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Design & Access Statement:

Title: Proposed replacement dwelling

45 Watergate, Quadring, PE11 4PY

Applicant: Red Roof Property Ltd

Description of development

This application is for a replacement dwelling. The site is within the village development boundary.

The existing dwelling is a 2 bedroom bungalow with lounge and kitchen. The footprint area of the bungalow is 78sq.m. It is not of any architectural or historic merit and is in a poor state of repair. The building is timber framed and is of poor quality construction.



The replacement building has a footprint of 98sq.m plus the garage totalling 124sq.m.



1 Context

The site is located at 45 Watergate, Quadring. Quadring is a small village with a post office, shop, primary school, church and public house. Donington is 1.5 miles away and has a primary and secondary school and further shopping facilities. Spalding is approximately 7.5 miles away offering all facilities.

The road consists of a mixture of house styles and ages including modern (post 1970's / 1980's) bungalows through to older 1930's two storey houses. The area is predominantly residential with some farming / commercial use close by.

Either side of the existing bungalow there is another bungalow to the west and two storey houses to the east. There is a row of bungalows opposite the site.



Photo 1. Two storey houses to the left, subject bungalow centre, neighbouring bungalow to the right (east)



Photo 2. Bungalows opposite the site.



Photo 3. Bungalow to the east of the site.



Photo 4. Two storey housing (29 Watergate)



Photo 5. 2 storey housing and commercial / farming premises.



Photo 6 Development of four large two storey houses diagonally opposite the site being constructed / recently approved.

The site

The site is 437sq.m. To the rear (south) of the site is the rear / side garden of the bungalow at 43 Watergate. To the west of the site is the front garden of No 43. To the east is the garden belonging to the house at No 47 which is separated from the site by a riparian drain.

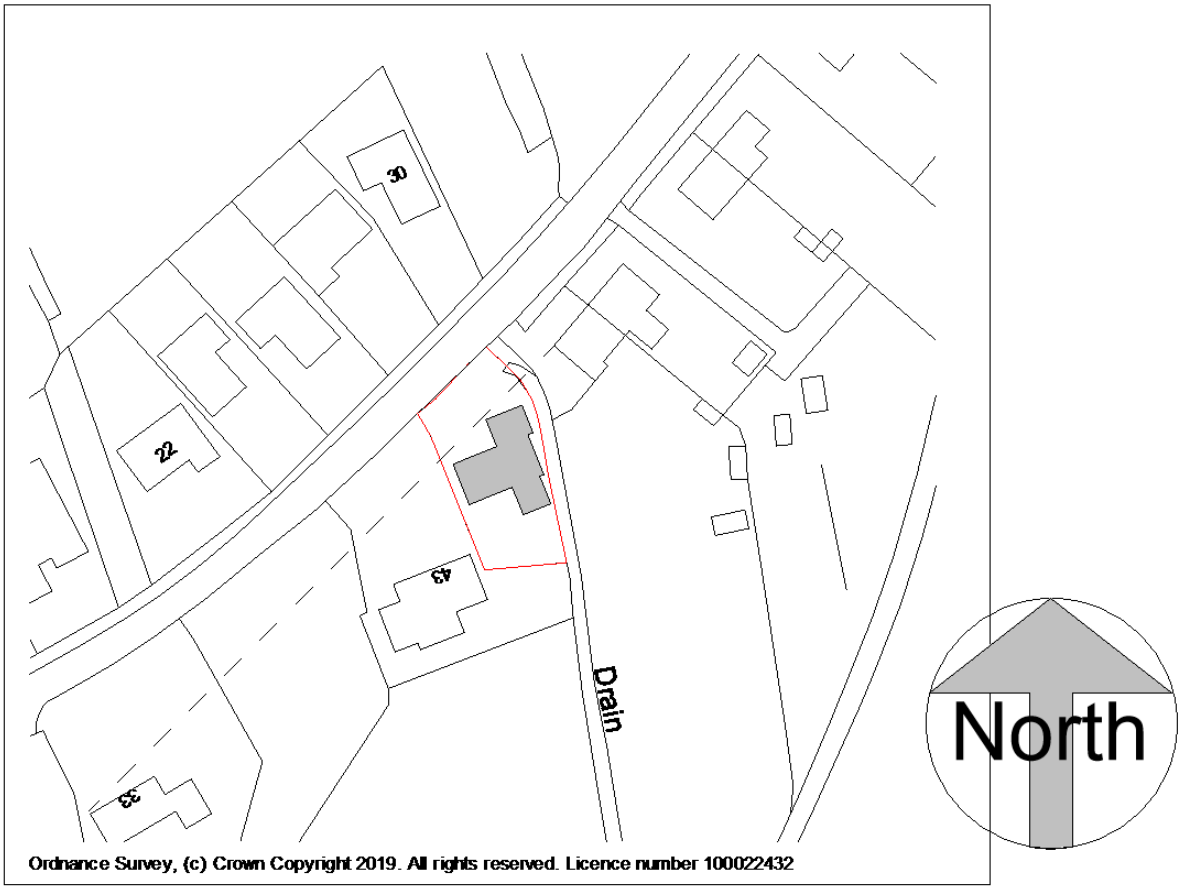
The proposed rear garden faces to the south.

The site currently has vehicular access which we are proposing to move across to the west.

2 Design principles and concepts

The site is a similar size to the plots across the road. The applicant wants to provide a good quality 3 bedroom home. Demand for 3 bedroom homes in the area is strong as indicated in the local plan.

To achieve this we have opted for a chalet bungalow design to maximise the floor area. The style and footprint of the house will be similar to the bungalows opposite and adjacent to the site with the addition of accommodation in the roof space.



Proposed plan indicating the proposal shaded in grey.

Layout: There is not a defined building line along Watergate and properties are built at varying angles to the road. We have oriented the proposal to maximise the use of the plot whilst being careful not to go closer to the road than the houses to the north west.

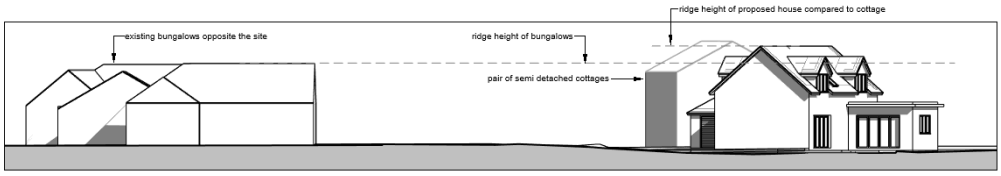
Privacy of the neighbours will be affected by the introduction of a one and a half storey dwelling. We have maintained a minimum distance to the boundary of 11m from first floor bedroom windows which is generally considered acceptable in new developments. The window closest to the rear boundary serves the smallest bedroom. Due to the occupational nature of bedrooms any viewing out of windows is likely to be very limited.

Parking: We have indicated that the garage and adjacent parking space provide the two spaces required by the local plan. The garage is if the required size and also provides space for cycle storage. There is space on the drive for two cars to park and turn in addition to the garage space.

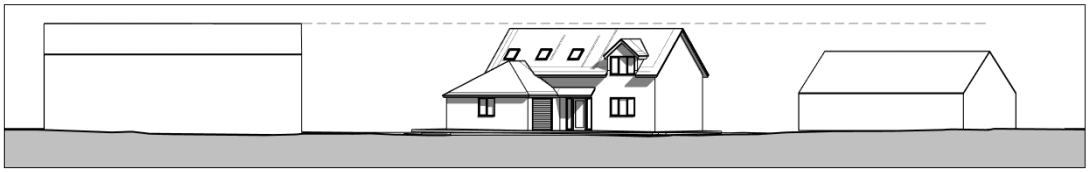
Visibility splays: We have shown 43m visibility splays along the road on drawing P101. The proposed access is very similar to the existing access so there will be no real change in terms of visibility and safety over the existing situation.

Landscaping: The front will be block paved with planting in the remaining areas. To the rear there will be a patio serving the doors and the rest of the garden will be lawn with border planting.

Scale: The property is slightly larger in scale than the surrounding buildings however the site sections demonstrate how the proposal does not appear to be overbearing or dominant.



1 **Site cross section**
1 : 200



2 **Site long section**
1 : 200

3 Local Development Framework (Local Plan) and Consultation

Planning policy 1: Spatial strategy. The proposal is in a minor service centre. This is where there are limited opportunities for development but where it is acceptable.

Planning policy 2: Development management. We propose that the size, scale, layout, density and impact on the amenity are acceptable. We have kept the height of the building between those of the buildings either side of the plot and the design is in keeping with the other more modern developments in the area.

Planning Policy 3: Design of new development. High quality and inclusive design and appropriate to the local area. There is such a mix of designs in the locality that we have decided to design the building in a similar way to the more modern properties in the area. The design is inclusive as required by the building regulations for access.

Planning Policy 4: Approach to flood risk. Please refer to the enclosed FRA. We have set the floor level at 3.1m AOD. The FRA recommends the floor level is 300mm above existing levels. The existing levels around the bungalow are around 2.7 to 2.8m above AOD with the road being at 3.2 to 3.3m. Provision of the upper floor provides refuge in the very unlikely event of flooding.

Planning policy 5: Meeting Physical Infrastructure and service needs: This is a replacement dwelling so no or very limited additional demands will be made on the infrastructure.

Planning policy 10: Meeting assessed housing requirements. This is a replacement dwelling however by providing the additional bedroom and improved living conditions will satisfy this policy.

Distribution of new housing: The development is in the minor service centre of Quadring.

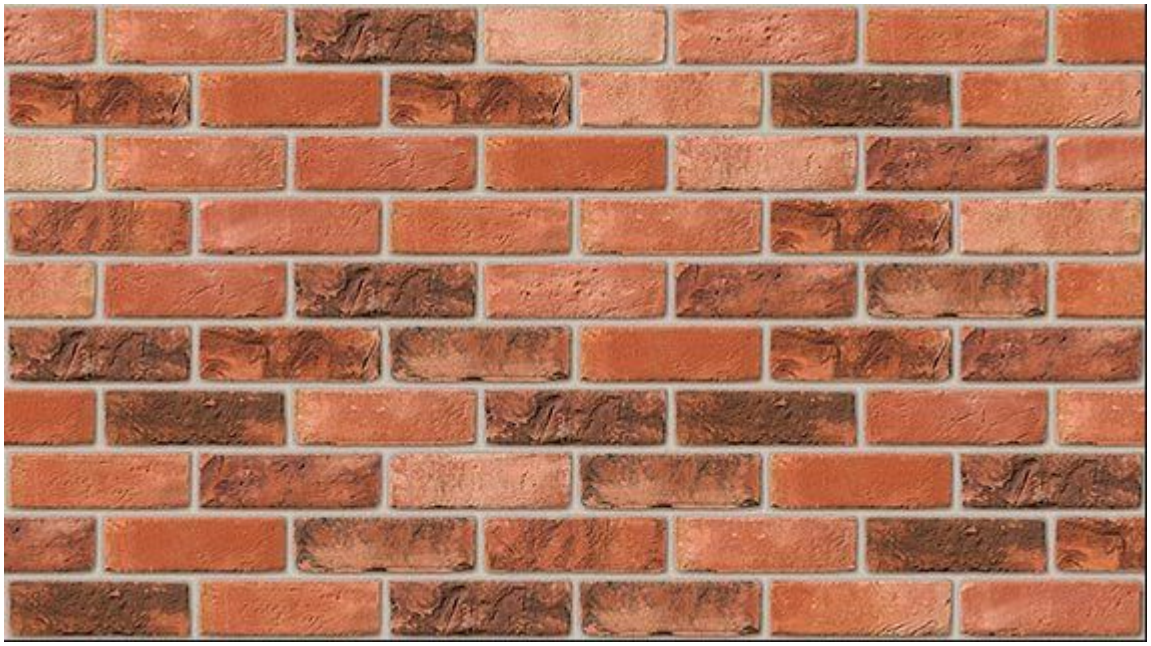
Planning Policy 17 – Provide a mix of housing. Family homes of two and three bedrooms are in highest demand.

4. Access to the development /public transport

There is a bus service from Quadring to Spalding from where you have rail links to Peterborough.

Proposed materials

Walls: Forterra Hampton Rural Blend



Roof: Marley Modern Smooth Grey



Windows and doors, fascias, soffits: Cream uPVC

Rainwater goods: Black half round gutter and circular downpipes.

Front door: Black composite with glazed side panels.



Block paving: Plasmor Sorrento Arissa. To be used at the front of the property where indicated.

