

Reference SD18-052 DAS

## **DESIGN & ACCESS STATEMENT**

### **PROPOSED DWELLING AT TIDDLEROW COTTAGE, GUANOCKGATE ROAD, SUTTON ST EDMUND FOR SUSAN INFIELD**

Status Design  
2 Edinburgh Walk  
Holbeach  
Spalding  
Lincolnshire  
PE12 7AP

Tel: 01406 424343  
Fax: 01406 490702  
Email: [info@status-design.co.uk](mailto:info@status-design.co.uk)  
Website: [www.status-design.co.uk](http://www.status-design.co.uk)

**Introduction**

This proposal is for a single bungalow and garage on a site at Tiddlerow Cottage.

**Tiddlerow Cottage**

An existing house exists on this site although it is now in a derelict condition.

Whilst it would be possible to repair and bring this house back to a habitable condition, it is considered that with bungalows to either side of the site that it would be best to demolish the existing house and replace it with a bungalow.

**Proposal**

There are existing bungalows to either side of the site, so it is considered that this is a suitable infill plot with an existing derelict cottage on it.

This proposal is to demolish the existing cottage and build 1 No: bungalow and garage. Due to there being bungalows to both sides of the site it is considered a bungalow would be the most appropriate for this location.

**Screening**

All existing boundary hedges and trees are to remain.

**Bungalow Design**

An indicative site layout is provided (drawing SD18-052/1 showing how a bungalow and garage could be sited on the plot.

However, final design and siting can be provided at the "Approval of Reserved Matters" stage.

**External Materials**

Details of external materials can be provided at the "Approval of Reserved Matters" stage.

**Access**

A new access to the site is proposed which will be constructed all to Lincolnshire County Council requirements.

As Guanockgate Road is a straight road, there is clear access visibility.

**Car Parking**

It is likely that a double garage will be proposed with car parking areas.

**Turning Area**

It is proposed for a turning area to be provided to enable vehicles to turn and leave the site in a forward gear.

**Disabled Access**

The site and dwelling will have disabled access as required by Building Regulations including hard paved access.

**Foul Drainage**

It is proposed for an on site Treatment Plant be provided with the outfall to an adjacent dyke.

**SW Drainage**

SW drainage will be to on site soakaways.

**Conclusion**

The proposed site is close to the village of Sutton St Edmund, but is outside the development boundary.

However, there is an existing house on the site in a derelict condition and the site is within a settlement of existing bungalows so will fit in comfortably with the existing street scene and therefore would not be detrimental to the local area.