

DESIGN & ACCESS STATEMENT

Client: Mr Brian Pratt

Project: Proposed 2 no. Chalets, 101 Bridge Road, Sutton Bridge, Lincolnshire

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INTRODUCTION

The proposed site forms an 'L' shape to the side and rear of the existing semi-detached house (no. 101).

To the west there is a two storey property (no. 107). Although it has windows, it does not overlook the site as the first floor windows are obscure glazing so are most likely bathrooms. It doesn't appear to have any 'green' garden area and is predominantly gravelled.



No. 107

To the south there is a two storey house (no. 95). It is set well away from the boundary, however, it looks out directly towards the site. It has a large fir tree in its garden adjacent to the south boundary.



No. 95 with fir tree to left

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USE

The proposed use is for domestic residential purposes

AMOUNT

The proposal is for 2 no. chalets each with 2 no. bedrooms.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD02 demonstrates that 2 no. chalets can comfortably be accommodated. The indicative layout shows that a scheme is possible where there is no overlooking of no. 107. Plot 1 could have windows on the north and south sides, perhaps dormer windows on the north and roof windows on the south. There is no overlooking from Plot 2 as it could have a gable wall on the north and south sides. It should also be possible to overcome the position of the adjacent fir tree in the garden of no. 95.

SCALE

The scale would be determined at Reserved Matters stage. However, this application is based on 2 no. chalets which are considered the most appropriate scale of development given the immediate context.

LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

APPEARANCE

The appearance would be determined at Reserved Matters stage.

ACCESS

The proposed access point is as the existing access from Bridge Road.

Drawing PD02 demonstrates that a safe access is achievable from Bridge Road. It shows a shared access from Bridge Road, the first 20m of which would be 3.7m in width and of a constructional standard suitable for fire fighting vehicles to reverse along in the event of fire (Building Regulations Part B require a minimum carrying capacity of 12.5 tonnes).

The layout shown on PD02 demonstrates that it is possible to meet the parking criteria set out in The Local Plan 2006, Appendix 2. This requires a maximum average of 1.5 spaces per dwelling. The existing property has a parking arrangement that allows 2 cars to be parked whilst allowing them to manoeuvre and drive onto Bridge Road in a forward gear. The proposed new dwellings have the ability to provide an average of 1.5 spaces per unit.

The resultant parking provision for the application site would, therefore, be 3 spaces. Notwithstanding this, the application site has the capacity to increase this number if required.

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