



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 2849-15

**RESIDENTIAL DEVELOPMENT
42B SPALDING COMMON
SPALDING
LINCS
PE11 3AH**

3 BEDROOM BUNGALOW & INTEGRAL DOUBLE GARAGE

FOR

MR & MRS N BACK



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
42B SPALDING COMMON
SPALDING
LINCS
PE11 3AH**

The application is to acquire Town & Country Planning Permission for a 3 bedroom bungalow for the benefit of Mr & Mrs N Back.

The site has a history of planning refusals together with an appeal dismissal, this application has been influenced by the proposed local plan for South Holland, which is out for public consultation, the application site has been included within the proposed boundary of residential development and annotated as 'Potential Housing Site'.

The current site amounts to approximately 0.13 hectares (0.32 acres) and is rated by the South Holland District Council as 'premises & store' therefore it is designated as a 'brownfield site'. The existing access off Spalding Common Road is to be utilised and is owned by the applicant, the neighbouring property to the South, known as Brookfield, has a conditional right of way over it.

The following part of this statement is as suggested by the 'Commission for Architecture and the Built Environment' (CABE).

USE

The current use of this 'brownfield site' is designated as business premises & store, the proposal is to demolish the existing building and replace with a 3 bedroom retirement bungalow for the benefit of the applicants.

AMOUNT

A single 3 bedroom bungalow with integral double garage is proposed.

LAYOUT

The proposed bungalow has been designed and orientated to utilise the existing access off Spalding Common Road and will be built in front of the existing building to create a frontage street scene with the properties to the North & South.

LANDSCAPING

The existing site is surrounded by mature trees & hedging the proposal is to retain and rationalise the existing landscaping and include additional specimen tree planting.

APPEARANCE

White or cream UPVC windows and doors with bricks & tiles agreed by condition due to the un-reliability of supplies.

ACCESS

Access to the site will be via the existing access off Spalding Common. Access to and around the property will be as determined by Part M of the Building Regulations.

FLOOD RISK

The site is classified as being in Flood Zone 3 of the Environment Agency flood map but is not effected by flooding problems in the South Holland Strategic Flood Risk Assessment map. The finished floor level will be constructed as high as practically possible to satisfy Part M of the Building Regulations. Flood resilient measures to be incorporated (See appendix for Flood Resilient Construction details).

APPLICATION PLAN

2849-15-02A Floor plans, elevations, site & location plans.

G R Merchant
November 2015

APPENDIX

LOCATION PLAN 1/1250

‘GOOGLE’ LOCATION & SITE PLANS

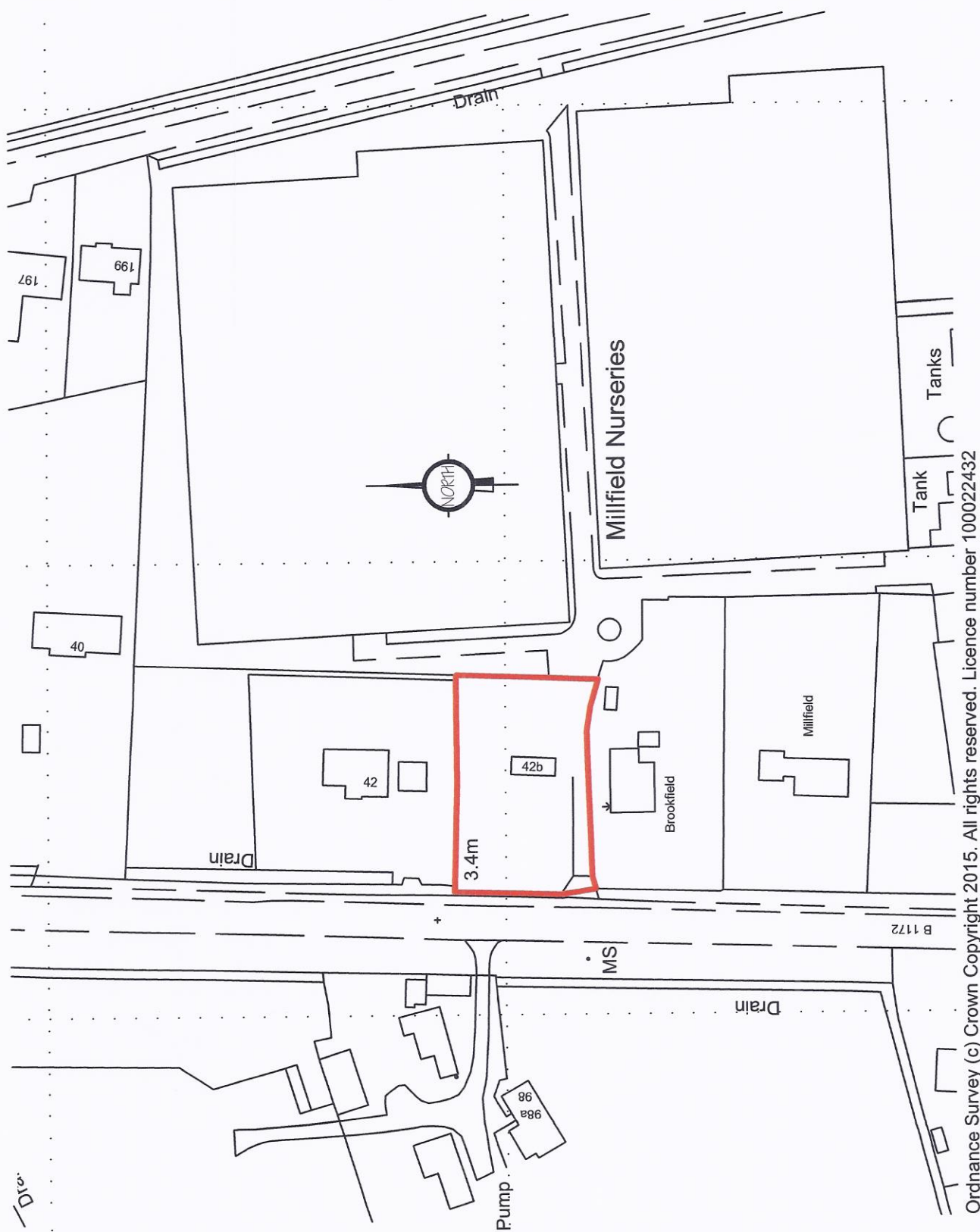
PROPOSED DEVELOPMENT BOUNDARY PLAN
UNDER PUBLIC CONSULTATION (6 WEEKS)

FLOOD RISK MAPS
-ENVIRONMENT AGENCY
-SOUTH HOLLAND STRATEGIC FLOOD RISK ASSESSMENT

FLOOD RESILIENT CONSTRUCTION SCHEDULE

Ref: 2849-15

LOCATION PLAN 1/1250

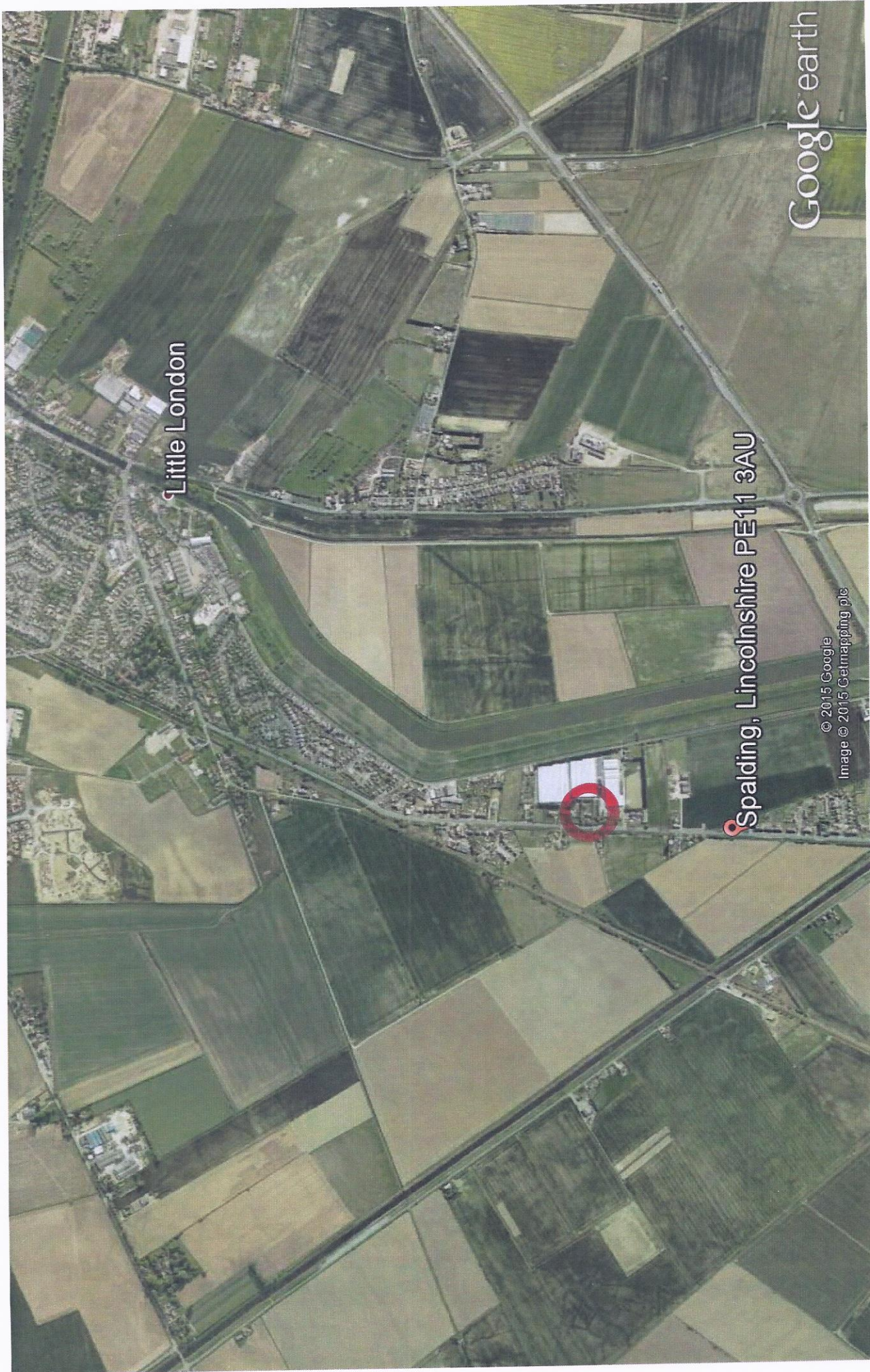


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LOCATION PLAN 1:250

Ref: 2849-15

‘GOOGLE’ LOCATION & SITE PLANS





2000
700

feet
meters

Google earth

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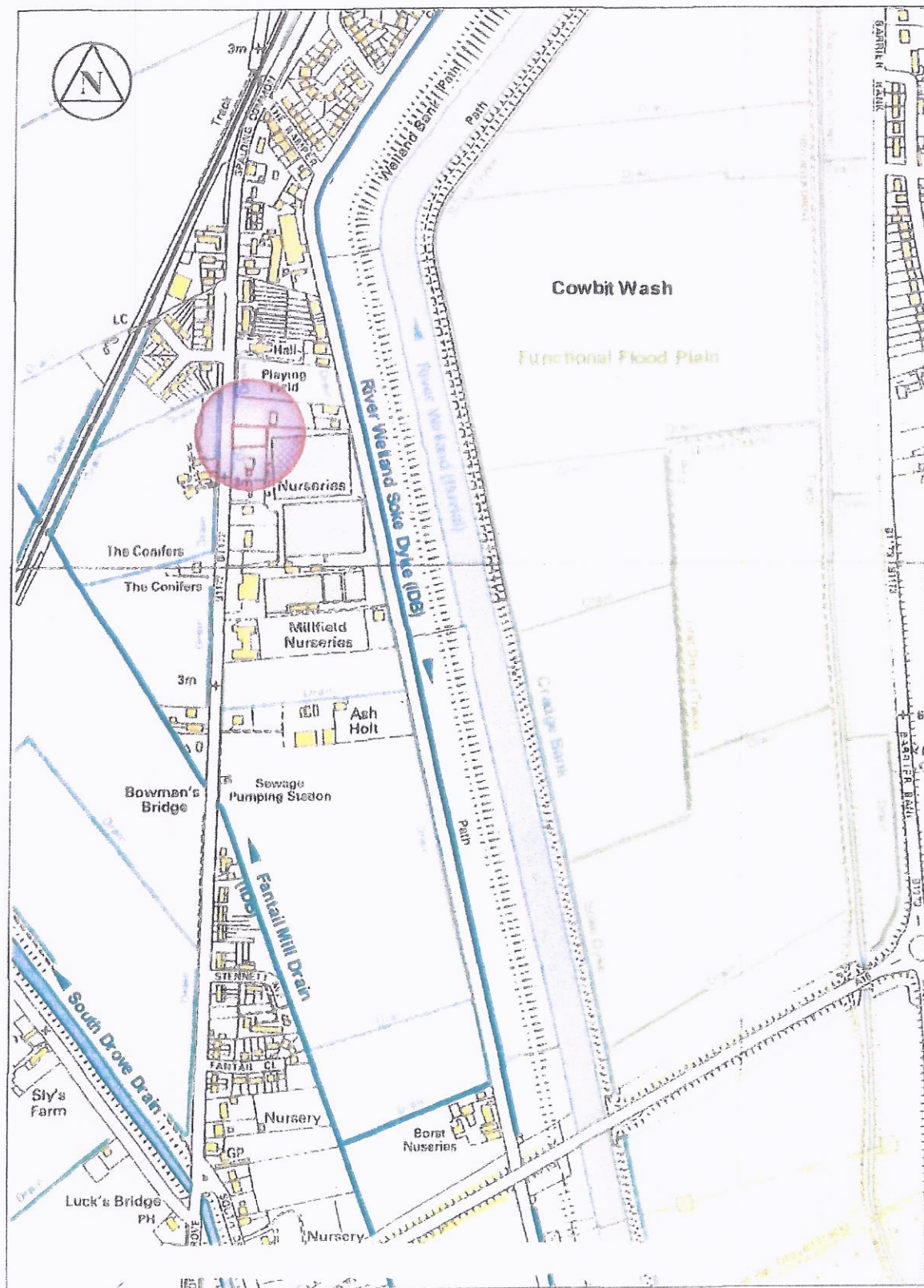
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Google earth

Ref: 2849-15

**PROPOSED DEVELOPMENT BOUNDARY PLAN
UNDER PUBLIC CONSULTATION (6 WEEKS)**



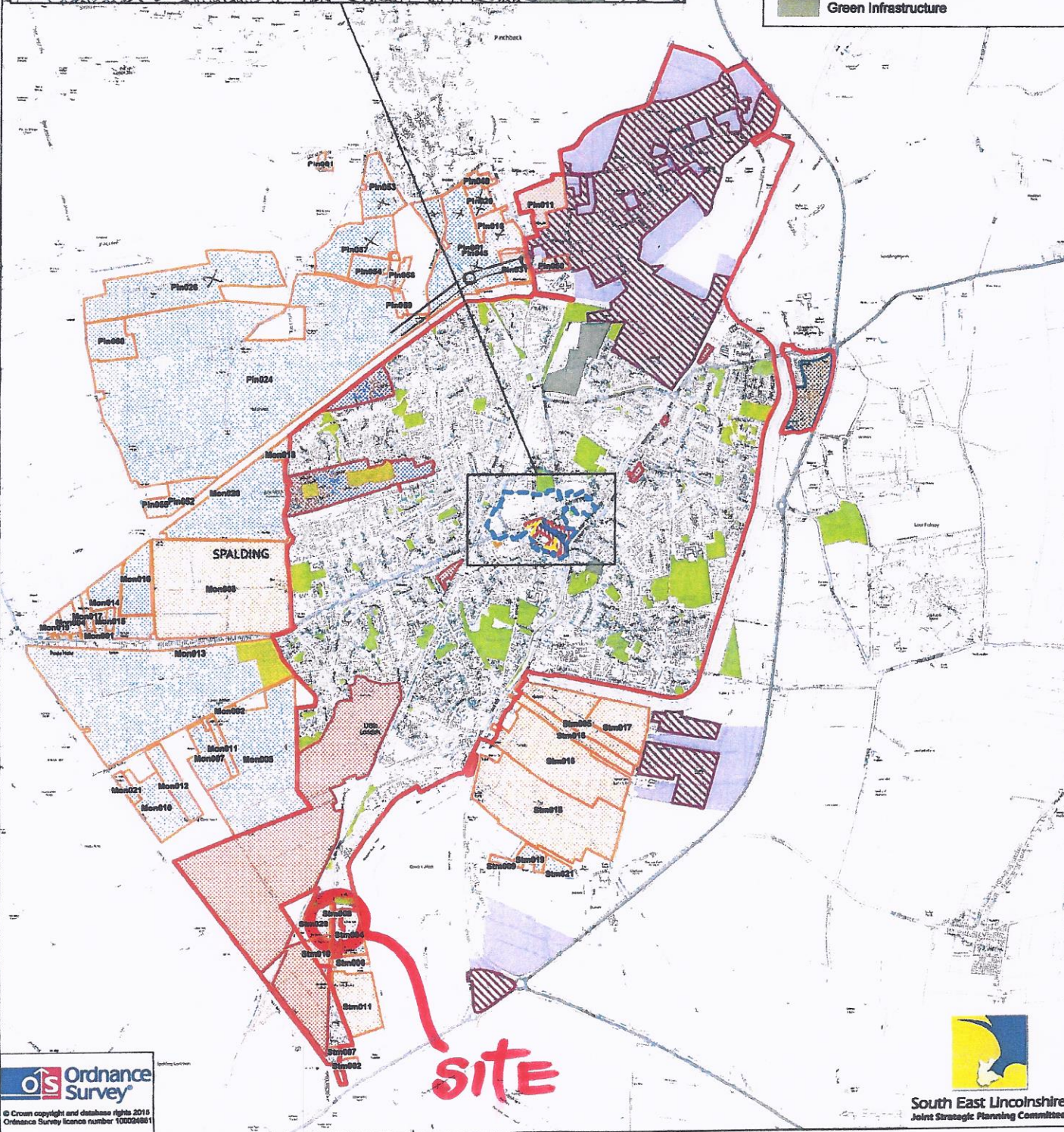
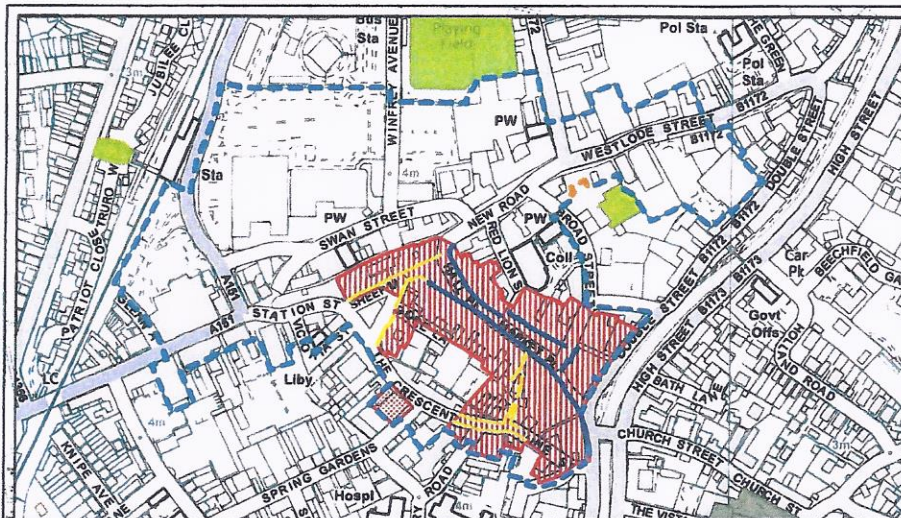
Location Plan

Spalding

Sub Regional Centre



- Proposed Settlement Boundary
- Existing Main Employment Area
- Proposed Main Employment Area
- Specific Occupier Site
- Town Centre Boundary
- Primary Shopping Area
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Potential Housing Site
- Housing Commitment
- Recreational Open Space
- Green Infrastructure



FLOOD RISK MAPS
- ENVIRONMENT AGENCY
- SOUTH HOLLAND STRATEGIC FLOOD RISK ASSESSMENT



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

PE11 3AZ

Go

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

☐ Flood Zone 3

☐ Flood Zone 2

☐ Flood defences (Not all may be shown*)

☐ Areas benefiting from flood defences (Not all may be shown*)

☒ Main River Line

☐ Main River Line

☒ Other national environmental organisations

☐ Natural Resources Wales Area of responsibility

☐ Scottish Environment Protection Agency Area of responsibility

PE11 3AZ at scale 1:20,000

Other maps

Data search

Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your [local environment agency office](#) for further details.

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Author: Environment Agency | wiybysupport@environment-agency.gov.uk
 Last updated: 14th October 2015

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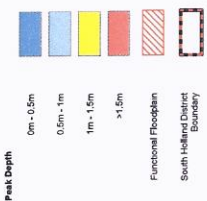
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, mean rivers and Internal Drainage Board systems taking into account the current flood risk management measures in place as flood defences.
2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas
3. The consequences designated as being an Actual Risk arise from direct coastal flooding from the sea, or from a breach of a sea defence, or from a breach failure of some defences. Breach failure has been assumed to occur in places where the freboard between peak sea or river water level and the crest of the defence is less than the minimum desirable for structural security of the defence.
4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.
5. The potential flooding consequences relate to flood probability bandings as shown.
6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.
7. Land outside South Holland District is not considered.
8. This map shows the extents only of the flooding probability bands relevant to the map title.

The Wash

SOUTH HOLLAND DISTRICT

Map Legend



Annual Probability of Flooding from a river (fluvial) from the sea (total)

Probability Band	Annual Probability of Flooding from a river (fluvial)	from the sea (total)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

REV DATE REMARKS

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ROYAL HASKONING
RIGHTWELL HOUSE
PETERBOROUGH
PE1 1BW
TEL: 44 (0)1733 392243
FAX: 44 (0)1733 392243



SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORITY ROAD
SOUTH HOLLAND
LINCOLNSHIRE
PE11 2XE

UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT
Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:
SCALE: 1 : 50,000 @ A1 MAP NO:

FLOOD RESILIENT CONSTRUCTION SCHEDULE

Residential Development
42B Spalding Common
Spalding
Lincs
PE11 3AV

Flood Resilient Construction

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- As the site is particularly low it would be impractical to set the ground floor at a level similar to Spalding Common, it would nevertheless be prudent to set as high as reasonably practicle/possible.
- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.
- The site access off Spalding Common (B1172) should be carefully constructed to ensure that any carriageway run-off is properly intercepted and directed to the riparian watercourse.