Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

Westfield Lodge
Low Lane
Holbeach
Lincs
PE12 7AP
Tel: 01406 424343
ww.status-design.co.uk
Email: info@status-design.co.uk

DESIGN AND ACCESS STATEMENT

PROPOSED DWELLING

ADJ.

WOODBYNE COTTAGE

HOLBEACH ST MARKS

FOR

MR K STAPLES

DOCUMENT REF: SD25-017/DAS

DESIGN AND ACCESS STATEMENT

• • •

Introduction
This Design and access statement is accompanied by an outline planning application for Mr K Staples for 1 house.

Planning Policy
This site is within the local plan for Holbeach St Marks and is considered suitable for 1 house.

Character Assessment
This site is within an area of frontage development with houses adjacent.

Site Access
A vehicle access to this site is proposed.

Dwelling Design
The design of this house will be dealt with at All reserved matters stage.

Car parking
A garage and car parking are proposed.

Landscaping
Existing trees to remain. This will be dealt with at All reserved matters stage.

Foul Drainage
To be onsite treatment plant.

Surface Water Drainage
To be onsite soakaways.

Conclusion
This site is within the local plan for Holbeach St Marks and it is considered 1 house in this location will fit in comfortably within the area.