PETER HUMPHREY
ASSOCIATES

DESIGN & ACCESS STATEMENT

Job number: 6085	**Date: 04**/08/2022

Site address:

Land North of The Oaks, 251 Broadgate, Sutton St Edmund, Lincolnshire PE12 0LT

Description of development:

This application seeks Full Planning approval for the demolition of existing barn and rebuild at Land North of The Oaks, 251 Broadgate, Sutton St Edmund, Lincolnshire PE12 0LT.

Background/ Covering letter:

A previous application was **GRANTED** by South Holland District Council for the change of use for 3 redundant farm buildings for residential use under the ref: H19-0852-15. This proposal is for 1 of the 3 buildings to be demolished and rebuilt in materials to match existing

Proposal:

This application is made for the demolition of the existing barn to be rebuilt with materials to match existing.

Appearance:

The overall design is designed to be that of a traditional barn conversion, with all windows on the north facing wall to eliminate any overlooking to the neighbouring property

Materials:

Walls
The proposal is to be of traditional brick and block construction with materials, a new red facing brick will be used to closely match existing.

Roof
The existing roof comprises of 2 materials, slate on the north aspect roof and pantiles on the south aspect roof. The proposal seeks to use a dark grey clay pantile on the roof in line with the ecology report's recommendations for a raised tile.

Windows/Doors
All windows/doors to be UPVC in white.

Rainwater goods
Black UPVC.

Scale:

The site has an area of 468.86m^2, the dwelling has an internal floor area of 101.20m^2

Access:

The proposal will use the approved access. Ref. ref: H19-0852-15.

Ecology:

Please see specialist ecology report attached with this application.

Flood Risk Assessment:

The site is designated by the Environment agency as Flood Zone 2. Therefore a full specialist flood risk assessment has been submitted with this planning application.

