

Proposed Detached House on Plot at Rear of 175, Hawthorn Bank
Spalding, Lincolnshire.

DESIGN AND ACCESS STATEMENT

1. Background Information

- 1.1 See Section 1. of the 'Supporting Statement' submitted with this Application.
- 1.2 The Application site is located at the Eastern end of Hawthorn Bank.
- 1.3 The proposed detached house is located in the large grounds to the rear of the existing detached property 175 Hawthorn Bank.
- 1.4 The site sits within an existing established residential area comprising of detached and semi-detached two storey and single storey dwellings.
- 1.5 Architecturally the existing neighbouring properties are all very different in design and in the use of construction materials.
- 1.6 The Environment Agency flood maps show this site as sitting within Flood Zone 3 therefore a Flood Risk Assessment is submitted with this application.

2. Design

- 2.1 The proposed detached house has been designed as a high quality family home with an integral single garage. All the facilities required in a modern family home are included comprising, three bedrooms (one en suite), first floor family bathroom, large lounge, large kitchen dining room, utility room, ground floor WC, study or fourth bedroom, entrance vestibule and hall. The house design will incorporate the latest thinking on disabled access.
- 2.2 The house is a 'chalet' type construction with pitched roofs and dormer windows. Roofs will be in classic red clay tiles with walls in light buff matt facing bricks and all soffits and fascias in white UPVC. Windows will be casement type finished in white with external doors to match. Rainwater goods will be in black plastic.
- 2.3 This chalet type design makes the house very attractive in all elevations with the added benefit of having a lower overall height than most of the neighbouring houses even though the ground floor will be constructed 300mm higher than the surrounding land as recommended by the flood risk assessment.
- 2.4 The design of the house with its pitched roof lines and orientation within the site now fits in well with the neighbouring properties.

3. Access

- 3.1 Access to the house will be a driveway immediately off Hawthorn Bank which will utilise the existing road access. The driveway will be finished in tarmac to minimise any noise from vehicles or pedestrians. Disabled visitors can drive or be driven up to the front door.

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- 3.2 The Site Plan, Drawing Number PH105-4, shows the proposals for vehicular movements within the site. As can be seen vehicles will leave the site going forwards on to Hawthorn Bank making for a very safe exit as visibility both ways on to the main road is very very good.
- 3.3 The additional vehicular movements on to Hawthorn Bank from one family home will be absolutely minute compared with existing use of this road.

4. Sustainability

- 4.1 Spalding is a large town and is classed as a Sub Regional Centre in the SHDC Local Plan. There are schools, leisure facilities, public houses and shops within the the local vicinity and all the amenities of the main town are accessible by bus or on foot.
- 4.1 A bus service operates along Hawthorn Bank with bus stops located close to the the proposed site entrance. This provides easy access to Spalding, Peterborough, Holbeach and further afield using public transport. Access to the national network is available via Spalding railway station.