



PETER HUMPHREY
ASSOCIATES

Design & Access Statement & Flood Risk Assessment

Introduction

Proposed dwelling (retrospective) and extension (proposed) at 41 Station Road, Tydd Gote, PE13 5QA. New dwelling is already constructed under approval ref H21-0725-20, its new address is now 41A Station Road. This application seeks some retrospective amendments to the scheme, as outlined below:

1. Retention of existing access for use by new dwelling – 41B (This access originally served No.41 before new central access was approved and installed).
2. Additional two-storey rear extension to dwelling (41A)
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.41B, with the proposed dwelling extension being No.41A. The application site originally formed part of No.41's domestic curtilage/driveway and approval was sought for a change of use from garage to 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, which is part of a separate application. This application seeks to make the adjustments listed above to the scheme under a new full application submission.

Due to the positioning of the extension (rear of 41A), the proposed extension has very little impact on No.41 or No.41B.

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

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).

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.

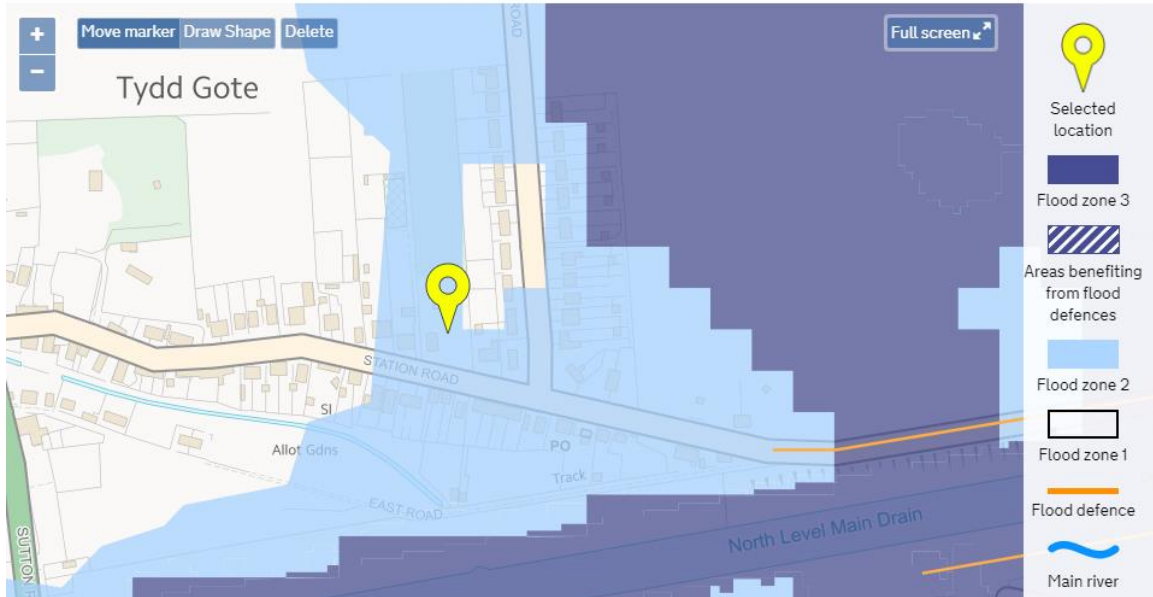
Drainage

Surface water will discharge to existing soakaways in the rear garden.

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.

Finished floor level of the existing dwelling and the proposed extension will be set at 300mm above existing site level.