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BESPOKE TIMBER FRAMES



B572

Design and Access Statement
Replacement Dwelling,
Red Lodge,
Langary Gate,
Gedney Hill

This statement is to support the proposed development of a replacement of Red Lodge, Langary Gate, Gedney Hill. The dwelling was originally an apple store which has been converted for residential use by previous owners. This conversion has includedthe addition of a small lean-to extension to the original structure.

The present dwelling is of generally poor construction and regardless of expense to renovate to a high standard its performance in terms of energy consumption will always be poor in comparison to a new build. Hence, this proposal is to replace it with a similar sized dwelling, incorporating many architectural details of the original that reflect the dwellings history and help create a modern dwelling that echoes the past.

Outline planning permission was sought and gained on this site (H05-0210-10) April 2010. This application is to determine the details of this required to become a full planning application.

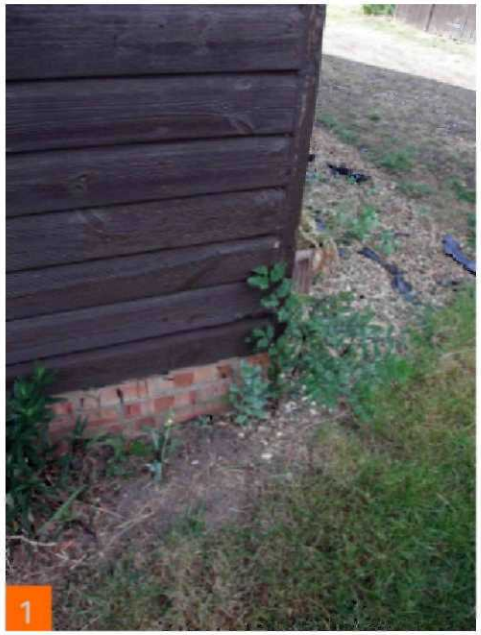
Assessment The dwelling and the site have the following architectural and landscaping details that are considered worthy of keeping in order to create a replacement that is of similar architectural merit and not detrimentally alter the character of the site.

Materials Used [1] The existing dwelling is clad externally with horizontal dark stained shiplap timber and sits on a brick plinth. These material finishes are to be utilised on the replacement dwelling.

Gable Details [2] One of the architectural features that makes the former apple shed different are the gable ends. These are finished in render and divided with timber. As they are a prominent part of the original design it is the intention to use similar on the replacement.

Orchard [3] Currently there is a substantial mature orchard to the South end of the site. This forms a natural barrier between the site and neighbouring properties as well as being an attractive landscaping feature. The intended development is sufficient distance away from this so as not to require any alterations to it.

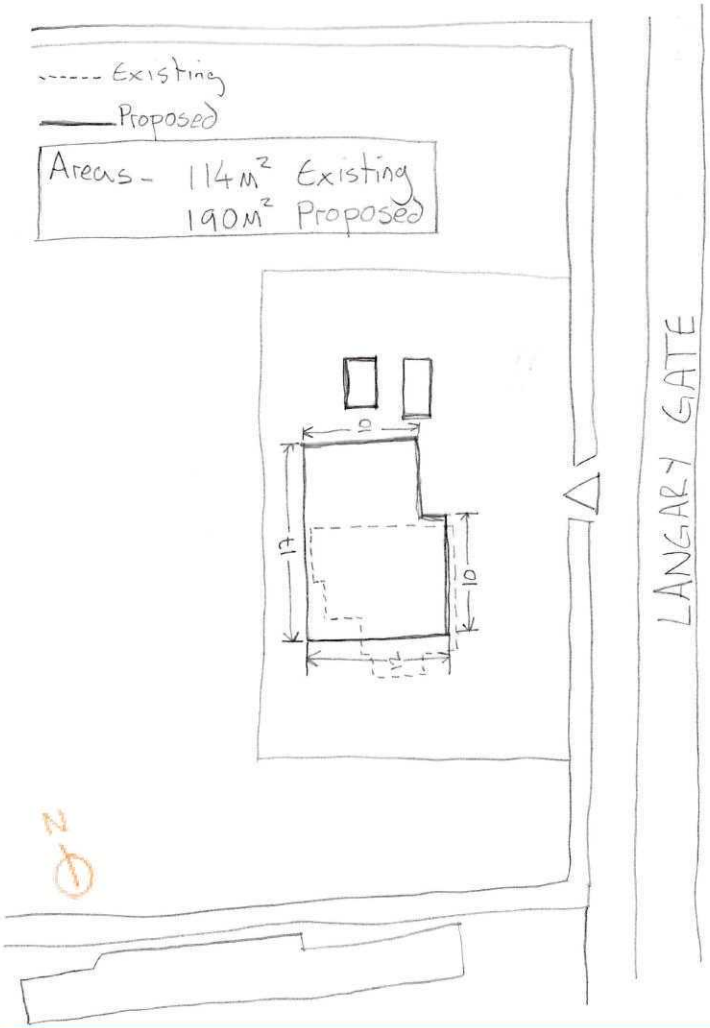
Overall Form of Dwelling [4] The former apple shed that is the current dwelling has form and scale that lends itself to be an attractive well proportioned residential dwelling. The intension is to keep this as the form of the main dwelling so that when viewed from Langary Gate Road the new dwelling will have a connection with this former building.


1


2


3


4



Outline Plan (286/BP1) The indicative plan [Fig C] shows a replacement dwelling that scales approx. 190m² located over the footprint of the existing dwelling. Vehicular access is to remain the same and the outbuildings are to remain on the site.

Outline Planning Outline planning was granted for development of a new dwelling 11/05/2010 and is due to expire 11/05/2013. It was granted on information [Fig A, B & C]. Although this application is for a similar dwelling the application was made by previous owners of the site and my client has had communications with the local authority to amend some aspects of the design, which are reflected in this application.

Location Of Building On Site & Demolition of Existing Dwelling My client contacted South Holland District Council on 18th January 2011 [Fig D] regarding locating the new dwelling further West on the site away from Langary Gate and keeping the existing building to live in during the construction of the new dwelling. David Gedney of SHDC replied favourably to this on 31st January 2011 [Fig E].

Flood Risk Assessment According to the Environment agencies website [Fig F] the site is not situated on a flood plane therefore a flood risk assessment is not required.



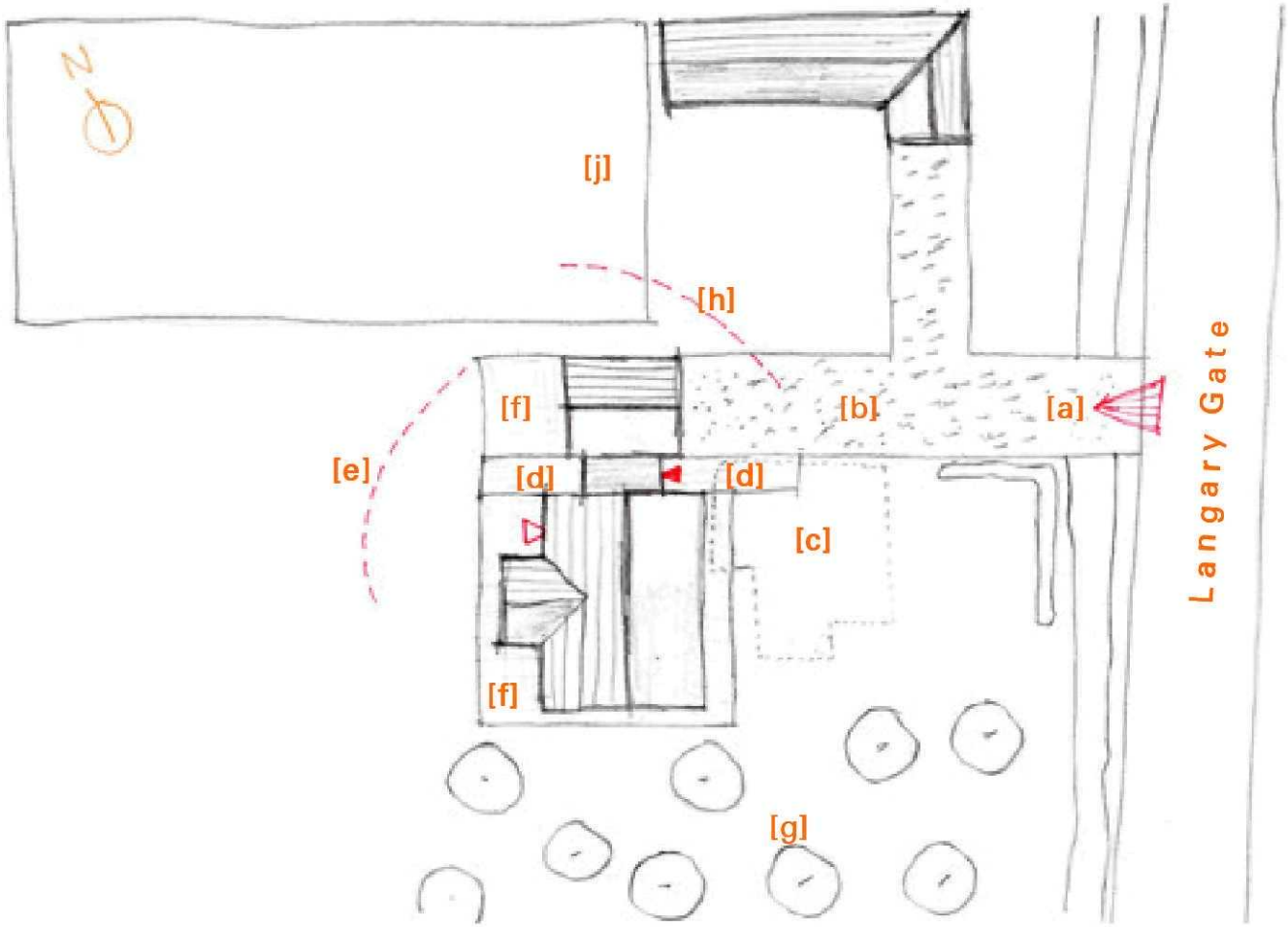


Scale And Design As mentioned in the assessment of the existing building the design intention is to recreate the existing form of the apple shed. As adhering to this obviously reduces the scope to design a larger footprint the addition of an 'outbuilding' is required. So as not to detract from the form of the main dwelling the intention is to house the kitchen in a building that is smaller in scale, using a different cladding material (brick) with a ridge line perpendicular to that of the main. This is connected using a glazed corridor that helps differentiate the separate buildings and maintain a visual appreciation of the form of the replacement apple shed.

This glazed corridor also creates a visual connection between the front and rear of the dwelling as well as forming the main entrance. This effect helps reduce the overall massing of buildings on the site and will create a dwelling that echoes the architectural merits of the original without being a pastiche of them.

Use At present the building is used as a residential dwelling. The intention is to keep to this use. The owner has recently applied for and been granted permission to build stables and associated equine facilities on the site (H05-0380-11) for private use. It is therefore imperative that a domestic dwelling remain on the site to offer appropriate level of care and security for the welfare of the animals. The siting and design of the kitchen will allow good views of the stable block to enhance security.

Amount The proposal is to replace the existing single dwelling with, a single dwelling with an overall footprint of 186m². To reduce visual impact on Langary Gate the proposed dwelling is to site behind the existing.

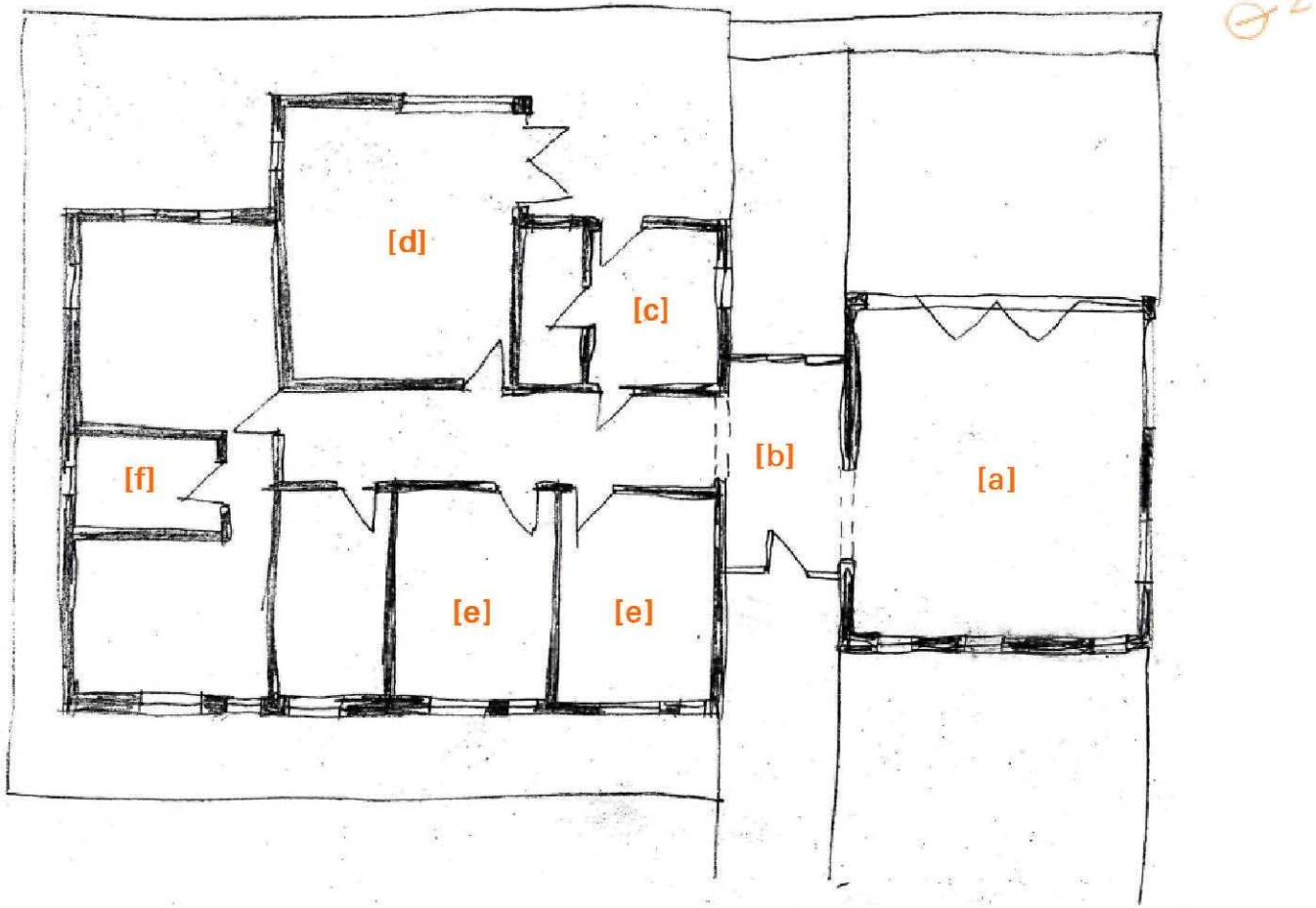


Layout [Site] Vehicle access [a] is to remain the same, and driveway [b] is to provide vehicular access to the stables as well as the dwelling.

The new dwelling is to be behind the existing [c] to reduce the visual impact from Langary Gate & provide accommodation for owners during construction (We are prepared to accept and fully expect a condition that this dwelling must be demolished within a reasonable time frame on completion of the new dwelling)

A path with a different surface finish [d] cuts through the glazed corridor again emphasising the visual connection between the front, rear and vistas [e] beyond the dwelling to the rear. Terraces [f] take advantage of evening sunshine during the summer & privacy is provided by the orchard [g].

The visual connection [h] between dwelling & equestrian provisions [j] to provide security & welfare for horses owned by the client.

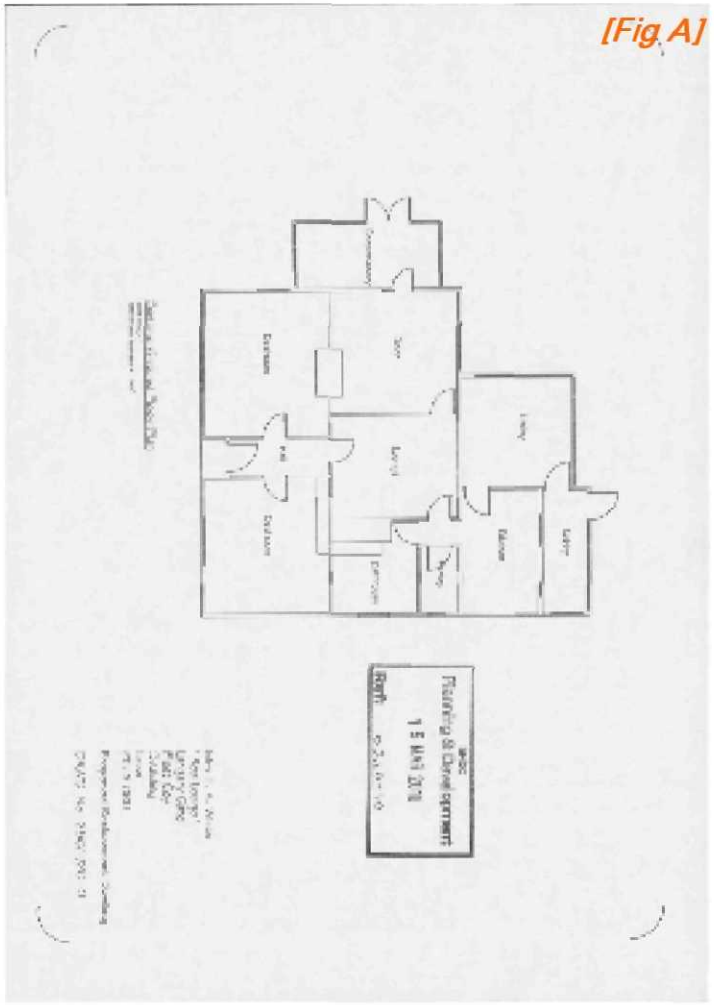


Layout [Dwelling] The kitchen [a] is to be at the North end of the dwelling, this is as the stables are to the North of the site and a visual connection between these 2 areas is important for the welfare the horses.

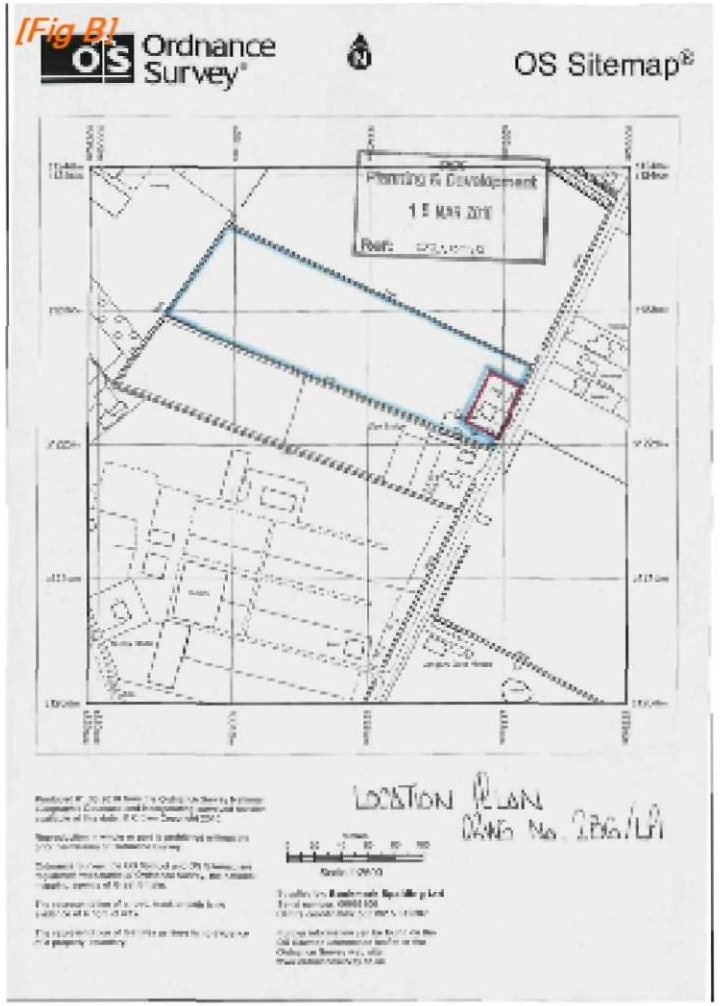
The glazed corridor [b] that forms the main entrance connects the two buildings. Utility space [c] is accessible from the rear of the property & lounge [d] again maintaining a visual connection with the stable and vista across the Fens to the rear of the property. Bedrooms [e] face out to the East with the main bedroom [f] to the South.

There is no first floor accommodation.

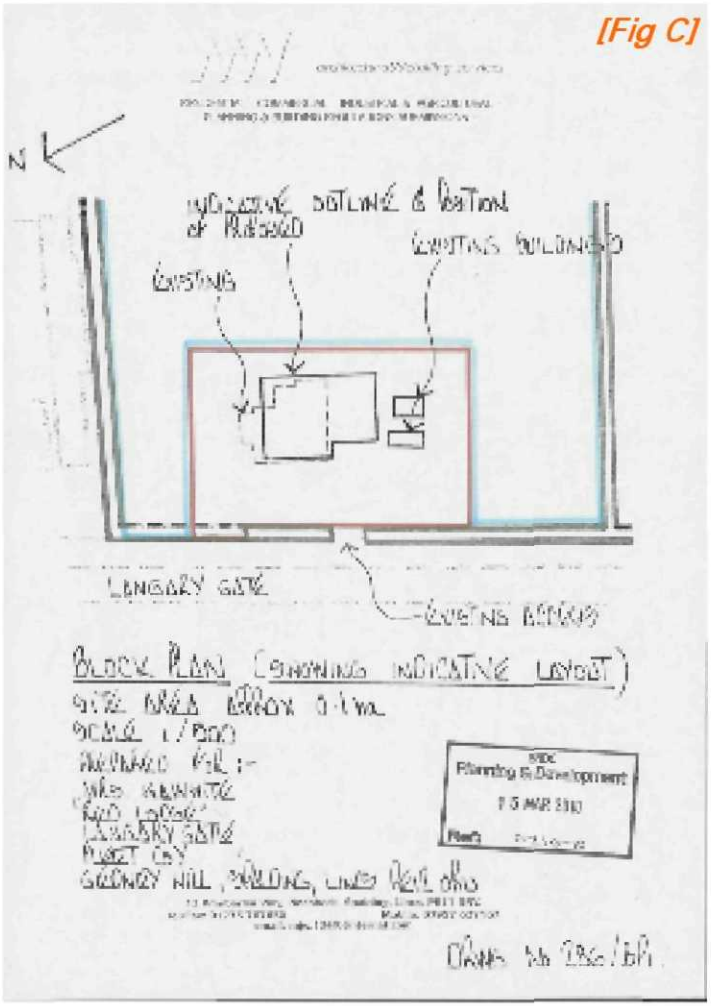
[Fig A]



[Fig B]


Ordnance Survey
OS Sitemap®
Planning & Development
15 MAY 2012
LOCATION PLAN
DWG No. 2206/LP1

[Fig C]



[Fig D]

Mr & Mrs P Cummings
Red Lodge
Langary Gate
Gedney
Spalding
Lincolnshire
PE12 0BJ

F Bembridge Esq

South Holland District Council
Planning Authority
Priory Road
Spalding
Lincolnshire
PE11 2XF

Dear Mr Bembridge

Re: Proposed Replacement Dwelling at Red Lodge, Langary Gate, Gedney Hill

We are writing to you in connection with the above application for planning permission for the erection of a replacement dwelling at Red Lodge, Langary Gate, Gedney Hill.

We have carefully considered the comments received from the Parish Council and Highways Authority and have made a number of changes to the proposed scheme in order to address their concerns.

The proposed dwelling has been relocated further away from the boundary with the adjacent property to the north, Langary Farm, and the ridge height has been reduced by 0.5m. We have also reduced the size of the proposed garage and relocated it to the rear of the property.

We would be grateful if you could now proceed with the determination of the application as soon as possible.

Yours sincerely

Mr & Mrs Cummings

[Fig E]

----- Origina Message -----
From: 'Gedney, David' [DGedney@sholland.gov.uk]
Sent: 21/01/2011 13:41 GMT
To: Danny Cummings
Subject: Proposed replacement dwelling, Red Lodge, Langary Gate, Fleet Cry

Dear Mr Cummings,

In reply to your letter dated 18 January 2011.

It is suggested that you submit a "full" application for a replacement dwelling, mentioning that you wish to reside in the current dwelling whilst the replacement is being built. The Council would then be able to impose an alternative condition to enable you to do this

In terms of the replacement dwelling, it should not be sited much further back than the existing property.

I hope the above is of assistance, but I must stress that the views expressed are offered without prejudice.

Regards,

David Gedney.

Development Control Officer,
South Holland District Council,
Council Offices,
Priory Rd,
Spalding,
PE11 2XE

[Fig F]

