Chalet Bungalow

Postland Road, Crowland

DESIGN AND ACCESS STATEMENT

Aspect Architectural Design
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CONTENTS

1.0 Site Context
2.0 Use of the Site
3.0 Layout
4.0 Amount and Scale
5.0 Schedule of Accommodation
6.0 Design and Appearance
7.0 Landscaping
8.0 Vehicular and Transport Links
9.0 Inclusive Access

The enclosed statements are based on guidance requirements for Design & Access Statements prepared by CABE (Commission for Architecture & the Built Environment

DESIGN STATEMENT - CHALET BUNGALOW, POSTLAND ROAD

INTRODUCTION

This application is for a resubmission of planning application reference H02-1202-19 which was approved on the 7th February 2020.

The environment agency has rezoned the site from Flood Zone 2 to Flood Zone 1. The previous approval had a condition 5 which stated 'Finished floor levels shall be set 1 metre above average ground levels in accordance with the submitted Flood Risk Assessment (Prepared by Geoff Beel Consultancy - August 2018)'.

In the light of the redesignation of the sites flood zone this application is made so that condition 5 can be omitted.

For confirmation of this flood zone change please see the letter from the environment agency enclosed in support of this application submission.

The client received a email on the 29/05/2020 from Lucy Buttery who recommended a full planning application re-submit as the change falls outside of a non-material amendment.

The site layout, design, floor plan and elevations and the drawings are all as the previous submission.

1.0 SITE CONTEXT & PLANNING POLICIES

The site is located on Postland Road the B1166 road in Crowland.

The dwellings within the local area and along Postland Road are predominantly housing and mainly two storey houses, chalet bungalows and bungalows. To the north of the site a small development of chalet bungalows are currently under construction.

The site is currently vacant and overgrown.

We believe this proposal on this site is in accordance with local planning policies for this area.

The proposal has little impact on public services in the area.

2.0 USE OF THE SITE

The proposal is for a detached chalet bungalow, double garage, two car parking spaces and private gardens.

3.0 LAYOUT

The proposed block plan illustrates the layout and how the chalet bungalow is accommodated on the site showing the area for the double garage, car parking spaces and garden.

The layout is determined by the access position located to the south of the site from Postland Road.

The chalet bungalow is located to the north of Postland Road and set back from the access road and the double garage positioned to the south of the site.

Bin storage space is provided and is to be located to the side of the dwelling in the garden.

4.0 AMOUNT & SCALE

The size of the chalet bungalow is low in density and scale and appropriate for the site.

The proposed chalet bungalow has been designed in keeping and in scale with the surrounding bungalows and houses.

The rear garden is of an acceptable size with garden fencing on the boundaries.

5.0 SCHEDULE OF ACCOMMODATION

A three bedroom bungalow with double garage and two car parking spaces.

6.0 DESIGN & APPEARANCE

The proposed bungalow is designed to be compatible with the character of the existing surrounding dwellings and recently built dwellings along Eastland Road.

The architectural style proposed is a traditional brick built style sympathetic with the character of the local area and comprising of red coloured facing bricks, grey plain roof tiles and brick detailing.

7.0 LANDSCAPING

Planting is proposed to the front of the dwelling to the west and east boundaries, adjacent to the driveway and car parking spaces. Cottage garden shrubs will be included.

The proposal will include 1.8m high close boarded fencing to the north, west and east boundaries.

8.0 VEHICULAR & TRANSPORT LINKS

The vehicular access is from Postland Road and Postland Road is a adopted road.

The proposal will add little extra movement to the roads and footpaths and will therefore have some minor additional impact on the surrounding movement network.

9.0 INCLUSIVE ACCESS

The dwelling is designed to comply with Part M of the Building Regulations for external access and internal design

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