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ACCESS TO SITE AT FRIAR STREET, BRIDGNORTH

DESIGN & ACCESS STATEMENT

Background

On 2nd December 2015 an application was made to erect a dwelling, garage and car lift on a site previously known as The Rock House, Friar Street, Bridgnorth. Planning permission was granted on 16th March 2017 for the dwelling and garage. The car lift at the request of the Council was withdrawn. Friar Street is a one way street. The Council owned the frontage on to Friar Street but have recently conveyed this land and responsibility for the retaining walls to the applicant.

Proposal

This application takes note of the Council's recommendation in Mouchel's email of 5th January 2016 at Appendix 1 and that of Gemma Lawley of 12th May 2016, at Appendix 2.

The proposal is to abandon the car lift and form an access direct into the site to parking and the garage already given permission.

The access will result in the loss of one parking space on the road frontage but would remove several cars from being parked on the roadside.

It will mean there is no waiting on Friar Street for a car lift to arrive.

Visibility from the access on to Friar Street, which is in any case only one way, will be no more difficult than for a parked car on the side of the road.

The access will be set back with splays and retaining walls in brickwork to the rock face in a similar manner to that carried out by Shropshire Council previously on either side, so no rock face will in future be exposed to the road.

This is a resubmission of an application made in 2020. Although an Outline Stability Assessment was submitted with the 2020 application, the Council asked for stability testing to be carried out and unfortunately due to lockdown a road closure could not be agreed so the application was regarded by the Council as lapsed. A Geotechnical investigation has now been carried out by Georisk Management which is included with this application. This report raises no reasons why the application should not be supported. It states "it is considered that the sandstone could be excavated by hard dig or easy ripping in order to construct the access road to the proposed development." And "observations from sandstone exposures in the local area would suggest that this should not be an issue of concern in terms of long term slope stability." Even if there was, it could only be within the site as the access on the roadside will be faced in brickwork.

Supporting Documents

Drawing Nos. 1444/SW/1C, 2C & 3B.

Outline Stability Assessment from Sladen Associates.

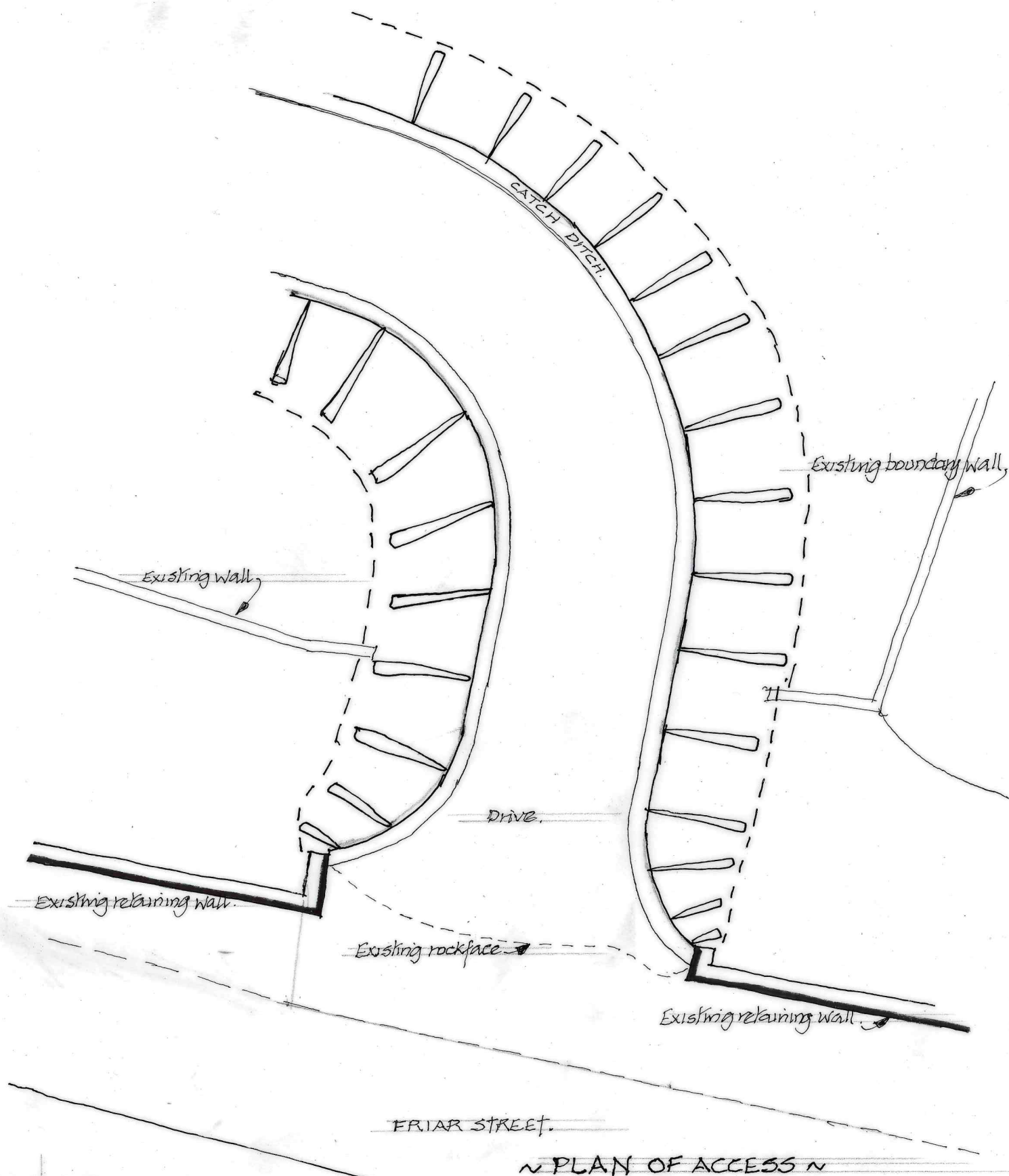
Construction & Traffic Management Plan from Alpha Consultants.

Appendix 1 Email from Mouchel 5th January 2016.

Appendix 2 Email 12th May 2016 from Gemma Lawley.

13th February 2023

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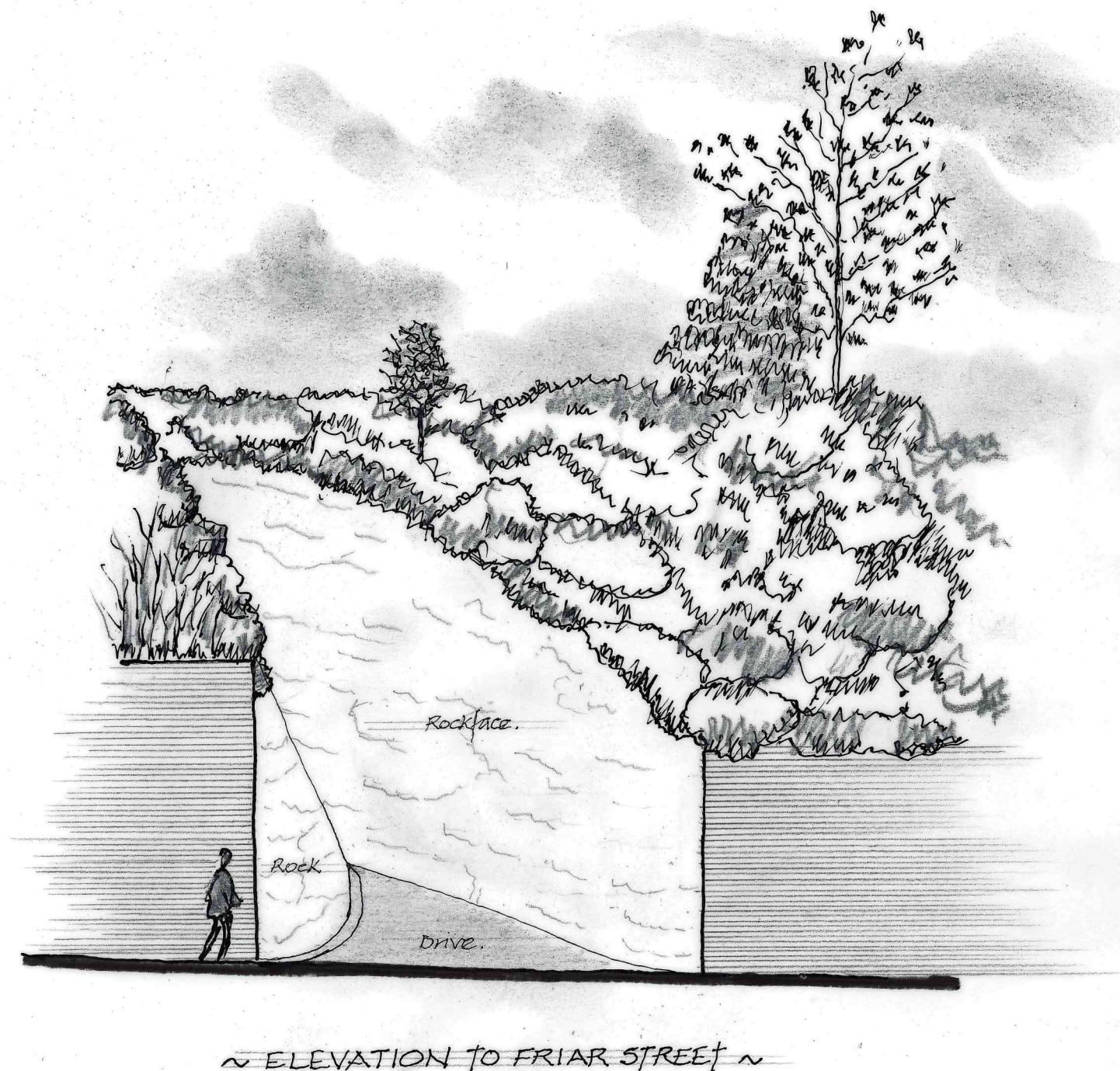
DRG N° 1444/4.

SCALE 1:100



ATA3.

DATE APRIL 2023.



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