DESIGN & ACCESS STATEMENT

Residential development – Proposed building plot for bungalow with access

Client : Mr. A. A. Bettinson, Mortimer, The Raceground, Spalding Common, Spalding, Lincs. PE11 3RY

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 residential development at the above address

1.2 The proposal is to divide the existing residential plot on which ‘Mortimer ‘is situated into two creating an additional residential building plot of approx. 0.99 ha. (subject to further accurate site survey when the site is cleared) and a new vehicle access / egress onto The Raceground

1.3 To be read in conjunction with the following :
Drawing No’s 599/BP/2020, 599/LP/2020
Recommendations on limiting flood damage to building

2.0 Site History :

2.1 The applicant has previously been granted outline planning permission under reference numbers :
H16-1344-05
H16-1104-08
H16-0790-11
H16-0974-14
H16-1164-17

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 599/BP/2020 & 599/LP/2020 showing indicative bungalow

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 with integral garage

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 The Northern boundary has an existing beech hedge which will remain.
The Eastern boundary comprises of existing post / wire fence and cotoneaster these will remain.
The Western boundary to the rear of 'Beaulor' will have new beech hedging planted to complement the existing Northern boundary hedging whilst to the proposed front boundary the existing quick thorn hedge will remain except local to the new access / egress.
The Southern boundary between the proposed and 'Mortimer' will have new post / wire fence

The front garden will be turfed to suit the access / egress drive and turning bay whilst the rear is already laid to grass.
Any tree & shrub planting 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.

9.2 An integral garage will be provided within the proposed with ample parking available to the front for occupants and visitors

10.0 Public transport:

10.1 The site is located within easy 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

14th December 2020