Design & Access Statement

Proposed Bungalow to the rear of

No.4 Crease Drove, Crowland. PE6OBN

The Site:
Site area extends to 0.05ha and currently consists of land whilst within the curtilage of No.4 previously used as an allotment area to the rear of the property at Crease Drove as well as accommodating a number of timber sheds. The site is within a residential development area but clear of Crowland Conservation Area, see attached insert.

Planning History:
The site was subject to a previous planning application in 2016 under South Holland District Council planning ref HO2-0579-16 for a two storey "wheelchair friendly chalet bungalow" which was refused.
The neighbouring adjacent site, land to the rear of No.2 Crease Drove was granted planning consent under SHDC ref HO2-0030-20 dated 8th June 2020 for the "Erection of a detached bungalow"

Scheme Proposals:
The scheme proposals as shown on drawings:
114316 / 200-01 Proposed Floor Plan & Elevations &
114316 / 200-02 Proposed Site Plan, Existing Topographical Survey & Location Plan.
Proposals are for a three bedroom bungalow with a gross internal floor area (inside shell) of 118sqm.
Access within and approach to the bungalow will accommodate disabled person access.
Details shown on the submitted drawings address a number of the planning conditions attached to the approval notice for the bungalow r/o No.2. including existing and proposed levels, service entry locations etc.
Scale and design of the bungalow again reflects that of planning consent "HO2-0030-20"
Proposal includes for a 2.45m wide raised timber decked area to the rear of the bungalow to accommodate Finished Floor Level being set 1.0m above average ground levels (planning condition 5 of "HO2-0030-20".

Flood Risk Assessment:
The site is located within Flood zone 1 as shown on the attached Environment Agency map. Finished floor level of the bungalow to be set 1.0m above average existing ground level.

Vehicle Access:
Vehicle access to the proposed bungalow will be via the existing block paved driveway. Design allows for full vehicle turning facility to accommodate exiting the site in a forward gear.
Car parking provision to serve the existing property of No4 to be accommodated by using part of the existing front garden immediately adjacent to the back of the public footpath & extending the line of the existing dropped kerbs.

Materials:
Proposed materials are to match those of planning consent "HO2-0030-20" i.e.
Roof covering – Calderdale Edge Concrete Smooth Light Grey
Walling – Butterley Rosendale Smooth Red Bricks
Windows, Doors, Fascia, Barge board & Rainwater goods – UPVC colour grey.
Block Paving to drive way – colour & pattern to match existing.

Drainage:
New proposed foul drainage to connect to the existing foul water manhole at the front of the site.
Surface water disposal to be via soakaways located in the rear garden and to be in accordance with Building Control's requirements.