

DESIGN AND ACCESS STATEMENT

The Site

The site is situated in Johnson Avenue. Located in the Borough of Spalding.

The property is a mid-terraced property within a block of four.

The property has a very large rear garden which is not efficiently used.

Access to the property is via Johnson Ave but there is also a right of way to the rear.

An OS location plan is enclosed with the application.

Appraisal of Context

Context of local landscape and buildings

The chief landscape features of and around the site are: -

- A) The site itself is generally flat.
- B) To the North and South, the property is attached to the neighbouring terraced properties.
- C) To the East is the road known as Johnson Avenue.
- D) To the West is a substantial sized garden.
- E) The site is in a flood risk zone 3- High Risk-
The finished proposed extension will be set at the same height as the existing building.

Evaluation of opportunities and constraints affecting the development of the site:

Physical features: The site dimensions, levels, orientation have all affected the design- the major windows face West (the rear garden). This will reduce any overlooking of neighbouring properties.

Design Factors:

The two-storey extension has a depth of 4m and an overall width of 6.8m in order to try and link existing rooms through into the new extension.

However, due to the property being terraced and Nr 6 having a bathroom window closest to the extension the design incorporates a splay at first floor level.

This has been designed this way to ensure Nr 6 does not fall foul to loss of light within that room.

A property further along Johnson Ave maybe nr 10 or 11 has previously had a two-storey extension with a flat roof construction.

This would not be the preferred roof form and a pitched hip type is suggested thus looking better as well as reducing the roof height at the furthest point.

The appearance of the development will endeavour to fit seamlessly into the existing environment thus preserving the character of the area.

Rendered walls with uPVC windows or doors.

The eaves line will match existing whilst the ridge will be designed to sit well beneath the original terrace ridge.

THE DESIGN COMPONENT

Amount of proposed development

The proposal is for the construction of a two-storey extension to the rear of a terraced property.

Scale of proposed development

The dwelling has an approximate footprint of 27m² with a total internal additional space of 42m²

The building will form a square.

Typical areas such as kitchen, lounge, dining will occupy the ground floor area and bedrooms/bathroom the first-floor level.

Landscape

Landscape will mainly be retained as existing beyond the new extension. The property has a very large rear grassed lawn.

Appearance of the development

The development will be constructed in blocks and rendered with interlocking roof to blend into the existing property.

Windows and doors are to be uPVC and configured as suggested on drawing 22/JA/03.

THE ACCESS COMPONENT

Access to the site itself

There is a public highway access to the site off Johnson Ave.

Emergency services

The buildings are sufficiently close to the existing public highway to meet requirements.

CONCLUSIONS

The site is already an established site for the existing dwelling.

The proposals are in scale with housing in the locality and do not adversely affect the immediate neighbours.

The proposals meet the policy requirements of the Council and any flood risk issues raised by the Environmental Agency.

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