Design And Access Statement

Proposed Residential development

The rear of the ship
89 London Road, Long Sutton

Introduction

The proposed site is for one single storey detached property to the rear of the public house "The Ship", the site sits within the Local Plan for Long Sutton.

Locality
To the front of the site is "The Ship" public house.
To the rear of the site are houses, 4 and 6,4 Roman Bank.
To the West of the site are houses, 87 London Road and 2 Roman Bank.
2 Roman Bank is a Listed Building.

Landscaping
This could be dealt with at the "Approval of Reserved Matters" stage.

External Materials
The proposal if for an white. off white render external wall finish with proposed grey windows. Please refer to drawings for more details.

Drive/Access
It is proposed for the existing public house the drive/access is to be shared to allow for accesses to the proposed dwellings and the existing
public house "The Ship".

Public House Car Parking
Presently most customers to the public house park on the roadside in front of the public house. Six car spaces will remain to the rear of the public house.

Car Parking/Turning
The proposal will have two car parking spaces and a turning head arrangement.

Foul Drainage
Foul drainage will be connected to the public sewer

Surface Water Drainage
Surface water drainage will be connected to new on site soak ways subject to site investigations or to the existing sewer network if the soak away is not technically viable.