DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL BUILDING PLOT (Plot 2 – one and a half high type dwelling) WITH ACCESS OFF BURMA AVE. TO REAR GARDEN OF 25 MARKET WAY, PINCHBECK, SPALDING, LINCS. PE11 3PE

OUTLINE PLANNING H14-0298-20 - Plot 2 approved 16/9/2020

Client : Mr. & Mrs. S. Woodfield .25 Market Way, Pinchbeck,Spalding,Lincs.PE11 3PE

Prepared by : M.J.Watson. 13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY



1.0 Introduction :

1.1 The following Design and Access Statement has been prepared to support an outline planning application for one number residential building plot (Plot 2) with access off Burma Ave., Pinchbeck, Spalding, Lincs.

1.2 Outline Planning H14-0298-20 was approved on the 16th September 2020

1.3 To be read in conjunction with the following :
Drawing No 661/LP/BP/2023
Flood Risk Assessment by S M Hemmings B Sc C Eng MICE MIWEM

2.0 Site :

2.1 The site is situated north of the existing dwelling 25 Market Way Pinchbeck Spalding Lincs within its rear garden

2.2 The total site area is 0.086h**a**

3.0 Design :

3.1 The design and position of the proposed one and a half high dwelling will be dealt with at reserved matters stage

4.0 Landscaping :

4.1 All boundaries benefit from existing fencing / landscaping

4.2 Any proposed landscaping and tree planting / retention will be dealt with at reserved matters stage

5.0 Access :

5.1 Vehicle Access – See drawing 661/LP/BP/2023
Shared vehicle access off Burma Ave. which already benefits from a dropped kerb at the hammer head

5.2 Car Parking – Vehicle parking with turning areas for the occupants and visitors will be dealt with at reserved matters stage

5.3 Disabled Access – Both proposed dwellings will be constructed to conform with Approved Document Part M 2004 section of the current Building Regulations

19th June 2023