2 Edinburgh Walk,
Holbeach,
Lincs,
PE12 7AP
Tel: 01406 424343
ww.status-design.co.uk
Email: info@status-design.co.uk

DESIGN & ACCESS STATEMENT

PROPOSED HOUSE AND GARAGE

AT

THE GABLES NURSERY

NEW FEN DROVE

GEDNEY HILL

FOR

MR N GEERLINGS

DOCUMENT REF: SD22-008/DAS

Introduction

This proposal is to build a house and garage on a parcel of land at The Gables Nursery, New Fen Drove, Gedney Hill.

Proposal

The site is outside the local plan of Gedney Hill but is close to the local plan and is positioned between an existing bungalow and existing house so would not be out of character with the locality.

Locality

The site is along New Fen Drove which is a dead-end road, which already serves approximately 12 dwellings.

Dwelling

It is proposed for a House and garage.

Landscaping

There are existing trees that will remain to the front boundary. Rear and side boundaries could be dealt with at the ‘Approval of reserved Matters’ stage.

Access

There is a new access proposal position between existing trees see drawing SD22-008/1.

External Materials

These can be dealt with at the ‘Approval of reserved Matters’ stage.

Car Parking

The proposal will have a double garage and two parking spaces.

Disabled Access

The proposal to have disable access as required by Building Regulations including hard paved access.

Foul Drainage

Foul Drainage will be to onsite treatment plant.

Surface water Drainage

Surface water drainage will be to onsite soakaways.

Conclusion

The proposal is positioned between two existing dwellings on a parcel of land that is difficult to farm.

It is considered that the proposal would fit in comfortably with the existing locality.