DESIGN AND ACCESS STATEMENT

INCORPORATING FLOOD RISK ASSESSMENT

ERECTION OF A NEW DWELLING

91 BROADGATE
WHAPLODE DROVE
SPALDING, LINCS
PE12 0TN

MR & MRS D LING

APPLICATION

Introduction
This is a full application for the erection of a New 4 Bedroom house.

The site is adjacent 'the bottle and glass' and currently has a shed on part of the site which is to be removed. It is generally overgrown and has scattered trees which are in a poor state. The site is generally flat and is in Flood Zone 1.

The land is currently in the ownership of the applicant's parents.

DESIGN

The dwelling is designed to be in keeping with the character of the houses in the area which are generally of brick construction with tiled roofs. The design is traditional and incorporates sliding sash style windows with cast stone cills and lintels.

USE

4 Bedroom dwelling house which will be a family home for the applicants.

LAYOUT

Parking & Turning
There is more than adequate space on the site for Parking, Turning and Amenity space. Parking spaces will be provided in accordance with LPA and government requirements.

Landscaping
The site is generally overgrown with some trees of little significance. It is intended to plant new native species trees and shrubs to replace these to create a more desirable and attractive landscaped area. These will create habitats for wildlife to help promote biodiversity.

The new access and hardstanding will consist of gravel and front and rear gardens will be laid to lawn.

SCALE

The area consists of dwellings, many of which are large family houses. The scale of this house is in keeping with the landscape and poses no detrimental impact to the surrounding area.

The dwelling does not look out of character on the site and the height, width and length are deemed to be suitable for the size of plot. There is no risk of overlooking to surrounding properties.

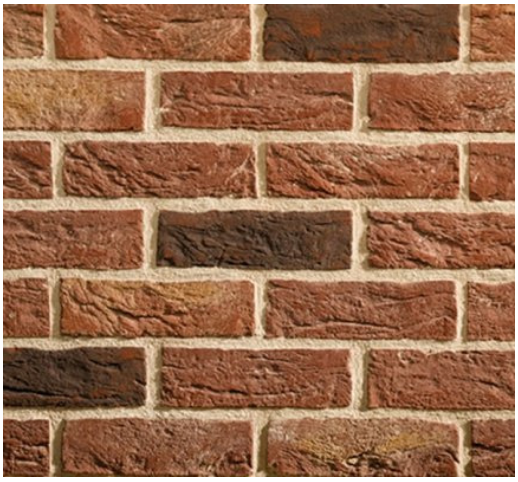
The area is predominantly residential with a mix of house types.

APPEARANCE

Proposed materials will be as followed:

Brick

Traditional Brick & Stone co - Audley Antique



Roof tile

Marley - Modern - *Colour: Smooth Grey*



Windows

uPVC - Sliding Sash Style with Cast Stone cills- *Colour: Cream*

ACCESS

A new access is proposed to the dwelling to LHA specification. The current speed limit is 30mph and so visibility splays of 2.4 x 43m are required in either direction which can be achieved. A turning area is provided to ensure that vehicles can access and leave the site in a forward gear.

There is adequate space for 3 parking spaces, the minimum required for a 4 bedroom property.

Hardstanding will be incorporated to allow access from the parking area to the main entrance in accordance with Approved Document M.

Garage parking is to be provided in the interest of security.

PRE-APPLICATION ADVICE

Pre-Application advice received on 24th September 2014 from planning officer David Gedney concludes that this site is well related to the existing settlement and that due to a current shortfall in terms of housing supply, an application may be favourably considered.

FLOOD RISK

The site is within Flood Zone 1 where there is a low risk of flooding. From the Environment Agency's 'Planning Response Matrix' and standing advice there is, therefore, no requirement for a flood risk assessment. Surface water will be dealt with, where necessary, in accordance with Environment Agency standing advice, internal drainage advice and in accordance with Building Regulations, which will ensure satisfactory design and implementation.



AERIAL VIEWS



View 1



View 2