

Design & Access Statement

Erection of replacement modular pods at Austendyke Rd, Weston Hills

The Site

The site is adjacent to the B1165, Austendyke Road in Weston Hills, a linear village located 2 miles east of the market town of Spalding.

Use

The proposed replacement modular pods by Solohaus will be prototype concept dwellings for research & design/show home purposes, as per the existing permitted temporary pods - Ref: H22-0994-19

Amount

A total of 2 new pods are proposed to replace the existing temporary pods on a site area of 738m²

Layout

The proposed pods are to be situated in the same location as the existing temporary pods on a raised platform approximately 2.4m high and will be served by an existing gravel driveway & parking area. This layout will not deviate from the existing arrangement on site, which will therefore not unduly impact upon the surrounding area as per the existing approved development.

Scale

The single storey pods as a pair are 7.75m wide by 7.94m long with a height of approx. 3.14m from the supporting raise platform, which in turn is approximately 2.4m high (matching the existing). They have a gross buildable area of 61.5sqm and a usable floor area of 24.9sqm per unit. As the height of the new pods are approximately 800mm less than the existing units, they will not have any increased or significant visual impact in terms of scale and cumulative impact.

Landscaping

The surrounding landscape character of the site is flat, open grass areas with gravel drive/car parking along with a hedge row & existing mature trees to the south screening the pods from view along Austendyke Road. As the structures involved will virtually be like for like replacements, existing landscaping will remain unaffected by the proposals and therefore continue to fit in well with both the pods appearance and the sites immediate characteristics.

Appearance

The pods are clad in mix of dark steel cladding (RAL 5007 & RAL 9005). Openable windows are provided to the front & rear elevations. The modern and minimalist approach to the elevational treatments & details will mirror that of the existing pods.

The proposed low maintenance, attractive modern materials used on the elevations will have a low visual impact both assimilating into the surroundings and enhancing the aesthetic setting of the proposal.

Access

The site itself has an existing vehicular access with parking spaces, which will remain unaffected. Traffic to and from the site will not be increased due to the small scale of the development.

Visual Impact

The proposed pods are of a smaller scale than existing and therefore will have a lesser impact. The existing landscaping to the front of the site will screen the pods from view and the minimalist design of the pods are a continuation of the current scheme. This helps assimilate the development into its surroundings, along with their small scale build safeguarding any adjacent buildings in the interests of visual and residential amenity.

The setting and appearance will not effect the current visual aesthetics of the site and its surroundings.