

Design and Access Statement

**New access and off-road parking for two vehicles,
with electric charging point.**

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1. Introduction

This Design and Access Statement is to be read as the main supporting document to this planning application. It provides key information on the details of the application.

Furthermore, this Design and Access Statement should be read in conjunction with the supporting plans and photographic documents included.



Extract of location plan

2. Application and Site Layout

This application is a full submission for the creation of a new access and off-road parking for two vehicles, to include an electric charging point.

The location and measurements of the new entrance and off-road parking are indicated on the submitted '*Proposed Access Plan*'.

3. Site and Design Context

The property is located in Bridge Street, Brigstock. Brigstock is a village and civil parish in the county of Northamptonshire. The property is also located in the Conservation Area.

The main dwelling has recently undergone a full refurbishment and new extension which is nearing completion. This application is to improve the remainder of the land aesthetically, and to remove two vehicles from parking on the road.



Photo 1 – Existing underutilised land

The proposal will take two cars off of the road, both which are currently parking directly opposite the main entrance to Brigstock Primary School. The investment will also improve/tidy up the current garden landscape.

In addition, the households carbon footprint will be reduced through facilitating a switch from diesel to electric vehicles, for which the off-road parking will provide a necessary charging point.

4. Design Solution

New road-level parking area with electric gates, with room for two cars and to include an electric charging point.

A suitable visibility splay will be created using the stone from the existing wall, and will adhere to Highways requirements.

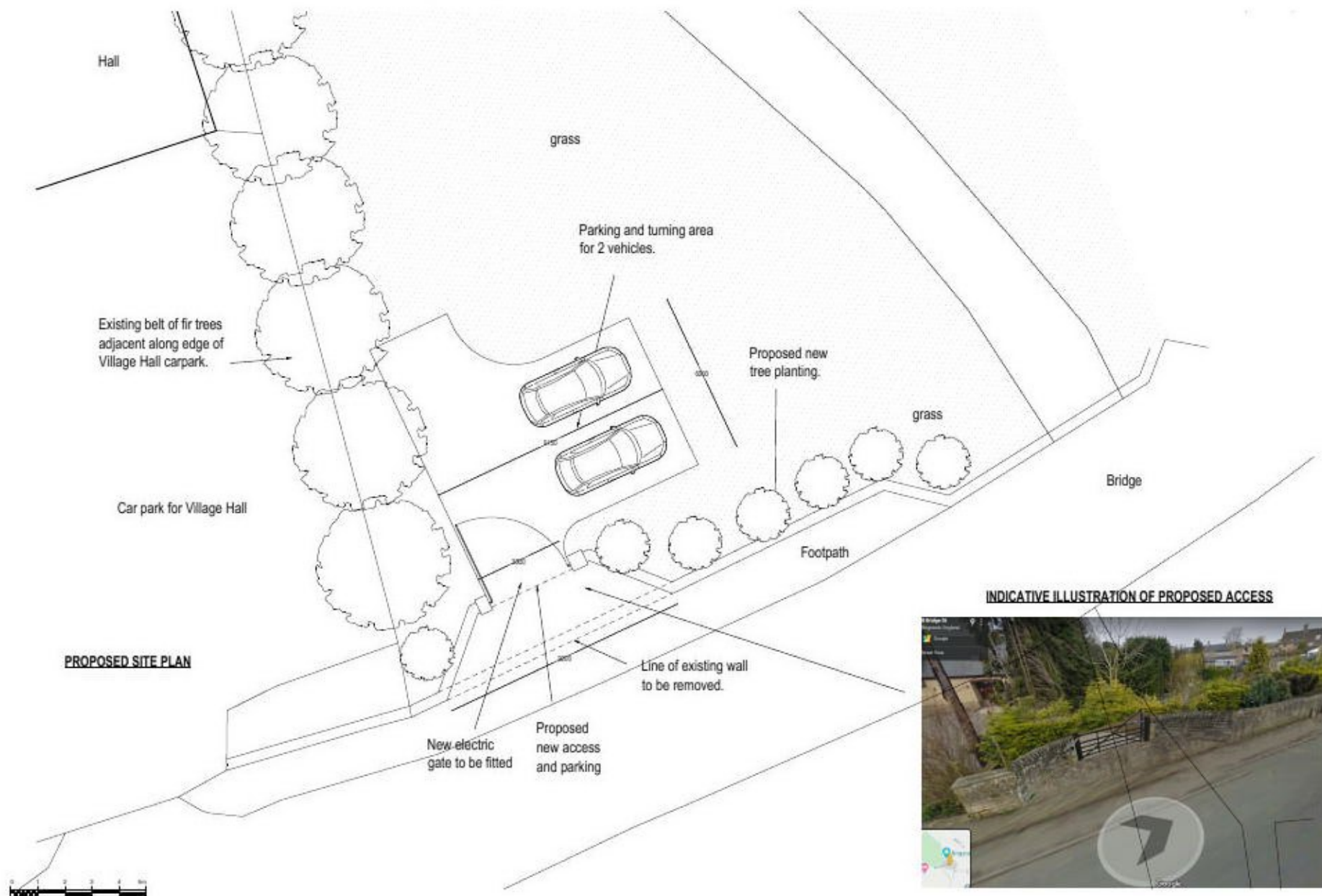


Image Above: Proposed New Access



Image Left: Existing Wall

To remain sympathetic to the existing wall and the wider conservation area, the proposed access splays will utilise materials from the wall where possible.

Trees will be repositioned as per the plan.

The proposed off-road parking will not only improve the look of the existing under-utilised grassland, but will also offer an array of additional benefits.

Benefits of proposed scheme:

- **Reduction in vehicles parking at the top of Bridge Street** – Currently there are too many cars and not enough room for resident vehicles, especially at School drop-off and pick-up times which causes chaos.

Events and classes at the neighboring village hall also often produce a surplus of cars. (*See appendix Current Parking Situation*).

- **Improved Safety to children, pedestrians and road-users** –

1. Two cars at 6 Bridge Street are currently having to park directly opposite a school, and directly opposite 'Keep Clear' road markings. Delivery vehicles struggle to reverse into the school due to the location of the parked cars blocking opposite. To date, two incidents have occurred whereby cars reversing out of the school entrance have hit one of the owner's cars and most recently a skip parked outside 6 Bridge Street. (*See appendix Current Parking Situation*).
2. Small children and teenagers are continuously running along the Bridge wall which poses serious danger in falling. The new access point and gate will deter this and act as a circuit-break between the flowerbed wall within the village hall, and the bridge wall where they jump up.

- **Move to Electric Vehicles** - New off-road parking will allow for installation of an electric car charging point which is being encouraged by Government. This property has the space with c. 0.5acre of land which could be used for this purpose. (*Ref: Conservative Party: Electric Vehicles Network & Clean Growth strategy*).
- **Improved appearance** – The proposed will invest in improving the look of the village by making use of and aesthetically improving the wasted land.
- **Precedent** - Others have created similar entrances around the village which sets precedent to this proposal. *Please see evidence located in 'Precedent Parking within the Village'.*

Flood Risk

To alleviate any concerns, we have reached out to the Environment Agency who requested a flood risk assessment (*see provided Flood Assessment Letter*).

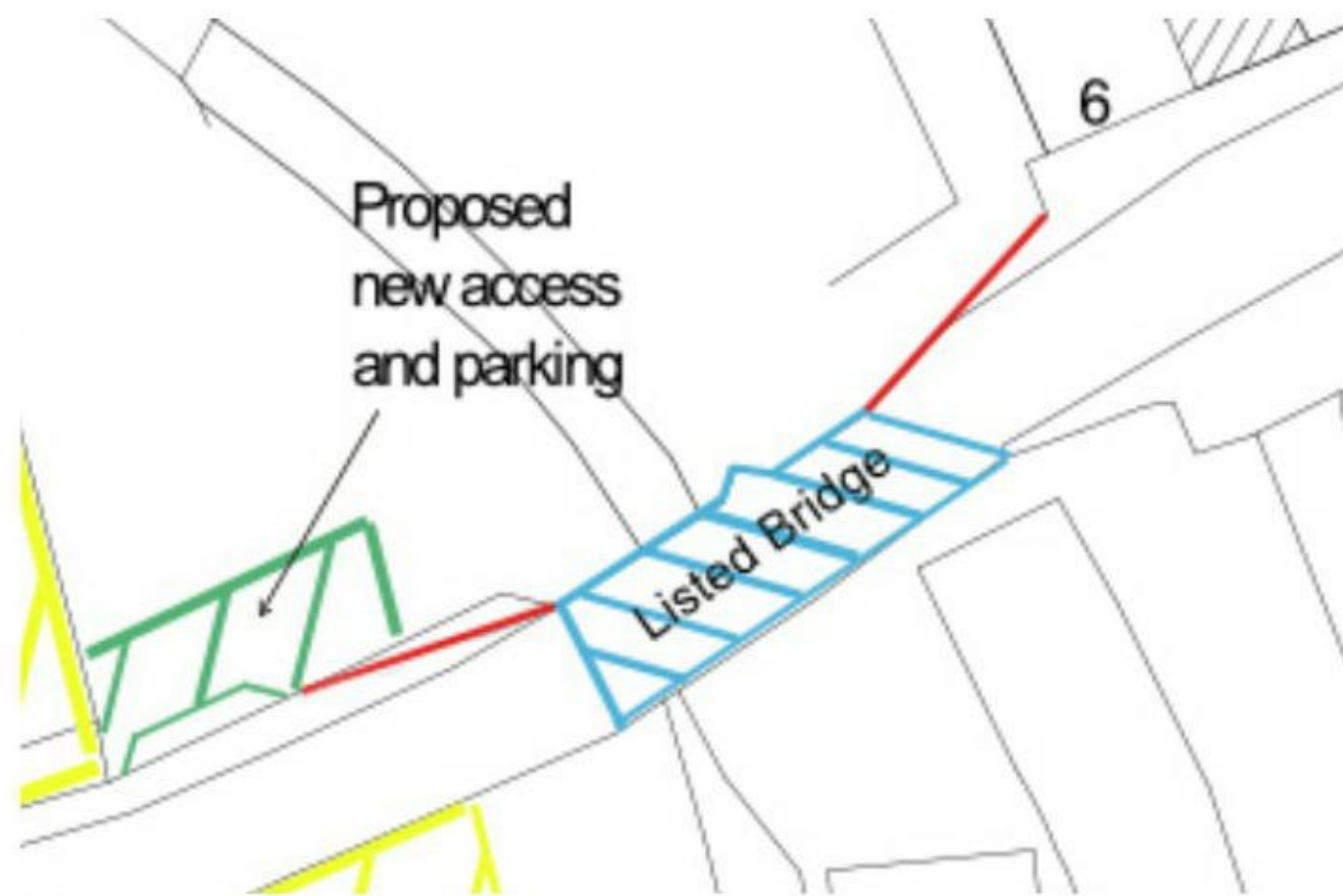
Highways

We have liaised with Highways (Stuart Lilley) who '*has no objections*' to the scheme. We have also liaised with Will Buckley Renz who requested a Speed Survey (*see enclosed completed survey*) to ensure the 85th percentile

was adhered to. This was to provide splay recommendations which we can meet.

Conservation

We have also spoken with Lloyd Mills who raised concerns of framing of the bridge which we have overcome within the enclosed '**Illustrated Location Plan**'. This shows symmetrical framing either side of the Grade II listed section of the Bridge (marked below in red).



i) **Neighbours**

This will have a positive impact on Brigstock Primary School located opposite 6 Bridge Street, as it will remove two cars from the road directly opposite their entrance.

This will increase safety for access to the school as on multiple occasions our vehicles/skips outside the house have been damaged due to parked cars restricting visibility and the available reversing area.

ii) **Landscaping**

Landscaping will be vastly improved from the existing wasteland which looks unsightly. Investment in the landscaping of off-road parking will enhance the view.



5. Access

There is currently no vehicular access to the property and the existing pedestrian access point will remain unaffected.

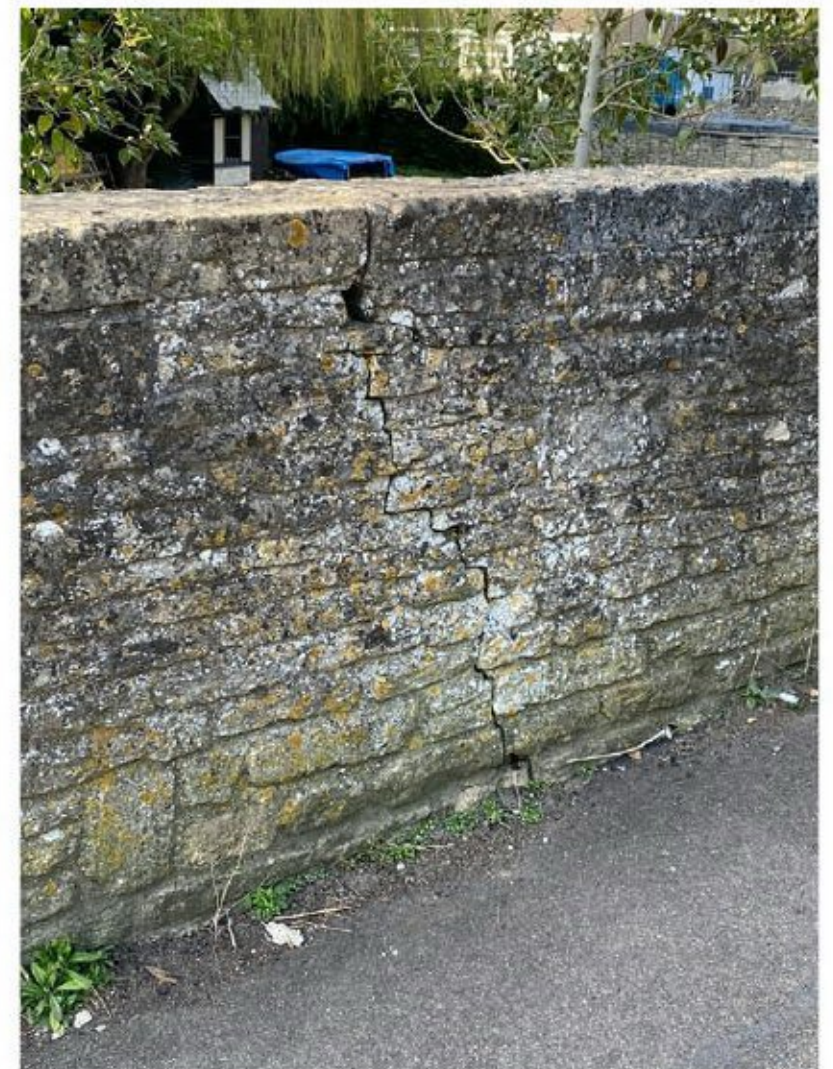
6. Heritage Impact Statement

This heritage statement has been prepared to support the formal planning application submitted for the creation of a new access point to provide off-road parking for two vehicles at 6 Bridge Street, Brigstock Northamptonshire and should be read in conjunction with the other documents submitted as part of the planning application.

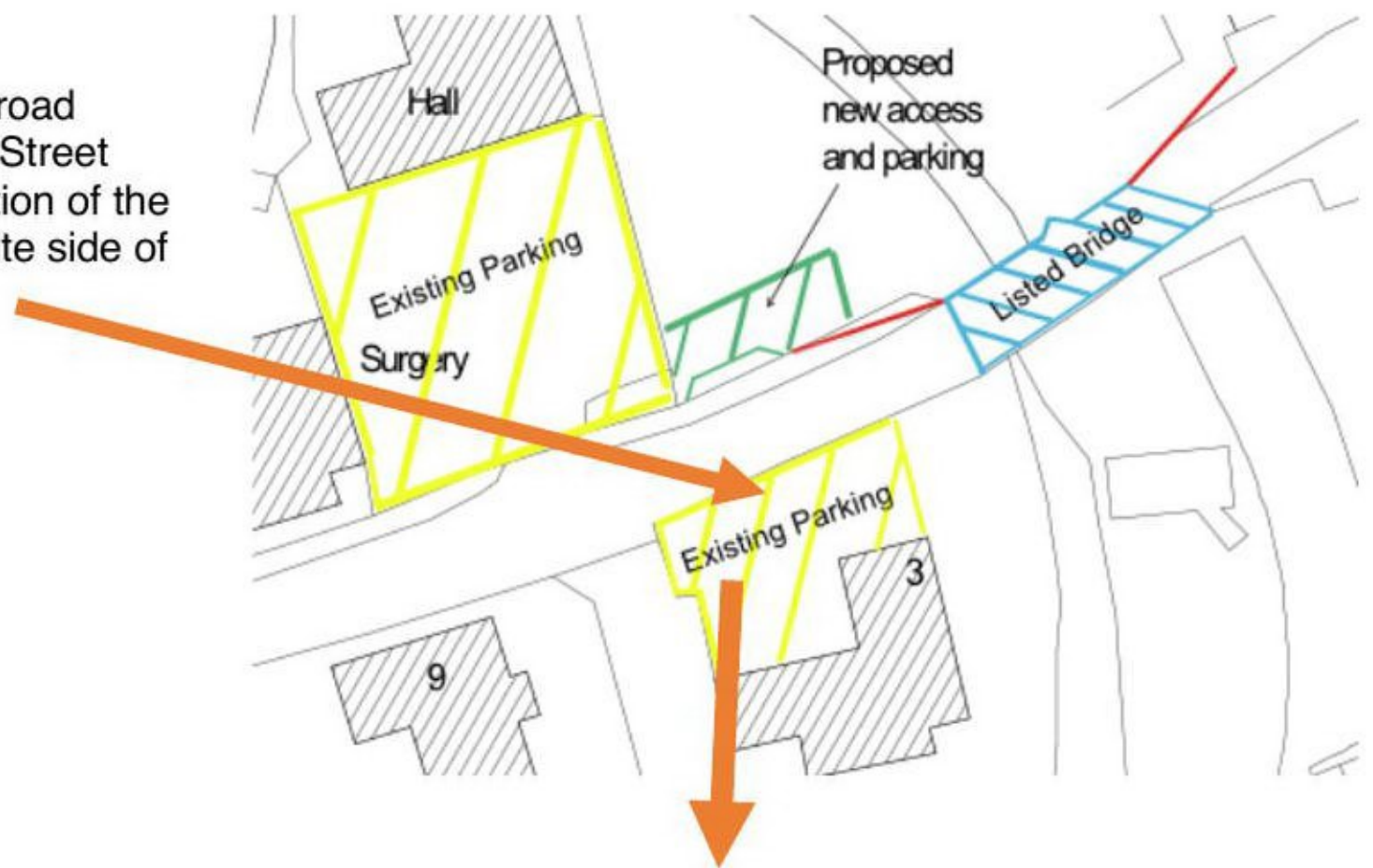
It has been prepared in accordance with the guidance within PPS5 'Planning for the Historic Environment' and the supporting DCLG/English Heritage Practice Guide 2010 and is required as the application site is within the designated Brigstock conservation area.

Conservation Area consent will be required for the creation of the new access. This will not be harmful to the Conservation Area and its improvements provide a solution that takes parked vehicles off the highway and adjacent pavements which will benefit the village and Primary School.

Also, the adjacent bridge of the proposed site is Grade II Listed, the listing specifically relates to the parapets in the centre section only. The proposed development will have a positive impact upon the setting of the bridge which is currently in a poor state of repair (cracks and chunks of stone falling away) as shown.



There is already off-road parking for 3 Bridge Street within the same section of the bridge on the opposite side of the road.



In summary, the proposed off-road parking will improve the existing wasted garden area and take two cars off the road. Through utilising the stone from the existing wall, the scheme will be sympathetic to the Conservation area.

For the numerous reasons set out above, it is therefore considered that the benefits of this proposal far outweighs any negatives and would not cause harm to the acknowledged interest of any designated or undesignated heritage assets as a result.