



Design & Access Statement B

Proposed residential development – 4No. dwellings.

Address: Land Chapel House, Chapel Drove, Holbeach Drove, PE12 0PT.

Background

The following design and access statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwellings respect the local context that it will integrate with.

This Planning Application is for 4No. 3-storey dwellings on land Chapel House, Chapel Drove, Holbeach Drove to create a small high quality residential development served off 3 new access, one shared access off B1166 and two single accesses of Chapel Drove.

The land in question is currently an agricultural field with an extant outline planning permission for residential development, the indicative site plan submitted with the outline application showed 5No. dwellings being proposed on site, ref: H09-0542-19.

Site & Layout

The proposed site layout has been carefully considered to deliver what we feel is the best use of the site and the boundaries given, whilst at the same time maximising private amenity and its privacy in terms of overlooking.

Each plot has been allocated ample parking and a reflective garden area for use as private amenity. Each plot's garden far exceeds the typical guideline of 1/3 of each plot being designated as private amenity.

The site density of 4No. units was retained so not to over develop the site.

Design

The proposed dwellings and materials have been carefully designed for the site to create a range of high quality dwellings finished to a high standard. The applicants have recently completed some slightly larger dwellings nearby and now have a clear understanding of the local housing demand.

All side windows are frosted to prevent overlooking to existing/proposed dwellings.

Access and Parking

3 new access are proposed as part of this development, one 5m wide shared access off B1166 serving plots 3 & 4, and two 3.5m wide single accesses off Chapel Drove serving plots 1 & 2. As shown on the proposed site plan.

Accesses will be tarmac to highways spec for first section, as shown on site plan, the surface will then change to either gravel or permeable shared surface driveway (non-highways spec), see site plan.

Each plot has sufficient parking and turning to leave the site and join the main road in forward gear.

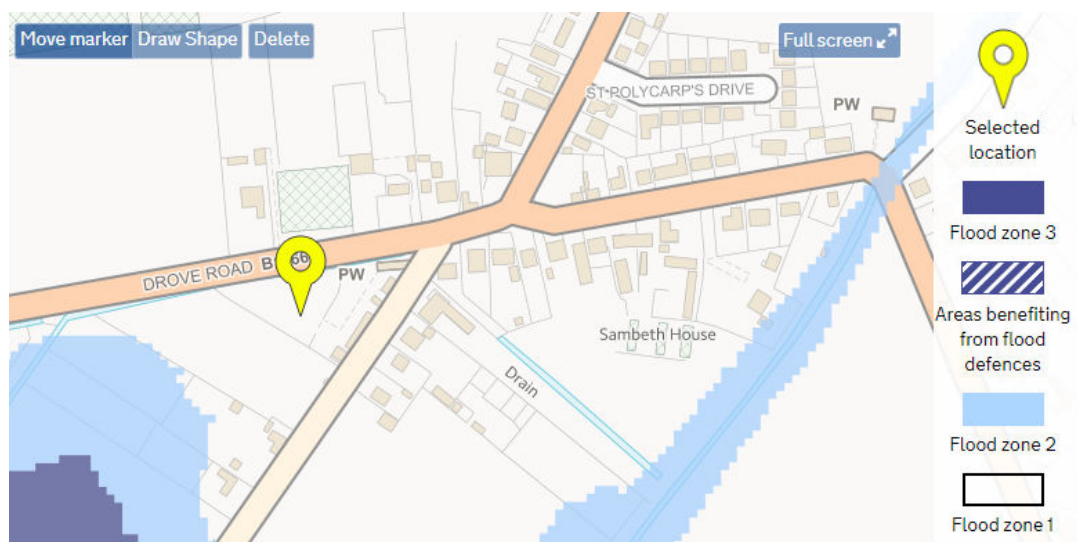
It is anticipated that the shared road will remain private and won't be adopted by highways. With this in mind a bin store/collection point has been allocated at the site entrance. Within the site a large vehicle turning area has been designed in for use by emergency vehicles.

Hard/Soft Landscaping

Please see proposed site plan for all hard and soft landscaping details.

Flood Risk Assessment

The application site is located within flood zone 1 in accordance with EA maps, the principle of residential development on site has also been established by the previous outline approval.



The finished floor levels of the proposed dwellings will be set at 150mm above existing ground levels.

Drainage

Foul water – connection to new packaged treatment plants, one per dwelling located in rear garden, with discharge to land drains. (5m from any building or site boundary).

Surface water – connection to soakaways located in front and rear garden of each unit (5m from any building or site boundary), designed in accordance with BRE 365 percolation tests as part of the Building Regulation process.

Driveways are mix of gravel and permeable paving and therefore won't require surface water drainage.

The tarmac accesses will fall away from carriageway and discharge into dedicated soakaways on site.

External Lighting

No external light is proposed on site (to the private drive), only wall-mounted lights to the front door of each dwelling are proposed.

Contamination

The previous outline consent had a pre-commencement condition for contamination, we request the same condition is added to this new full decision.

Archaeological

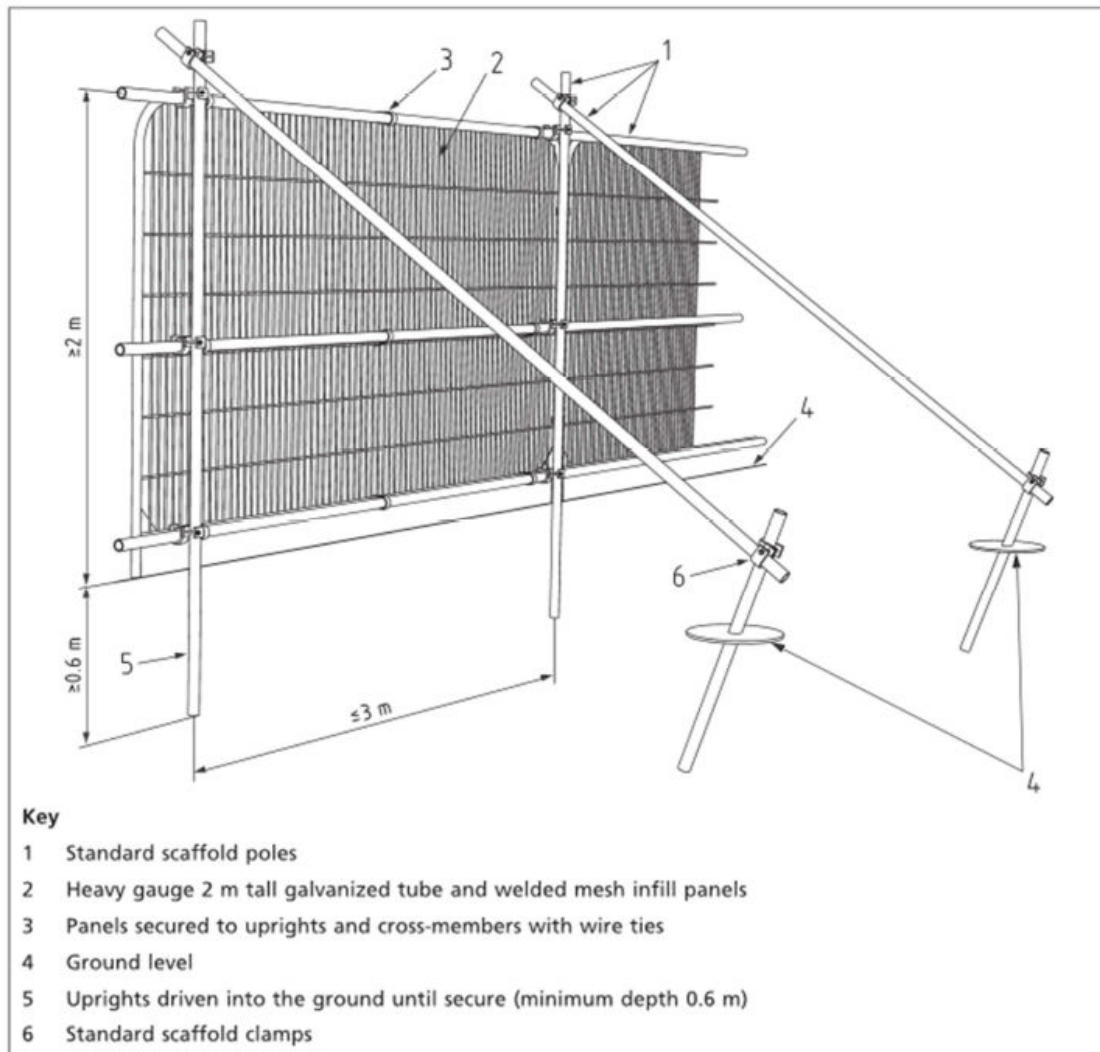
The previous outline consent had a pre-commencement condition for archaeology, we request the same condition is added to this new full decision.

Trees

The proposed site plan details which of the existing trees are being retained, below is the protection measures to be used on those trees that are staying.

Continued...

Protective barrier



Above ground stabilizing

