

DESIGN & ACCESS STATEMENT

Residential development – Proposed building plot for bungalow between Mortimer and Beaulor , The Raceground, Spalding Common, Spalding, Lincs. PE11 3AP

Client : Mr. G. Speed, Mortimer, The Raceground, Spalding Common, Spalding, Lincs. PE11 3AP

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1.0 Introduction :

- 1.1 The following Design and Access Statement has been prepared to support an Outline Planning Application for residential development at the above address
- 1.2 The proposal is to divide the existing residential garden of ‘Mortimer’ into two creating an additional residential building plot of approx. 0.085ha. (subject to further accurate site survey when the site is cleared) with new vehicle access / egress onto The Raceground

- 1.3 To be read in conjunction with the following :
Drawing No's 664/BP/2023 and 664/LP/2023
Flood Risk assessment and recommendations on limiting flood damage to building

2.0 Site History :

- 2.1 Previous outline planning permissions have been granted all be it for a larger site area
H16-1344-05
H16-1104-08
H16-0790-11
H16-0974-14
H16-1164-17
H16-1138-20

3.0 Site & Location :

- 3.1 The site is situated on the outskirts of Spalding within S.H.D.C. Defined Settlement Limit.
The proposed building plot will be within the existing lawned garden of 'Mortimer' fronting onto The Raceground

4.0 Amount :

- 4.1 The plot is generous in size and the applicant is seeking Outline Planning Permission to provide one building plot for residential use with vehicle access / egress.
See attached drawings 664/BP/2023 & 664/LP/2023 showing indicative bungalow layout

5.0 Appearance :

- 5.1 The design & general appearance of the proposed dwelling will be dealt with at reserved matters stage; however it will be built to compliment existing properties within the existing street scene

6.0 Scale :

- 6.1 Due to its location sited between existing bungalows it is proposed the new property will be a detached bungalow

7.0 Layout :

- 7.1 The property will be situated within the site so as to minimise any inconvenience or loss of light to existing neighbouring properties

8.0 Landscaping :

- 8.1 Landscaping will be subject to a separate landscaping scheme submitted at reserved matters stage.

9.0 Access & Egress:

- 9.1 The proposed plot will require a new vehicle access / egress via a gravelled driveway terminating onto The Raceground, visibility for vehicles leaving the site is good in both directions.
All will be constructed to the Local Highway Authorities specification.

10.0 Public transport:

- 10.1 The site is located within walking distance of a public transport route

11.0 Disabled access:

- 11.1 The proposed dwelling will conform to A.D. Part M 2004 Edition of the Building Regulations
A ramped footpath will be provided to the principal access / egress doors
Principle entrance doors will be a suitable width with appropriate thresholds
Internal doors will also be appropriate widths