



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

PLANNING DESIGN AND ACCESS STATEMENT

FOR
1no PROPOSED HOUSE AND GARAGES
adj
50 BROADGATE
WHAPLODE DROVE Lincs

FOR
MR & MRS T HYDE

Introduction and the site: -

After the refusal of H23-0320-17 we took on board the comments of both the Decision Notice and the Officer Report. What follows is a proposal for one property to this area for a 4 bedroom property with double garage done in a traditional styling to better suit the local character of the area.

Use: -

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

Amount: -

The creation of a good size property 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 4 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: -

A traditional design to sit in harmony with the existing buildings reflective of a Fen design.

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.