



**PETER HUMPHREY ASSOCIATES LTD.**

**SUPPORT & DESIGN STATEMENT**

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| <b>Job number:</b> 6085                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Date:</b> 30/09/2019 |
| <b>Site address:</b><br><br>Land North of The Oaks, 251 Broadgate, Sutton St Edmund, Lincolnshire PE12 0LT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |
| <b>Description of development:</b><br><br>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.                                                                                                                                                                                                                                                                                                                                                                      |                         |
| <b>Background/ Covering letter:</b><br><br>A previous application was <b>GRANTED</b> 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<br><br><b>Proposal:</b><br><br>This application is made for the demolition of the existing barn to be rebuilt with materials to match existing                                                                                                                |                         |
| <b>Appearance:</b><br><br>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<br><br><b>Materials:</b><br><br>The proposal is to be of traditional brick and block construction with materials to match existing, recycling bricks where possible.<br><br>The existing roof comprises of 2 materials, slate and pantile. The proposal seeks to use a slate roof to match the rest of the developed site.<br><br>All windows to be UPVC in a anthracite grey finish. |                         |

**Scale:**

The site has an area of 288m<sup>2</sup>, with the dwelling occupying an estimated floor area of 101m<sup>2</sup>,

**Access:**

Use approved access to new dwelling Ref. ref: H19-0852-15

**Flood Risk Assessment:**

The site is designated by the Environment agency as Flood Zone 2. Therefore a full flood risk assessment shall be submitted.

