



Date: 15/6/21
Ref:J151-PDA

PLANNING DESIGN AND ACCESS STATEMENT
AND HIGHWAYS COMMENTS

FOR
PROPOSED 2 DWELLINGS AND GARAGES
adj
THE CHESTNUTS
HALLGATE FLEET

FOR
MR & MRS P KIERMAN

Introduction and the site: -

The clients approached us to investigate the possibility of providing 2 dwellings on the plot as shown in the accompanying drawings. It is a spacious plot within the envelope and conservation area of the village close to St. Mary Magdalene's Church and Battleford Hall. There is an extant Planning Permission H05-0905-19 decided on 25/11/19.

We feel that this will be a positive contribution to the community and aid the economy of Fleet.

Use: -

The proposal is to create good size dwellings with garages on a good sized plot for domestic use.

Amount: -

The creation of 2 good size properties for domestic use.

Layout: -

The layout of the site is better explained by the drawings. The properties benefit from good space all around the proposal.

Scale: -

The scale of the buildings is better explained by the associated drawings.

Landscaping: -

See the latest drawings for the landscaping of the site. The concept is to maintain a level of openness around the building that also offers privacy using a more natural approach reflective of its location.

Appearance: -

Along this part of Hallgate there is a mix of styles and ages albeit with similar brickwork and roofing. The appearance of the proposed is to blend in with the majority for the most part with typical fenestration using similar brickwork. There is some more contemporary design to the properties as well but always using good grade materials. See drawings.

Access: -

You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principle door access into the building is fitted with a level entry threshold which allows wheelchair access.

Fleet is a small village in South Holland situated approximately 1 mile south of Fleet Hargate (which is just off the A17). There is a community bus service which links this village with other local towns and villages, which in turn gives good bus routes to larger towns and therefore train connections to the whole country.

Sustainable Design: -

The building will be built to all latest standards and in addition rainwater harvesting and solar power will be investigated for inclusion to the design.

Flood Risk Assessment: -

Please see attached Flood Risk Assessment.

Highways Footpath: -

My client has investigated the cost of the footpath along the frontage as this is a condition of H05-0905-19. We enclose a copy of this amount but as stated is made with some assumptions and the assumption here is there is no drain nearby nor any surface water infrastructure in the roadway. Therefore the cost to deal with this water run-off is unknown. On the other side of the road there are some road gullies but it is unclear where these drain to. Also attached are some photos of this stretch of road after a rainstorm and how puddling already occurs. From the photos it appears to be a problem along this road and if a footpath is introduced with a curb, this could channel more water to these weak spots and make them larger still. At present a certain amount of water run off from this road is on to the verge of this site and dissipates naturally, thus not channelling the water to the weak spots. This is a bigger problem than just providing a footpath with drainage and needs investigating properly by the Highways department, but until it is we recommend that the verge for now is left alone to do the good job that it does in dissipating water run off.





