PEMA
DESIGN CONSULTANCY



Design and Access Statement

Private plot off Town End Manor off London Road, Spalding PE11 2TP
QRGR+H8 Spalding, UK (Google Map Location)

Proposal: Construction of 4 bedroom single family dwelling.

Revision: A 04.08.2021

Our ref: <DA/4001/05/21>

Design and Access Statement

Private plot off Town End Manor off London Road, Spalding PE11 2TP
QRGR+H8 Spalding, UK (Google Map Location)

Proposal: Construction of 4 bedroom single family dwelling.

1.0 Existing Site

The site currently is used as a private allotment enclosed by mature hedges, trees and closed board fencing. There are various well established but overgrown fruit trees in the center of the site and towards the west. There is a single vehicle access off Town End manor. An inspection chamber is located towards the site entrance connecting properties to the north and south of the site. Two large tree stumps are also located near the east boundary and a telephone post adjacent to the site entrance.

The site slopes down towards the center naturally and raises back towards the west and north boundary.

1.1 Context and Access

The site is located on Town End Manor of London Road – Spalding and nestled between 137 London Road and 4 and 4A Town End Manor. The north boundary of the site backs gardens of properties on Carnoustie Crescent and share a mature hedge boundary. Opposite the entrance to the site is located Town End Manor previously known as Duck Hall, a large turn of the last century residence that has been converted to various flats and dwellings.
Further along Town End Manor there are two detached chalet type dwellings.

The site is not visible from the main road and is sheltered by trees and hedges.

The site is accessed via Town End Manor.



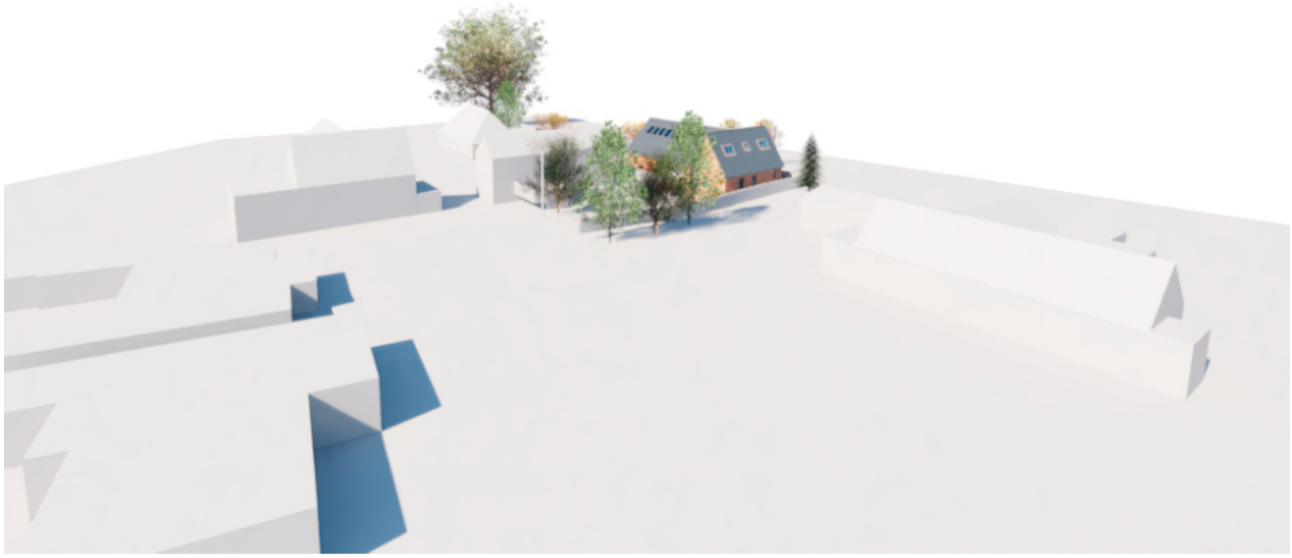
2.0 Proposed Layout and Access

The proposed dwelling will sit on the corner of the site in an “L” configuration with the front of the property facing Town End Manor and the rear towards the west. Small existing fruit trees on the location of the proposed building will be removed and existing hedges retained. Vehicle access will be created using compacted ground and gravel to allow natural draining.



3.0 Scale and Appearance

The proposed dwelling will be similar in size and scale to Town End Manor and has been designed to be proportional to the surrounding buildings and context. Traditional materials such as rustic weathered facing bricks and roof finishes used to make the new dwelling feel like it is a well established building within the street context. Soft landscaping will be planted to the front elevation of the dwelling with in planters and a vegetable plot to the west wing is proposed. Dark grey / black window frames and doors are proposed along with dark high quality, coloured rainwater goods.



4.0 Parking

Off road parking will be created to the front of the property on gravel suitable for 3 -4 cars.