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DESIGN & ACCESS STATEMENT

PROPOSED 2 BUNGALOWS

OPPOSITE

9 THE RIVER BANK

SPALDING

LINCS

PE11 3AA

FOR

DR. KAY WEIJERS

DOCUMENT REF: SD22-010/DAS

Introduction

This proposal is to build 2 bungalows on a parcel of land opposite 9 The River Bank, Spalding. Planning permission has previously been granted on this site for 1 house under ref: H16-0638-15.

Pre-Application

Pre-Application discussions have previously taken place between my client and your planning office, to which a favourable response was received for 2 bungalows – see attached email dated 14.02.22.

Proposal

The site is within the local plan for Spalding, so is considered suitable for residential development.

Locality

There are a mixture of houses and bungalows in the locality, so it is considered bungalows are appropriate for this site.

Dwellings

2 Bungalows are proposed along with car parking spaces.

Screening

There is an existing 1.8m high fence to the northern boundary which is to remain. There are existing railing along the river boundary which is to remain. There is proposed 1.8m high above boarded fence proposed between the two proposed bungalows.

Access

The proposed access will be constructed all to LCC highways requirements.

Drive / Parking Bay

To be constructed of block paving or similar approved.

Bungalow external materials

Planum clay interlocking low pitch roof tile – slate grey.

Butterly clockhouse knightsbridge multi stock facing bricks.

Disabled Access

The proposed bungalows to have disabled access as required by building regulations including hard paved access.

Foul Drainage

Connect foul drains to bio-disc treatment plant with outfall to river**.**

Surface water drainage

Connect to onsite soakaways.

Flood Risk

Floor levels of the proposed bungalow will be 450mm above surrounding ground levels as per 'Flood Risk Assessment'.

Conclusion

The proposal is with the local plan for Spalding, and it is considered that 2 bungalows will fit comfortably in this location.