

DESIGN AND ACCESS STATEMENT

PROJECT: Proposed first floor extension to both incomplete single storey dwelling and detached garage.

SITE: 15 The Reservoir, Surfleet, Spalding, Lincolnshire, PE12 4DJ.

CLIENT: Mr G Lamb.

The proposal is linked to the existing approval for demolition of the existing dwelling, for a replacement dwelling, along with detached garage - Ref: H17-0216-21- approval date 27th July 2021.

I would also like to make reference to a recent planning advice application - Ref: HPE-0101-26. This was produced by another agent on behalf of the Client. We have noted concerns in the report and have hopefully addressed some of the negative points raised.

As noted No:14, which is a recently constructed new build at some 7.8m to ridge height. Our proposal for the two-storey extension onto No:15 is to be slightly higher at 8.2m to the ridge height, under a low pitched vaulted roof.

Again recently a property over the river at No: The Reservoir, has been constructed with a ridge height the same as we propose.

We have tried to give a more pleasant and subtle design approach to external elevational treatment and to somewhat steer away from the dense box design of a flat roofed structure, as indicated in the recent planning advice response.

Our proposal is to incorporate bedroom accommodation at first floor level and give an increased living space for the enjoyment of the occupants. By incorporating sleeping accommodation at first floor level, this ensures a more resilient safe haven for the occupants, resulting in future proofing the design from its current form.

The access to the property is via a private driveway with an onsite covered area and additional outside parking and turning area.

This report is to be read in conjunction with plans and elevations as existing and Ref: 14RES-2601 as the proposed site layout plan scale of 1:500. It is also to be read in conjunction with the flood risk assessment of Tim Ellingham.

Report date: 4th August 2026