Design & Access Statement **March 2021**

REV. A. Landscaping & Access. May 2021

B. Added Fascia & Barge Board overhang &

Swift Brick Locations June 2021

Use.

Residential

The Site.

0.154 ha. Adjacent to 11 Blackbird Close Crowland.

Amount.

The Proposed Dwelling will consist of to the first floor 4 bedrooms, inc. master bedroom with en-suite & walk in wardrobe (dressing area), family bathroom & landing.

To the ground floor lounge, hallway, study, utility room, W.C. kitchen /diner.

With an o/a area of 291.59 sq.mtrs.

The Garage for 2No cars with garden tool store space to the rear & the use of attic trusses will provide a gym area for personal use only & which amounts to 28.5 sq. mtrs.

Ground Floor levels for both Dwelling & Garage are to be 600mm. above site level & set at 2.15 OD

Layout.

The layout of the proposal is designed to provide a good sized family home, using all the advantages of natural light & ventilation whilst being positioned on site more than 50mtrs. from neighbouring dwellings to the west. Obscure glazed windows will be provided to bathroom, en-suite, & grd floor wc.

Scale.

A 4mtr. wide driveway will access the site from the private Blackbird Close & access to Peterborough Road, on site parking will be more than adequate for 5 vehicles.

The o/a height of the dwelling is 8.4 mtrs. The o/a height of the Garage is 6.7mtrs.

Incorporated into the design, The Ground Engineering Report dated Feb. 2019 & subsequent Remediation Method Statement prepared by Ground Investigation Ltd dated May, 2019

Also incorporated into design the Flood Risk Assessment prepared by S.M. Hemmings BSc C ENG. MICE MIWEM dated 11th Aug.2018 recommendations to be applied.

The Topographical survey & Geoenvironmental Report prepared by Delta- Simons & dated July 2016. All the above surveys & Assessment Reports for the whole site have been issued to the Planning Authority In Planning Application No.H02-0775-18 for No. 11 Blackbird Close & inc. the proposed site.

Appearance.

Roofing: Marley Edgemere Interlocking Slate Grey

Walls: BEA Old Henley Red Multi bricks with (to front Elevation Constituted Stone Cills.

Beige/ Mushroom UPVC Windows & doors, Black gutters, **fascia, barge boards**, downpipes, flue pipes & SVPS.

Swift Bricks will be located in line with RSPB recommendations on shady side of the dwelling being north east & at a height of approx..5mtrs.

Black Electric & Gas Boxes.

Rainwater Disposal.

Rainwater will be piped to a 1 cubic mtr. soakaway via perforated pipes, the soakaway is to be 5mtrs from any building & subject to perculation tests to the satisfaction of SHDC Building Control.

Foul Water.

Foul water will be piped to a treatment plant & drainage field as shown on drg. EBLS/DA/100718/21

Landscaping:

A Laurel Hedge **to the front & neighbouring side of** the site, plants obtained from a reputable Garden Centre & planted during the appropriate season, being allowed to grow to a height not exceeding 1.8mtrs height & maintained as required.

Hard Landscaping – Patio to be large stone or porcelain slabs in grey or beige colour.

A fence will define the 6mtr. access to the Greenbank Drain as agreed with N.L.D.I.D.B. with gated access on the south boundary (as shown) the N.L.D.I.D.B. to be a key holder.

Gravel pathways around the dwelling with a concrete ramp access to Utility Room door

Access.

The driveway will branch of Blackbird Close initially with **a hard smooth surface, within the site the driveway & parking areas will be gravel,** the front of the garage & dwelling will be gravel with a concrete ramp into garage.

Water Consumption

110 litres per person per day to comply with currant water regulations.

Waste Storage.

The waste & recycling will be stored on site & taken on collection day to pick up point on Peterborough Road.