
DESIGN AND ACCESS STATEMENT

**PROPOSED EXTENSIONS TO EXISTING BARN (PRIOR APPROVAL
TO CONVERT TO DWELLING UNDER H05-0048-22)**

AT

ADJ 'GAIA'

BENSGATE ROAD

HOLBEACH

PE12 8PQ

FOR

MR S REILLY

DESIGN AND ACCESS STATEMENT



Introduction

This proposal is to extend an existing barn which has previously been granted prior to approval to convert to a dwelling under ref: H05-048-22.

Locality

The site is in the countryside adjacent an existing bungalow (Gaia)

Access

An existing access is to be used.

External Materials

External materials have been chosen to be appropriate for this location.

Disabled Access

The proposal to have disabled access as required by building regulations including hard paved access.

Foul Drainage

Foul drainage to be to onsite treatment plant.

Surface Water Drainage

Surface water to be to onsite soakaways.

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Flood risk

It is proposed to raise the floor to 600mm above surrounding ground level as per flood risk assessment ref: ECL0664/Status Design.

Conclusion

As the barn has already been granted permission to convert to a dwelling under ref: H05-0048-22 the proposed extensions would create a more suitable dwelling and would not be detrimental to the area.