Julian Warrick
Architectural Design Consultant
SEE your design. Imagine no longer how it looks. SEE how it looks
Email: julian@jwarrick-design-cons.com
julianwarrick.co.uk Google +
Tel: 01775 820123
Mob: 07849 652067
8 Beech Grove Donington Spalding Lincs PE11 4XQ

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PLANNING DESIGN AND ACCESS STATEMENT

FOR
1no PROPOSED HOUSE AND GARAGE
To rear of
50 BROADGATE
WHAPLODE DROVE LINCS

FOR

MR & MRS T HYDE

Introduction and the site: -
The Clients bought this land with the hope that a property could be sited behind 50 Broadgate on the site of some redundant buildings to create their new home. The redundant buildings are timber constructed with concrete bases and tin roofs and have served several purposes over the years. As well as Agricultural uses, these sheds have been used to run small businesses from one of which was an electrical repair shop (televisions etc.). Obviously these buildings now have passed their sell by date, however they have formed part of the character of the village mainly due to their physical presence covering approx. 380m2 between them. The area these buildings sit on is raised above general ground levels as shown on Triway Consultants level survey which would make the height of the buildings above general ground level of approx. 3.5 to 4m. It would be proposed to level this area of land in relation to the general land levels, then sit directly over the existing building's footprint the design as explained and shown in the accompanying documents and drawings. The height of the new building would be on a par with the old above general ground levels albeit the 2 storey element that would be slightly higher. Although there is already existing landscaping on and around the site, further soft landscaping is proposed to help blend this design into the landscape. The design of the property is better explained by the accompanying documents and drawings. This would not be the only backland type development in Whaplode Drove there being several along the length of Whaplode Drove that are highlighted to the rear of this document. One of these existing backland developments is situated adjacent this proposal to the rear of the Post Office ,but is accessed from Back Bank. This backland development has existed for well over 10 years. The existing drive leading up to the proposed will be upgraded to make sure it can take firefighting appliances if an emergency were to occur.

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

Amount: -
The creation of 1 good size property for domestic use.

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

Scale: -
The scale of the building is better explained by 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 and to sit it better into the landscape.

Appearance: -
The appearance of this new building is that of a converted Crew Yard. Using heritage bricks, terracotta pantiles, black boarding and oak posts/ beams the bespoke design sits hand in hand with its rural setting.

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 just behind 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. Heating will be provided by either ground or air source technology. It is to be investigated to produce a borehole that will be used to provide fresh water to the property.

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.