

M.A.P. Design Services

Design and access statement for Land adjacent to
144 Reservoir Road Surfleet Spalding PE11 4DH Ref; H17-1169-21 approved 28/04/22

The proposal is re-application for a proposed single storey dwelling situated on land adjacent to the above address. Changes from the previously approved application are that the siting for the proposed dwelling has been moved towards the east boundary, overall size remaining the same with minor layout changes.

The Nature of the Asset

The site is located in Surfleet Seas-End 1.7km north west of Spalding, to the North of Reservoir Road, at the West end of a small habited area. The building within the area do not confirm to a building line and do not confirm to any particular Architectural style varying in age.

The Extent of the Asset

The site is 22m North to South and 52m East to West with an approximate area of 1144m² Adjacent to an agricultural setting. The site is mainly overgrown with shrubs and some small fruit trees with no TPO's.

To the North and West is open farmland, and to the South a few large detached dwelling which are well spaced.

The land outline in Red on the location and block plan are allocated boundaries for the proposed building plot previously part of the curtilage for No 144. The land has now been sold as a development plot under new ownership.

The Proposed Works

To build a new domestic dwelling constructed from tradition methods, blockwork insulated cavity walls, clad with timber 150mm feather edge board, stained light oak in colour. Black timber fascias and soffits stained black, clay pan tiles Sandtoft Tuscan red roof finish on timber engineered trusses. Foundations are traditional concrete deep strip, subject to building control approval, concrete suspended block and beam floor.

Bi-fold doors flush profile Anthracite grey, upvc doors and windows Anthracite grey.

Black half round guttering and downpipes.

Landscaping; the site is mainly overgrown being cleared, removal of some minor fruit trees. Close boarded fencing will form the new boundaries.

See flood risk assessment for final slab levels of dwelling. Must be above the 0.1% breach depth in the 2115 scenario, paths and driveway will be permeable. The dwelling itself will meet the construction anti-flood measures

Local development core strategies.
Housing paper plan Surfleet 2019

It is understood that consideration has been given to the area to provide additional housing, 2011 – 2036

1. The site is mostly within the village envelope
2. The proposal provided an immediate unit delivering sustained development within a rural area.
3. The proposal would offer clean consolidated use of the land north side of Reservoir Road.
4. The proposal is well design and would and would enhance this part of the village.
5. The proposal would also contribute to the local needs.

Access/Highways

Access is directly from Reservoir Road with a designated access driveway to the site. Adequate vision splays allow safe entry and egress with a driveway formed to access the new dwelling. The driveway access will also lead to a minimum of 2 parking spaces, allowing for the minimum requirement for highways standards. The construction of driveway is to be permeable with a consolidated hardcore base and gravel finish over. A section of Granite Setts will be installed from the boundary access for a distance of 2.5m to prevent gravel tracking out onto the highway.

3m x 5.5m sight splays will be 2.1m x 2.1m to each side of the drive where it meets the public highway.