Design & Access Statement

Proposed New Dwelling

on land at The Paddock, Raven's Bank

Whaplode St. Catherine, Spalding PE12 6SH

for Mr. A. Blackburn



CadTech Design

The Proposal

Planning permission is sought for the development of a new, high quality dwelling at The Paddock, Raven's Bank, Whaplode St. Catherine, Spalding.

The applicant has previously applied for planning permission on this site under application reference H23/0391/02, dated 2nd April 2002.

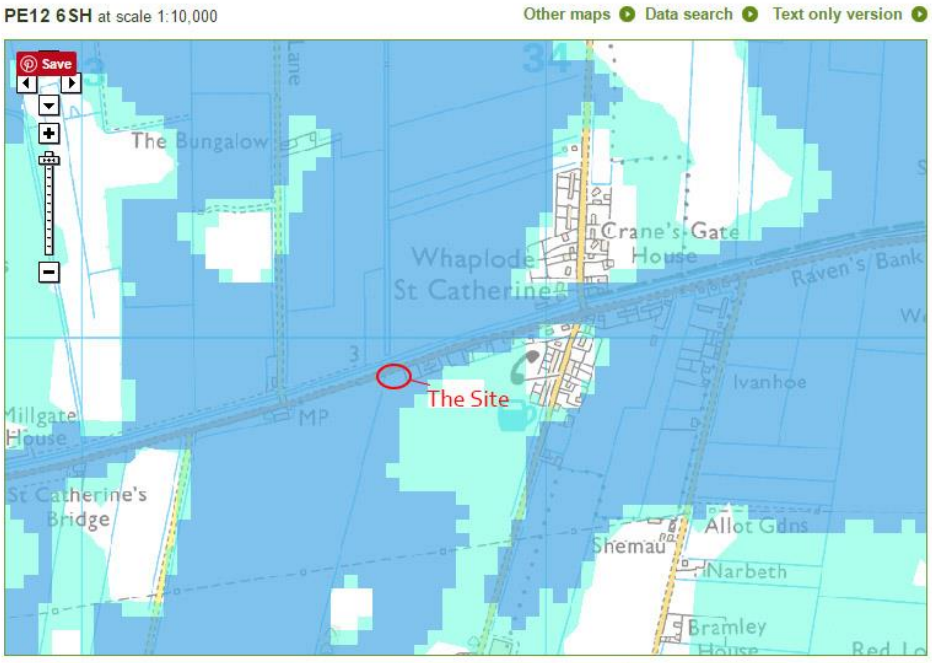
The Site



Aerial view of Raven's Bank and the proposed site

The site is located within Whaplode Parish, on land adjacent to the B1165 Raven's Bank, and is under the ownership of the applicant.

The applicant acknowledges that the site is within Flood Zone 3 according to the Environment Agency, and has engaged an independent flood risk assessor to review the site. The assessor's report is included as part of this application.



Design Statement



The new dwelling will be finished in red brick, with black/blue slate tiles to the roof. The use of these materials echoes neighbouring properties 'Little Holland House' and 'Middlemoor'.

Windows will be white uPVC. Although neighbouring properties are not in close proximity, care has been taken nevertheless to avoid overlooking when positioning windows.

An integral garage will be provided, again finished in red brick with black/blue slate roof tiles.

Private dwellings on Raven's Bank and the surrounding area come in a range of sizes and materials, but generally conform to a traditional aesthetic, which this design aims to mirror.



Neighbouring 'Little Holland House'



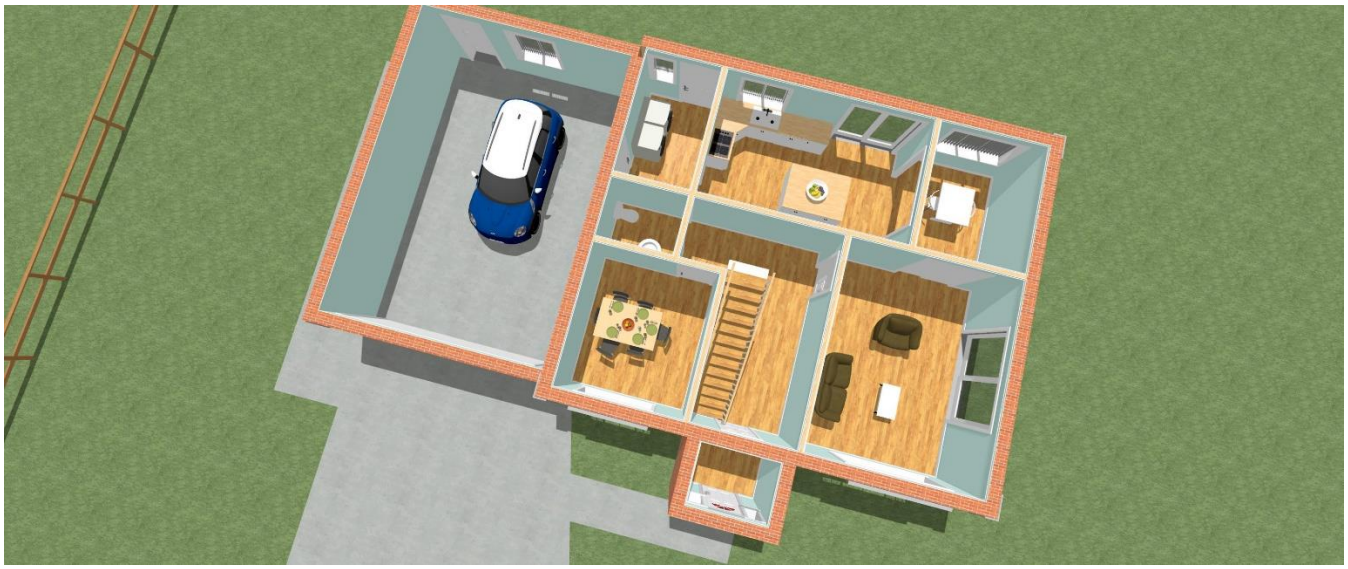
Neighbouring 'Middlemoor'

Use

The proposal is for a four-bedroom dwelling with domestic garden.

Amount

The footprint of the proposed dwelling is 159m2 including the garage, which is less than 10% of the site area of nominally 1791m2.



The proposed footprint and layout

Access

Access to the site is via the B1165 Ravens Bank and the proposals include for a new entrance which offers sufficient visibility in both directions for cars entering and, in particular, exiting the site. The new driveway will be proprietary permeable paving.

Landscaping

A mix of hard and soft landscaping is proposed. The existing 3m high conifers to the Northern boundary of the site will be retained.