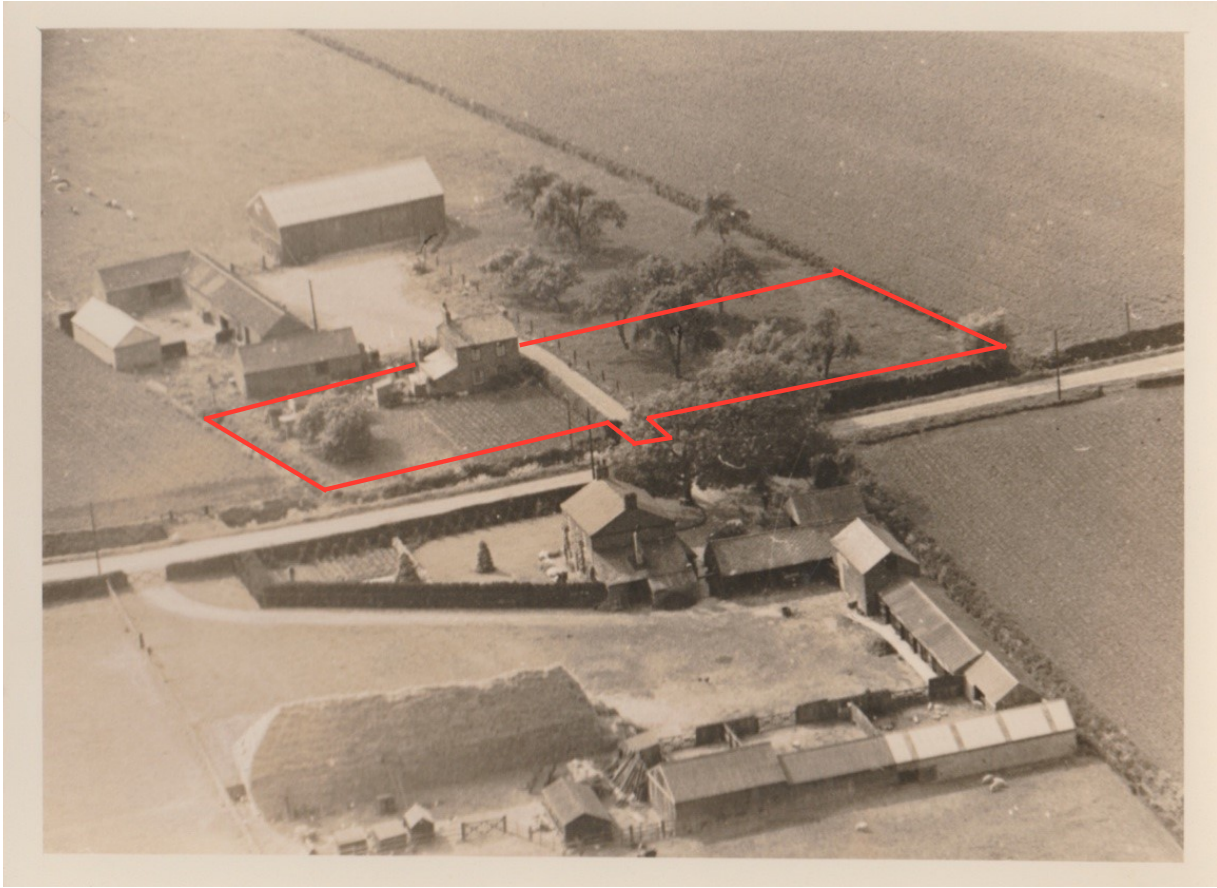
Design & Access Statement

-to support-

Application for 2 new dwellings

Land West of Lowgate House

Lowgate, Tydd St Mary PE13 5PF



Introduction

This planning application is for outline planning permission for the construction of two new dwellings on vacant land to the west of Lowgate House, Lowgate, Tydd st Mary

This design and access statement has been prepared in accordance with planning department requirements, with the design and access statement as one combined document based on the guideline highlighted with CABE`S Design & Access Statements "How to write, read and use them"

This design and access statement is to be read in conjunction with all planning application drawings and information provided as part of the planning application. All information provided is the copyright of Holt Architectural Ltd and no elements of statement are to be copied in part of full regardless of being made available by public review

Background

A search of local authority public access website does not show and previous planning application for the site

Site address
Land west of Lowgate House, Lowgate, Tydd St Mary. PE14 5PF

The site is currently vacant, historic photographs show a farm house on the Southern side of the site which has since been demolished

Proposal

Construction of 2 new dwellings either side of the existing access into the site

Pre Planning Discussions

No formal pre planning application advice has been sought

Use

Two number new residential units with private parking and garden space

Amount

Two number new dwellings consisting of a ground floor foot print of 110 sq m approx. plus a double garage, with living space over two floors

Layout

The layout of the proposal is indicative at this time, being of only outline nature, however the constraints of the site in relation to the IDB easement will be applied to any reserved matters application

Scale

The scale of the proposal being set back from the road will give a front elevation in-keeping with the form and style of the its surroundings

Landscaping

Additional landscaping to the requirements of the local planning authority will help enhance the site and its surroundings

Appearance

Given the conservation area any proposal will be subject to materials approval by the local planning authority with matching materials and finishes proposed

Access

The existing access from Lowgate will be utilised for the proposed dwellings, off of which new private driveways to each dwelling will be formed.

Flood risk

The site sits within flood zone 3 and a Flood Risk Assessment accompanies the application

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