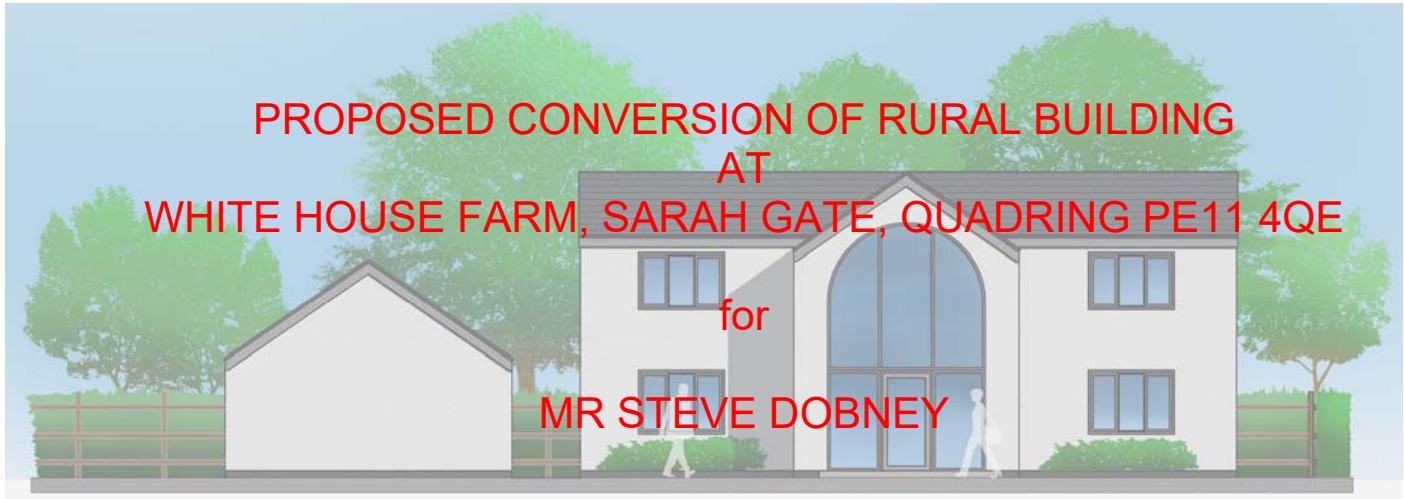




DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located in the curtilage of White House Farm House
- 1.2. Full planning approval for a very large new dwelling with substantial stables, application ref: H15-0966-11.
- 1.3. The site is approx. 0.57 Hectares in area
- 1.4. The existing rural building is metal framed, half brick (with some blockwork) walls with asbestos cement boarding above and to the roof.



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: alsadair@tacarchitects.co.uk

2. SITE ASSESSMENT

- 2.1. The site sits on a sporadically populated area of Quadring with varying types of properties.
- 2.2. It is difficult to determine a specific 'design character' for this area of Quadring, as there is an eclectic mix of styles, designs and materials.
- 2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
- 2.4. According to the Environment Agency Flood Maps the site is located within Flood Zone 3. However, The South Holland Strategic Flood Risk Assessment (Residual Flood Maps) prepared by Royal Haskoning and updated in March 2017 indicates that the site is located well away from any flood risk areas both at present and in the future, including Residual Risk Extent up to and including year 2115 and is not at risk of flooding.

3. EVALUATION

3.1. Opportunities

- 3.1.1. The opportunities for development in a broad sense has been established as a part of the previous approval
- 3.1.2. Paragraph 55 of the NPPF states, "*Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:..... where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.*" Clearly this is such an opportunity.

3.2. Constraints

- 3.2.1. The building's designs is 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.
- 3.2.2. Any residential development proposal should take account of the general character and grain of the established area but also strive for architectural excellence to enhance the local area.
- 3.2.3. The siting and overall size of the building is constrained by the rural building that is the subject of the application.

4. DESIGN

- 4.1. The design of the proposed dwelling, which are the subject of this application, it is intended to reflect the main farmhouse while at the same time producing a design that is stylish and forward thinking.
- 4.2. The site allows for parking, and manoeuvring as shown in this current application planning drawing.
- 4.3. The house is to be white monochrome render finished with a concrete interlocking tile roof. With warm grey window, boarding and fascia boards.
- 4.4. The house will incorporate 39m² of Photovoltaic cells to help offset its carbon footprint.

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed house is within on the outskirts of the village, with a general store, restaurant, place of worship and public houses within a few minutes' walk (850m).
- 5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
- 5.3. Quading is defined as a 'Minor Service Centres' where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.
- 5.4. A bus service operates along Main Road, with bus stops very close to the junction with Sarah Gate, providing easy access to Peterborough, Spalding, Boston, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

- 6.1. It is considered that the proposed development is suitable for its site and the area generally.
- 6.2. The proposal makes use of an otherwise used and unsightly building.
- 6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also Quading.