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Mr G BROOKS, 38 REFORM STREET, CROWLAND, PE6 0AN

**PLANNING APPLICATION FOR CONSTRUCTION OF A CHALET BUNGALOW
AND GARAGES ON LAND LOCATED BETWEEN HEReward WAY, PE6 0BL
AND THE REAR OF 38 REFORM STREET, CROWLAND, PE6 0AN**

DESIGN AND ACCESS STATEMENT

1. OVERVIEW

The proposed home is to be built facing Hereward Way, which is a single track, kerb less, tarmac surfaced lane. The home will require the issue of a new postal address.

The site of the new building is currently overgrown with vegetation, has a decrepit timber summerhouse and an unused greenhouse, both of which are to be removed.

There is currently a ditch at the boundary of the site, which it is proposed to pipe as has been carried out along the rest of Hereward Way, to both sides of the plot.

2. PROPOSED CHALET BUNGALOW

This Design and Access Statement relates to the construction of a chalet bungalow, having a kitchen, lounge / diner and two bedrooms with attached bathrooms, one at ground floor, the second at the upper floor within the roof.

There will be a single occupant of the new home.

Attached to the house will be a three-garage block, one unit for use of the occupant of the chalet bungalow, Mrs Borland, whilst the other two units replace the two existing sheds for use by Mr Brookes, the current owner of the land.

The proposed construction materials are to be yellow buff facing brickwork to the walls, with brown interlocking pantiles to the roof.

Final choice of materials is to be subject to consultation with South Holland DC Planning officers.

The house will be of a higher energy efficiency than required current Approved Document L1, including better U-values to all elements, underfloor heating and ground-source or air-source heat pumps.

As the proposal lies within the South Lincolnshire Strategic Flood Risk “Danger for most” designation, the finished floor level will be set 750mm above the ground level on the site. Also, relevant construction details for flood proofing / resilience and resistance will be incorporated, as recommended in ‘Improving the flood performance of new dwellings’ CLG (2007). See accompanying Flood Risk Assessment.

3. SUMMARY OF AREAS

Overall plot area 379.5 m²; 0.038 ha.

Chalet Bungalow Ground floor GEA = 74.5 m²;
GIA = 63.3m²; First floor GIA = 15.7 m².
Total GIA = 63.3 + 15.7 m² = 79 m².

4. VEHICLE ACCESS

Existing access to the site, from Hereward Way, is through a metal field gate on timber posts on to old gravel surfacing, part overgrown by vegetation.

It is proposed to replace this with resin bound permeable surfacing, regraded to fall from the garage floor level towards Hereward Way, with a channel drain to connect into the newly piped ditch. All to Anglian Water specifications.

Car parking: Garage 1, serving the new chalet bungalow will have one space plus garage parking; Garage 2/3, serving 38 Reform Street will have two spaces plus two garage spaces.

Both the proposed chalet bungalow and 38 Reform Street will have single occupants, so no increase in traffic to and from the parking provision is anticipated.

5. LANDSCAPING

The existing row of 5 to 6m high Leylandii along the Hereward Way boundary is to be trimmed down, with the frontage area to be pathed and grassed following construction of the house.

The plot is currently overgrown and will be landscaped by the occupant. There are two young mature trees in the site, a willow and a silver birch which were planted some ten years ago. The birch will require removal to facilitate construction of the garage. Replacement trees and shrubs will be planted throughout the new garden.