DESIGN & ACCESS STATEMENT

Client: Mr & Mrs D Ford

Project: Proposed Entrance Gates & Wall, Seas End Road, Moulton Seas End, Spalding, Lincs.

Ref: 061301

Document Ref: DAS201(P1)

Date: 04.11.16

INTRODUCTION

The application is for proposed entrance gates and associated wall at Waitte's Farm Barns, Seas End Road, Moulton Seas End.

The site currently has planning permission for a single dwelling (barn conversion), under permission H13-0680-15 and non-material amendment H13-1144-15. The single dwelling is currently under construction. A separate application was granted for a detached garage and store under permission H13-0097-16 which will be commenced shortly.

The property is relatively isolated with no near residential neighbours and the applicant wishes to enhance the site security by means of a gated entry.

USE

The proposed gates and wall are for domestic use in connection with the adjacent dwelling.

AMOUNT

A pair of automated vehicular gates are proposed plus a separate pedestrian gate. Gates are to be contained within a brick wall.

LAYOUT

The layout enables a vehicle to safely pull off from the highway prior to operating the gates. There is also a zone allocated where refuse sacks can be placed on the day of refuse collection.

SCALE

The scale is in keeping with the overall scale of development previously granted planning permission. The proposed walls are slightly lower than the constructed frontage wall that encloses the courtyard garden. The gates are further stepped down in height. The vehicular gates have a curved top that reduce in height towards the centre.

ANDREW M WRIGHT LTD CHARTERED ARCHITECT
26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD
Telephone: 01406 540573 M: 07940 914778

LANDSCAPING

The proposal does not adversely affect the previously approved landscaping proposals. The gravel driveway will be terminated at the gates. The area between the gates and the highway will be of hardstanding to ensure that gravel is not brought onto the highway.

APPEARANCE

The walls are designed to sweep into the site which helps to define the entrance and to provide a safe vehicle pull off area.

The materials will match those approved and used on the barn conversion and include:-

Walls of reclaimed red bricks.

Gates of untreated green oak. (These will compliment areas of untreated green oak beams/columns used on parts of the barn conversion elevations).

ACCESS

The proposal enables safe exit from the highway and safe entry onto the highway.

The surface materials are designed to prevent gravel being brought onto the highway.

CONCLUSION

The existing barn conversion dwelling approved under H13-0680-15 does not include for a gated entrance. The proposal is for gates and walling that is in keeping with the scale and appearance of the existing barn conversion and is sympathetic to its rural context, whilst providing enhanced security.

ANDREW M WRIGHT LTD CHARTERED ARCHITECT
26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD
Telephone: 01406 540573 M: 07940 914778