
Transport and Access Statement

in support of:

APPLICATION FOR THE ERECTION OF ONE

DWELLING AND GARAGE:

Land West of The Cottage

Green End, Nr Dane End,

Herts

SG12 0NY

THE PLANNING CONSULTANCY LTD.

**THE STUDIO,
2 BRADBURY FARM BARNES,
HARE STREET,
BUNTINGFORD,
HERTS SG9 0DX**

JUNE 2023



Transport Statement

Site Access Vehicular Access: -

The site will be accessed from an existing access point.

The proposed residential unit will connect to the existing access via new drives within the site.

Internal Roadways: -

Existing access road will be retained from which the property will be accessed. Refuse collection from dedicated bin stores along with firefighting access will be via egress points detailed on the attached planning drawing.

Visibility Splays: -

Existing site lines either side of the access point will be retained and unchanged.

Parking Provisions: -

The development will accord with both Herts County Councils and East Herts District Councils parking standards for numbers/per unit along with additional provision for visitors parking, thus the development will be designed to remove the need for any on-street car parking.

Traffic Movements: -

Due to the nature and location of the proposed development/access point it is considered that the existing road network is more than capable of handling the minimal amount of traffic movements generated by the site each day.

Legal Ownership: -

The legal boundaries of the site and neighbouring properties have been investigated as part of the design process and it is felt satisfactory that the access way to the site will be able to be implemented without encroaching on any privately-owned land.

Access Statement

Proposed Development: - Residential Dwelling.

Criterion 1b – Parking – Communal /Residential

- There will be spaces at 3300mm x 5500mm adjacent/close to the entrance of the new residential unit.

Criterion 2 - Approach to structure from parking (Distance and Gradient)

- Distance from the car parking spaces will be retained to a minimum. Level access will be maintained to all access within the building with level and gentle slopes being provided to all areas /entrances of the new building.
- Where possible parking will be provided within 50m; where the distance exceeds 50m level resting areas will be provided.
- All pathways will be a minimum 1200mm width.

Criterion 3 – Approach to all entrances

- Approach to the entrance should preferably be level or gently sloping.
- Min 1200mm level landings will be provided to the top and bottom of all slopes.

Criterion 4 – Entrances (all entrances will be):-

- Well illuminated.
- Be provided with level access over the threshold.
- Have effective clear openings width and nibs (minimum 800mm effective clear width).
- Have adequate weather protection.
- Have a level external landing.

Criterion 6 – Internal doorways and Hallways

- Min residential hallway width 900mm provided.
- Doorway width min 750mm provided.

Criterion 7 – Circulation Space

- Space for turning a wheelchair in dining area/living room's basic circulation space for wheelchair user elsewhere

Criterion 8 – Entrance Level living space

- A living room/ living space should be provided on the entrance level of the dwelling.
- The residential unit will be laid out to facilitate a living room/space on the entrance level of the dwelling.

Criterion 9 – Potential for entrance level bed-space

- The residential unit will be laid out to facilitate temporary bed space on the entrance level of the dwelling.

Criterion 10 – Entrance level WC and shower drainage

- The residential unit will be laid out to facilitate WC/shower drainage on the entrance level of the dwelling.

Criterion 11 – WC and bathroom walls

- Walls in the bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.
- The proposal is to construct the structure from suitable material so that the bathrooms will be capable of supporting grab rails.

Criterion 12 – Stairs and potential through-floor lift in dwelling

- The dwelling will provide a staircase of a minimum 900mm clear width and will provide an area for future lift to be installed within the unit.

Criterion 13 – Potential for fitting of hoists and bedroom/bathroom relationship

- The proposal is to construct the structure from suitable material so that the bathrooms/bedroom ceilings will be capable of supporting hoists providing a reasonable route between bedroom and bathroom.

Criterion 14 – Bathrooms

- An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in the dwelling on the same storey as a main bedroom.
- The residential unit will be laid out to facilitate an accessible bathroom on the same storey as the main bedroom.

Criterion 15 – Glazing and window handles

- Windows in the principle living space (typically the living room) should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.
- The unit will be designed with optimum glazing units, maximizing the light into each unit and facilitating seated views (glazing starts no higher 800mm above floor level in the principal living space) out of each habitable room. Opening lights will therefore be approachable by a wider range of people (clear approach of 750mm wide and with window controls no higher than 1200mm from the floor).

Criterion 16 – Location of service controls

- Service controls set within the height band of 450mm-1200mm from the floor and set at least 300mm away from any internal corner.

