DESIGN & ACCESS STATEMENT

Proposed two bed bungalow
with integral garage and
off road parking
(existing derelict workshop to be demolished)
at
The Forge
Common Way
Tydd St Mary

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Proposal

To demolish The Forge old blacksmith shop which is derelict and beyond economical repair or viable re-use. The new building will occupy the position of this building and will be of single storey construction.

Site/Location

The site is located on the south side of Common Way approximately 50 metres east of the junction with Rectory Road and comprises an area of 446 m². The site is broadly triangular in shape and topographically flat. The south side overlooking open fields.

Amount

The site area is 446 m² of which the proposed footprint will occupy 140 m² or approximately 31%. The proposal comprises a singles storey dwelling with integral garage.

Layout

The site layout replicates that as existing with off road parking to the western side access onto Common Way. The dwelling faces onto Common Way and over open field to the rear. The layout has been established to maximise the amount of garden area available for the benefit of the occupants.

Scale

The proposal is a one off small scale development of a single storey dwelling with typical amenity space for the area.

Appearance

The proposal is a vernacular design typical of single storey development in the area.

Landscaping

Given the limited nature of the site landscaping restricted to hard surfacing and boundary treatment.

Access

The site has an existing access along 50% of its frontage, which will be reduced when the development takes place. The site is however central to the village and is within easy access of all local facilities - school, shop, church and public house.

Within the site Part M of the Building Regulations will apply.

Flood Risk Assessment

The site lies within Zone 3 of the Environment Agency's Matrix. A flood risk assessment is attached.

Contamination

An initial walk over site appraisal was carried out and there is no apparent sign of contamination. Vegetation that surrounds the building is prolific and green. There is or has been no oil storage on the site. There are no septic tanks or other storage vessels. A sample test on the corrugate roof sheets carried out by PASS UK identifies the material as Chrysotile.