



DESIGN AND ACCESS STATEMENT

FOR THE

**DEMOLITION OF AN EXISTING OUTBUILDING &
CONSTRUCTION OF A NEW ELDERLY PERSON ANNEX**

AT

**2 FISHMERE END ROAD
SUTTERTON
BOSTON
LINCOLNSHIRE
PE20 2HX**

FOR

MR & MRS M DUNNING



SITE APPRAISAL

Section 1: Brief Description of Development

To demolish an existing derelict outbuilding and construct a new single storey elderly persons Annex.

Section 2: Assessment

The following steps have been taken to appraise the context of the site in respect of the proposed development:

- 2.01 **Physical Context:** The site of the proposed development is located in the countryside, approx midway between Kirton (1.6m northeast) and Sutterton (1.6m south).

The site forms half of a pair of semi-detached dwellings to the southern side of Fishmere End Road. There are two pairs of semi-detached dwellings in this location on Fishmere End Road, the second pair being to the West of the site. The site is bordered to the south by open agricultural farmland.

There is an existing outbuilding adjacent to the western boundary which is to be demolished to make way for the new development.

- 2.02 **Social Context:** The current and continuing site usage is residential, and the development proposed will fit in with the character of its local surroundings. There are no known factors that will cause local people to be affected by the development.
- 2.03 **Economic Context:** It is felt that the development it will continue to make a beneficial contribution to the local economy.
- 2.04 **Planning Policy Context:** There are no known Planning Policies that may affect the development and it does not lie within a conservation area.

Section 3: Involvement

- 3.01 **Planning Department:** An application for pre-application advice was submitted to Boston Borough Council on 8th May 2019 the reference no of which is PENQ/19/0057. A response was received from the Case Officer, Andrew Watson on 3rd July 2019 which concluded that such a proposal would comply with both the Adopted Local Plan and NPPF. The site is situated within the countryside and the proposed structure is located within the domestic curtilage in a position where it will not have a harmful effect on the neighbouring properties.

- 3.02 **Environment Agency:** The Environment Agency have not yet been consulted in respect of flood risk. However, in accordance with the recommendations made in the pre-application advice, a full flood risk assessment has been produced by S M Hemmings, 13 Lea Gardens, Peterborough, PE3 6BY.

In accordance with the recommendations made within the flood risk assessment, the following mitigation measures will be adopted:

- a) The finished ground floor level of the new building will be constructed at least 500mm above the level of the gravel hardstanding on the western side of the main building.



b) Flood resilient construction will be incorporated into the building up to a minimum height of 300mm above the predicted flood depth including:

- All electrical wiring, sockets, electrical equipment, electrical heating units and the like will be fixed above 300mm above finished floor level.
- Closed cell insulation will be used on any pipework which is below the predicted flood level.
- Any boiler units and ancillary services will be installed above 300mm above finished floor level.
- All communications wiring will be installed above 300mm above finished floor level.

A copy of the Flood Risk Assessment is appended.

Section 4: Evaluation

The site of the development is currently the site a derelict outbuilding which will be demolished to make way for the new annex.

The new annex is for an elderly member of the family. The building therefore needs to be located close to the rest of the family who are his carers.

Section 5: Design

The development has been designed sympathetically to enhance the site and to fit in with the character of the existing house.

THE DESIGN COMPONENT

Section 6: Use

The situation and size of the site lends itself to the development proposed.

Section 7: Amount

The size of the development is clearly shown on the accompanying drawings and relates to the accommodation needed without detracting from the overall appearance of the local area.

Section 8: Layout

The layout of the development is clearly shown on the accompanying drawings and has been developed within the constraints of the site area available.

Section 9: Scale

The overall size and shape of the development is clearly shown on the accompanying drawings and relates merely to the amount of accommodation to be provided.

Section 10: Landscaping

The frontage of the site will be retained for car parking and turning area as is its present use. The front garden area will remain unchanged.



Section 11: Appearance

The overall appearance of the development is clearly shown on the accompanying drawings and has been designed to fit in with and complement the existing site within which it is situated.

Section 12: Construction

The external materials to be used will match the existing house as near as possible as follows:

- Walls: Red facing bricks.
- Roof: Red concrete interlocking roof tiles.
- Windows & Doors: White Upvc.
- Gutters & Downpipes: White Upvc.

Section 13: Access

A ramped approach will be provided to the principal entrance together with a level entry for wheelchair users.