

Resubmission

Design & Access Statement Rev A
Dec.2020

Use.
Residential

The Site.

0.05ha. was until a year & a half ago, part of the garden of 2 Crease Drove, Crowland.

No. 2 is in the ownership of Cooper Construction & is now a rented property(**the applicant being Mr C. Cooper partner in Cooper Construction**)

H02 – 0030 – 20 Planning Permission was granted on the 8th. June 2020 for the Erection of a detached bungalow.

Amount.

The proposed bungalow will consist of two bedrooms, one with en-suite, bathroom, hallway leading to open plan lounge, kitchen & separate utility. **Waste & recycling bins will be stored externally to the left of the side door to utility room.**

Providing a o/a living area of 141.9sq. mtrs.

Amenity area to the rear 122.4 sq.mtrs.

Layout.

The layout of the proposal has been designed with both the disabled in mind, with a 2mtr.wide main hallway easily accommodating wheel chair . A 1,2mtr. wide hallway accesses the bedrooms & bathroom again accommodating wheel chair access.

Windows are positioned to avoid overlooking of neighbouring dwellings with obscure glazed windows to bathroom & en-suite.

Scale.

A 3mtr wide driveway off Crease Drove will lead to 2 parking spaces, one with the ramp designed to accommodate disabled access from the vehicle to the main entrance of the dwelling. **The existing hedge between new driveway & No.2a Crease Drove will remain in it's entirety.**

The overall height of the proposal = 6.3mtrs from average site level of -321 below road level, to comply with Condition 5 H02-0030-20 (FFL set at 1mtr. above average site level.)

The overall scale of the dwelling is of modest proportions whilst providing good quality living space.

Appearance.

Roofing of Sandtoft Calderdale Edge Smooth Grey Concrete Pantiles

Walls of Terca Hathersage Blend, chosen to pick out the range of brickwork colours in No. 2 Crease Drove.

Fascia, Barge boards Soffits & Rainwater Goods Grey UPVC.

Windows & Doors Grey UPVC.

The materials as stated will be easily maintained & visually pleasing for many years.

Rainwater Disposal.

In view of the enc. Drainage map the surface water sewer appears to cease at No.4 Crease Drove therefore a cubic mtr. rubble filled soak away will be sited 5mtrs. from the dwelling & any other building & comply with building regulations. Soak away position as shown on the Block Plan.

Foul Water Drainage.

Will be connected into the existing foul water system on site which is connected to public main sewer. As shown on Block Plan

Landscaping.

The Driveway & parking areas will be gravel with a permeable underlay.

The Amenity area to the rear is to be graded down away from the dwelling and to be laid to lawn with a patio area, finished with good quality paving slabs at a level of 450 above average site level.

Boundary Treatment to comply with Condition 4 H02-0030-20 is to be 1.822 high

Feather Edge Panels & capping on 300mm. gravel boards, raising overall min.height to 2.122mtrs.

To the front a grassed area to assist with any run off rainwater from parking area & driveway as it rises to accommodate disable ramps. This measure will also benefit No. 2 Crease Drove

It is understood the tenant at No 2 Crease Drove is not interested in garden area & will still have enough to maintain.

Access.

The Driveway mainly gravel will have 2mtrs solid concrete or Tarmac where driveway meets public footpath on Crease Drove **constructed to meet Highways Authority Requirements**

Flood Risk.

See enc. Environment Agency documents.

Condition 3 H02-0030-20 With Regard to Gas & Electric Boxes, Gas Flu & Soil Vent Pipes - see Elevations & Layout as submitted

Condition 7 H02-0030-20 with regard to Water Consumption has been noted & will be complied to at Building Regulation stage subject to Planning Permission be granted

Agent Comments.

The proposal as submitted will be beneficial as **retirement property which it is now to be for Mr C Cooper & takes a logical /sensible approach to the best use of this "back land" project.**

Crowland is by no means without "back land" building (building to the rear of existing dwellings) indeed several can be seen to the rear of dwellings on Peterborough Road, which is less than .5 of a mile from the proposed site, furthermore construction is now in progress on the plot to the rear of No. 4 Crease Drove

Should further information or discussion be required, **please** do not hesitate to contact Avocet Design.