

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

FOR 6 No: DWELLINGS

AT 47 FLEET STREET, HOLBEACH

FOR HOOKS OF HOLBEACH

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Introduction

This proposal is for the redevelopment of an existing builders merchants to residential development.

The site is within the Local Plan for Holbeach,

Proposal

The proposal is to demolish the existing Sales Showroom and associated outbuildings and to build 6 No: dwellings.

The existing builders merchants business is operated solely by Mr & Mrs G Hook who are shortly to retire and therefore the proposal will not create any loss of employment.

Locality

There are a mixture of commercial and residential properties in this location.

To the South West of the site are 2 No: houses No's 43 and 45.

To the East of the site is an existing Residential Care Home.

To the North of the site is an existing office building off Edinburgh Walk and an existing house off Creewood Close.

Opposite the site on Edinburgh Walk is the Police Station and 2 No: houses No's 1 and 2.

Opposite the site on Fleet Street are mainly houses with one commercial property.

It is considered therefore that residential development on this site would be more suited to the locality than the existing builders merchants.

Dwellings

It is proposed for 2 No: houses to the frontage of Edinburgh Walk and 3 No: houses to the frontage of Fleet Street, In addition 1 No: bungalow is proposed to the rear of the site. Please refer to Indicative Site Layout drawing SD20-031/1.

Landscaping/Screening

Existing boundary fences to remain. Additional boundary fences and landscaping can be dealt with at the "Approval of Reserved Matters" stage.

External Materials

These can be dealt with at the "Approval of Reserved Matters" stage.

Accesses

Existing accesses to be adjusted as necessary for plots 4 and 6. Provide new accesses for plots 1, 2, 3 and 5. All to Lincolnshire County Council requirements.

Turning Areas

Provide suitable turning areas to all plots to Lincolnshire County Council requirements.

Car Parking

Each property will have its own garage and car parking space.

Disabled Access

All dwellings will have disabled access as required by Building Regulations including hard paved access.

Foul Drainage

Foul drainage will be connected to public foul sewer.

Surface Water Drainage

Surface water drainage will be to on site soakaways.

Conclusion

The site is within the Local Plan for Holbeach and is therefore considered appropriate for residential development. The loss of the business on site will not cause the loss of any employment.