



Date: 20/11/14
Ref: J023-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
PROPOSED HOUSE AND GARAGE
adj
65 TOWN DROVE
QUADRING Lincs

FOR
MR & MRS P BRIGHT

Introduction and the site: -

The clients approached us to investigate the possibility of providing a residential property on the plot as shown in the accompanying drawings. The plot is situated along Town Drove in Quadring close to the Suburban developments of Boyfields, Ashwin Gate and Ludlow Gardens and would have been included in the Boundary Development Plan of the previous Local Plan before the BDP was removed for Quadring. We regard this as an infill plot that satisfies both the NPPF 'limited infilling in Villages' (point 89) and HS6 of the South Holland Local Plan, as it is situated between 2 properties, (one being 65 Town Drove) on spacious plots and in our opinion close enough to the heart of the Village and this could be proven by its geography in relation to other properties in the vicinity. The site itself is extended garden to 65 Town Drove and is laid to grass with only a garden shed occupying the space.

We feel that this will be a positive contribution to the community and aid the economy of Quadring.

Use: -

The proposal is to create a good size house with garage on a good sized plot for domestic use.

Amount: -

The creation of 1 good size property for domestic use.

Layout: -

The layout of the site is better explained by the drawings. The property benefits from good space all around the proposal.

Scale: -

The scale of the building is reflective of other houses locally found. Dimensions shown on the drawings.

Landscaping: -

See the latest drawings for the landscaping of the site. The concept is to maintain a level of openness around the building. Good grade timber fencing (to match the house) offers privacy to the rear of the property.

Appearance: -

This is a bespoke contemporary design that draws on traditional form using a blend of good grade materials.

Access: -

You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principle door access into the building is fitted with a level entry threshold which allows wheelchair access.

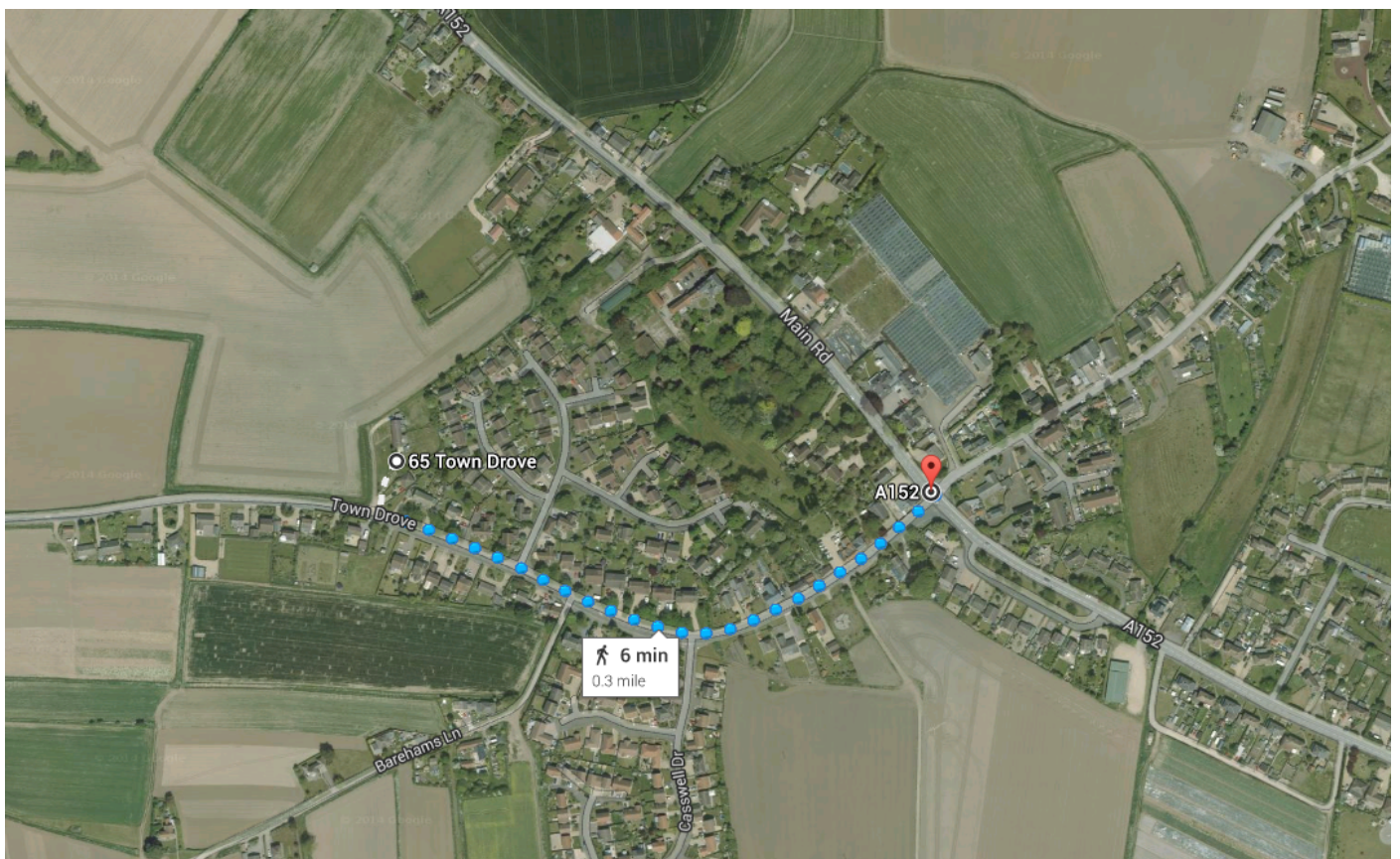
Quadring is a village on the periphery of South Holland District Councils district. The proposed site is a six minute walk to the centre of Quadring as shown on the attached plan in the appendix at the rear and is comparable with other areas of suburbia on the periphery of Quadring. There are good bus connections on a regular basis to both Boston and Spalding (Spalding approx 8 miles away or 30 mins by public transport and Boston approx 13 miles away or 1 hour by public transport) that have train connections to other parts of the country.

Sustainable Design: -

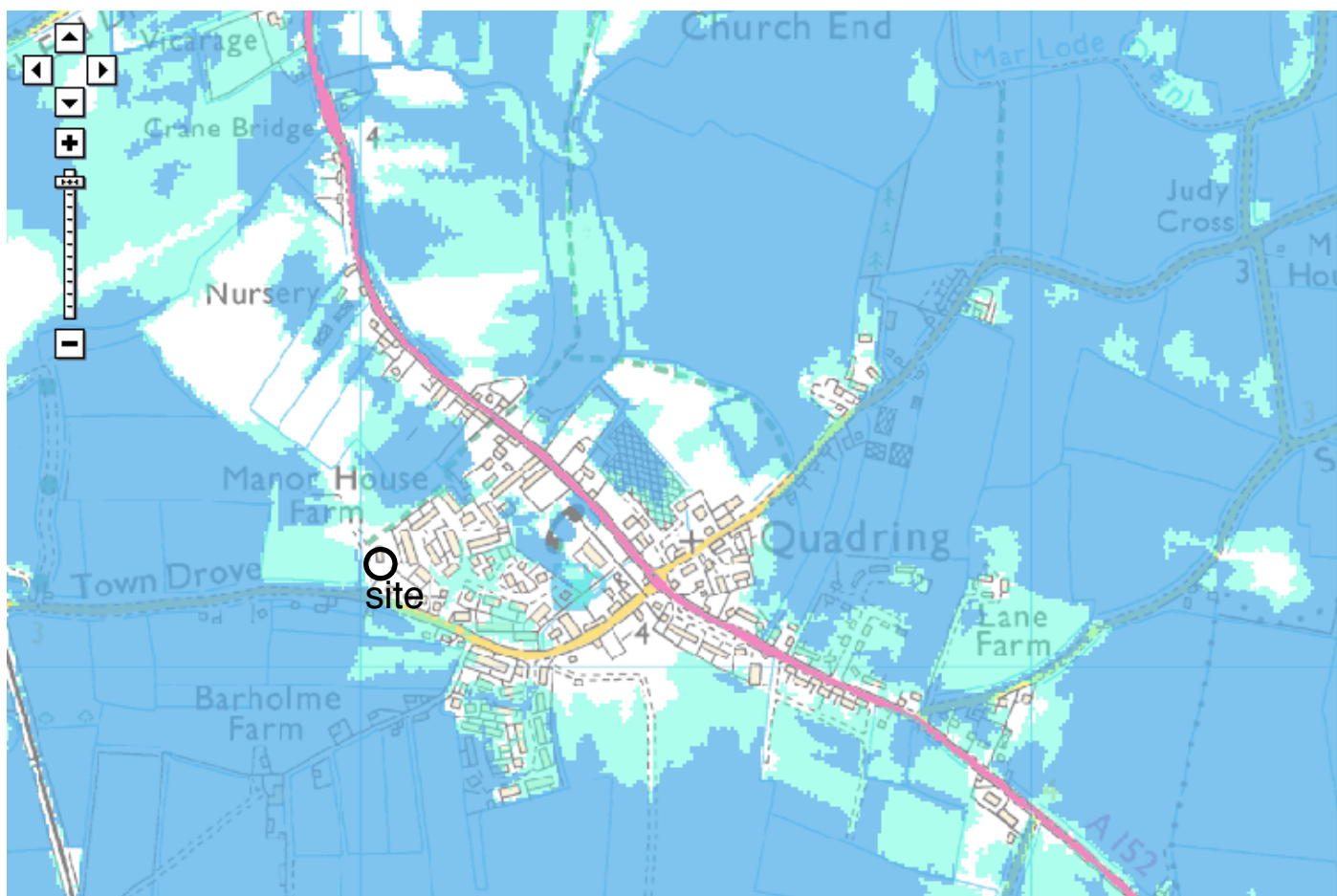
The building will be built to all latest standards and in addition rainwater harvesting and solar power will be investigated for inclusion to the design.

Flood Risk Assessment: -

As shown on the Flood Zone Map (see at rear) from the Environment Agency the site is within Flood Zone 1 and therefore there is no need for a Flood Risk Assessment. However the property will be raised so that the finished floor level is 300mm generally above ground level (reasonably level site). The property will also be constructed in conjunction with Flood Resilient Construction to further safeguard the property.



GOOGLE SITE PLAN SHOWING
RELATIONSHIP FROM PROPOSED SITE
TO VILLAGE CENTRE AND THE REST OF
QUADRING



EA FLOOD MAP FOR QUADRING