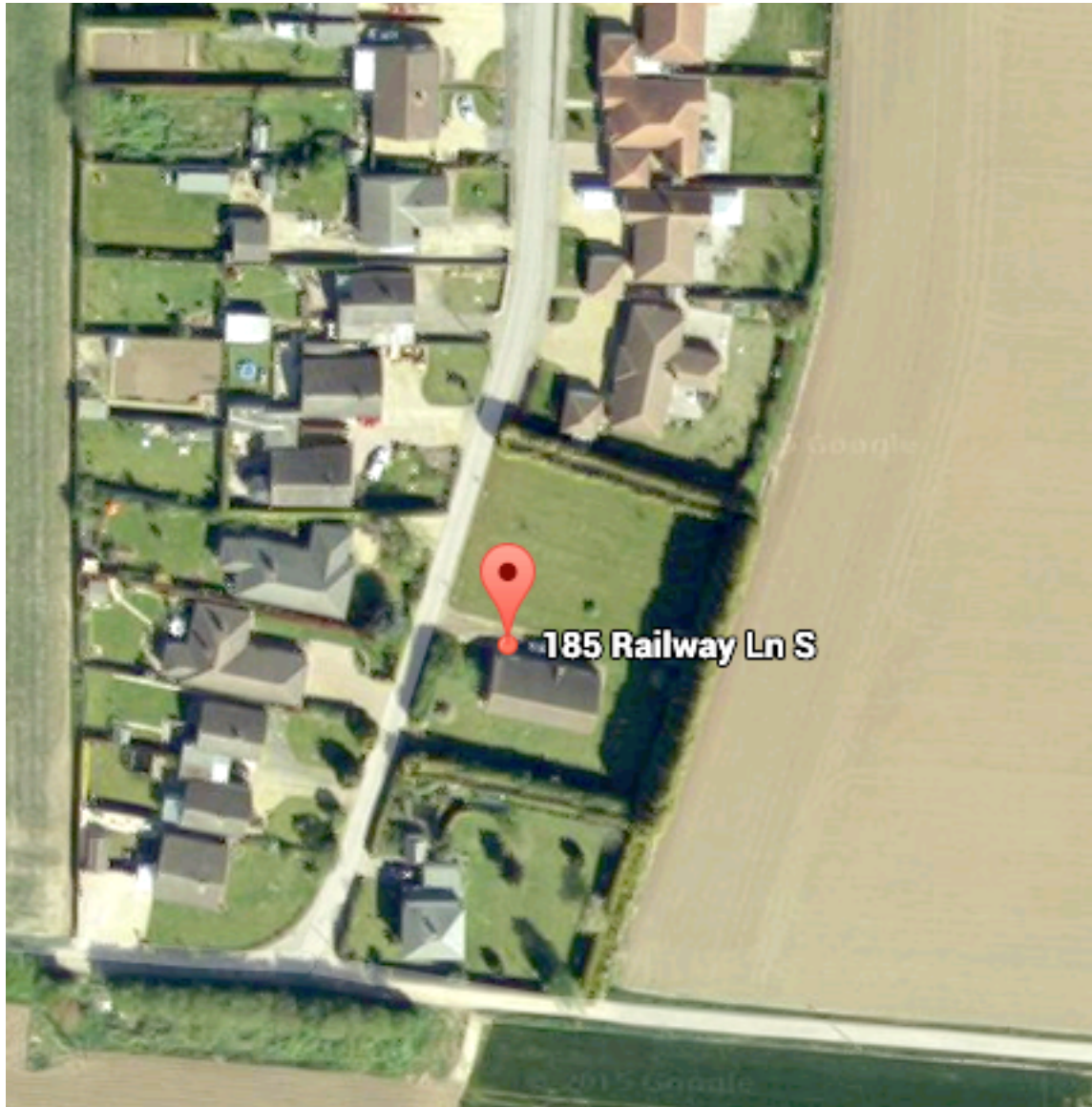


Design & Access Statement



Land Adjacent to ...
185 Railway Lane South
Sutton Bridge
Spalding, Lincolnshire PE12 9UZ

Stage 1 • Assessment

Site Context ...

The site is accessed off Railway Lane South and is located adjacent to House No.185. The buildings along the street are predominantly bungalows, many having separate garages to their front.



Stage 2 • Involvement

The scheme has been designed in context with its local environment.

Stage 3 • Evaluation

When evaluating the proposal the issues raised in Stages 1 & 2 have been carefully considered. The design should look at the site topography, access and relationship to the existing surrounding buildings.

Stage 4 • Design

The design will be developed on the basis of the previously stated assessment, involvement and evaluation. The scale and massing should be in keeping with the existing surrounding properties and in character to fit in with the local environment.

Stage 5 • The Design Component

The design principles have been based on the following points ...

- The proposed dwellings fit within the context of the existing surrounding buildings.
- The floor space created is proportionate to the site area.
- The layout has been developed to minimize its impact on the surrounding area,
- The scale of the proposed house is relative to the surrounding properties.
- The appearance of the proposed houses are very much in keeping with this area of Sutton Bridge.
- * The scheme has been designed around various sustainable factors ...

High insulation standards ... above Building Regulation requirements

Orientation ... the main elevations face East & West

Thermal massing

Potential for Rainwater Harvesting



Stage 6 • Access

Both pedestrian and vehicular access will be off Conway Road.

National Planning Policy Framework

The new policy refers to the following points ...

Sustainable development of a high standard of design.

Economic growth and innovation.

Environmental Issues ... minimise waste + low carbon

Improving the conditions in which people live and work.

Widening the choice of high quality homes.

Development needs of the area.

Pro-actively support sustainable development

High quality design and good standard of amenity.