Design and Access Statement
Replacement dwelling at
25 The Reservoir, Surfleet Seas End
Spalding . PE11 4DJ

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Mr P & Mrs C Ingleby
East Midlands Design Assoc

December 2021

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1. AIM

The proposal is to seek approval to replace the existing delapidated prefabricated dwelling with a single two storey dwelling constructed to modern standards

This Design and Access statement forms part of the application providing information and supporting evidec for the proposal

2. SITE LOCATION AND HISTORY




Site location

The site is located some 6.5k north of Spalding town and 1.5k east from the junction of Seas End Road with the A16

Surfleet Reservoir has a mixture of permanent houses and holiday let chalets. In recent years, these dwellings have been extensively renovated or replaced.

This application is a resubmission of previous approval ref H17-0466-21

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3. SITE AND SURROUNDING AREA

The proposed site, 25 The Reservoir, sits facing north west towards the reservoir among other residential properties. There is a vehicle access along the south eastern boundary servicing the properties on the southerly side of the river Glen.

A public right of way crosses between the frontage to the property and the river, this is unaffected by the proposal




4 SCALE & DESIGN

The scale of the development is restricted to one unit which enables the opportunity to provide a more contemporary design.

As the requirements of the Environment Agency require sleeping accommodation to be on the first floor the proposal has to be two storey in height and will therefore not be in character with the existing smaller single storey properties. In addition to this the EA also require the ground floor to be set at a height of

4.85ODN which increases the overall height of the proposal. This will, however, be the requirement of all future replacement properties in this location.

The site is more than capable of accommodating the proposal submitted.

## 5 FLOOD RISK

The proposal is supported by a Flood Risk Assessment prepared by S Hemmings and whilst within the flood zone the raising of the floor level reduces the risk of flooding.

## 6 LANDSCAPING

Due to the size of the site and its location it is intended not to introduce landscaping.

## 7. CONCLUSION

The proposal is within an established area of development. The design may not be in character with the surrounding properties but is sympathetic to the those which have been replaced and will set a precedent for those properties which will, at some time in the future, also require replacing.