



Design & Access Statement

4 Residential Properties Land Adjoining Chestnut Street Grimethorpe

The proposed development involves the construction of four dwellings comprising of three town houses and one detached property adjoining opening countryside.

The land is currently an infill site surrounded by other residential development on three sides of the site.

The site has a shallow fall towards to the south west of the site.

Access to the site will be via an existing dropped kerb along the middle of the boundary along Chestnut Street.

Garden space is well within the 60m² required under SPG 3.

Gradient slopes for the access of disabled to the properties can easily be achieved.

Initial discussions have not taken place with the highways engineer.

The sitting of the houses allows vehicles to enter and exit the site in forward gear, with a turning point within the garden space of one end town house and a turning head at the bottom of the site for the detached property.

The properties are to be constructed of brickwork with concrete sills around all openings.

If you require any further information or clarification please do not hesitate to contact me.