

DESIGN AND ACCESS STATEMENT

Proposed Replacement Bungalow (Haycroft) at: Haycroft Lane, Fleet, Lincolnshire

For: Mr & Mrs D.O. King



Introduction

Location & Proposal Overview

This proposed development site is located along Haycroft Lane, which is a small country lane south of the B1515 Fleet Road East of Holbeach, approximately 1.5 miles from the town's centre.

The application proposal is to replace the existing dated remaining bungalow and former extensive outbuildings (that have already been cleared). The replacement dwelling will remain to be single storey, due to the occupants age and physical abilities, but will also harmonise with the surroundings and character of the immediate area, designed with an importance of architectural merit, and will ensure maximum use of a tasteful pallet of external materials, with a mix of traditional brick and timber clad areas, slate roofing, oak framing to porch, brick detailing and generally the use of superior quality products.

The proposed dwelling shall incorporate sustainable and energy efficient methods of construction and performance. The building fabric will be designed to achieve enhanced construction specification above minimum building regulation criteria, and the dwelling will incorporate an amount of renewable energy such as PV panels, heat

recovery systems, with heating system to be determined, possibly Air Source Heating.

The existing bungalow formed the residence of what was once a smallholding along the country lane, and along with the former outbuildings is thought to be wartime or earlier.

The photos below show the existing bungalow and some of the former outbuildings.



Photo showing a few remaining outbuildings before applicant demolished.



Existing Bungalow

Surroundings

Opposite to the application site is a more recent cottage style dwelling that replaced a former bungalow a few years ago. We are also aware that there are some approved outbuildings that are yet to be finished which will also be opposite the application site. The property opposite belongs to the daughter of the applicants. To the west (rear) of the application site is open farmland belonging to the applicant, and to the north of the site is open farmland beyond mature hedgerows. Immediately south of the site is a 1.5 storey chalet, before continuing to the small bend in the road where a further bungalow and chalet type dwelling can be seen.

With the exception of the prominent and individual character Tudor Revival type house at the top of Haycroft Lane, and the 2 storey cottage type dwelling adjacent the boarding kennels, the majority of the dwellings along Haycroft Lane and around onto Little Marsh Lane are either single storey bungalows or 1.5 storey chalet type dwellings. There do not seem to be any full 2 storey houses nearby.

The neighbouring dwellings of the application site generally offer very little architectural merit or characteristic form to the local area; except for the more recent dwelling opposite, and are all shown in the photos below :



Bungalow at Little Marsh Lane



Bungalow at Little Marsh Lane



Bungalow at Little Marsh Lane



'Thornbury' - Neighbouring dwelling to the south



Bungalow at Haycroft Lane



1.5storey chalet type dwelling at Haycroft Lane

Background to requirements

The applicants have owned the current property for 5 or 6 years, and also benefit from the surrounding land.

The family are very local and the applicant's have lived in Holbeach for their whole life, and intend to remain at this location for the rest of their lives.

It has been concluded that the current bungalow is barely satisfactory for occupation, it has a dated structure, which is deteriorating inside, and the outbuildings were dilapidated and collapsing in places, therefore a decision was made to demolish them within the last couple of years prior to this application.

The proposed replacement dwelling will enhance the streetscene & provide much more architectural merit than the current property provides by incorporating traditional characteristics and quality design principles.

The Process Assessment

The majority of the immediate surroundings is open farmland and paddocks, the character of the hand full of dwellings in closest proximity is all very similar in that they are either bungalows or 1.5storey dwellings.

The dwelling opposite shown below is the only dwelling in the close locality to offer some tasteful architectural design and use of traditional vernacular materials.



The other nearby dwellings have a wide variation of brick, render and clad, with a range of concrete slate effect tiles, concrete large format low profile tiles, slate, or plain tile.

This application seeks to remove the unsympathetic current bungalow 'Haycroft' and its lack of historic and architectural merit, and to try and provide some good quality design that enhances the streetscene and provides interest, using some tasteful details and ensuring a good quality pallet of materials is chosen.

The brick would be a handmade or similar reclaimed red brick, mixed with some lapped cladding board, in replacement of the existing buff colour wire-cut brick in the bungalow, and would have a natural grey slate roof covering, possibly with a traditional terracotta clay pantile contrast on the proposed outbuilding, in replacement to the existing fibre cement/asbestos roofing of the bungalow and corrugated sheets to the former outbuildings.

The outbuilding will be a traditional style oak framed building.

Planning Policy

The proposed development is in accordance with national policies, specifically towards delivering sustainable development and 'housing'.

Paragraph 126 of the NPPF states that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps

make development acceptable to communities. The quality of design and creation of a better place here is importantly noted.

The development is also deemed to be in accordance with the South East Lincolnshire Local Plan, specifically policy22 – replacement dwellings in the countryside & policy3 – the design of new development and the principles associated with that. Specifically the proposed design addresses criteria that the existing dwelling due to age would not have incorporated, such aspect as flood risk and accessibility.

policy 2 of the South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Section 12 of the National Planning Policy Framework (2021) specifically relates to 'Achieving well-designed places' and details that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 130, contained within section 12 of the National Planning Policy Framework (2021), states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

The Design Use

The use of this development is to remain for residential purpose, as per the surrounding development, and is justified by policy and design. The development retains general existing site format and building locations and incorporates a more effective site access and layout.

Amount

The proposed dwelling is located at a similar position to the existing, just allowing for a driveway in front of the dwelling. Our view was that the location at the front of the site would be more welcomed by planners, rather than a location set back in the middle of the plot. The outbuilding contains a double garage, shed and small stable room, and is vastly smaller than the building footprints previously on the site.

Layout

The general site layout includes the new vehicular access, forming a in/out driveway centralised to the front boundary and respecting the existing trees at the centre of the site, by curving around them and in turn allowing them to become a feature of this proposal. The replacement dwelling is at a similar position on site to the existing, with a proposal to place the parking and garage area to the north, giving a well worked connection to the dwelling side entrance.

The dwelling is laid out to flow internally from the day-to-day entrance at the side with open plan living space flowing into the garden at the rear, and bedrooms located in the southern element of the dwelling.

The main formal entrance is at the front of the dwelling, with a hallway that steers into the living areas to the right or bedroom areas to the left.

Scale

The height of the proposed dwelling from finished floor level to ridge is approx. 6m, and is all very proportionate to the design, the outbuilding ridgeline will be set lower than the main dwelling as per the proposed streetcene, but work very well together.

The dwelling floor area is approximately 200sq metres, the outbuilding is approximately 75sq metres, which basically contains a double carport area, a garden store and a single pony stable.

Landscaping

The site benefits from an established mixed thorn hedge on the northern boundary separating the site from that farmland further north, and some existing hedges and semi mature trees on the southern boundary.

At the front of the site (east) is a shallow riparian ditch which the vehicular access currently comes across into the north-eastern corner of the site, and the pedestrian access currently coming across into the front of the existing dwelling. There are currently 2 mature trees on the edge of the ditch, and these will form the centrepiece of a in/out driveway. The existing pedestrian access/culvert will be removed and replaced with the new.

The front driveway/garden area will be fully landscaped with trees/shrubs/plants and grass.

The rear garden area will be professionally landscaped with ornamental patio/garden areas and individual trees.

The rear garden will have a perimeter mixed thorn hedge and utilise the existing post and rail fence.

There will be enhanced planting and mature landscaping between the application site and the boundaries of the neighbouring property to the south.

The driveway will be gravelled and blockpaved.

Appearance

The appearance of the proposed dwelling will give merit to the existing streetscene.

The dwelling will be single storey with a brick plinth below brickwork and dark timber clad gables. There will be feature glazed screens in places following the roof pitch, allowing vaulted ceilings internally and plenty of light.

The proposed outbuilding will be a tasteful oak framed/clad type traditional building, with 2 open fronted bays, a garden store and stable.

The proposed brick is to be agreed but will be a red brick, handmade type, with a reclaimed appearance, or be of a reclaimed brick if the quantities of the same brick are available.

The roof tile to the main dwelling will be a traditional grey slate, whilst the outbuilding will compliment it in a single clay pantile such as the Sandtoft Arcadia, providing an aged appearance.

The general design would incorporate a heavy oak entrance porch and black metal rainwater goods fixed to wall with rise and fall brackets.

The appearance & view from the road is shown on drawing 1001, this gives an idea of the outbuilding in relation to the dwelling.

The proposal includes functioning brick chimney stacks, which add further to the character of the proposal.

Access

The existing access is taken from the farm track at the north east corner of the site. The proposal is to separate the access from the farm track and form an in/out driveway circling the existing trees at the front of the site. This will partially replace the culverted footbridge access to the dwelling, and provide a better entrance to the front of the dwelling and property.

Final Evaluation

The siting of the dwelling towards the front of the plot is considered to be the more appropriate position, given the sites previous use and building locations, incorporating existing landscaping features.

The proposal offers a significant improvement and additional benefit to the streetscene along this country lane, with some worthwhile character appearance and architectural interest.

The dwelling will not only improve the energy efficiency of an existing dwelling, but it will provide a sustainable dwelling with enhanced building fabric giving some futureproofing on performance and will incorporate renewable energy methods.

Planning policies are met by this proposal and the replacement single storey dwelling is a very appropriate proposal at this location.

The existing site offers a great opportunity for a replacement dwelling; the existing dwelling is dated and at the end of its life, the former small holding and previously associated outbuildings give great scope for a new replacement that's of a good quality design and works well with the surroundings to form a new single storey dwelling to suit the purpose of the applicants, using a well-chosen palette of quality materials.