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DESIGN & ACCESS STATEMENT



Figure 1: *Aerial Photograph illustrating site location in the wider context (clients land ownership bordered in blue, site in red)*

PE6 9PU LAND ADJACENT TO DEEPING FEN BUNGALOWS

ADJACENT BLACK DROVE / OUTGANG ROAD CORNER

SITE APPRAISAL

The existing plot is currently a combination of a small proportion of agricultural scrubland, with the majority being arable farmland; to the North East of two existing bungalows. The surrounding area is largely arable farmland with minimal contours.

The site is largely shielded from public view by the evergreen trees surrounding the neighbouring bungalows. There is a range of large agricultural buildings to the East of the site, two wind turbines and the recently erected poultry building to the North East *(approved by South Holland Council December 2018 Ref: H03-0876-18).*

The proposals outlined in this application relate to the consent noted above, inasmuch as the proposed dwellings are to be let to the staff working at the 'Egg Production Unit'. There is need for a site manager & security operative to be resident in close proximity to the new facilities to ensure their successful operation & monitoring.

The local community will experience no loss of amenity as a result of the development, due to the remote location and modest scale. Local businesses (including Baston store, post office, hairdressers, beauty salon, garage and public houses) all less than 3 miles away, will likely benefit from the new occupants.



Figure 2: *Aerial Photograph illustrating site location and proximity to other buildings.*

PROPOSALS

The proposed development is to provide two new residential dwellings.

The approximate site area is 1150sqm / 12370sqft, with the proposed dwellings generating a habitable floor area of approximately 120sqm / 1295sqft each.

The proposals have been designed to be proportionate to their context, with the overall footprint being very similar to those of the neighbouring bungalows. The proposals are 'semi-detached' in form to further minimise the development footprint. The proposal dwellings will be slightly taller than the neighbouring bungalows (which also benefit from 1st floor accommodation)

The proposals will be accessed via either Black Drove or Outgang Road (corner of both), as do the neighbouring bungalows. Vehicles can then access the site via a new driveway, which in turn provides pedestrian access to the dwellings. Access for deliveries and refuse collection will be as the existing bungalows. The proposals provide designated bin stores located within the required distance from the proposed dwellings and the existing refuse collection point.

The proposals have been designed to ensure no loss of amenity by the adjacent bungalows with no overlooking, loss of light or overshadowing. Most rooms address either the South or North aspects with no openings in the sides of the buildings at first floor. Potential overlooking is further mitigated by the wing wall elements of the plan. Any rooflights will be located to provide natural light and ventilation only, ensuring no overlooking of the neighbouring properties.

The proposals provide open plan living on the ground floor; serviced by a separate hall, utility and WC. At first floor there are two moderately sized bedrooms with bathroom and master bedroom with ensuite provision. The proposal provides for adequate parking for a minimum of three vehicles per dwelling (including the garage space).

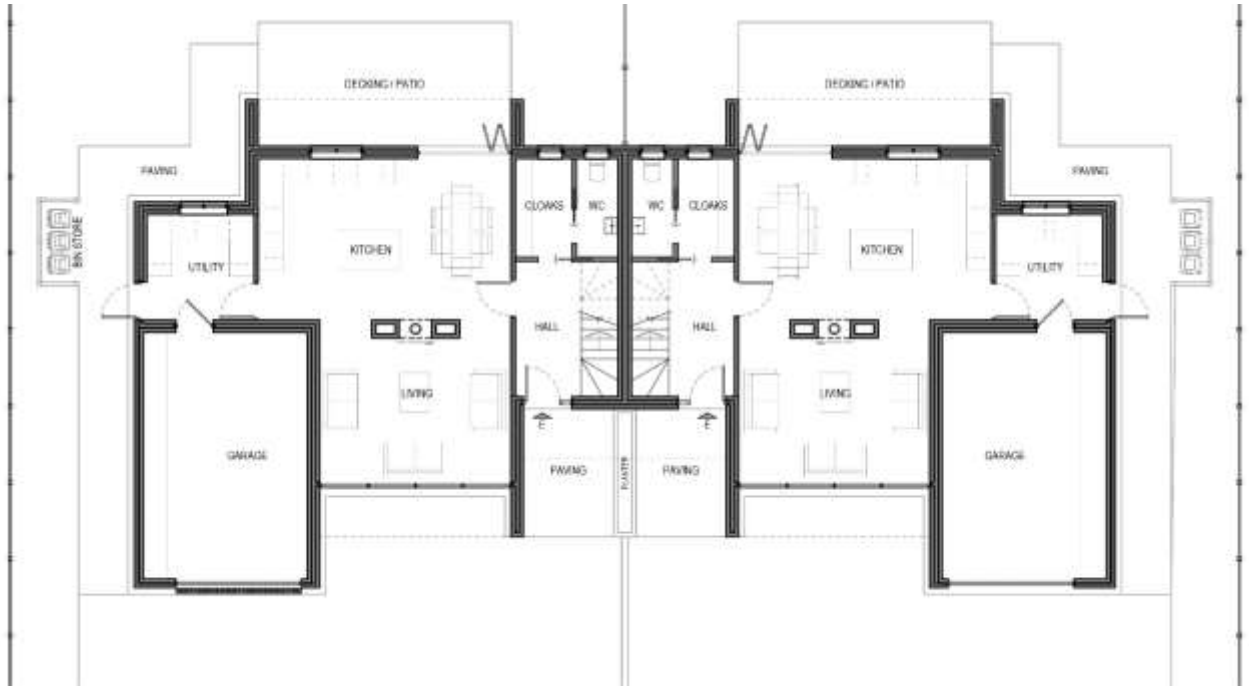


Figure 3: *Proposed Ground Floor Layout.*

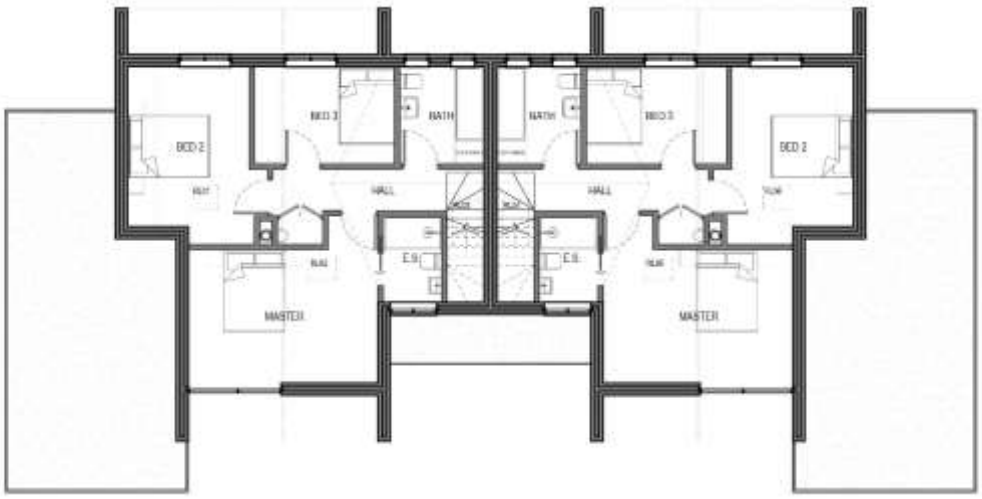


Figure 4: *Proposed First Floor Layout.*

LANDSCAPING

The proposed landscaping is to consist of a lawned rear garden bordered by a post and rail fence, with hard paved paths around the perimeter, a designated patio / decked area to the rear and a gravel drive to the front – all in accordance with the drawings submitted.

DESIGN / APPEARANCE

The mass, form, architectural style and materials of the proposals have been chosen to minimise any perceived impact on the neighbouring properties and the wider area, whilst providing a contemporary styled dwelling. The main cladding material has been chosen to give an agricultural aesthetic in keeping with the site context, with the similar materials being used on the cluster of larger agricultural buildings to the East. The smaller elements of timber cladding set to weather and fade to softer silvered tones.



Figure 5: *Indicative 3D Render of proposal (Front Elevation).*



Figure 6: *Indicative 3D Render of proposal (Rear Elevation).*