

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT

AT

11 MIDDLE ROAD,

WHAPLODE,

FOR

SSJ PROPERTY INVESTMENTS LTD.

27TH MARCH 2024

1.0 LOCATION

- 1.1 THE APPLICATION SITE SITS ROUGHLY IN THE CENTRE OF THE BOUNDARY OF DEVELOPMENT FOR WHAPLODE WHICH IS CLASSED AS A MINOR SERVICE CENTRE IN THE LOCAL PLAN
- 1.2 THERE IS NO CONSERVATION AREA FOR WHAPLODE, THERE ARE NO LISTED BUILDINGS ADJACENT TO THE SITE AND NO ANCIENT MONUMENTS IN THE NEAR VICINITY

2.0 SITE

- 2.1 THE APPLICATION SITE SITS ON THE NORTHERN SIDE OF MIDDLE ROAD TOWARDS ITS WESTERN END. MIDDLE ROAD SITS LOWER THAN MILL LANE TO THE SOUTH AND HIGH/MAIN ROAD TO THE NORTH.
- 2.2 SITE AREA IS APPROXIMATELY 0.52 HECTARES GIVING A DENSITY OF 19.2 DWELLINGS PER HECTARE
- 2.3 THE APPLICANTS PURCHASED THE SITE IN OCTOBER 2023, THE MONO PITCH SINGLE STOREY BUILDING ON THE EASTERN SIDE OF THE SITE HAVING BEEN DEMOLISHED BY THE PREVIOUS OWNER
- 2.4 THE APPLICANT DEMOLISHED THE SEMI DETACHED BUNGALOW IN NOVEMBER 2023, THIS CONSISTED OF A PITCHED ROOF FRONTAGE WITH FLAT ROOFED EXTENSIONS TO THE REAR WHICH WERE BUILT UP TO THE BOUNDARY. SHDC REF DEM-00390-23
FOR STRUCTURAL REASONS THE APPLICANT LEFT THE COMPLETE SHARED CHIMNEY IN PLACE, THE PARTY WALL WAS THEN INSULATED AND CLAD.
- 2.5 SEE THE END OF THIS STATEMENT FOR PHOTOGRAPHS OF THE ORIGINAL BUILDINGS ON THE APPLICATION SITE. (PAGES 7 TO 11)
- 2.6 THERE IS A WIDE VARIETY OF DWELLINGS IN WHAPLODE IN SIZE, TYPE, STYLE AND MATERIALS, THERE IS NOT A LOCAL VERNACULAR STYLE.
- 2.7 TO THE NORTH OF THE APPLICATION SITE ON THE FAR SIDE OF THE I.D.D DRAIN AND FRONTING ONTO THE MAIN ROAD ARE SEMI DETACHED HOUSES, BRICK BUILT AND RENDERED REAR EXTENSION
TO THE EAST OF THE APPLICATION SITE IS A RECENTLY BUILT BUNGALOW WITH DETACHED DOUBLE GARAGE, BRICK BUILT.
TO THE SOUTH ON THE SOUTHERN SIDE OF MIDDLE ROAD ARE A MODERN BRICK BUILT HOUSE THAT FRONTS ONTO MIDDLE ROAD AND A PAIR OF RENDERED COTTAGES THAT FRONT ONTO MILL LANE.

1.0 LOCATION

- 1.1 THE APPLICATION SITE SITS ROUGHLY IN THE CENTRE OF THE BOUNDARY OF DEVELOPMENT FOR WHAPLODE WHICH IS CLASSED AS A MINOR SERVICE CENTRE IN THE LOCAL PLAN
- 1.2 THERE IS NO CONSERVATION AREA FOR WHAPLODE, THERE ARE NO LISTED BUILDINGS ADJACENT TO THE SITE AND NO ANCIENT MONUMENTS IN THE NEAR VICINITY

2.0 SITE

- 2.1 THE APPLICATION SITE SITS ON THE NORTHERN SIDE OF MIDDLE ROAD TOWARDS ITS WESTERN END. MIDDLE ROAD SITS LOWER THAN MILL LANE TO THE SOUTH AND HIGH/MAIN ROAD TO THE NORTH.
- 2.2 SITE AREA IS APPROXIMATELY 0.52 HECTARES GIVING A DENSITY OF 19.2 DWELLINGS PER HECTARE
- 2.3 THE APPLICANTS PURCHASED THE SITE IN OCTOBER 2023, THE MONO PITCH SINGLE STOREY BUILDING ON THE EASTERN SIDE OF THE SITE HAVING BEEN DEMOLISHED BY THE PREVIOUS OWNER
- 2.4 THE APPLICANT DEMOLISHED THE SEMI DETACHED BUNGALOW IN NOVEMBER 2023, THIS CONSISTED OF A PITCHED ROOF FRONTAGE WITH FLAT ROOFED EXTENSIONS TO THE REAR WHICH WERE BUILT UP TO THE BOUNDARY. SHDC REF DEM-00390-23
FOR STRUCTURAL REASONS THE APPLICANT LEFT THE COMPLETE SHARED CHIMNEY IN PLACE, THE PARTY WALL WAS THEN INSULATED AND CLAD.
- 2.5 SEE THE END OF THIS STATEMENT FOR PHOTOGRAPHS OF THE ORIGINAL BUILDINGS ON THE APPLICATION SITE. (PAGES 7 TO 11)
- 2.6 THERE IS A WIDE VARIETY OF DWELLINGS IN WHAPLODE IN SIZE, TYPE, STYLE AND MATERIALS, THERE IS NOT A LOCAL VERNACULAR STYLE.
- 2.7 TO THE NORTH OF THE APPLICATION SITE ON THE FAR SIDE OF THE I.D.D DRAIN AND FRONTING ONTO THE MAIN ROAD ARE SEMI DETACHED HOUSES, BRICK BUILT AND RENDERED REAR EXTENSION
TO THE EAST OF THE APPLICATION SITE IS A RECENTLY BUILT BUNGALOW WITH DETACHED DOUBLE GARAGE, BRICK BUILT.
TO THE SOUTH ON THE SOUTHERN SIDE OF MIDDLE ROAD ARE A MODERN BRICK BUILT HOUSE THAT FRONTS ONTO MIDDLE ROAD AND A PAIR OF RENDERED COTTAGES THAT FRONT ONTO MILL LANE.

2.1 CAN'T

TO THE WEST IS THE REMAINING HALF OF THE SEMI DETACHED BUNGALOW WITH PAINTED SHEET BOARDING, FLAT ROOFED EXTENSIONS TO THE REAR AND NUMEROUS OUTBUILDINGS.

3.0 PROPOSAL

- 3.1 THE PREVIOUS OWNER SUBMITTED AN OUTLINE PLANNING APPLICATION IN MAY 2021 REF H23-0526-21 AND IN SEPTEMBER 2021 WITHDREW THE APPLICATION.
- 3.2 THE APPLICANT WOULD LIKE TO ERECT A DETACHED CHALET BUNGALOW ON THE SITE WHICH WOULD SIT ON THE FOOTPRINT OF THE PREVIOUSLY DEMOLISHED BUILDINGS. THIS CHALET WILL BE A NEAR REPLICA OF THAT NEARING COMPLETION ADJACENT 10 MILL LANE WHARFLODE (ROAD TO SOUTH OF MIDDLE ROAD) EXCEPT THERE WILL BE NO DETACHED GARAGE. THIS CHALET ON MILL LANE IS ALSO BEING BUILT BY THE APPLICANT.
- 3.3 THE ORIGINAL BUILDINGS ON THE SITE HAD A FOOTPRINT OF APPROXIMATELY 150 m^2 . THE PROPOSED CHALET HAS AN EXTERNAL GROUND FLOOR FOOTPRINT OF 108 m^2 WITH AN ADDITIONAL 45 m^2 ON THE FIRST FLOOR SO THE FLOOR AREAS ARE VERY SIMILAR.
- 3.4 ITEM DELETED
- 3.5 - DUE TO MIDDLE ROAD AND LAND TO THE NORTH SITTING LOWER THAN MILL LANE THE GROUND FLOOR LEVEL WILL NEED TO BE RAISED SO AS TO BE 600 MM ABOVE SITE LEVELS / 300 MM ABOVE MIDDLE ROAD.
- EVEN THOUGH THE GROUND FLOOR LEVEL HAS TO BE RAISED THE EXTERNAL SITE LEVELS WILL REMAIN AS EXISTING EXCEPT FOR THE RAMPED ACCESS TO THE BUILDING ENTRANCE AND REAR PATIO
 - DESPITE THE RAISING OF THE GROUND FLOOR LEVEL THE EAVES TO THE PROPOSED WILL BE OF A SIMILAR LEVEL TO THE BUNGALOW TO THE WEST
- 3.6 THE ROOFLIGHTS IN THE EAST AND WESTERN ROOF SLOPES WHICH PROVIDE NATURAL LIGHT TO THE ENTRANCE HALL AND STAIRS WILL BE OBSCURE GLAZED
- 3.7 THE EXISTING SITE ACCESS WILL REMAIN
- 3.8 CAR PARKING WILL BE FOR TWO CARS IN ACCORDANCE WITH STANDARDS AS SET OUT IN THE LOCAL PLAN WITH TURNING / MANOEUVRING SPACE TO ENABLE CARS TO ENTER AND LEAVE THE SITE IN FORWARD GEAR.

4.0 DRAINAGE

- 4.1 STORM WATER FROM THE ROOFS WILL DISCHARGE TO UNDERGROUND RAINWATER HARVESTING SYSTEM WITH OVERFLOW TO ON SITE SOAK AWAY, SIZING OF WHICH WILL BE DETERMINED BY SOIL POROSITY TEST. CONTACT PREVIOUSLY MADE TO BUILDING CONTROL SHDC TO DISCUSS SOILS IN THE AREA WHO STATED SOILS CAN VARY BUT PREDOMINANTLY SILT SOILS
- 4.2 Foul DRAINAGE. AWA RECORDS INDICATE THAT THERE IS A Foul SEWER NETWORK IN THE VICINITY OF THE SITE, HOWEVER
- ONLY A SMALL SECTION OF THIS IS GRAVITY AND IS ON NEIGHBOURING LAND SO THE VARIOUS LANDOWNERS PERMISSION WILL BE REQUIRED TO CROSS THEIR LAND TO CONNECT TO THE AWA SEWER OR TO CONNECT INTO THEIR PRIVATE DRAINS WHICH IN TURN DISCHARGE INTO THE AWA SYSTEM
 - THE REMAINING SECTION OF AWA SEWER IN THE VICINITY IS A RISING MAIN AND THIS RISING MAIN EXTENDS WESTWARD ALONG MIDDLE ROAD FOR APPROXIMATELY 20 METRES PAST THE APPLICATION SITE WESTERN BOUNDARY.
- DUE TO THE COMPLICATIONS AND COST ASSOCIATED WITH CONNECTING TO THE AWA SEWER AN ON SITE MINI TREATMENT PLANT MAY BE REQUIRED.

5.0 FLOOD RISK

- 5.1 DUE TO THE APPLICATION SITE BEING IN AN ENVIRONMENT AGENCY ZONE 3 A FLOOD RISK ASSESSMENT IS REQUIRED, THIS HAS BEEN PRODUCED BY ELKINGHAM CONSULTING AND IS INCLUDED WITH THIS APPLICATION - RAISED GROUND FLOOR LEVEL REQUIRED - SEE PARA 3.5

6.0 LANDSCAPING, BIODIVERSITY, SUSTAINABILITY

- 6.1 A LANDSCAPING SCHEME IS PROVIDED, SEE SUBMITTED PLANS FOR DETAILS
- 6.2 THE BOUNDARIES TO THE FRONT OF THE SITE WILL BE LINED WITH FORMALLY TRIMMED PRIVET HEDGES, A TRADITIONAL BOUNDARY TREATMENT SUITABLE FOR A URBAN SETTING AND WILL ALSO PROVIDE NESTING OPPORTUNITIES FOR BIRDS
- 6.3 THE TREE AND SHRUBS SHOWN ON THE SUBMITTED PLANS ARE NATIVE AND ARE PREFERRED SPECIES FOR THIS AREA, NOT ONLY WILL THESE PROVIDE HABITAT FOR NESTING BIRDS BUT THE FLOWERS / BLOSSOM WILL PROVIDE FOOD FOR POLLINATORS AND THE BERRIES FOOD FOR BIRDS.

- 6.4 SOFT LANDSCAPING WOULD ALSO HAVE BEEN PROVIDED IN THE REAR GARDEN BUT ON THE OTHER SIDE OF THE NORTHERN BOUNDARY IS A SOUTH HOLLAND INTERNAL DRAINAGE BOARD HIGH PRIORITY PIPELINE AND THEIR WAYLEAVE WILL PROHIBIT PLANTING IN THIS AREA.
- 6.5 THE HEDGING, SHRUBS AND TREE SPECIFIED WILL AID IN SOFTENING THE VIEWS IN THE VICINITY OF THE PROPOSALS
- 6.6 ADDITIONAL AREAS OF SHRUBBERY ARE PROPOSED TO THOSE PLANTS ACTUALLY SPECIFIED ON SUBMITTED PLAN, THE CHOICE OF THESE WILL BE TO OCCUPANTS CHOICE TO PERSONALISE THEIR PROPERTY
- 6.7 4 NO SWIFT NEST BOXES TO BE INSTALLED
- 6.8 IN ADDITION TO THE PROPOSED BIO DIVERSITY GAINS SPECIFIED ABOVE THE FOLLOWING SUSTAINABLE / ENERGY EFFICIENT MEASURES TO BE UTILISED
- INSET PV PANELS
 - RAINWATER BUTT TO HARVEST WATER FOR USE ON THE GARDEN
 - RAINWATER HARVESTING SYSTEM TO HARVEST WATER FOR USE IN THE DWELLING
 - MECHANICAL VENT HEAT RECOVERY
 - AIR SOURCE HEAT PUMP
 - EXCEPT FOR DISABLED PARKING THE DRIVE AND PARKING AREAS WILL BE PERMITS CONSTRUCTION
- THE ITEMS LISTED ARE AS INSTALLED IN THE CHALET BUNGALOW NEARING COMPLETION ON MILL LANE AND APPLICANT HAS CONFIRMED WILL BE INSTALLED ON THIS PROPERTY

7.0 CONSULTATIONS

- 7.1 27TH FEBRUARY 2024 PDE APPLICATION ENQUIRY SUBMITTED TO SHDC PLANNING DEPARTMENT - AWAITING REPLY YOUR REF PE-00081-24
- 7.2 ON PREVIOUS APPLICATION, CHALET IN MILL LANE LABC CONSULTED RE SOILS IN THE AREA
- 7.3 AGAIN ON PREVIOUS APPLICATION DISCUSSIONS HAD WITH DIANE FAIRCHILD-FENTON, SHDC'S TREES AND CONSERVATION OFFICER WHO RECOMMENDED HIGHLIGHTING BIO DIVERSITY AND OTHER GREEN PROPOSALS TO BE INCORPORATED INTO THE DESIGN.

8.0 CONCLUSION

- 8.1 THE FORMER BUILDINGS ON THE SITE WERE OLD, CONTAINED ASBESTOS CLADDING TO ROOF AND WALLS, POOR LEVELS OF INSULATION AND AT RISK FROM FLOODING
- 8.2 THE PROPOSED REPLACEMENT DWELLING WILL PROVIDE A MODERN DWELLING WITH HIGH INSULATION LEVELS, RESISTANCE TO FLOODING AND INCORPORATE GREEN/SUSTAINABLE ELEMENTS (AS MENTIONED IN ITEM 6.8)
- 8.3 AS MENTIONED IN ITEM 3.2 THERE IS A SIMILAR DWELLING NEARING COMPLETION APPROXIMATELY 55 METRES TO THE SOUTH WEST ON MILL LANE
- 8.4 THE MASS OF THE PROPOSED DWELLING FRONTING ONTO MIDDLE ROAD IS MORE THAN THE EXISTING BUILDINGS IT REPLACES, THE PROPOSED BEING LESS IN WIDTH, MORE IN HEIGHT, MORE WALL AND LESS ROOF.
- 8.5 THE PROPOSED WILL COMPLEMENT THE EXISTING DIVERSITY OF DWELLINGS NOT ONLY ON MIDDLE ROAD BUT WHARFODE IN GENERAL
- 8.6 THE PROPOSED ALONG WITH THE FRONTAGE LANDSCAPING WILL PROVIDE A POSITIVE ADDITION TO THE STREET SCENE OF MIDDLE ROAD.

PHOTOGRAPHS

- 1 PHOTOGRAPH SHOWING PREMISES IN 2010 PRIOR TO ANY SITE DEMOLITION
NOTE - PHOTOGRAPH IS DISTORTED
- 2 PHOTOGRAPH SHOWING PREMISES AFTER THE GARAGE / OUTBUILDINGS DEMOLISHED. FLOOR SLAB OF THE GARAGE / OUTBUILDING STILL IN PLACE
- 3 PHOTOGRAPH OF SITE AFTER BUNGALOW DEMOLISHED
- 4 PHOTOGRAPH SHOWING THE INSULATING AND CLADDING OF THE PARTY WALL.







