of Quadring and the layout minimises overlooking of adjacent properties.

Safe access and egress of the site is possible and the design includes for adequate parking provision.

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