

Planning Statement

Summary

The client has requested a proposal for an in out drive. The reason for this is Sark Gardens a private road, is narrow making access to the existing drive problematic especially when there is a car opposite.

A parcel of land has been recently purchased which makes this project now possible and it is proposed to replicate the existing bridge providing access on the eastern side and have second bridge over the ditch this time on the western side of the front elevation.

Drainage

It is noted that there is an outfall from an enclosed drainage pipe in the verge. It is not clear where the pipe runs from and locals appear to think it redundant. Surface water drainage now comes under the local water company and enquiries have been made but no objections raised. However it is proposed to allow any water flowing eastwards to be taken via an oversize concrete pipe to the ditch at the other side of the proposed bridge,. The current inspection chambers on the land do not serve a purpose and can be removed.

The proposed bridge

Due to constraints of the land parcel it is proposed to build to almost identical measurements as to the existing bridge save for the slight change in natural ground level and ditch level. The same style finish will be used as well as bricks of a similar appearance.

The driveway

The new drive will be on a concrete base to match the existing and it is likely that the existing surface tarmac will be taken up. The current proposal is to lay a resign bonded stone drive on top of the concrete base. Surface water will drain to beds.

Landscaping

Some lowering of the ground in the front garden will be necessary in order to accommodate the new drive and to ensure run off to beds is achieved. There will be a new hedge in front of the front elevation of the property with a grassed area in front. No preserved trees will be affected by this project.