

FENDRAW

Design & Planning

67 Gorefield Road
Leverington
Wisbech
Cams
PE13 5AT.

Date 1st Sep 2026

DESIGN & ACCESS STATEMENT

FOR
GARAGE CONVERSION
AT

36 Market Street, Long Sutton
Spalding, PE12 9DF

DESIGN

USE

This application relates to the conversion of an existing detached garage to an annex ancillary to the main dwelling for use by the applicants daughter. Market Street is within the conservation area in a central town location predominately a residential area.

AMOUNT

The existing building is a two storey detached structure sympathetic for this size site.

SCALE

The existing scale is completely in keeping with the larger neighbouring properties in the local vicinity.

LAYOUT

The existing layout remains un-changed please refer to the plans attached.

LANDSCAPING

Existing established foliage to the garden area and drive area remain un-changed. No works are intended around the building.

APPEARANCE

The existing building carefully achieve a timeless blend between old and new using similar materials and architectural styles from surrounding homes providing an uninterrupted feel.

ACCESS

The existing access will remain un-changed, a traditional type residential access off Market Street over the pathway crossover through a set of wrought iron gates on to a gravelled area after which another gated area onto the gravelled and parking area providing access to the building.

