

DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

2 No HOUSES & GARAGES

AT

**CHURCH STREET
WHARF STREET
SUTTON BRIDGE**

FOR SOPHIE HALLAM

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Introduction

This proposal is to develop a commercial Brown Field site that consists of a Yard for parking of commercial vehicles and a Portacabin, to a site for residential housing of 2 No houses and detached garages.

The site is accessed by an existing wide access off Wharf Street.

The proposal is to demolish/remove all buildings on the site.

The proposed site has a two storey building to the East close to the footpath edge, bungalows to the opposite side of Wharf Street, houses to the West opposite Church Street and bungalows to the North behind the site.

Proposal

It is considered that houses would be best suited for this site to fit in with the buildings to the East and West and would also reduce the flood risk requirements with Bedrooms on the first floor.

The proposal is for 2 No identical houses, one handed from the other, served by a Private Drive to detached garages to the rear. An existing garage will remain as shown.

Private Drive

A Private Drive 4.1m wide is proposed to serve both dwellings.

Access

An access to the Private Drive will be a reduction in width from the East access all to Lincolnshire County Council requirements.

Screening

Existing boundary wall to the East boundary is to remain.

A proposed 1.8m high close boarded fence is proposed to the rear boundary.

A proposed 1.8m high wall is proposed to the West boundary together with plot garden boundaries as shown. These will be built in facing bricks to match the proposed houses.

External Materials

External materials have been carefully chosen to blend in with the surrounding area.

Private Drive and Domestic Drive Surfacing

The Private Drive will be surfaced with cobbles to enhance the appearance of the development. The Domestic Drive will be gravel surfacing.

Design/Siting

The proposed houses have been designed to fit in with the locality and sited close to the public footpath to be in keeping with the building to the East.

Car Parking

Each property will have its own garage with a parking space to the front.

Disabled Access

The site and dwellings will have disabled access as required by the Building Regulations including hard paved access.

Drainage

Foul drainage is proposed to be connected to a foul sewer in Wharf Street.

Surface water drainage is proposed to be connected to a surface water sewer in Wharf Street.

All to Anglian Water requirements.

Conclusion

The proposed development would be an enhancement to the area and remove an unattractive commercial site from a residential area, and therefore would be an asset to the locality.