DESIGN & ACCESS STATEMENT

Client: Mr P Siracusano

Project: Proposed dwelling, Ravens Bank, Whaplode St Catherine, Spalding, Lincolnshire

Ref: 051804

Document Ref: DAS02 (P1)

Date: 11.09.18

INTRODUCTION

The proposal is for 1 no. new dwelling (2 bedroom house) at Ravens Bank, Whaplode St Catherine. The site received outline planning permission (ref. H23-0649-18) on 22.08.18. This planning application is for reserved matters (access, appearance, landscaping, layout & scale).



View of site from Ravens Bank

AMOUNT

The proposal is for 1 no. dwelling house. The application site area is approximately 0.079ha.

LAYOUT

Ravens Bank has a varied mix of dwelling types and styles. It is also characterised by no defined building line.

The site is almost square in shape with an existing established vehicular access to the western side of its frontage. The remainder of the frontage comprises a mix of existing trees and soft landscape screening. There is an overhead electricity cable to the far eastern side of the site and another running outside of the site behind the rear boundary.

The proposed site layout is, therefore, influenced by these existing features and constraints. As such the dwelling is proposed to be sited to the western side of the site. This location takes advantage of the existing vehicular access and negates the need to create a new access or to disturb the existing trees and soft landscape screening to the frontage. It also allows the dwelling to be well away from the existing overhead power lines.

The driveway enables at least two cars to be parked with space for turning in order to exit the site in a forward gear. The front of the house is a similar distance to the frontage as that of the adjacent existing house to the west.

The house is designed to take full advantage of the south facing rear garden. Its main kitchen/dining/living space is to the rear. A separate living room and study face the front. All living spaces have a view of the side and rear garden. At first floor level, the two bedrooms both look out towards the north.

The layout of the house, therefore, maximises the sites potential in terms of admitting natural sunlight coupled with pleasant views out whilst reducing any potential overlooking to neighbouring properties.

SCALE

The proposed scale (2 storey reducing to single storey) is sympathetic to the immediate context and its setting. To the east are a row of six houses (2 storey) up to the junction with Cranesgate South. To the west, properties are mainly bungalows although there is a house (2 storey) to the far west.



Two storey dwellings to the east of site



'Willowcroft' single storey dwelling to the west of site

LANDSCAPING

The site has the benefit of an existing well established range of trees and soft landscape screening to its frontage. The site is separated from its neighbours by existing close boarded fencing.

The front, side and rear gardens will be laid to lawn. The driveway will be of gravel (a section of driveway will be tarmac directly adjacent to the highway). Paths and patio areas will be of paving slabs.

It is proposed that the existing timber post and rail fence and 5 bar gate to the frontage will be retained and that the fence will be extended across the remainder of the frontage in front of the trees and soft landscape screening. The rear boundary is already demarcated via the existing close boarded fence.

The FRA requires the dwelling FFL to be set at 300mm above the road. As such, site levels will be graded in order to blend the surrounding garden with the perimeters of the site.

APPEARANCE

The form of the dwelling is characteristic of the local vernacular for rural cottages, comprising a two storey front element with a single storey rear element with the roof angle cranked and defining the two parts. This design works well for the applicant, their brief of which called for lots of natural light combined with double height spaces.

The interior, therefore, utilises this traditional exterior form in a more contemporary way by utilising the front part of the building as two storey with a double height space to the rear.

The materials will be a simple palette comprising red facing brickwork and pantile roof with cottage style windows in woodgrain effect. An open timber framed porch to the front compliments the dwelling and enhances the rural character.

ACCESS

Ravens Bank is a straight road with excellent visibility in both directions. The site falls within the 40mph speed restriction.

There is a pedestrian footpath linking the application site to the centre of the village and local amenities such as the village hall and Blue Bell public house.

The site has the benefit of an existing established vehicular access (including drop kerbs) and it is proposed to retain this. Vehicles can turn within the curtilage of the site and so negating the need to reverse out onto the road.

The new property will comply with the Building Regulations Part M and will include gently sloping ramped approach to the principal entrance door, level threshold and accessible toilet. Car parking is close to the dwelling for ease of access.



View along Ravens Bank looking east from site



View along Ravens Bank looking west from site

CONCLUSION

The site already has outline planning permission granted for a dwelling (ref. H23-0649-18).

The proposed site is of a size and shape that enables a two bedroom house to be accommodated and to a scale that will enhance the street scene.

The position, scale, massing and appearance of the dwelling are in keeping with the existing character of Ravens Bank and the interior layout minimises overlooking of adjacent properties.

Safe access and egress of the site is possible (via the existing established vehicular access) and the design includes for adequate parking and turning.

The site has the benefit of existing established trees and soft landscape screening to its frontage.