Architectural Consultant

Design & Access Statement

4x Proposed Accessible Holiday Lets

Adjacent:

62 Water Gate,

Quadring,

Spalding,

PE11 4PY



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a full planning application for the development of the site adjacent to 62 Water Gate Quadring, currently an area of open field which has the benefit of previous Planning approvals. This application is for 4x accessible holiday lets and the necessary on-site infrastructure as well as potential further development in the future, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop and manage the site themselves to promote fully accessible holidays in the area for all levels of disability.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0152-19-01A Proposed 4 bed

0152-19-02A Proposed 2 and 3 bed

0152-19-03A Proposed 3 bed

0152-19-04A Site Plan

1.3 Planning History

The site has the benefit of falling within the development boundary of the village of Quadring and also having two previous planning approvals, both of which are for residential use of the site. Outline approval for 8 dwellings (ref: H15-0621-16) in September 2016 and the reserved matters application (ref: H15-1171-17) in April 2018, again for 8 dwellings.

2. Site and Surrounding Context

2.1 The Site Location

The site is located off Water Gate in Quadring, a large village to the north of Spalding, approximately 8 miles from the town centre. Water Gate runs from the Main Road, in the centre of Quadring, north west towards Quadring Eaudike and has a number of dwellings, the majority of which are of modern construction, and farms along its length.

As mentioned previously, the site is currently an area of open field with direct access from Water Gate, however it comes with the benefit of previous planning approval to residential use. Overall the site is approximately 1.1 acres in size and is flat across its area, as is to be expected in this location. The only real view in to the site is from Water Gate which runs to the south east.

2.2 Local Amenities

Quadring is a small village but has good transport links to the surrounding areas, the A152 runs directly through the centre and puts the village within easy travelling distance of Spalding, Boston and further afield. With in the village is a number of amenities, this include shops and a post office, pubs, restaurants and schools but the area is predominantly associated with agriculture and horticulture, as is often the case in South Holland.

There are 7 listed buildings listed as within the settlement of Quadring, most notably of which is the Grade I listed Church of St. Margaret. The further 6 are all residential dwellings or in some way associated to.

A regular bus service, operated by Brylaine, runs through the centre of the village which connects the area by public transport with Boston, Spalding and Stamford.



Overview of the Village of Quadring with the site outlined in red.

3. Proposal

3.1 Proposed Development

The proposal comprises of 4x fully accessible holiday lets that will serve for all levels of disability offering a space where anybody will be able to holiday without feeling the pressure that often comes with a form of disability. Each holiday let will be served by its own car parking area with a ramped approach and level entry front door.

The units are designed in a way that will enable the necessary equipment to be incorporated, hoists, electrically operated beds, rise and fall kitchen units etc, without them being obvious and a clear after thought meaning that anybody will be able to holiday here and feel comfortable and relaxed.

The lets range in size from a single storey 2 bed unit up to a two storey 4 bed unit given great flexibility for families, or even multiple families, to

come and stay all under the same roof. Each unit has its only level access terrace to the rear which will have a hot tub with hoist access so that everybody is able to enjoy the benefit and relax feeling safe and comfortable.

3.2 Site Layout

The site has been arranged so that each holiday let has its own personal space around it, which will be laid to grass, giving the feeling of a comfortable spacious area to stay. The road running through the centre of the site giving access to each unit has been laid out to be as inobtrusive as possible to residents of the lets.

Cars will be able to pull right up to the front door of each holiday let which will help when unloading the vehicles and each unit has ample parking space right next to the building so that access is simple and easy.



Site layout plan as part of the accompanying drawings

There will also be a fully accessible play park within the site, this is highlighted on the accompanying plans, that will have a number of items of play equipment specifically designed with the disabled user in mind. This is in a safe location to the rear of the site so that children will be able to play safely without any risk or fear of an accident.

The proposal shows the access to the site to be via the existing entrance to no 62 Water Gate, directly adjacent to the property, this is to avoid adding an additional access from Water Gate and the associated highways implications that may come with this.

4. Use

The existing use of the site, by way of the previously approved planning applications, is residential, however this has not yet been instigated. The proposed use will be for holiday lets within the site.

5. Amount & Scale

5.1 Existing

There are currently no buildings on site nor any temporary structures.

5.2 Proposed

It is proposed that a total of 4 holiday lets are constructed on the site under this application, ranging from a 2 bed single storey unit to a 4 bed two storey unit.

The smallest of the 4 units is the 2 bed single storey let, this has a total internal floor area of 91m^2 and a ridge height of 5.1m. The single storey 3 bed let has a total internal floor area of 104m^2 with a ridge height of 5.2m. The two storey 3 bed let has a total internal floor area of 158m^2 with a ridge height of 7.3m and the largest two storey 4 bed let has a total internal floor area of 160m^2 with a ridge height of 7.4m.

None of the buildings will appear unnecessarily large or out of proportion with the surrounding dwellings, they are appropriately sized for their purpose and of a suitable size to fit in with their surroundings. The ridges have been kept to a minimum height by incorporating rooms in the roof spaces of the two storey lets, which also gives a nicer external aesthetic with dormer windows and high pitched roofs, in keeping with the local vernacular.

6. Layout

6.1 Holiday Let Layouts

The holiday lets are laid out to give a comfortable open space that is suitable for all to use, the open plan living areas give ample space to be able to move around either on foot or in a wheelchair and the access in and out is level throughout. All ground floor openings are of an accessible size and the shower rooms on the ground floor all have level access showers, served by a hoist, so can be used by all.

The 2 bed unit enters on to the large open plan living space with the kitchen to the right and the seating area to the rear, close to large bi-folding doors that lead on to the rear private terrace. One bedroom is to the left of this space with its own large en-suite shower room and the other is to the rear, again with its on en-suite shower room.

The single storey 3 bed unit has a large living area to the centre with the seating area to the front and the kitchen dining area to the rear, again large doors lead on to the private terrace to the rear. One bedroom is to the right and has its own large en-suite shower room and the other two are to the left and share a large bathroom.

The two storey 3 bed unit has the staircase up to the gallery landing as you enter the building, behind this is the large open plan living area with bi-folding doors leading on to the private terrace. Off to the left and the right are two large bedrooms with their own large en-suite shower rooms. To the first floor, off the gallery landing, is a large bedroom, which has ample space for its own seating area if required, and an en-suite shower room.

The large 2 storey 4 bed unit enters on to the large living area with the seating to the front and the kitchen dining areas to the rear, beyond this are large doors leading on to the private terrace and the staircase to the first floor. The ground floor has 2 large bedrooms, each with their own en-suite shower room, and on the first floor are two further bedrooms which share a shower room.

7. Landscaping

7.1 Soft Landscaping

It is intended that the majority of the site will be left as grass so that the people staying are able to play in the areas around the holiday lets if they choose, there will however be some areas of small localised planting around each let that will have a mix of small level shrubs and vegetation.

Overtime some larger planting may be incorporated around the site, such as larger bushes and trees, so as to shield some areas of the site for privacy but this may be further in to the future once the site has become established as a holiday location.

7.2 Hard Landscaping

The roadway running through the site serving the holiday lets will be a permeable surface, most likely gravel or similar, so as to stop the build up of surface water. If there are to be path ways incorporated in to the road layout design these will likely be finished in tarmac or an alternative hard surface material.

The roadways and parking for the individual lets are shown as block paving. This gives a nicer appearance to each unit but also acts as a suitable flat level surface from which people can unload their cars and move around safely.

The accessible play area will be finished in a suitable soft rubber surface so as to make it safe if anything accidents were to happen. Depending on the final layout of this space it may well be that some areas are left as grass and the immediate proximities around the equipment and pathways leading to them are finished in the safe rubber flooring. This leaves the area as a whole far less likely to cause a build up of surface water.

8. Appearance & Materials

The 4 holiday lets are designed to be in keeping with the local vernacular of the village but also offer a modern representation of a local dwelling. Materials such a local 'cottage' style brick will be used and clay roof tiles to help settle the buildings in the area but modern twists such as timber effect boarding and coloured windows will be incorporated to help give the appearance of a 21st century building.

3 of the 4 lets will have areas of boarding in green to have this effect and the last will be constructed entirely in the brick. The green boarding with the green painted windows will help to give a subtle modern twist to a local building style.

The 2 storey 3 bed unit will also have a large feature window to the front of the building which will give both an aesthetic feature to the external appearance but also make the most of the field views from inside.

9. Highways Implications

The proposed access to the site will be via an existing access to the neighbouring property, also under the ownership of the applicant. Further to this the previously approved application was granted with a new access on to the site from Water Gate. Therefore it is considered that there will be no highways implications as a result of the proposed development.

10. Flood Risk & Archaeology

A Flood risk assessment and archaeological report were submitted as part of the previously approved planning application (ref: H15-1171-17), it proposed that the points raised in these assessment as well as its recommendations are carried forward to this application.

11. Land Contamination

It is understood that there is no contamination within the site.

12. Impact on the Surrounding Area

The proposed development will make a positive contribution to the existing street scene and character this has on the area. At present the site fronts on to the highway and is a clear break in the building line along Water Gate. The holiday lets will fill this parcel of land and add some interest to the setting without being overbearing on its surroundings.

The development will also offer a holiday location that is fully suitable for all users, particularly the disabled, something that is currently very rare throughout the country. This offers a chance to promote inclusivity when it comes to holidays and will allow disabled people to visit the area knowing they can stay somewhere comfortable and perfectly suited to their needs without having to worry about any possible problems that would come with staying in a location that was not suitable in this way.

The local road network is already more than suitable for this kind of development, Water Gate is a well maintained road that sees little activity so no implications will be introduced as a side effect of creating a holiday destination in this area.

In the future it is proposed that a hydrotherapy pool will be constructed on the site for disabled visitors to use whilst they stay. It is proposed that this will also be accessible to the public offering a much needed service in the local area.