



Design & Access Statement

Residential Development Adj. Holbeach Manor, Fleet Road, Holbeach. PE12 7AX

Description

This Full application is for residential development of disused garden area fronting Fleet Road, which forms part of the grounds of Holbeach Manor.

The Application site is situated to the Northeast frontage and has a site area of 0.28 Acres / 0.11 Hectares. There are dwellings to the immediate right-hand side. More recently land served to the east by the existing access was approved for 5 dwellings under H05-0664-21.

The application site land has been unoccupied as landscaped garden and a general burden area for many years but is situated within the defined settlement area for Holbeach within the adopted local Plan.

The area is out 'on a bit of a limb', fairly dis-jointed from the manor house, set back behind a garden wall, and not particularly included within the immediate garden areas of the host dwelling.

Planning permission is sought for 2No detached properties consisting of a 3 Bed and 4 bed house with associated driveways and parking provision

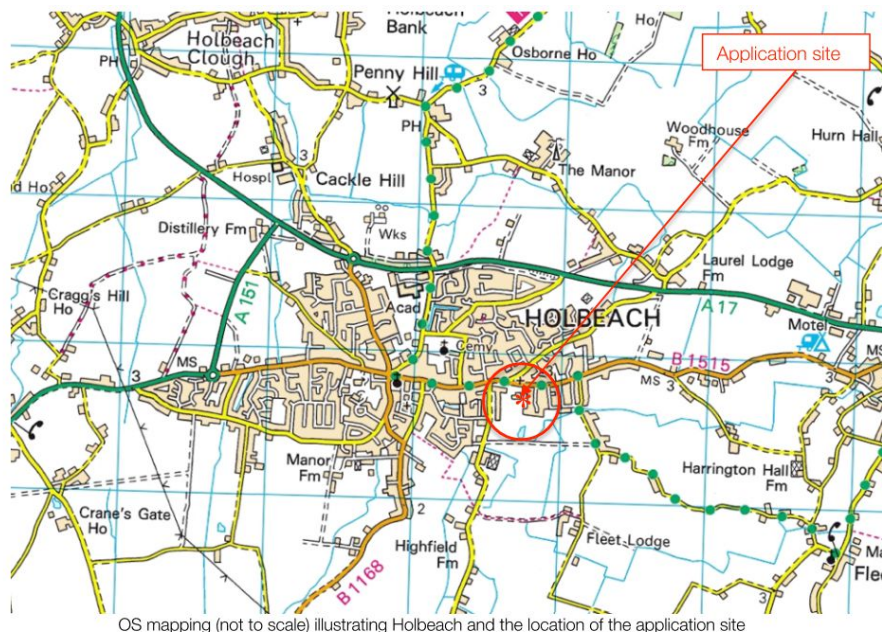
Access

Plot 2 will be served from an existing secondary access to Holbeach Manor which also offers access to Number 4 Fleet Road and the recently approved development to the East.

Plot 1 will be served by a new vehicular access formed off Fleet Road.

Each plot will have adequate parking and turning provision within the plot curtilage

The Site



OS mapping (not to scale) illustrating Holbeach and the location of the application site

Google image



Appearance/Scale/Layout

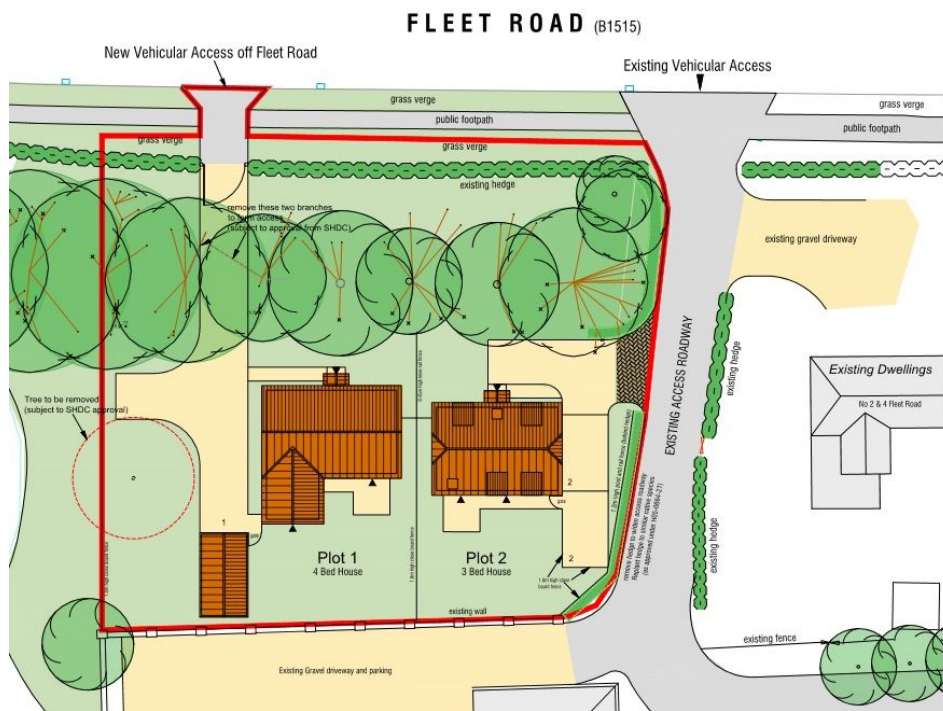
The Development consists of 2 No detached dwellings, which have been individually designed to incorporate features of the surrounding vernacular which complement the street scene.

The size and scale of properties will also be of a similar proportion to many existing properties currently located off Fleet Road.

The external appearance will have varying external materials and detailing to enhance the new dwellings but not remaining out of character for the immediate area and town.

Both dwellings have been positioned leaving adequate space and to avoid the tree frontage while also giving generous amenity and rear garden space.

The dwellings are designed giving due respect to the manor house and are kept to a relatively small-scale type dwelling. A garage forms the separation between the properties and the driveway areas to the west, and the main immediate frontage width to the manor house is not affected and views remain clear from Fleet Road.





Indicative Street Scene along Fleet Road

Landscaping & Materials

We would anticipate that Landscaping will be conditioned as part of the full application process. Please also refer to Tree report by Andrew Belson Arboriculture, which accompanies the application.

Services

- Main's foul water.
- Surface water – soakaways, if acceptable.
- All other main services are available, Gas, Elec, Water & BT.
- Bin collection point will be at plot curtilage with Fleet Road

Flood Risk

A detailed flood risk assessment has been carried out for the proposal and accompanies the application. Please refer to the report by Stuart Hemmings



The Site looking East

Seagate Homes

October 2021