

SD14-032/DAS

DESIGN & ACCESS STATEMENT

**PROPOSED DEMOLITION OF EXISTING HOUSE AND
OUTBUILDING**

AND REPLACEMENT HOUSE AND GARAGE

AT

**EXETER HOUSE
MAIN ROAD
GEDNEY
SPALDING
LINCOLNSHIRE
PE12 0BW**

FOR

MR P G THACKERY

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This proposal is to demolish an existing house, Exeter House, and outbuildings and replace with a new house and garage.

Prior to Mr and Mrs Thackery's purchase of this site pre-application enquiries took place, with a response received from David Gedney dated 22 January 2015.

In the pre-application response it is stated that the original house still appears to be in a reasonable state of repair and is not of architectural merit. Also, it mentions that it would be sensible to reposition the house due to its close proximity to the A17.

A traditional replacement building has been designed, based upon discussions with the South Holland District Council planning department and their favourable pre-application response dated 10 December 2014.

The existing house, whilst being empty has not been abandoned and repairs could be made to make it habitable. However, a new house is proposed to replace this and the design and external materials have carefully been prepared to reflect a traditional house on this exposed site.

The site has no close neighbours and will be clearly visible from the surrounding area.

Boundary hedging has been proposed to the boundaries to the site to soften the impact of the proposal.

Access to the site will be via an existing access with a suitable turning bay to Lincolnshire County Council requirements for highway safety.

Disabled access to the site and building will conform to the Building Regulations.