PETER HUMPHREY ASSOCIATES LTD.

PRE-APPLICATION STATEMENT

Job number: 5453	**Date:** 11/08/2016

Site address:

Replacement dwelling, Tretton Manor, Cat's Lane, Tydd st Giles PE13 5LZ

Description of development:

Full Planning Application for a replacement dwelling with integral garage. The existing dwelling is in a poor state, suffering damp problems and requiring extensive repairs that would not be financially viable. It is proposed to replace the existing house with an attractive family home with style and materials to be in keeping with the rural character of the area.

Site Details:

The site is located on Cat's Lane on the outskirts of the village of Tydd st Giles. The site currently has various buildings including the dwelling and some brick and timber storage buildings.

The dwelling currently on site is It is in a poor state of repair with extensive damp problems.

A pre-application response was received from planning officer Tracey Meachen (ref: PE-00213-16) stating that the dwelling is not of such architectural or historical merit as to warrant retention and that as long as the proposal is of a very good design, a larger dwelling could be considered.

Design:

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.

It is proposed to build a traditional structure located within the existing curtilage and designed to simulate traditional farmhouse construction in the countryside.

It is proposed that the dwelling is designed to incorporate several friendly renewable energy systems. The dwelling will be heated by an air-source heat pump as well as wood burning stove.

Layout:

The layout of the proposed site has been carefully considered to ensure that minimal impact is made to surrounding buildings and character of the area. The dwelling will pose no detrimental impact to neighbouring properties as there are no immediate dwellings adjacent the site.

The new dwelling will be in a similar position to the existing. Please see site plan.

Landscaping:

The site currently has a few trees which will be retained where possible.

The plot will have a large garden area which will be laid to lawn and incorporate native species shrubs and plants to encourage local wildlife.

Access:

The site will use the existing access from Cat's Lane.

There is more than adequate space for parking and turning on site and the site plan shows sufficient space will be provided to enable vehicles to enter, turn and leave in forward gear.

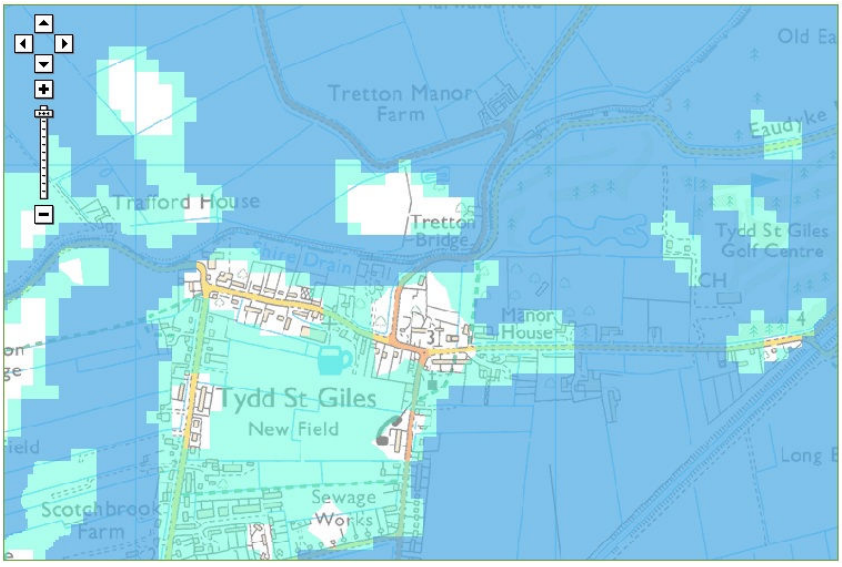
Upon alighting a parked vehicle, a hard surfaced area will lead directly to the principle entrance. The parking and turning area will be constructed using block paviors or gravel.

The proposed dwellings will comply with the Approved Building Regulation Part M to ensure that a level access is provided to the principle entrance of the dwelling as well as providing a ground floor WC.

The dwelling will have the electricity meter box near the entrance to allow access without the resident's occupancy.

Flood Risk Assessment:

The site lies within Flood zone 2/3 of the Environment Agency's Flood Zone maps and so this application is being supported by a Flood Risk Assessment.



Aerial views:



AERIAL VIEW 1



AERIAL VIEW 2