DESIGN & ACCESS STATEMENT

THREE DWELLINGS
WEST OF THE COTTAGE
EAST ROAD
TYDD GOTE

Ref: S3409

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INTRODUCTION

This statement has been prepared on behalf of the clients Mr M Shears in support of his Planning Application for the erection of a pair and one detached, three bedroom houses on land west of the applicants own home, "The Cottage" East Road Tydd Gote..

USE

The proposed plot is within the residential curtilage of the applicants own home which has become unmanageable.

The proposal is for the erection of a three dwellings comprising one pair and one detached dwelling within the development area of Tydd Gote. A consultation was carried out with the LPA on the principle of development under their reference PE-00896-16 which basically accepted the principle of a pair of houses on the site. It is noted the enquiry involved the erection of a pair of houses and this application is for three. However the site area encompassed within this application is proportionally larger than that consulted on therefore density is not greater.

It was further advised the proposed site was within Flood Zone 1, thus a Flood Risk Assessment is not required.

AMOUNT

The proposal is for the erection of a three dwellings having a total footprint of 170m^2 on a site of 765m^2, representing 22.2% coverage.

Parking is incorporated within the scheme with a shared access and provision of two spaces per dwelling set to the rear of the site. Due to the restricted with of East Road it was considered prudent to utilise a single access rather than three separate access points.

LAYOUT

The dwelling are located approximately parallel to the road frontage and set back from the highway similar to "The Cottage" to maintain the current line of building. The siting will not cause highways visibility problems.

The floor level of the proposed dwelling are to be 150mm above the road level central to each structure.

SCALE

The houses are of the same design. Of conventional height and will provide ample accommodation for the intended occupants. Each has its own pedestrian access

LANDSCAPING

Landscaping will comprise the removal of the overgrown hedge fronting the site. New road edging formed to County Highways requirement and gardens turfed or seeded, depending upon the time of year, with footpaths to each entrance door.

Close boarded fencing will be provided as rear enclosures and between the pair of dwellings.

A shingle shared access will be provided, vested in the new owners although the first ten metres will be finished with bitumen macadam. The Highway crossing will be delineated with concrete edging and constructed to LCC requirements.

APPEARANCE

The dwellings will be as indicated on the application drawings with materials specified.

Segmental arches will be constructed over ground floor front openings and canopies over the front entrance doors.

We feel the proposed dwellings will enhance the site and not impact on any other properties or the wider landscape.

ACCESS

Access to and within the dwelling will necessarily comply with the requirements of Part M of the Building Regulations as it relates to single dwellings.

Access for emergency and delivery vehicles off the Public Highway is adequate and comparable with others accessed from East Road.

The site has direct access to the public highway, East Road and is within walking distance of local facilities.