

Design and Access Statement

**Creation of new vehicular access onto a
classified highway to serve existing dwelling.**

at Springwell House
Gloucester Road
Whitfield
Wotton-under-Edge
GL12 8DS

Ref: 460 _DAS_01_A
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1. Introduction

This statement is in support of a '*Full Planning*' application to create a new vehicular access onto a classified highway (Gloucester Road - A38) to serve one existing dwelling. A '*full*' form is required as opposed to a '*householder*' form as the new access is on the highway outside the residential curtilage of the dwelling.

This application has been prepared on behalf of the Sams family. Three generations of the family live around the site at the dwellings known as '*Springwell House*', '*Orchard Barn*' and '*Marine Stables*'. The family currently share use of an existing track directly off Gloucester Road to access all three dwellings.

The grandfather, Martyn Sams requires specialist residential care and the family are considering selling or renting '*Springwell House*' to fund this. This would introduce a separate household into the grouping of buildings. The family want to keep use of their access track within their family for privacy and safety reasons as children and dogs play in the area. It would also give them some control over the number, type and timing of vehicles manoeuvring, parking and delivering near their homes.

The family wish to create a separate vehicular access and a parking area for the sole use of Springwell House in the garden to the side of the house so it can operate as a self-contained property.

2. Location

The application site is located in the rural hamlet of Whitfield. It is located approximately 1.2 miles to the south of Falfield Village and about 3 miles west of the town centre of Thornbury; it is outside any settlement boundary and is not within the Green Belt. Springwell House is a two-storey house with its principal elevation facing Gloucester Road. It has four bedrooms and a large garden to the side and rear.



3. Access and parking

The proposed access is twenty-eight metres north of the existing access. Sufficient visibility splays within the highway verge are available in both directions along Gloucester Road. The speed limit through Whitfield is 50mph (80kph), an 'X' distance set back of 2.4m suitable for use by a single dwelling and 'Y' minimum stopping distance of 160m sight lines can be achieved.

The proposals will not introduce any additional vehicle numbers into the locality. Vehicles accessing Springwell House will simply transfer from the existing shared access track to the new private access. The existing shared access track will continue to be used by the dwellings at 'Orchard Barn' and 'Marine Stables'.

The proposed new parking area can provide off road parking for at least two cars, which is compliant with the Council's residential parking standards for a four bedroomed dwelling. Vehicle tracking software demonstrates that there is sufficient turning space within the site for vehicles to enter and leave the site in a forward gear.

An existing pedestrian access to the front door is unaffected. Refuse and recycling bins are currently stored in the front garden, waste collection is unaffected by these proposals. There is a pedestrian footpath and cycle lanes directly outside the house and the nearest bus stops are at Whitfield Gate Farm laybys, 250m north of the site.

4. Materials

The access will be formed as a dropping kerb vehicle crossover with the first six metres from the back edge of the footway surfaced in bound tarmac, a bound material is chosen to minimise the spread of loose stone or gravel onto the highway. The vehicular crossover will be constructed in accordance with the Council's standards of construction in accordance with the Council's Street Care requirements.

The parking and turning area will have a gravel surface which recycles the existing gravel hardstanding. It will be permeable to allow surface water to permeate into the ground within the site.

The existing front side boundary treatment is a 1.1m high stone wall upon with 1.2m high timber fence panels above. A new opening with splayed reveals will be created. New timber gates will open inwards.

5. Landscape

The existing garden is laid to lawn with some planted borders and a few apple trees. The new area of hardstanding has been carefully positioned to avoid all trees and their canopies, only part of a planted border requires removal to enable the new access. The existing area of gravel hardstanding at the rear of the site will be removed, surface materials recycled and returned to lawn. A new 1.8m high close boarded timber panel fence will be installed along the rear boundary of the garden to close off the rear access, it will include a hedgehog hole. Additional fruit trees will be planted alongside the rear boundary fence.