



DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DWELLING

AT

**185 AVENUE FARM ROAD
SUTTON BRIDGE**

FOR

MR & MRS GRUNDY

Job No. SE-2231

August 2025

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1.0 INTRODUCTION

This Design and Access Statement supports the planning application for the demolition of a barn and subsequent construction of a dwelling following an approval for an application in line with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

The application site is located at 185 Avenue Farm Road, Sutton Bridge, with the proposed works being to the north of Avenue Farm Road.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from the South Holland District Council and Government design criteria.

The impacts of the proposed development on the surrounding area and the contribution it will make to the local towns of Long Sutton and Sutton Bridge have also been considered.

The site has received planning approval in 2025 for the proposed barn conversion under class Q development, and therefore has established that the change of use of the barn from agricultural to Class C3 (dwellinghouses) is acceptable.

The proposal will encompass the demolition of the existing main barn and the construction of dwelling similar in character and size to be erected on the footprint of it, the total floor area will be increased as a result of this development, however we believe this is justifiable given that the development is a betterment to the local area and will have no detrimental impact to the surrounding agricultural space.

The site has existing accesses and driveway serving the site is to be utilized within the development. There is ample parking provisions and garden space on site, as demonstrated by the accompanying drawings.

The site benefits from being in close proximity to various services and will utilise these.

The site is within flood zone 3; the previous applications had a flood risk assessment attached to it, the measures outline within this assessment have been taken into consideration and followed with the new dwelling design. This application will be accompanied with a new design specific FRA which will provide a betterment in terms of flood resilience and safety.

The site is a short driving distance from the towns of long Sutton, King's Lynn and Wisbech and the cities of Lincoln and Peterborough and benefits from being in close proximity to the A17 and it also has local buses services running nearby.

The proposed building, along with the proposed form and massing are conveyed on the accompanying drawings. This level of development is considered to provide a high-quality scheme that is in keeping with the character of the area.

1.1 SITE CONTEXT

Location

The site is located on Avenue Farm Road, Sutton Bridge, Lincolnshire. It is on the north side of the highway.

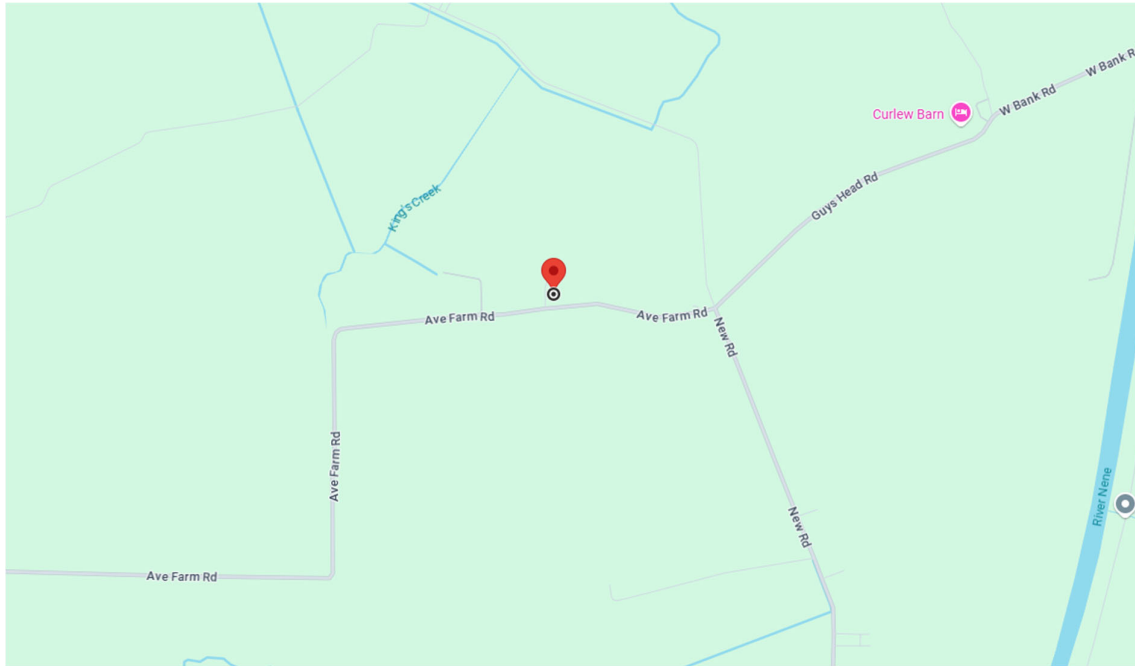


Figure 1: Digital Location Map (Courtesy of Google Earth)

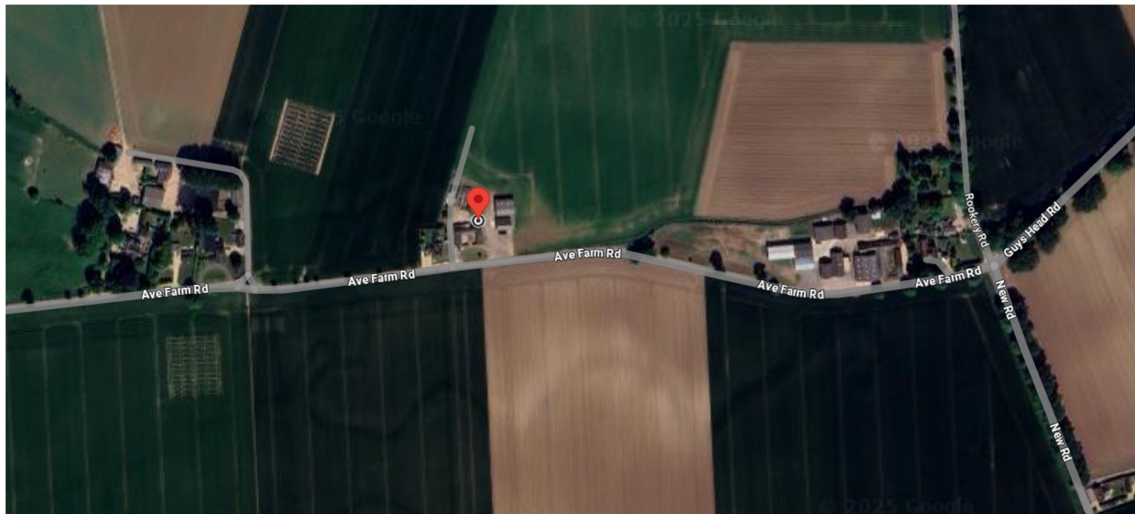


Figure 2: Digital Satellite Image (Courtesy of Google Earth)

Context

The site and the surrounding topography of the land is mainly agricultural, with agricultural fields to completely encompassing the site, as shown in figure 2. To the east of the proposed dwelling you have a set of agricultural barns and to the west you have residential dwellings.

To the very front of the site is an area of grass, which is to not be touched under this application.

There is no planting onsite other than natural growth and most surface finishes to the site are worn gravel and tarmac, apart from the aforementioned grass area to the front and a similar area of grass to the rear.

The existing greenhouse to the rear of the site is to remain.

2.0 DESIGN

2.1 USE & AMOUNT

The site has the benefit of an approved application in line with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

The existing access will not be changed with the application.

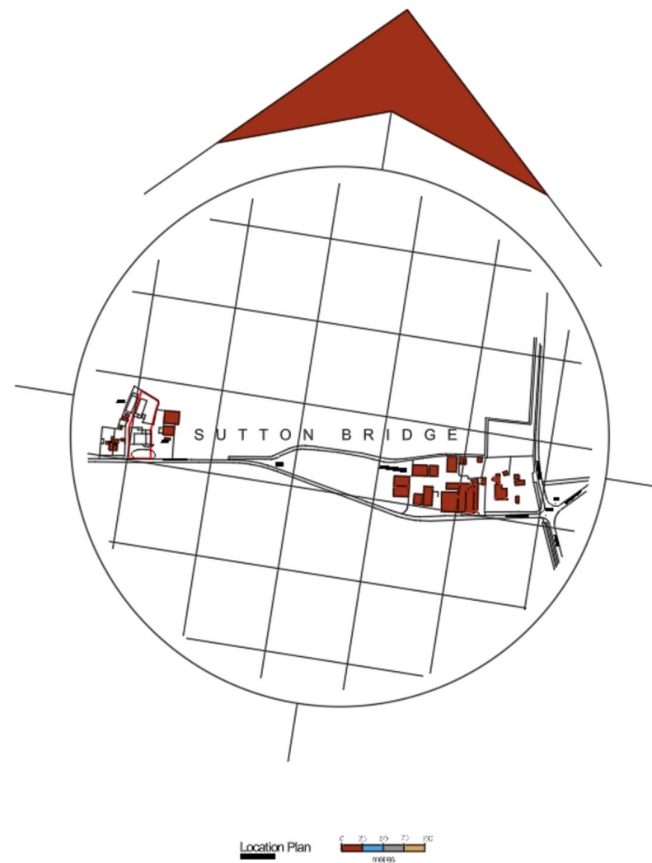


Figure 3: Location Plan

The proposed development, along with the proposed form and massing are conveyed on the proposed drawings. This level of development is considered to provide a high quality living accommodation with a design style in keeping with the area and rural nature of the site.

2.2 LAYOUT

The layout of this proposal has been governed by the existing structure which is to be demolished, with the requirements of the Environment Agency regarding flood risk taken into account as well.

The proposal utilises the existing vehicular and pedestrian accesses to the site.

The area where the barn is to be demolished is seen as the most appropriate space for the proposed dwelling.

Adequate turning space exists on site for residential traffic is to be accommodated within the proposed site.

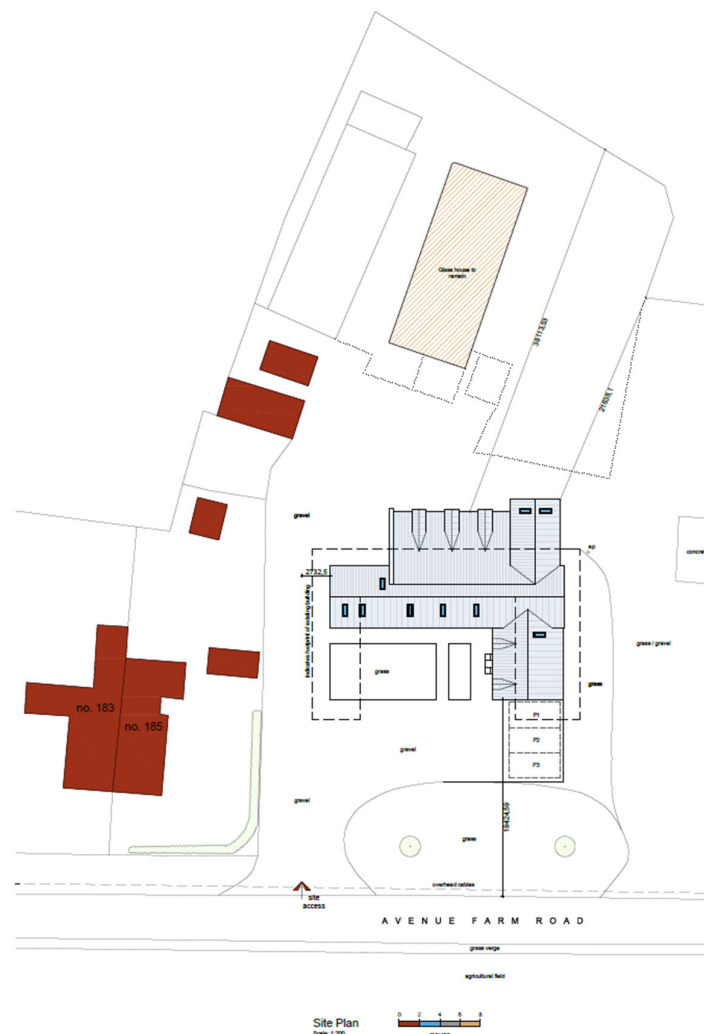


Figure 4: Site Plan

2.3 LANDSCAPE

At present the site has no landscaping of concern and there are no proposals for additional landscaping.

2.4 APPEARANCE

The design of the dwelling is representative of the original barn with the use of the roof tiles and brickwork, cladding has been implemented into the design, this was present on the original barn in smaller amounts.

The floor plans follow the similar L-shaped design that the original barn had, however to provide more suitable living space it has been extended upon, resembling agricultural barns and how they would be extended upon in sections when required.

It is intended that all services entering and exiting the building will be designed so they do not appear on the front elevations and are as un-obstructive as possible.

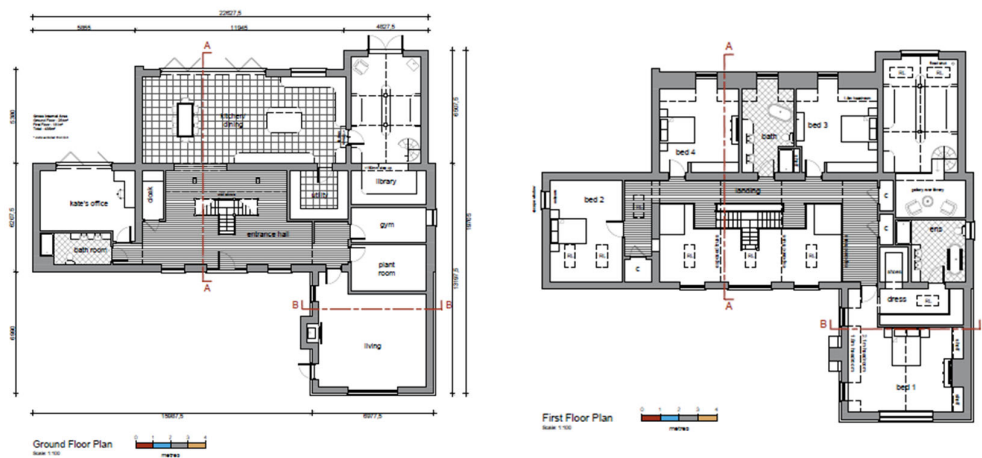


Figure 5: Proposed Floor Plans

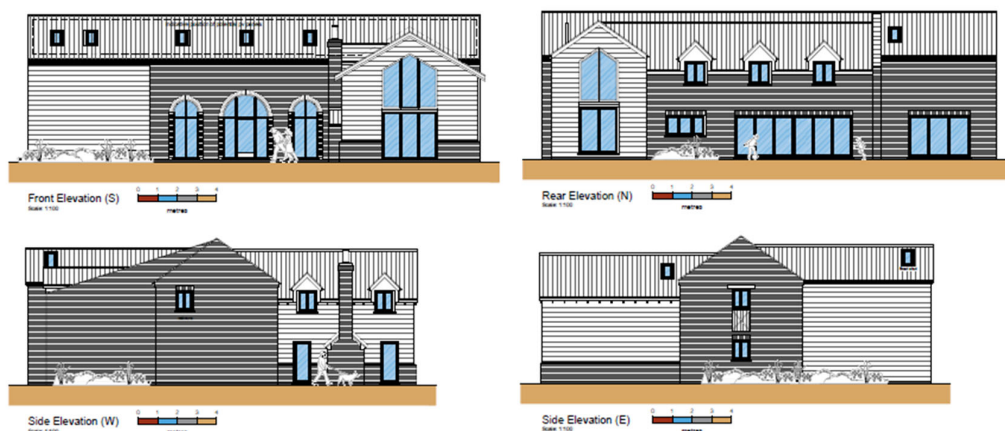


Figure 8: Proposed Elevations

3.0 ACCESS

3.1 VEHICLE & TRANSPORT LINKS

The site benefits being in close proximity to major transport links such as the A17, this means that it is only a short driving distance from King's Lynn and Long Sutton.

Within long Sutton you will have access to the bus routes and within King's Lynn you have access to the train station, which has links to neighbouring cities, towns and villages and also provides a regular service to Cambridge and London.

3.2 SITE ACCESS

The site has had the benefit of the existing vehicular accesses for a number of years and this is to remain, the agricultural use and access of the neighbouring site is not to be impaired by the new residential use.

3.3 INCLUSIVE ACCESS

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

A large front door to the dwelling with a level threshold will allow access to the building and the mostly open floor plan will allow access throughout the ground floor.