



PETER HUMPHREY
ASSOCIATES

DESIGN & ACCESS STATEMENT

Application – Proposed domestic workshop

Address – No.6 Station Road, Gedney Hill, Lincs, PE12 0NP.

Applicant – Mr Mark Smith

PHA ref – 6776

Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed works respect the local context that it will integrate with.

This planning application is being made on behalf of Mr Mark Smith (The site owner) and seeks full planning permission for the following:

Completion of partly built workshop.

Use

The red line on the site plan denotes the application site. And the blue line denotes other land owned by the applicant but not forming part of this application.

The entire site (shown outlined in red and blue) is currently a mixture of domestic and agricultural land.

Access & Parking

The existing access's will not be affected by this application.

Design, Layout and Scale

Please see detailed drawings submitted with this application for the proposed works. Floor plans and elevations have been provided, which corresponds with the proposed site plan.

Hard/Soft Landscaping

Please see existing and proposed site plan provided, all boundaries are well landscaped as existing and will remain.

As a result, the works will have very little impact upon neighbours, the street scene or the surrounding area.

Flood Risk Assessment

The application site located within flood zone 1, 2 & 3 on the EA maps, see extract below:



The proposed domestic workshop is located within zone 2, and doesn't include any sleeping accommodation, so no increase in flood risk.

