Design & Access Statement

Residential Development off Harrington Drive, Crowland, PE6 0AT

Description

The Application site is located off Harrington Drive, Crowland, PE6 0AT and has a total site area of 0.6 acres / 0.24 Hectares.

The land has been unoccupied for a few years now and is situated within the defined settlement area for Crowland within the adopted local Plan.

Access

The principal access will be served off the adopted highway (Harrington Drive)

The road serving the new development will be a private drive/Turning head with suitable turning facilities for vehicles from each dwelling.



The Site Google

Appearance/Scale

The Development can easily accommodate 6 dwellings as per the indicative block plan that was submitted with the previous outline application, however the current application identifies 5 larger detached houses, and that plan accompanies this application. The size of plots and scale of properties will be of similar footprint to the existing dwellings served off Harrington Drive. The external appearance will be of slightly more modern design and varying external materials and detailing to enhance the street scenes but not remaining out of character for the immediate area and town.

Layout

The layout will follow the similar existing form as Harrington Drive with dwellings sited each side of the roadway. Individual driveways, parking and garage provision will be allocated for each plot with ample individual gardens/recreational amenity area to each plot.

Landscaping & Materials

We will ensure adequate planting and screening is proposed at key boundary locations and try to retain any existing planting where possible.
These details will form part of any condition discharge applications.

Services

- Main's foul water.
- Surface water – soakaways, if acceptable. Otherwise, a highway drain runs along the southern boundary and a riparian drain is located close to the south/west corner.
- All other main services are available, Gas, Elec, water & BT.
- Bin collection point is incorporated for the development (see block plan)

Flood Risk

A detailed flood risk assessment has been carried out for the proposal and accompanies the application. It is noted that the dwellings immediately adjacent the site on Harrington drive have FFL`s between 1.5 AOD and 1.6 AOD. Our FRA suggests FFL`s to be 2.15m, therefore very reasonably associated along with our proposal of placing the garages between existing properties (plot 5) and wider side garden (plot 1) as a softer transition.



The Site from Harrington Drive (Looking Southeast) Google

Seagate Homes
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