

DESIGN AND ACCESS STATEMENT

NEW DWELLING ADJACENT 77 PETERBOROUGH ROAD CROWLAND

Introduction

This Design & Access Statement supports the Outline application with some matters reserved for a new dwelling to the land north of 77 Peterborough Road Crowland

The impacts of the proposed development on the surrounding area and the contribution it will make to Crowland and the surrounding areas .



Image 001 Site map

Design

The design is subject to reserved matters approval, The site plan shows a indicative plan to show that a 3 bedroom dwelling can be accommodated on the site including parking and turning.

The dwelling shown is a 3 bedroom house with associated outdoor amenity space

Residential amenity

The site will have a private rear garden and some front space for amenity but the garden will be approx. 166m². the existing boundary treatments are to be retained and a new fence to the side to divide the garden from the existing.

Access & Highways

Sites must provide safe and convenient access for all, pedestrian access will be from the the existing access point onto the highway (peterborough road)

There is parking and turning on site which has been demonstrated on the provided drawing, the site will be using the existing access on site, the existing site has 2 points of access / egress.

Flood Risk :

The site is within flood zone 3 and a flood risk assessment has been completed and submitted with the application.

Environmental:

The new dwelling will respond to climate change and be built as energy efficient as possible and in line with approved documents under the building regulations

The water usage of the dwelling will be at least in line with Part G of the building regulations. This and the above measures will help the development withstand the longer-term impacts of climate change and will result in the dwelling being far less dependent on fossil fuels than those that surround it.

There is ample space within the site to provide an area for bin storage, including recycling, in accordance with the requirements of the RECAP Waste Management Design Guide.

The proposal will benefit from mains water, mains sewer, telephone, and mains electricity.

Public Transport & Amenities:

The site is located close the town center with doctors, schools and shops. The nearest public transport providing links to Peterborough, Spalding, and Boston

Summary

The development is sustainable and is a requirement locally for family homes close to the town center properties in which this can be delivered.

We are open to comment and discussion at the discretion of the case officer and site visits can be made available at times to suit,