
DESIGN & ACCESS STATEMENT

PROPOSED HOUSE

REAR OF

MOULTON BUTCHERS

18 HIGH STREET

MOULTON

FOR

MR A WOODS

DOCUMENT REF: SD24-028/DAS

DESIGN & ACCESS STATEMENT



Introduction

This proposal is to remove a section of an existing building and to provide a proposed house. See Site plan.

Local Plan

This proposal is within the Southeast Lincolnshire Local plan for Moulton.

Site

This site is a back land plot which is presently used by Moulton Butchers for parking and the section of building to be removed.

Access

An existing access and drive will be used, which presently serves Moulton Butchers & 3 dwellings.

The traffic flow to and from the proposed site will be less than that to the present butchers use.

Dwelling design

The site is close to the Moulton Mill, a listed building, so the design of the proposed house has been designed to take into consideration of the adjacent buildings

External Materials

External Materials have been carefully chosen to fit in with the locality.

Parking

2 car spaces are proposed.

Landscaping/Screening

Existing boundary treatment to remain. To create privacy a 1.8m high wall using the same bricks to match the proposed house. See drawing SD24-028/2.

Foul Drainage

Connect to existing foul drainage.

Surface Water Drainage

To be connected to the site soakaways.

Disabled Access

Th proposal dwelling will have disabled access as required by the building regulations including hard paved areas.

Conclusion

The site is within the Southeast Lincolnshire Local plan and is situated to the rear of Moulton Butchers, so it is considered appropriate for this location.