Design & Access Statement & Flood Risk Assessment

Proposed garage conversion to dwelling, land at 41 Station Road, Tydd Gote, PE13 5QA.

Introduction

The following design and access statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwelling respects the local context that it will integrate with.

This application is being made on behalf of Mr Josh Peggs, who owns and lives at No.41. The application site forms part of No.41's domestic curtilage, driveway and garage, the proposal involves converting the existin triple garage with store over into a detached dwelling, portioning off part of the site to allow a private garden, with a shared drive to the front.

Due to the size of the driveway and side garden, the proposed development has very little impact on No.41.

The site is located within the defined Development Area Boundary for Tydd Gote, it is also close to the village centre and its amenities, making it a sustainable location.

Design and Scale

Please see detailed drawings submitted with this application for the proposed conversion. The external appearance and materials have been carefully selected by the applicant to create a high quality family home.

The proposed site plan clearly demonstrates that the conversion can be accommodated on site without affecting the host dwelling. Both the existing and proposed dwellings also have ample driveways and private amenity garden space.

Access and Parking

The application site is located on a straight section Station Road, the existing access isn't in the most optimal position for visibility, plus the existing large hedge to the front of the site impedes it further. This application seeks permission to remove the existing frontage hedge and move the site access towards the middle of the site to enable 2.4x43m vision splays to be achieved in both directions of Station Road.

The proposed dwelling shares this new access with No.41 – as shown on the proposed site plan. The new access will be 5m wide and to highways spec (tarmac for first 5m off carriageway).

The proposed site plan illustrates how the proposed dwelling and its driveway will be laid out to provide adequate parking and turning so that vehicles can park and leave the plot in forward gear.

Hard/Soft Landscaping

- Northern boundary = to remain as existing – see site plan.
- Eastern boundary = proposed 1.8m close boarded fence.
- Southern boundary = remove existing hedge and replace with new laurel hedge set 2m further back, set frontage to grass verge – see site plan.
- Western boundary = to remain as existing – see site plan.

Gravel drive as per proposed site plan.

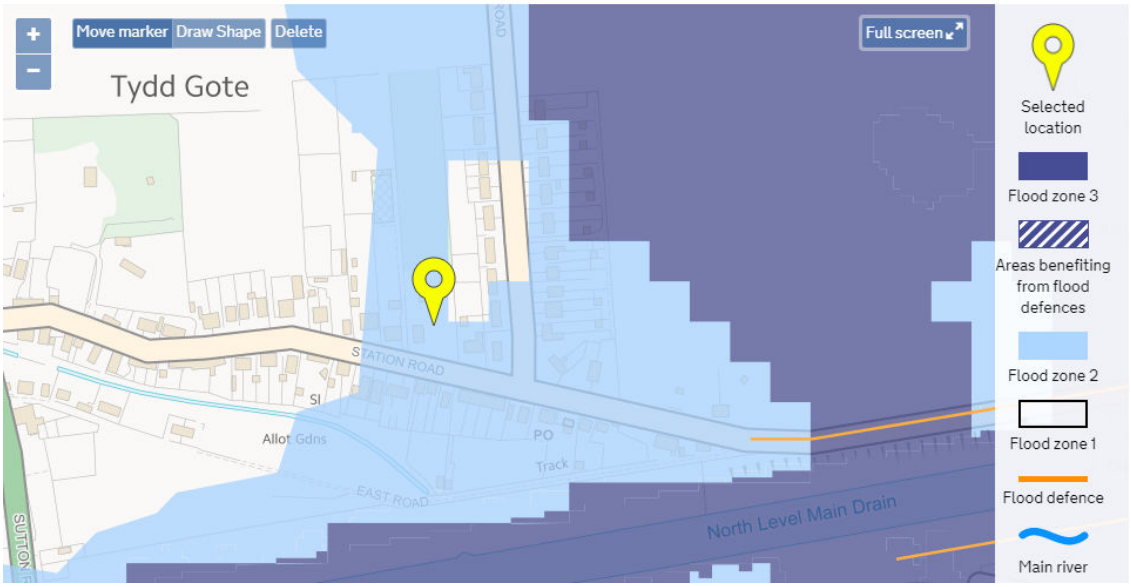
Drainage

Surface water discharge to remain as existing, extra roof area to discharge into existing system.

Foul water will discharge to the foul main in Station Road.

Flood Risk Assessment

The application site is located within flood zone 2, as shown on the map extract below.



All sleeping accommodation is located at first floor level.

Proposed finished floor level of the proposed conversion will be set at 300mm above existing site level.