



Trace **Design**

Transport and Civil Engineering

Technical Statement

BLUE CROSS PROPOSED BARN CONVERSION AND EXISTING COTTAGE PARKING ASSESSMENT

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- 1.1 This Technical Statement has been prepared to support a planning application for conversion of an existing barn to a dwelling and change of parking facilities for an existing dwelling. The existing site plan is shown in **Figure 1** below.



Figure 1. Existing Site Plan



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- 1.2 The location of the existing access arrangements to the barn and cottage is shown on **Plate 1**, below.(Extract from Google Earth Pro)



Plate 1. Existing Access Location

- 1.3 The above existing access fronting the A3072 will provide access to two parking spaces one for the barn conversion and the other for the existing dwelling. A further two parking spaces will be provided to rear of the buildings off the Class Croad which provides access to Cadleigh to the north. See **Plate 2** for location of rear off road parking spaces.



Plate 2. Parking Location from Class C Road

- 1.4 The proposed parking from the A3072 has been tracked to show that vehicles can enter and leave in a forward gear. For the two space to the rear with access from the Class C road tracking has been also been shown, and the an additional verge

area has been provided to improve visibility. As this lane is very lightly trafficked reversing out from the parking spaces is a safe manoeuvre.

1.5 Therefore, vehicle tracking has been undertaken to show that turning can be achieved for the proposed parking layouts for both dwellings. See **Figure 2** below.

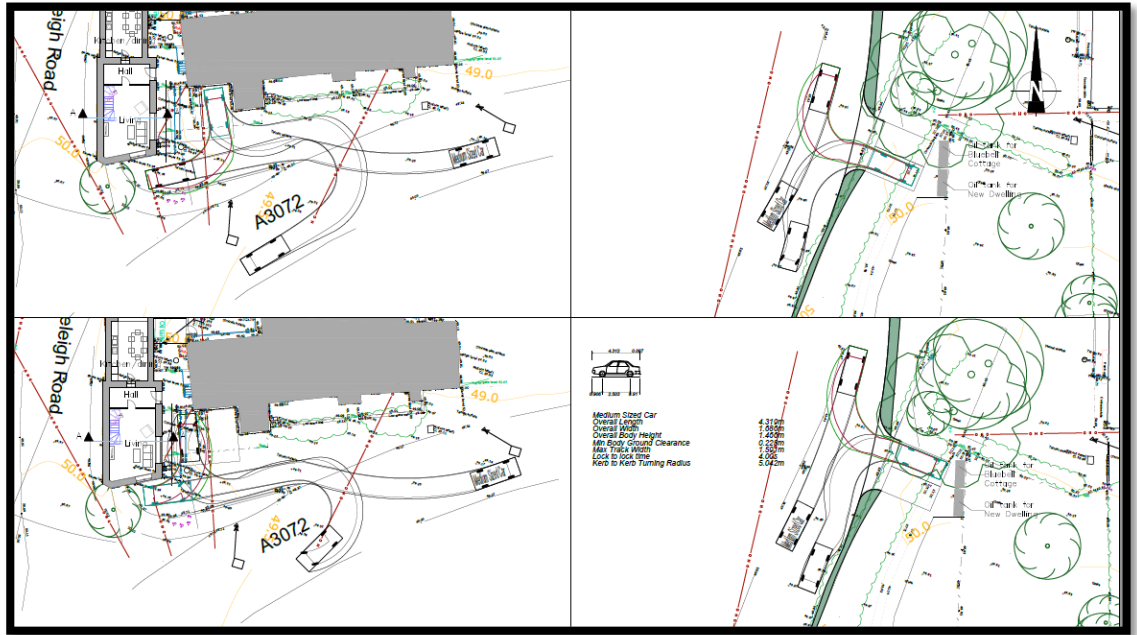
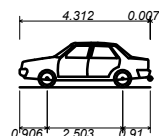
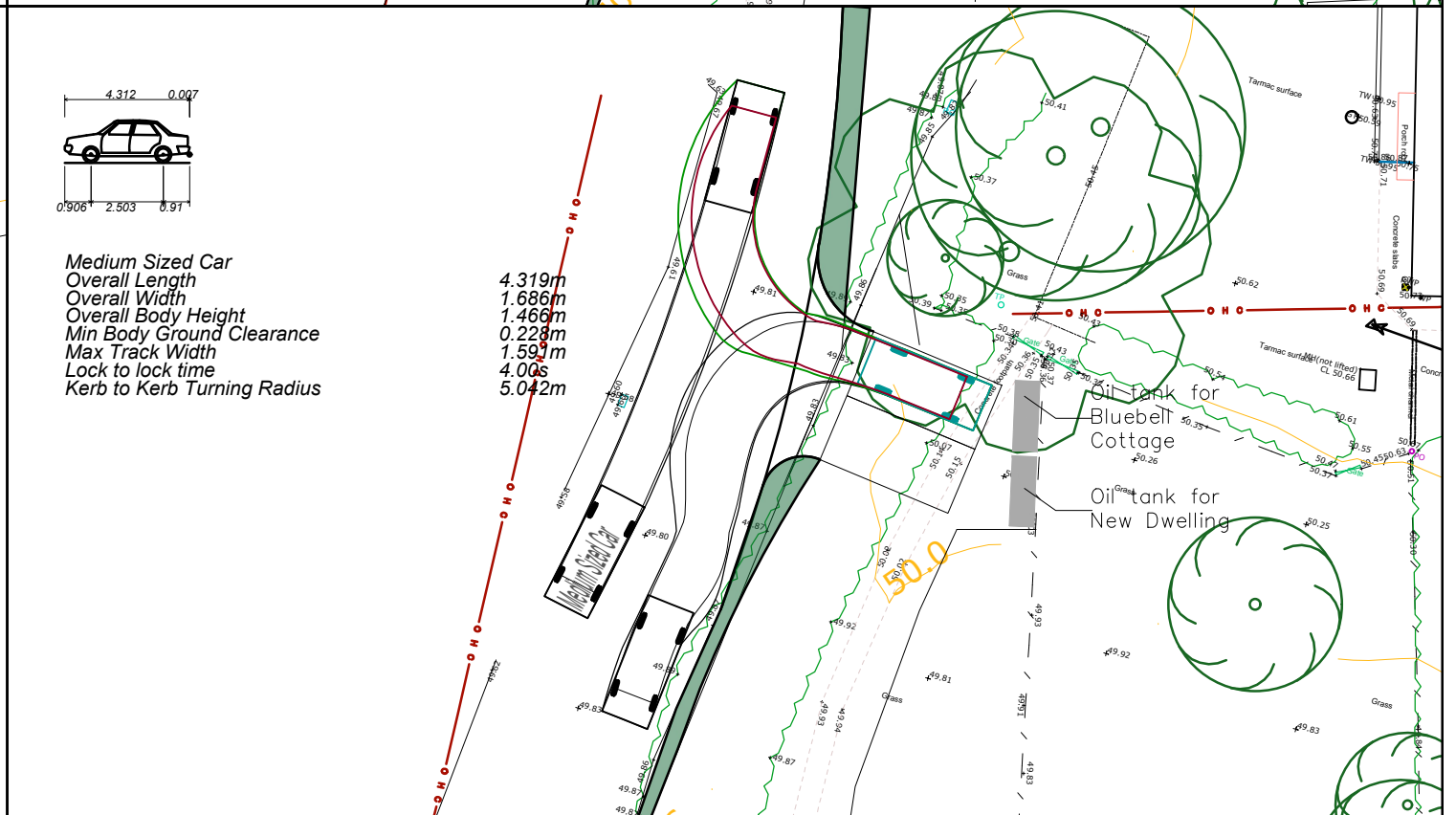
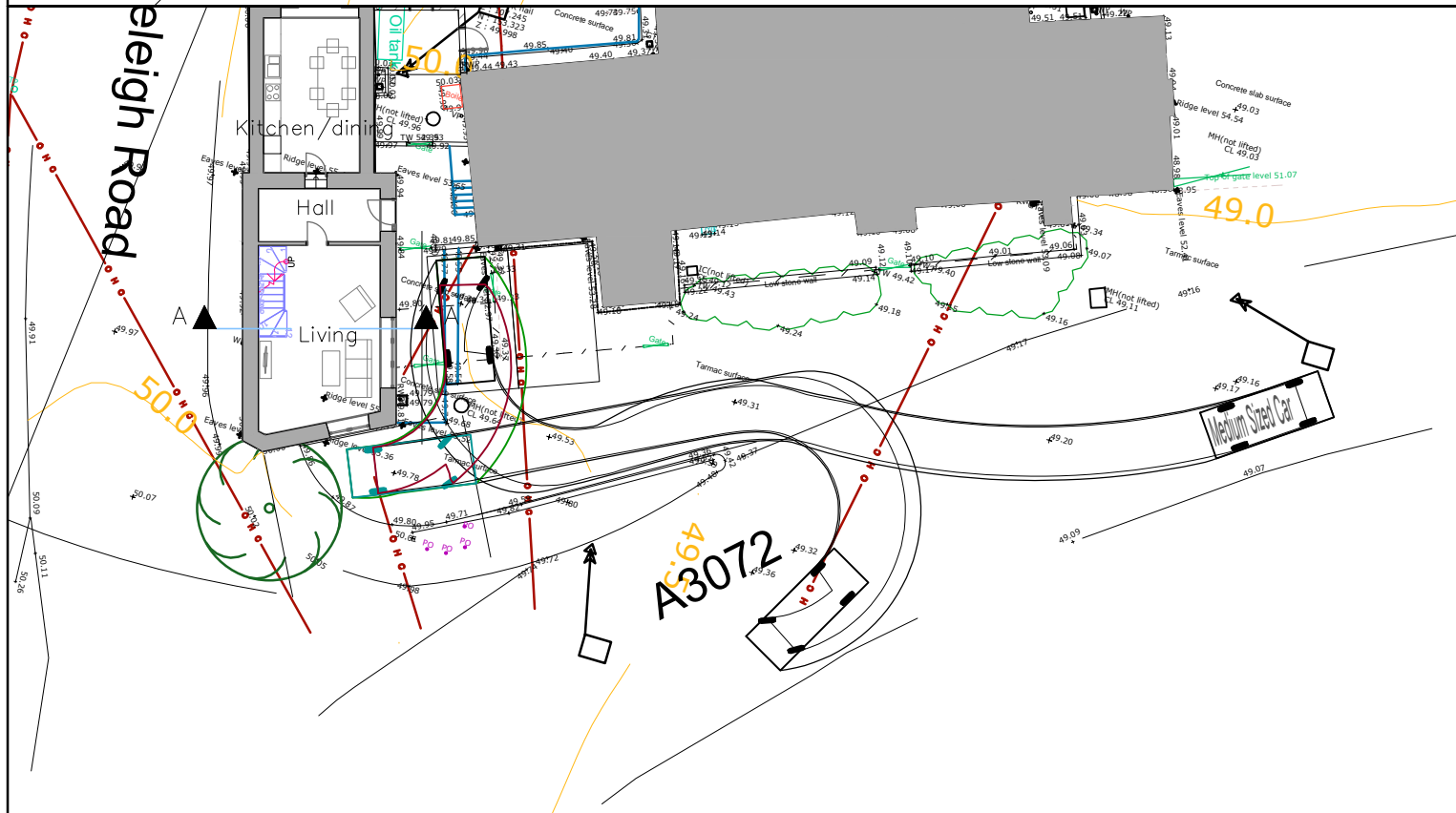
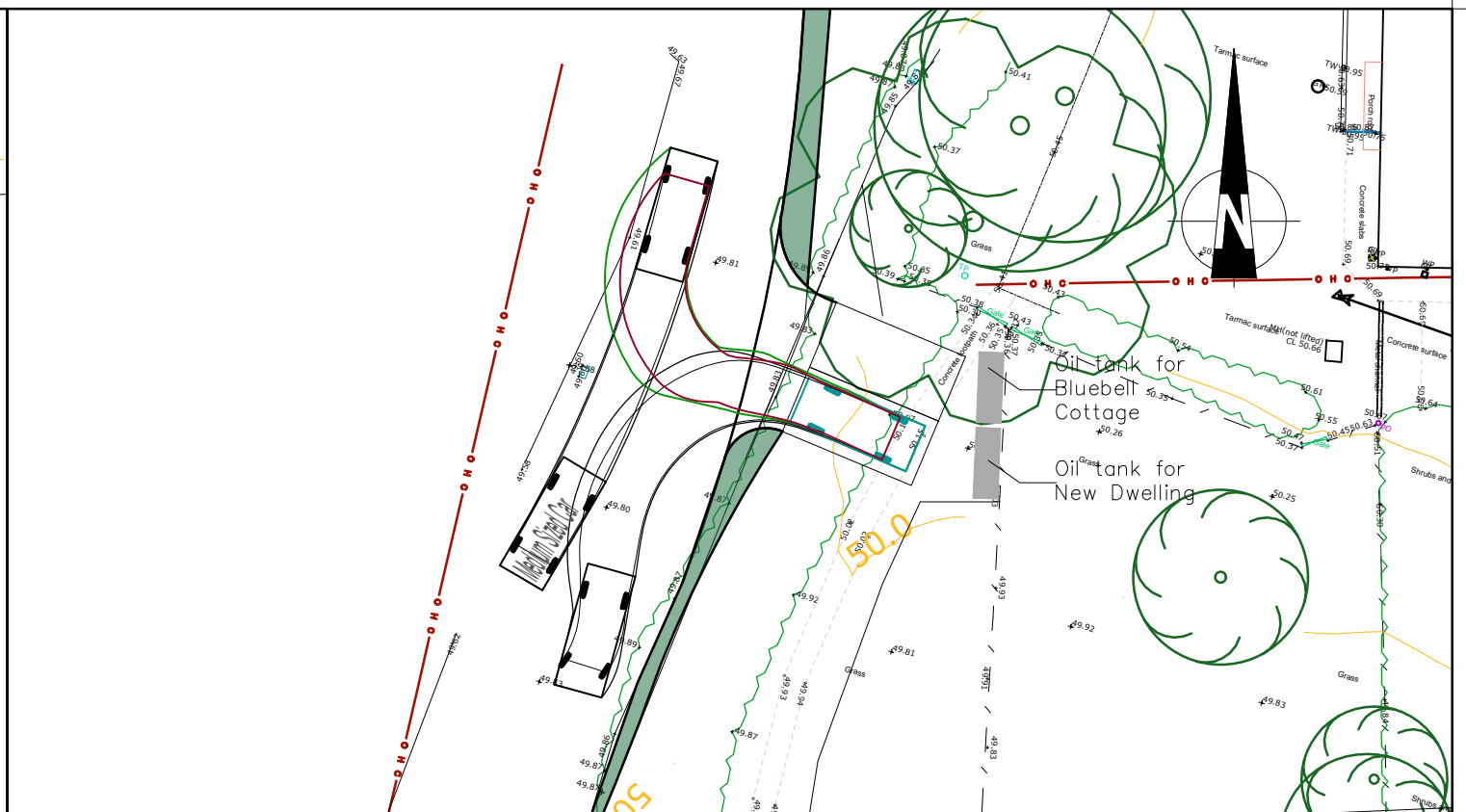
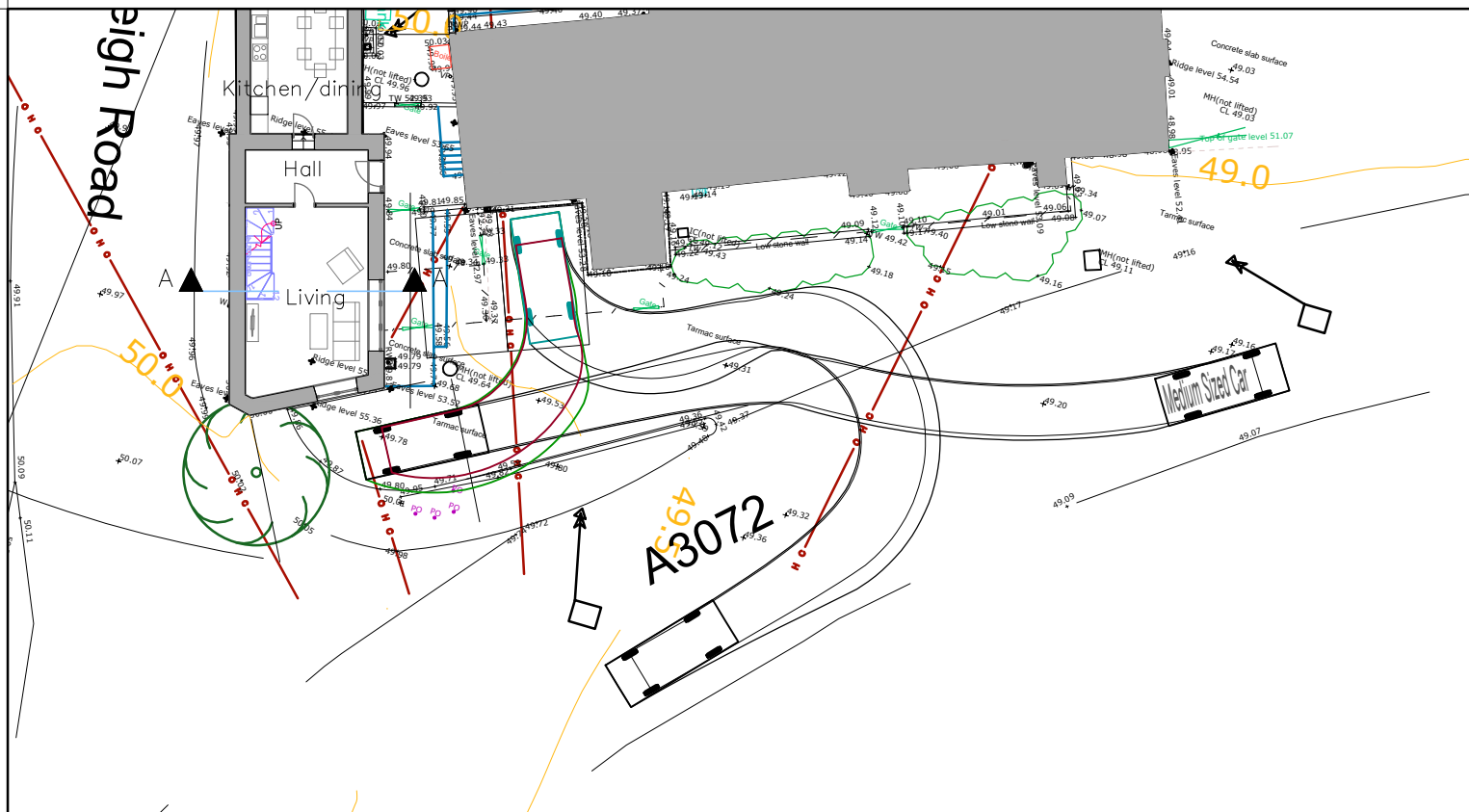


Figure 2. Proposed Vehicle Tracking

1.6 A copy of the full tracking plan is attached as **Appendix A**.



Medium Sized Car
 Overall Length 4.312m
 Overall Width 1.686m
 Overall Body Height 1.466m
 Min Body Ground Clearance 0.228m
 Max Track Width 1.591m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.042m

4.319m
 1.686m
 1.466m
 0.228m
 1.591m
 4.00s
 5.042m



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Residential Development
Blue Cross
Tracking Analysis

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