

DESIGN & ACCESS STATEMENT.

Introduction.

This design & access statement has been prepared in support of a full planning permission application for a change of house types to plots 9, 10, 11, 12, 13 & 14 of planning permissions PA/2010/1046.

Site History.

The application site currently benefits from two planning permissions.

PA/2010/1046 erect 13 dwellings & PA/2014/0998 increase from 2 to 3 dwellings, both of which have been formally started on site by the construction of the access road.

Tree protection measures have been installed, the access road has been constructed to a base course level & the utility services for electric, gas, water & BT have been installed.

The development however had been mothballed / stalled by the previous owner / developer with no further works being carried out in respect of taking the development any further.

Keigar Homes Ltd. have subsequently purchased the site & are keen to develop this site for much needed homes in Barton upon Humber & to contribute towards the housing supply of North Lincolnshire Council.

This submission is made to enable the development of the site & to encourage positive sales based on local knowledge & the experiences from previous & current successful developments.

Site in Context.

The site is known as land to the rear of 13 Queen Street, Barton upon Humber, North Lincolnshire.

The application site comprises of an area approx. 0.2ha.

The site is accessed from Queen Street.

The site is surrounded by both residential & commercial uses.

The development is in a sustainable location with easy access to public transport & services, shopping facilities, education & amenities.

Use.

The proposed end use is residential.

Amount.

The submission is related to the change of house type design to 6no. dwelling houses.

Design.

The new submitted house type designs of a pair of 2 storeys semis & a 2½ storey semi design with plain fronted elevations consisting of an entrance door with well-proportioned windows.

Layout.

The layout is of simple design with the new dwelling houses fronting onto an access road.

The layout provides parking spaces to frontage giving good surveillance.

New tree & shrub planting has been identified within the current approval.

The submitted plan identifies the relationship of the current approved to that being proposed of which both are similar in terms of footprint & position within the development.

Scale.

The proposed revision is in proportion to those currently approved & the surrounding environment.

Landscaping.

Private rear gardens.

Open front gardens with turf & shrub planting beds.

New tree & shrub planting.

Block paved driveways & paths.

Appearance.

The appearance of this proposal reflects that of those currently approved & the surrounding environment.

Access.

The application site is to be accessed off Queen Street.

Access to the dwelling entrance door & circulation within the building is to be designed to achieve the requirements of the current Building Regulations, at the time of submission.