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ASSOCIATES

Design & Access Statement & Flood Risk Assessment

Introduction

Proposed dwelling land at 41 Station Road, Tydd Gote, PE13 5QA. New dwelling is currently under construction, its new address is now 41B Station Road. This application seeks some retrospective amendments to the scheme, as outlined below:

1. Retention of existing access for use by dwelling (This access originally served No.41 before new central access was approve and installed).
2. Additional single-storey rear extension to dwelling to create covered seating area.
3. Removal of trees to site frontage and replace with new laurel hedge (as previously approved) and new 1.2m post and rail fence.

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 building plot and dwelling respects the local context that it will integrate with.

This application is being made on behalf of Mr Josh Peggs, who owns both No.41 and No.41A, with the proposed dwelling being No.41B. The application site originally formed part of No.41's domestic curtilage/driveway and approval was sought for a new dwelling, the approval involved portioning off part of the site to make way for a new infill building plot for a 2-storey 4-bed detached dwelling. This application seeks to make the adjustments listed above to the scheme under a new full application submission.

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

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 2-storey dwelling. The external appearance and materials have been carefully selected by the applicant to create a high quality family home – and remain as originally approved.

The proposed site plan clearly demonstrates that a dwelling of similar scale and character 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.

The proposed dwelling has been positioned on a building line between No.41 and No.43 creating a frontage facing plot in character with development in the area.

Access and Parking

The application site is located on a straight section Station Road, the existing large hedge and trees used to impede visibility. The previous application obtained approval to remove the existing frontage hedge and move the site access towards the middle of the site, which has been constructed and now serves both the existing dwelling No.41 and the garage conversion to dwelling No.41A (complete and occupied).

The proposed dwelling looks to remain the existing access that once served No.41 but now with improved visibility – as shown on the proposed site plan. The existing access will be upgraded 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 = to remain as existing – see site plan.
- 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 and patio areas as per proposed site plan.

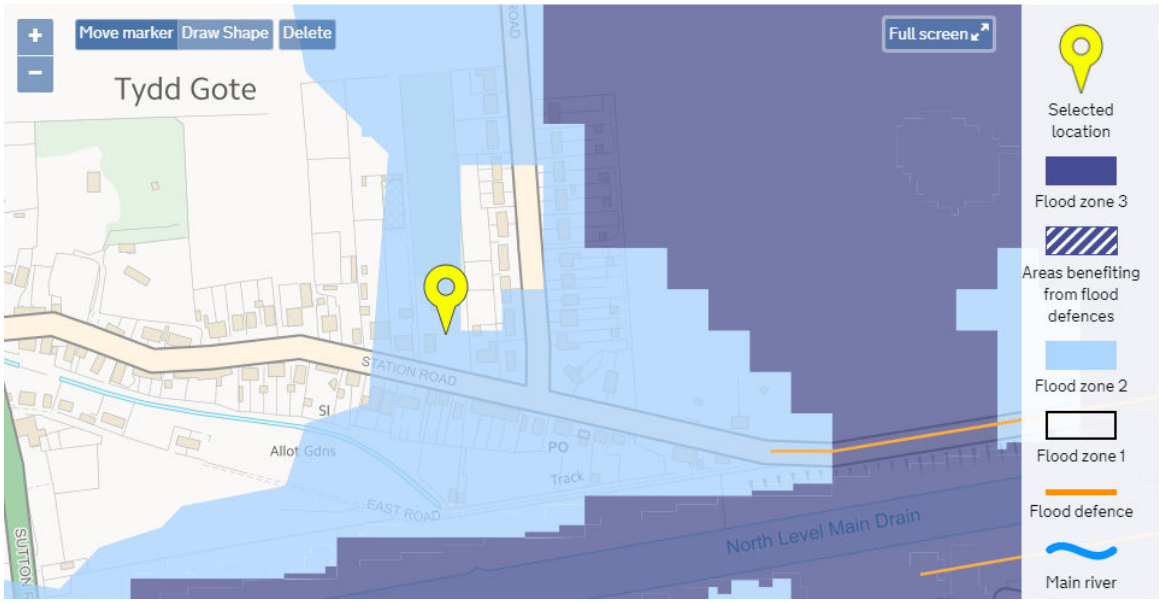
Drainage

Surface water will discharge to new soakaways in the rear garden (To be designed as part of the building regulation process).

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 dwelling will be set at 300mm above existing site level.