

COLDHARBOUR FARM, EMSWORTH

DESIGN & ACCESS STATEMENT



INTRODUCTION

The Outline Planning Application for which this site is the subject, has been submitted for the 're-arrangement of existing parking to provide the same number of spaces'. The application is necessary because access is required to the adjacent development site, which was granted planning approval (Application REF: APP/14/00360) in 2014, and which necessitates the removal of 3no. existing parking spaces. The intention is to re-arrange the existing parking and re-provide the spaces elsewhere, within the current parking area.

ASSESSMENT OF PHYSICAL CONTEXT

The application site is a fairly modern development of 49 dwellings including detached and semi-detached properties and two-storey blocks of flats, and is predominantly flat. The existing parking area has some trees and planting, which is hoped will be retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The reason for re-arranging the parking is to allow for the development of the adjacent site, which currently has outline approval. It has been stated that these spaces are important, and will be re-provided.

INVOLVEMENT OF LOCAL INTERESTS

Although no local groups have been consulted, the layout as submitted has been approved by the estates management company.

EVALUATION

The layout, is the result of discussions between the developer, estate management company and ourselves. The layout proposed was the best solution for the end users.

DESIGN PRINCIPLES

The area is currently used for car parking for residents, and this use will continue.

AMOUNT OF DEVELOPMENT

The proposal is for the replacement of 3no. parking spaces which will be lost when the adjacent site is developed. The area in which the spaces will be provided is currently a parking area.

LAYOUT

As stated before, the layout as submitted is the result of consultation and discussions between the developer, estate management company and ourselves, in an area which currently used for parking.

SCALE

Not applicable

LANDSCAPING

It has been stated that the proposal is for the re-arrangement of an existing parking area. The intention is to retain the existing planting. An existing planting assessment provided by Lizard Landscape Design.

APPEARANCE

The proposal will be constructed in the existing materials i.e. tarmac

ACCESS

The proposal will be constructed in accordance with the Building Regulations Part M.