Architectural Consultant

Design & Access Statement

Replacement Dwelling:

The Coach House,

St Nicholas House,

Deeping St Nicholas,

Spalding,

PE11 3HA



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a full planning application for a replacement dwelling at 'The Coach House', Deeping St Nicholas. Currently on the site is a dwelling which has been converted from a former ancillary building to St Nicholas House and this is to be demolished and replaced by the proposed, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop themselves for use into the foreseeable future.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0293-21-01B Replacement Dwelling The Coach House

1.3 Planning History

The Coach House itself has no previous planning applications, however, the site of St Nicholas House has seen several Planning and Listed Building Consent applications in the recent past, both to the main house itself and also to other former ancillary buildings, most of which are now under separate residential use.

2. Site and Surrounding Context

2.1 The Site Location

The site is located off the A1175, Littleworth Drove, which runs through the centre of Deeping St Nicholas between the towns of Spalding and Market Deeping. The road sees a significant amount of traffic due to the access to both Stamford and Peterborough as well as seeing regular use by farm and agricultural machinery due to the nature of the area. There are scattered dwellings along Littleworth drove with the majority being within the site boundary of St Nicholas House, the dominant residential building within the area which is also Listed Grade II.

As mentioned previously, the site currently has an established dwelling which is in the ownership of the applicant. It is generally flat across its area, as to be expected in South Holland, but severe subsidence has caused lasting damage to the dwelling which has resulted in some major structural defects which can be seen both internally and externally.

2.2 Local Amenities

Deeping St Nicholas is a small village located to the Southwest of Spalding, there are good links to the surrounding towns both via road and public transport and further afield to the nearby major cities. Within the village are a number of amenities, these include shops, a primary school and a church, but the area is predominantly associated with agriculture and horticulture, as is often the case in South Holland.

There are a total of 5 listed buildings/structures in Deeping St Nicholas which include the Church of St Nicholas, a Grade II Listed building and also the war memorial located at the church. Most notably, however, is perhaps St Nicholas House itself, a Grade II listed building which is situated so as to dominate the view as you enter the village from the Northeast.



Overview of the village of Deeping St Nicholas with St Nicholas House to the Northeast.

3. Proposal

3.1 Proposed Development

The proposal comprises the demolition of the existing dwelling on site and replacement with a new dwelling, generally in keeping with both the scale and the design of the existing. There are certain site constraints which has meant a slight increase in scale is necessary, the subsidence for example which makes it very difficult to build on the same footprint as the existing, but the general ethos throughout the entire design process is to create a new dwelling which sits comfortably with its neighbours and, most importantly, does not detract from the setting of the Listed St Nicholas House.

By allowing a new dwelling there is an opportunity to create a fully accessible single storey dwelling where currently there isn't one, resulting in the potential for the building to be retained within the family for the foreseeable future, in a way future proofing the site.

3.2 Site Layout

The proposed replacement dwelling will generally sit on the same location within the site as the former, albeit with a slight increase on the footprint for the reason previously stated. The existing driveway, access on to the highway and the mature gardens will all remain generally as they are currently along with the mature trees throughout which generally all add to the setting of the listed building.

The site is generally very private and will remain as such, there will be no requirement to gain access via any other part of the whole site as the access is suitable and remain so. Therefore it is unlikely that the works will cause and serious detrimental impact on the neighbouring properties and the Listed building.

4. Use

The site is currently residential and will remain as such one the replacement dwelling has been constructed. There is no requirement for the use to change nor will there likely ever be in the future.

5. Amount & Scale

5.1 Existing

There is currently the single residential building on the site and this will be demolished to make way for the replacement dwelling.

5.2 Proposed

The replacement dwelling will be in place of the former Coach House so the amount will remain the same on the site. Overall the footprint of the new dwelling is 189 sq/m, this represents a small increase of the current size, 163 sq/m, of around 16%.

6. Layout

The internal layout of the replacement dwelling generally represents a comfortable 3 bedroom bungalow with the bedrooms, bathrooms and utility room in the main section of the building, which replicates the existing Coach House, and the kitchen, living and dining spaces are open on to each other in what would appear like a later extension to the original building. A large hallway allows easy access throughout the building and wheelchair accessible doors throughout mean access around the entire single storey dwelling is easy. The kitchen and living spaces have been situated to make the most of the views over the surrounding open fields to the Northeast.

7. Landscaping

7.1 Soft Landscaping

As mentioned previously the mature garden will remain largely unaltered with only a small area of hedging to be removed to allow thew views across the fields. It is inevitable that there will be some damage to the lawn and planting during the build process, but this will generally be reinstated to resemble the existing situation.

7.2 Hard Landscaping

The existing gravel drive is in a suitable position to require no altering, it may be widened slightly to allow easier access throughout and more space to turn around within the site itself, but this will be kept toa minimum. There will be an addition of a small patio area to the rear garden to allow for outdoor seating etc, but this will generally be in the very private area of the garden.

8. Appearance & Materials

The replacement dwelling has been designed to tie in with the other buildings on site, this being particularly important given the setting of the Listed St Nicholas House. The materials throughout will match, where possible the materials of the existing building will be re-used. The existing bricks and roof slates are to be used throughout and the existing timber windows are to be used in the new design where possible.

The design has been prepared to appear as similar as possible to the existing dwelling on site, as mentioned previously the only exception to this is the slight increase on the existing footprint due to the difficulties of building over the existing foundations. The side element to the Northeast has been designed to look like a later extension to the original coach house, this will sit in the position of the conservatory that is on the same elevation of the existing building. To the rear the flat roof element is again designed to appear as if it was a later extension to the original coach house, both of which allow the original appearance to be clear throughout.

9. Highways Implications

The proposed access will be by foot along Abbey Path and the area of car park that is to be lost to make way for the development is in private ownership so therefore it is considered that there will be no highways implications as a result of the proposed development.

10. Flood Risk

The site falls within Flood Zone 3 as demonstrated by the Environment Agency's Flood Zone Map; therefore a Flood Risk Assessment has been submitted as part of this application.

11. Land Contamination

It is understood that there is no contamination within the site.

12. Heritage Impact Assessment

A Heritage Impact Assessment is required for this development due to the site falling within the curtilage of the Listed building St Nicholas House. This is a Grade II Listed 18th Century former Georgian manor house, now a hotel, restaurant and function venue. The Coach House, the building subject to this application, is a former ancillary building to the manor house and is very typical of any outbuilding associated with this kind of estate, along with a number of other buildings elsewhere on the site. St Nicholas House is the most dominant building as you enter the village and faces on to the highway set back a small distance. It stands forward of any other ancillary buildings on the site and is therefore understandably a prominent building in the South Holland area.



Front side view of St Nicholas House from the main access to the site.

St Nicholas House is Listed Grade II as follows:

District: South Holland (District Authority)
Parish: Deeping St. Nicholas
National Grid Reference: TF 22035 16708

Details

DEEPING ST.NICHOLAS LITTLEWORTH DROVE TF 21 NW (east side) 12/3 St. Nicholas House formerly listed as The Hollies) 7.2.67 II Incorrectly shown as 'The Hollies' on the OS map. House, now restaurant. 1817. Red brick in Flemish bond, hipped slate roof with overhanging eaves on paired brackets, wall stacks. T-plan. 3 storey, 5 bay front with central 7 panel door with plain fanlight, panelled reveals, set in fluted Ionic open pedimented doorcase, with egg and dart and dentillated cornice, flanked by pairs of glazing bar sashes. To first floor 5 similar windows and to second floor 5 similar smaller windows. All windows have cambered splayed rubbed brick arches. Interior retains fine fluted Corinthian columns on the architraves and decorative plaster ceiling, with stick baluster stair having wreathed handrail. The 2 principal rooms both have moulded plaster ceilings one with pendant bunches of grapes and ancathus leaf centrepiece.

Listing NGR: TF2203516708

The Coach House sits well back from the road and is screened from view by mature hedging and trees, the access being separate from the main access to St Nicholas House and adjacent to the site it serves both this dwelling and others to the rear. The proposal will make use of the existing materials as far as possible to ensure the new dwelling sits comfortably in its setting and there is very little increase in the size of the building, both of which will ensure that any view the public may get of the site as a whole has very little impact on the setting of St Nicholas House.

The gardens are to remain generally as existing as the mature nature of the area gives good screening to the site. The mature trees throughout would have originally formed part of the overall estate of the manor house and therefore form a fundamental part of the setting and will remain as such. As mentioned above this also acts as perfect screening of the dwelling which ensures the emphasis is always on the Listed building.

The principal structure viewed from all directions is the Listed St Nicholas House and it will remain as such, the replacement of the Coach House dwelling will neither improve or detract from the setting or view of the Listed Building but will ensure that a former ancillary building that would have formed part of the overall estate will remain in-situ, albeit in replacement form. It is arguably more important that a structure remain on this site to form an individual part of the whole rather than the risk of the loss of the existing building due to the substantial subsidence occurring to this area. Given that the design process has been carried out entirely with the view of replicating the existing building as close as possible to maintain/enhance the setting of the Listed building it is considered that the loss of the Coach House and replacement with the proposal can only be seen to positively contribute to the setting of the Listed asset.