

DESIGN AND ACCESS STATEMENT
for

PROPOSED DWELLING AT
land between

2 Hall Gate and 76 Church Street

Holbeach

For

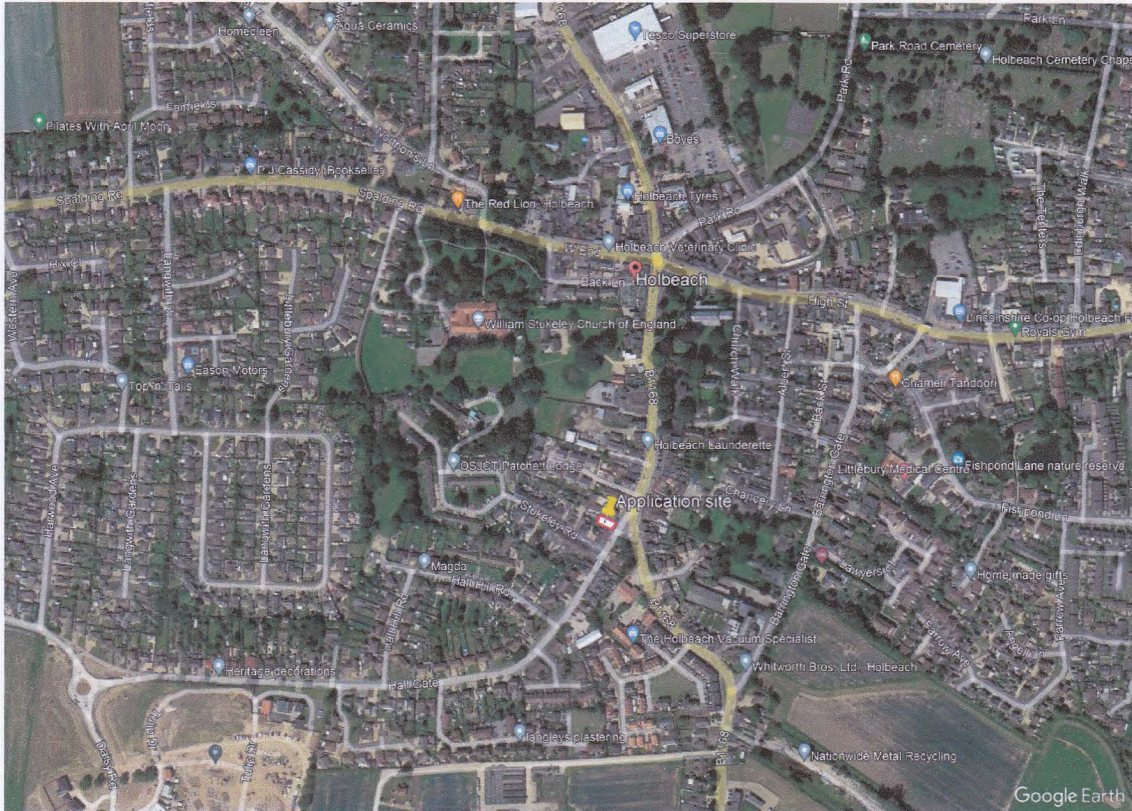
E Andrew builders

LOCATION

The site is located 300m from the centre of Holbeach, a market town and civil parish in Lincolnshire, and is within the development boundary as indicated on the South East Lincolnshire Local Plan.

To the north of the site is no.76 Church Street which is a detached dwelling with a side conservatory which is going to be removed to make way for the proposal.

To the south is no. 2 Hall Gate, the beginning of a row of terraced dwellings



To the rear of the plot is an existing bungalow

PLANNING HISTORY

An outline planning application (H09-0793-17) was submitted to the Local Planning Authority in August 2017 following a pre-app for a single dwelling which was subsequently approved on the 18th September 2017. This was not a contentious application.

PROPOSAL

The proposal is for a single dwelling incorporating a garage with additional parking for one further vehicle. The design of the front elevation incorporates features similar to the neighbouring property

ie, bay window and hip roof, and will be constructed using a red stock facing brick with a grey double plain tile. Windows, fascias and soffits etc will be in white upvc.



LANDSCAPING

The site does not lend itself to a huge landscaping scheme but will accommodate tht indicated on the block plan which will lessen the hard lines of a building.

DRAINAGE

Drainage is to the public sewer with surface water to soakaways.

FLOOD RISK ASSESSMENT

A FRA accompanies this application.

AMENITIES

As expected with a plot as close to the centre of Holbeach as this there are ample amenities available to the future occupants from schooling, shopping, entertainment, bus routes etc

CONCLUSION

In conclusion a dwelling on this site will sit comfortably between the existing dwellings.