DESIGN & ACCESS STATEMENT

PROPOSED NEW DWELLING

ONSLOW LANE
GEDNEY DROVE END
LINCOLNSHIRE
PE12 9RZ
FOR

MR & MRS C WARD



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1. Introduction

This Design & Access Statement accompanies a full planning application to construct a new dwelling in the open country side.

It should be read in conjunction with the following drawing:

1707-01	1:50	Floor Plans & Section
	1:100	Elevations
1707-02	1:1250	Location Plan
	1: 200	Block plans Existing & Proposed
13117-01	1:200	Topographical Survey Plan

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design
- Para. 55 – Promote sustainable development in rural areas.

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- HS17 – Replacement Dwellings in the open countryside

These policies form the basis upon which this application has been designed.

2. Reasons for Development

The plot location is outside of the proposed defined settlement limits of Gedney Drove End under the Draft South East Lincolnshire Local Plan and the developers have in mind to develop a sympathetic and innovative one off new build barn style country house, this would sit well within its rural surroundings. The main reason for the proposed development is because the owners are currently selling Onslow House (a former care home) and are now making plans for their future retirement by living in a much smaller property but still wishing to live and remain in the same local community area where they have lived for the last thirty three years. The design process has included consultation by Mr Ward with local immediate neighbours, JE Piccaver farms Ltd, Gedney Drove End parish and local district councillors.

3. Location

The plot is an unused grassed area situated on the raised old sea bank wall, this area falls into the perimeter of the grounds of Onslow House. Located in open countryside the plot is an isolated non-overlooked position with open agricultural field views on both sides of Onslow Lane with tall trees screening the opposite ends of the plot. The site is situated in Flood Zone 3, therefore a flood risk assessment has been carried out. To conform with Environment Agency policy, the design and layout of the dwelling will ensure that living accommodation will be first floor only with a minimum of first floor level of 2.6m above ground level. i.e 7.10 OD. The development therefore would be safe from flooding over the lifetime of the property.

4. Design & Appearance

Keeping in character with the architectural surrounding area, a high quality and energy efficient contemporary build has been designed to demonstrate a positive commitment in trying to develop within the locality. The design is distinctive but not over-imposing and would be constructed of high quality materials, the first floor living area is constructed of well insulated timber frame with exterior dark wood cladding. The roof finish would be of Terracotta natural clay pantile roof and old English red multi brickwork for the ground floor. The thermal insulation properties of the build should provide high energy efficiency by incorporating a high degree of floor, wall and loft insulation with double glazed wooden stained windows. Heating is supplied by eco-friendly `Remeha` Gilles biomass wood pellet burning boiler, this would provide under floor heating and domestic hot water. A Charnwood log burning stove would be sited in the lounge/diner area. Roof collected rainwater would be re-used for plant irrigation. Externally, a two sided elevation wooden veranda/balcony serving access to the lounge/diner with external stair access to ground level. The garden area would be laid to grass with the Onslow Lane boundary being secured with wooden fencing. The remainder of the site boundaries facing an open field and tree lined landscape planted with low height (1.0 – 1.5m) perennial bushes and shrubs.

5. Access

Pedestrian access to the property will be provided by level stoned paved pathways from the drive entrance. Access to the plot site is from Onslow Lane via a newly created wide and safe vehicular access straight onto a gravel driveway, providing a safe vehicle turning space which gives access to integral garaging; the main drive entrance would be secured with a gated entrance. Traffic disturbance to the site would be minimal as Onslow Lane is a `No Through Road` with low usage and is mainly used by farm vehicle traffic accessing Onslow Farm (JE Piccaver Farms Ltd). At this point Onslow Lane then terminates into a 'green lane' which is used by agricultural vehicles to gain access to arable fields.

6. Impact

The local immediate radial area of 500m taking in Marsh Road already includes a mixture of individually designed houses and bungalows from old to recent new builds constructed within the last ten years. The proposed design does not conflict or impact in scale or height to any nearby buildings and with the plot being in an isolated unseen position away from these properties it would not restrict any overlooked view or create extra noise or disturbance to any nearby buildings. The thoughtful design and setting of the property respects and enhances the surrounding character of the area.

7. Landscaping

The existing hedging will be retained, added to and enhanced as will the mature trees to the boundaries of the site. New treated timber fencing will be sited as detailed on Drawing No.1707-02

8. Conclusion

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale.

Site levels are indicated on the Topographical Survey plan
Drawing No. 13117-01.

In view of the above it is hoped that this application for a replacement dwelling will be favourably considered.

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