DESIGN AND ACCESS STATEMENT
QUEENS BANK HOUSE BARNS



Photograph of the existing Barns.



Photograph of existing Farmhouse.

The Site

The very large site is situated in Queens Bank, Crowland, Spalding.

The main property is a detached five-bedroom former Georgian farmhouse built around 1807 of 380mm (15") traditional solid brick construction with a pitched roof covered with man-made slate. The windows are traditional timber framed vertical-sliding sash windows and are single glazed.
A picture of the farmhouse frontage is shown above.

The barns are positioned to the East of the above farmhouse.
The intention is to build this development prior to the possibility of developing the site further on the land currently occupied by the barns.
An OS location plan is enclosed with the application to identify the location of both sets of buildings.

Appraisal of Context

Context of local landscape and buildings

The chief landscape features of and around the site are: -

A) The site itself is very large, generally flat with the grass garden areas to front, sides & rear.
B) To the North the property faces Queens Bank Road.
C) To the West is the drive to the site, and the general entrance used by the owner.
D) To the South outlooks vast agricultural fields.

E) To the West is the living farmhouse dwelling which has recently been extended.
F) The site is in a flood risk zone 1- Low Risk.

Evaluation of opportunities and constraints affecting the development of the site:

Physical features: Due to the existing deterioration of the barns the applicate is looking to replace with a new structure. This element of development is probably only part of a future scheme of buildings.
The existing barns at one point consisted of nearly 700m^2 of a mix of ground a first-floor accommodation. The proposed new section will be in the region of 216m^2 (IFA) of single storey accommodation.

Due to the location of neighbouring properties this property does not overlook anyone. (Policy 2- SELLP).

Design Factors:

The extension design has considered the existing building and will try to match up with the existing materials to be used will match as far as possible including bricks, windows, doors and roofing materials.

The appearance of the development will endeavour to fit seamlessly into the existing environment thus preserving the character of the area.
Roof to be pitched. (Policy 3- SELLP).

POLICY

Policy 2- Development Management
This proposal we believe complies with the above policy on several factors including size, scale, and appearance.
The design is really an extension of the main house using similar materials as well as appearance.
Drainage is sustainable and no issues with flood risk as the site is predominantly in Zone 1.

Due to the location the development will have no impact on neighbours or neighbouring land.
Bird boxes will be included for natural habitat.

Policy 3- Design of New Development
The development will complement this non designated heritage site with the use of locally sourced building materials in order to complement the main house.

Policy 4- Approach to Flood Risk
This site is primarily in Flood Risk Zone 1 with some areas of the site Zone 3. This development will not increase risk elsewhere and has been considered as a way of providing flood betterment via either soakaways or material/design mitigation measures.

Policy 29- The Historic Environment
This site has been identified as of non-designated heritage asset therefore the design and material choice has reflected this thus ensure that its appearance is not at odds with its surroundings and have no significant adverse impact upon the character of the area.

THE DESIGN COMPONENT

Amount of proposed development
The proposal is to provide ground floor space primarily for the use as garages, workshop and storage.

Scale of proposed development
The development has an approximate footprint of 240m^2.

Landscape
Landscape will remain as existing.

Appearance of the development

The development will be matching as far as reasonably possible with brickwork and roof covering, therefore using facing bricks and slate or slate substitute.
Windows to be sash type matching that of the house with a colour theme matching that of the main farmhouse (Chartwell Green).
Doors to be similar in colour.
There is an intention to install swift boxes within the eaves of the development.

THE ACCESS COMPONENT

Access is via Queens Bank Road which leads to an existing drive, which leads to the property.

The site is located approximately 4 miles to the South of Spalding.

Emergency services
The buildings are sufficiently close to the existing public highway to meet requirements.

CONCLUSIONS

The site I am led to believe has had previous permission to develop two residential dwellings.

The proposals do not adversely affect the immediate neighbours.

The proposals meet the policy requirements of the South Holland District Council.

N A Overton
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