

Date: 1/3/17
Ref:J082-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
2no PROPOSED HOUSES AND GARAGES
adj
50 BROADGATE
WHAPLODE DROVE LINCS

FOR

MR & MRS T HYDE

Introduction and the site: -
The clients approached me to investigate the possiblity of providing 2 new dwellings to the side of no.50 Broadgate. The designs shown are contemporary to offer the best from the plots that are also sympathetic to the surrounding buildings. The designs are set back so the fronts are in line with the rear of no.50, this allows several of the windows to the side of the Post Office building continued views and good light into that building (even though this face is north facing). The proposal allows to use an existing access drive to the side of no.50 (after removing an existing garage) that will access new double garages for all the properties including a new garage for no.50 (to replace the one removed). The rest of the proposal is better explained by the drawings.

Use: -
The proposal is to create a good size house with garage on a good sized plot for domestic use.

Amount: -
The creation of 2 good size properties for domestic use. As well as the alteration of no.50.

Layout: -
The layout of the site is better explained by the drawings.

Scale: -
The scale of the building is reflective of a local 3 bedroom property. Dimensions shown on the drawings.

Landscaping: -
See the latest drawings for the landscaping of the site. This site already benefits from existing mature landscaping with new landscaping added for additional screening to existing properties.

Appearance: -
The contemporary design sits aside from those around, buts draws on traditional form to create an attractive addition to the village.

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

The proposal sits at the heart of the village adjacent the Post Office.

Sustainable Design: -
The building will be built to all latest standards and in addition rainwater harvesting and solar power will be included to the design.

Flood Risk Assessment: -
As shown on the Flood Zone Map (see at rear) from the Environment Agency the site is within Flood Zone 1 and therefore there is no need for a Flood Risk Assessment. However the property will be raised so that the finished floor level is 300mm generally above ground level (reasonably level site). The property will also be constructed in conjunction with Flood Resilient Construction to further safeguard the property.