DESIGN AND ACCESS STATEMENT

HEADLEY STOKES ASSOCIATES LIMITED

SITE

LAND AT GREEN BANK WHAPLODE DROVE NEAR SPALDING LINCOLNSHIRE

PROPOSAL

CONSTRUCTION OF ONE BUNGALOW

APPLICANT

MR MAX COLES

AGENT

HEADLEY STOKES ASSOCIATES LIMITED. 70 HIGH STREET HUNTINGDON CAMBRIDGESHIRE. PE29 3DL

OCTOBER 2019

1.0 INTRODUCTION AND BACKGROUND

1.1 Headley Stokes Associates has been instructed by Mr Max Coles to prepare a Planning Design & Access Statement to support the submission of a detailed Planning Application for the construction of one detached four bedroom bungalow.

1.2 The objectives of this statement are to demonstrate that in the preparation of the detailed design and application for this proposal due consideration has been given to the site context, sustainability, energy efficiency and relevant Planning Policies.

2.0 APPLICATION SITE AND CONTEXT

2.1 The site is located off Green Bank within an area of Whaplode Drove that consists primarily of well-established bungalows.

2.2 The overall site, including the rear field, which is not within the development proposal, is currently leased to a local farmer. It is proposed to retain access for agricultural use to the remainder of the site in the same position as existing, adjoining the property known as Emsted.

2.3 The existing dwellings which front Green Bank in the vicinity of the site are predominantly bungalows. These bungalows are of a much varying style and architecture which generally date from the 1960's and 1970's. The only other existing buildings within proximity to the site are the Local Authority semi-detached houses located on Farrow Road. These appear to be 1960's era houses identical in style and mostly on generous sized plots with long rear gardens.

3.0 DESIGN PRINCIPLES

3.1 Layout, design, amenity, landscaping and parking.

This section of the report will focus on giving a descriptive commentary on the layout and design of the proposed works and how they relate to the building and surroundings. It will discuss density, amenity, parking and landscape matters.

3.2 The scheme consists of the construction of one detached bungalow which will accommodate four bedrooms. Its front door and entrance hall will be located off Green Bank. To the rear of the bungalow will be located living room, kitchen and dining area all in an open plan format.

3.3 The proposed bungalow is designed to respect their immediate surroundings whilst interpreting the form of surrounding buildings in a more contemporary way. The surrounding bungalows to the site do not have a strong uniform architectural style but are of varying sizes and styles. For this reason, we have taken the overall form of surrounding bungalows with their pitched roofs and large generous windows and interpreted these within the new scheme. The new bungalow will reflect and compliment surrounding properties.

3.4 Materials and Architecture

The bungalow will consist of tiled and pitched roofs coloured grey. The main elevations will be a yellow coloured stock brick with contrasting horizontal timber cladding to front and rear gable areas. Windows and doors will be of colour coated metal construction. The front door will be a painted timber type. Windows will be detailed to provide robust cills and emphasis on surrounding walls to correctly dispose of rainwater.

3.5 The bungalow will have vehicular access off Green Bank with provision for two parking spaces. Garaging is not provided as they are increasingly becoming obsolete. The majority of new garages are either utilized for general storage or become a method of extending the habitable footprint of the property.

3.6 All internal and external areas of the dwelling will be designed for accessibility for those with disabilities and will comply with the requirements of Part M of the current Building Regulations.

3.7 A Highways Consultant GH Bullard has been employed by our client to both undertake a local traffic survey in the vicinity of Green Bank and advise on vehicular access for the property. A separate report will be submitted by GH Bullard to accompany this planning application.

4.0 SUSTAINABLE DESIGN

4.1 The applicant is fully committed to developing a scheme that exceeds the requirements of the current Building Regulations and offers future occupants the opportunity to run their homes efficiently and within a minimum carbon footprint.

The property will utilize –

A) underground grey water harvesting storage tank.

B) Wherever possible use sustainable materials for the main building envelope.

C) Photovoltaic anti-reflection glazed solar panels to the roof facing due south.

D) Both ground and air source heat pumps will be further investigated during the Building Regulation Stage with a view to utilizing their input to make both bungalows more sustainable.

4.2 As Whaplode Drove is classed under current planning legislations 'other service centre settlement'. This means development within the village envelope is encouraged. As the frontage area upon which the bungalow is proposed is within the village envelope this means a limited development of a single detached dwelling would enhance the local facilities and make them more sustainable.

5.0 CONCLUSION

5.1 The client, together with representatives of Howard Sharp & Partners and Headley Stokes Associates, attended a meeting at Whaplode Parish Council on 1st May 1019. At this meeting the client's representatives explained to a well-attended public meeting their reasons for proposing development of the site. The general agreement was that a limited development of the site would be acceptable provided it fronts onto Green Bank. Accordingly, Headley Stokes Associates have modified their scheme to satisfy both the local populations view and elected members.

We strongly recommend this limited development of a single bungalow which acts as an infill development which respects the linear urban fabric of ribbon development found within this area and adds to the local character of the area.