Design & Access Statement

Residential Development off Barbers Drove North, Crowland

Description

This Design and Access statement relates to the proposal of new residential frontage development along Barbers Drove North in Crowland.

The Application site is located between James Road and Peterborough Road, at the point Barbers Drove was severed by James Road. The parcel of land is the last remaining piece of open frontage land which has yet to be developed along Barbers Drove; a road where there have been several individual dwellings permitted in previous years, and what with this frontage falling within the defined settlement boundary, is the final infill.

The total application site area is approx. 940sqm.

The land of this immediate application site is vastly underused, a residential dwelling sits a long way back in the remaining field, and this frontage has purely been mowed every so often as 'grassland'.



Access

There is an existing access to a residential dwelling to the east of the application site, within the field. The driveway curves into this application site slightly. The existing dwelling's access shall be realigned to make better use of the land and will be upgraded.

The access to the proposed scheme of 3 dwellings shall be directly off Barbers Drove, and each dwelling would have its separate driveway access.

We have consulted with highways to discuss the access, and they are content with some individual dwellings taking further accesses and using this existing adopted highway.

Appearance/Scale

The Development can easily accommodate 3 dwellings as per the indicative block plan that accompanies the application. The size and scale of properties will be of similar proportion to dwellings in the area, however they will have better amenity areas than those already permitted and shall certainly enhance the Barbers Drove streetscene compared to the unsightly long extent of fencing of the existing permission. The external appearance and materials can generally be dealt with at reserved matters stage.

Layout

The layout is very reflective of the existing road form, whereby individual properties are built fronting the road, with individual accesses. A mixture of bungalows and houses are found along Barbers Drove, and with the separation distances here, medium sized detached houses are appropriate.

Individual driveways, parking and garage provision will be allocated for each plot with ample individual gardens/recreational amenity area to each plot.

Landscaping & Materials

There is an opportunity to complete the end of this road with some tasteful planting and boundary treatments, which is the benefit of 3No. individual self-build plots, where more budget & attention can be given to the landscaping.
Adequate planting and screening is proposed to the rear boundary that shall back onto a larger development proposal.

These details will form part of any reserved matters application.

Services

- A Main's foul sewer is in Barbers Drove.
- Surface water – We plan to deal with this small number of dwellings with a soakaway / SUDS design
- All other main services are available, Gas, Elec, water & BT.

Flood Risk

A detailed flood risk assessment has been carried out for the whole of the field and supported the application reference H02-0064-21.
This element of the land was incorporated within that flood risk assessment and the land level appears equal to the whole field, therefore this is appropriate to use in this instance.

The proposed floor levels of the 3 dwellings would be 2.300 OD, as per the requirement within the FRA and as per approved dwellings that fall on this area of land proposal and accompanies the application.

It is noted that Barbers Drove road level is between 1.700m and 1.810m, therefore floor levels will respect and fit in with the existing surroundings well.

Conclusion

The application site is infill development land along Barbers Drove, and completes the built form of frontage plots.
The proposal sits well as shown by the indicative scheme, and provides a better streetscene than what would be achieved by rear lengthy fences if dwellings were orientated to face within the wider land extent.
3 detached family homes fit well and provide a great opportunity as self-build style plots.
This permission shall allow the individual plots to be detached from the larger scheme to the east, to allow much more opportunity, individual access, and quicker development and therefore occupation.

Seagate Homes
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