

Morton & Hall Consulting Limited

Consulting Structural Engineers & Building Design

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Your ref:

Our ref:

H8216/MH/sg

Date:

18 March 2022

DESIGN & ACCESS STATEMENT

FOR

LAND OFF ELLIOTT ROAD

LYING NORTH OF WEST END

MARCH

CAMBS

PE15 8DH

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Tel: 01354 655454

1.0 INTRODUCTION

It is proposed to submit a full Planning Application to Fenland District Council for the construction of a chalet bungalow, at the site.

Documents for the Application are to include a Biodiversity Checklist, Flood Risk Assessment, Existing and Proposed Drawings together with Design & Access Statement.

2.0 FLOOD RISK

A Flood Risk Assessment accompanies this Application to show that there are mitigation measures in place for the property to comply with the Environment Agency Guidelines.

3.0 EXISTING SITE

The existing site is accessed off Elliott Road.

At present there are no buildings or structures on the site.

At either side of the site there are existing access roads which have been in existence for a considerable number of years.

The site itself is generally level.

4.0 CONSERVATION AREA/LISTED BUILDING

This site is not within March Conservation Area or adjacent a listed building.

5.0 HIGHWAYS

Access to this site is via an existing road off Elliott Road. This access road has been in existence for the properties off West End for in excess of 50 years.

This is a single track access and visibility splays are shown on drawing H8216/02.

It should be noted that the boundary treatments for the properties off Elliott Road have been deliberately stepped back to ensure there are visibility splays in both directions.

There is already an existing lowered kerb which is not only for this access track but the adjacent property No 72 Elliott Road.

The access road itself is straight and therefore gives good visibility for when vehicles enter the site and for when vehicles are travelling along the site.

It should be noted that this proposal is also widen out the existing access road for land within the clients ownership which would not only benefit this site but also other properties that use the access road. Reference should be made to drawing H8216/01.

It should also be noted there are numerous single track roads off Elliott Road with a similar access to West End and these have been in existence for a considerable number of years.

The proposal is to provide two parking spaces which is in accordance with Fenland's Local Plan for a three bedroom property.

The parking spaces show 5.5m x 2.7m each, which is in excess of Fenland's Local Plan guidelines.

6.0 GARDEN AREA

The proposal allows for in excess of a third rear garden area for this site, as shown on drawing H8216/01.

7.0 WINDOWS/OVERLOOKING

Careful consideration should be given to the design drawings H8216/01 & 02.

Principle openings are shown on the front and rear elevations which do not overlook neighbouring gardens.

Where the left hand side elevation is shown which overlooks the existing access road, high level rooflights are shown for the landing and bedroom area, although these could be removed if there is concern, however these have been shown at greater than 2m height above floor level therefore there will be no overlooking from these.

On the left hand side elevation, this has been carefully positioned to overlook the adjacent turning head and front parking area of the adjacent chalet bungalows. One of these dormers is for a bathroom which is frosted glass, the other two dormers are for bedrooms of occasional use.

It should be noted that these dormers do not overlook rear private amenity space.

8.0 ADJACENT DEVELOPMENT

Immediately adjacent this site to the west, there are a number of chalet bungalows which this proposal matches in with.

To the north there is a further plot of overgrown land.

To the south of this site there is a further section of land.

To the east of the site an access road, additional land owned by this site and then bungalows, however consideration has been given to ensure there will be no overlooking with high level rooflights on the landing and a bedroom.

9.0 SURFACE WATER DRAINAGE

There is adequate room on this site for rainwater soakaways.

These would be in excess of 5m from all buildings and in excess of 10m from all water course.

These would be wavin aqua cell crates with a 95% void ratio and would comply with Building Regulations.

10.0 CONCLUSIONS

This site is located within the growth town of March.

Mitigation measures have been set due to the site being located within Flood Zones 2 & 3, with bedrooms being located on the first floor.

Careful consideration has been given to the dwelling in terms of positioning of windows and rooflights.

The proposal is for a chalet bungalow which matches in with the neighbouring plots.

The proposal utilises an existing access but also further enhances this by proposing to widen out the access land owned by the Applicant, which would benefit other road users.

The proposal has a greater than a third garden area and has adequate parking all in accordance with Fenland's Local Plan.

Proposed materials could be agreed with the Planning Department.