

Date: 24/7/17
Ref:J088-PDA/HIA

PLANNING DESIGN AND ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT

FOR
1no PROPOSED HOUSE AND GARAGE
rear of
IVY HOUSE OLD MAIN ROAD
FLEET HARGATE LINCS

FOR

THE ESTATE OF MR & MRS SLEAFORD

Introduction and the site: -
The Clients wish to investigate the possibility of gaining a planning permission for land to the rear of Ivy House for a new domestic home. Ivy House is a Grade 2 listed building and the proposed plot used to grow home produce housing a glasshouse and the necessary plots to grow vegetables and fruit. This plot is separated from the formal garden by mature landscaping and apart from part of the barn Ivy House cannot be seen from this plot.

The proposal is for a contemporary design that fits with the profile of the plot. By design and landscaping there will be no overlooking from the first floor down into adjacent properties.

The building uses green walls and roofing to soften the building into the landscape as well as providing additional insulating to the building and being friendly to the environment (encouraging wildlife and combatting Co2 pollution).
This is also consistent with the existing Barn and Ivy House that have some green walls of their own.

Use: -
The proposal is to create a good size house with double garage on a good sized plot for domestic use.

Amount: -
The creation of a good size property for domestic use.

Layout: -
The layout of the site is better explained by the drawings.

Scale: -
The scale of the building is for al 4 bedroom property with double garage. Dimensions shown on the drawings.

Landscaping: -
See the latest drawings for the landscaping of the site. This site already benefits from existing mature landscaping with new landscaping added for additional screening to existing properties.

Appearance: -
A contemporary design designed to the plot using green features to soften it into the landscape .

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

The proposal sits at the heart of the village of Fleet Hargate just off the A17 a major trunk road. Fleet Hargate is on a good bus route approx. 17 miles from Kings Lynn and 27 miles from Sleaford. Both these locations have good train connections.

Sustainable Design: -
The building will be built to all latest standards and in addition rainwater harvesting and solar power will be included to the design.

Flood Risk Assessment: -

As shown on the Flood Zone Map from the Environment Agency the site is within Flood Zone 2 and therefore there is a need for a Flood Risk Assessment (please see separate document).

Heritage Impact Assessment: -

FLEET MAIN STREET

TF 32 SE (south side)

Fleet Hargate

10/36 Ivy House

II

House. Early C19. Red brick. Hipped slate roof with 2 lateral stacks. 2 storeys, 3 bay front with 2 steps leading up to central doorway with modillioned open pediment, fluted Ionic pilasters, dosserets, fanlight, panelled reveal and door. Doorway flanked by single C20 glazing bar sash type aluminium windows, with 3 similar windows above, that over the door with a segmental head, and all with flush wedge lintels.

Listing NGR: TF3951624986

The setting of the proposed site is part of the former glasshouse and plots that grew vegetables and fruits. This area is separated from Ivy House and the formal garden of the house and the subsidiary buildings associated with Ivy House. This is mainly due to existing mature landscaping that separates these 2 areas.

The proposed building is laid out as stated above and on the proposed drawings. It is intended for this proposed contemporary building to be built to a high standard using a host of quality materials with one of them being natural used as a cladding to soften this building into the landscape, much like the Ivy that is present on both the house and barn of Ivy House.

It is intended if allowed that this building will be built to a very high standard using high quality materials and green features, therefore similar to Ivy House albeit of a different generation. This proposal leaves Ivy House with an already substantial formal garden with subsidiary buildings and the proposal and Ivy House cannot be seen in the same light. I feel that the proposal is a good quality design and with that there is good separation between the existing and proposed there does not seem to be any material harm to the setting of Ivy House.