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DESIGN AND ACCESS STATEMENT FOR PROPOSED NEW DEVELOPMENT LOCATED BETWEEN 61 AND 71 SEAS END ROAD, SURFLEET, SPALDING.

DESIGN STATEMENT:

THE PROPOSAL:

The proposal is to create 4 new building plots with access off Seas End Road, Surfleet in what is at present an established residential area. The site is at present a grass field which has not been used for some time and is partly overgrown with brambles
The new plot sizes being formed (4no plots shown) will be similar to the general plot sizes along Seas End Road as can be seen on the site layout plan.
The frontage width of the site is approx. 55.000, the depth is approx. 38.500 to top of river bank adjacent to no. 71 and approx. 43.500 to top of river bank adjacent to no. 61. The width of the site adjacent to the river is approx. 57.500. The site area is approx. 2543 m2.

LANDSCAPING:

There are 5no. mature trees located along the edge of the River Glen which it is proposed should be retained. There are also 3no. Ash trees which are of poor quality which it is proposed to remove (see site plan for location).
On the boundary with no.71 there are 4no. overgrown Leylandii trees which it is proposed to remove together with a holly tree and 2no. apple trees. There is also a large Cherry tree on this boundary close to the road which is shown as retained. There is a cherry tree located in plot 4 which is shown as being removed.
The boundary between no.71 and the site is at present defined by an approx. 1.200 high close boarded timber fence. The boundary between no.61 and the site is at present defined by a 1.200 high concrete post and wire fence which is in poor condition. The front boundary is at present formed by a Hawthorne hedge which at present is shown as retained where possible between the new vehicle accesses and extended where the existing field access is located. The proposed boundary treatments will be determined at reserved matters stage together with any further tree planting and landscaping.

The new vehicle accesses, parking and turning areas will be paved with brick paviors or similar permeable material (to be confirmed).

Any additional tree and shrub planting and all other landscaping matters will be subject to a separate scheme submitted at reserved matters stage including final details of any new boundary fences/walls and driveway construction/design.

APPEARANCE & DESIGN:

The design and general appearance of the proposed dwellings and site layout will be dealt with at reserved matters stage. This will include the location of any garages (separate or incorporated within the design of the dwellings).
The proposed dwellings should be designed to maintain the privacy of the adjoining owners (no.61 & 71 Seas End Road).

FLOOD RISK:

A separate flood risk assessment has been prepared. This states that floor levels will be raised to 750mm above the existing Seas End Road carriageway level to give a finished floor level of at least 5.07aOD and that flood resistant measures should be incorporated into the design and construction of the proposed dwellings.

ACCESS STATEMENT:

ACCESS TO SITE:

Car parking – Ample parking will be made available within the site for the proposed dwellings to provide for both occupants and any visitors.
A vehicle turning space is to be made available within each plot.

Vehicle access – A new vehicle and pedestrian access of approx. 4.000 width is shown giving access to each plot. Visibility for vehicles leaving the plots onto Seas End Road is very good in both directions for all of the proposed plots.

Public transport – The site is located within walking distance of a public transport route/bus stop. The site is also within easy walking distance of village amenities, including a pedestrian walkway below the main A16 Spalding/Boston road.

Disabled access – The site and the dwellings will have disabled access as required by the Building Regulations.

Access throughout the proposed new dwellings (including disabled access) together with fire escape provisions will all comply with the latest building regulations.