

Design and Access Statement for
Proposed Development of Two detached Dwellings to rear of
10 Peterborough Road,
Crowland, PE6 0BA

The site is currently a residential dwelling 10 Peterborough Rd Crowland.

The proposal is not dissimilar to those already approved **H02-0657-12**

The site Area is 0.08 hectares

The proposal is in a sustainable location being within the settlement of Crowland and walking distance to shops, school, health centre, library and public transport.

There is no overlooking as the side windows are to be obscure glazed.
The design has been chosen to be sympathetic to the local conservation character.

The overall heights are similar to neighbouring two storey dwellings.
Two parking spaces are proposed for each dwelling.

Materials to be agreed but generally brickwork and roof tiling to agreed samples.

Disabled access to the proposed dwellings will comply with part M of the current building regulations. The existing garage to 10 Peterborough Rd is to be removed but substitute parking can be provided to the front or rear of the property. This will allow a new access drive to be created with a width of at least 4200mm, which is the highway standard. Turning and parking is as shown on plan. The access is not proposed to be adopted and refuse collection is to be agreed.

Landscaping is to be agreed and there is no contamination or flood risk as the site is in flood zone 1