DESIGN / ACCESS STATEMENT

Replacement dwelling and outbuilding for live work unit

Introduction :

Gedney Hill is a village and civil parish South Holland district of Lincolnshire, England. The population of the civil parish at the 2011 census was 737. It is situated close to the border of Cambridgeshire, and approximately 9 miles (14 km) south-east from Spalding, 8 miles (13 km) west from Wisbech and 9 miles south from Holbeach.

The existing site comprises of three barns. Barn 1 and 2 are considered as part of this application which was used for storage and accommodation as part of the larger portion of the land owned by the applicants and applicants family.

Barn 1 comprises of a single storey brick built barn on a concrete hard standing with corrugated fibre cement roof. There are two lower projections, at the front which comprises of a timber frame clad with timber weather board and a corrugated roof. And at the rear is a lower brickwork projection with corrugated roof. Barn 2 comprises of a single storey brick barn with one open side and corrugated roof, which has collapsed following a tree collapse.

The site is generally overgrown due to the site not being used for the past 25years or so. At the front of the site is a row of poplar black trees with one field maple growing around and through the timber part of the barn.

All trees will remain with the exception of the field maple which will need to be removed because it is affecting the existing building structure. New trees will be added along the north boundary comprising of three Rowan trees, as they are low growing, max 15m, and flower in the spring

The existing access will be upgraded to highways standards and shrubs cut back and maintained to form the access and visibility splay

The purposed of the application is to seek a dwelling with a workshop which will be from rebuilding the existing barn to form a workshop / storage facility to be used in association with the dwelling .
The dwelling footprint is that matching that of the barns for replacement like for like footprint

The site benefits from being previously constructed on and therefore falls under a brown field site. Sustainable measures included Solar Hot Water Heating, Rainwater

Collection, High Thermal Envelop, SUDS, and allocation for waste recycling. The property will benefit from mains foul drainage, water and electricity. Heating will be via an oil fired boiler, with hot water tank supplemented by solar.

South Holland District Council core strategic and general policies: Policy SG1- General Sustainable Development Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:
1) the quality of life for residents is unimpaired or enhanced;
2) reasonable measures have been taken to conserve energy and natural resources; and
3) South Holland's essential character and main environmental assets are not damaged.

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:
1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
2) make efficient use of land;
3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Policy SG7 - Energy Efficiency Development

Proposals will be encouraged where they are designed to provide maximum energy efficiency, through site layout and orientation, through the layout and design of individual buildings, including maximizing solar gain especially for residential buildings, and where they make full practical use of energy from renewable resources. All development with a floor space of 1000 sq. m. or more, or 10 or more residential units, will be required to demonstrate good practice in energy efficiency and to incorporate renewable energy production equipment to provide at least 10% of its predicted energy requirements.

Policy SG8 - Water Efficiency

Planning permission will only be granted for development where its demand for water can be adequately met without detriment to existing users and the water environment. Applicants will be expected to demonstrate that every opportunity has been taken to include water efficiency and conservation measures in their proposals.

Policy SG11 - Sustainable Urban Drainage Systems (SUDS)

Development generating surface water run-off, likely to result in increased flood risk, will be permitted provided that: 1) The development's surface water management system accords with sustainable development principles and has been designed as part of the development

Policy SG18 - Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-
1) the protection of any existing trees and hedgerows, and any other attractive landscape features;
2) the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;
3) the maintenance and establishment of wildlife habitats and corridors.

National Planning Policy and Justification

Although the site is located outside of Gedney Hill development boundary and technically relates to 'development in the countryside' South Holland District Council Planning Policy HS12 supports the compliance in terms of need, scale, form and character.

National planning policy framework NPPF paragraph 55 also suggest when there is a need for a rural worker to live permanently at or near their place of work in the countryside then new development should be considered in the countryside. This application is to provide the working area and accommodation on site, we would happily have this conditioned that the pair are to co inside with

In addition the narrative of the project, being replacement of an existing barn demonstrates compliance with NPPF 17 which encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. Refer to the separate justification statement for further information on this matter

Design

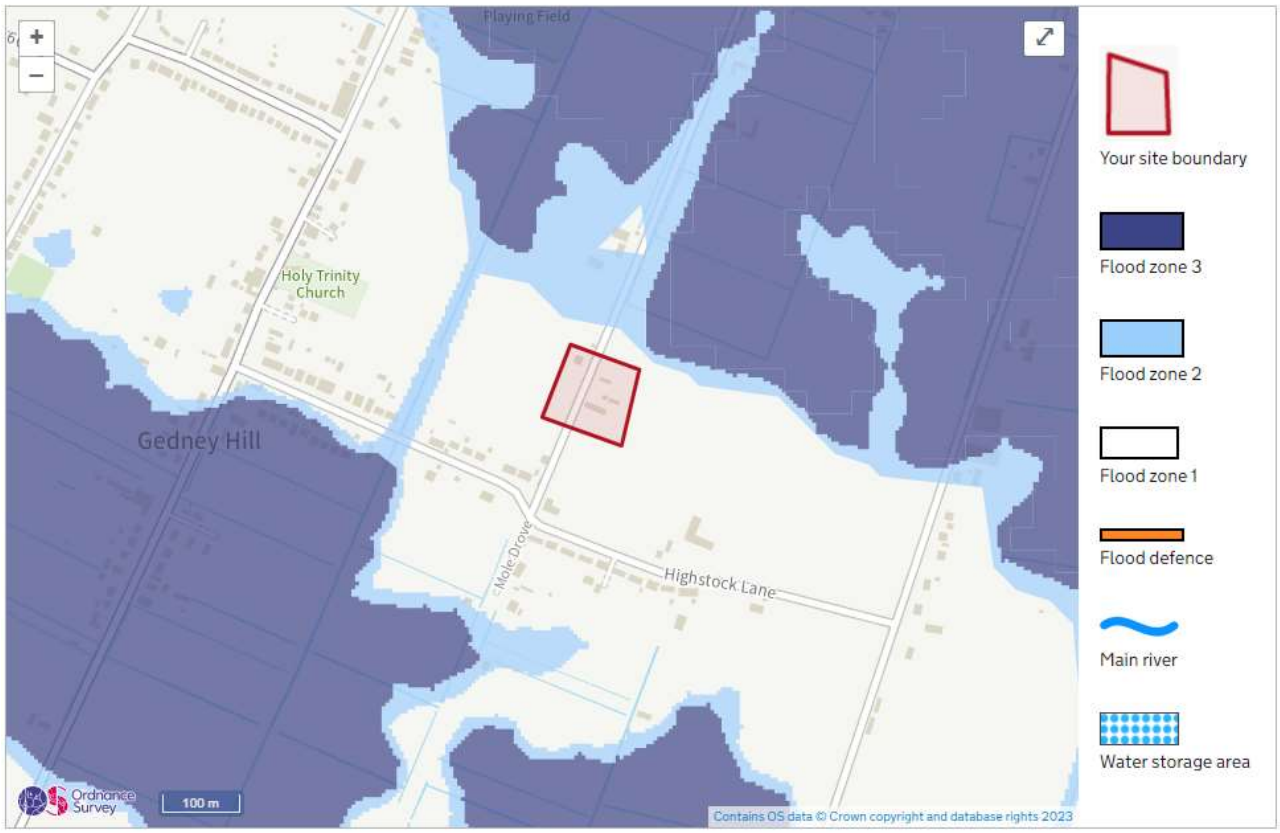
The existing barn is to be simply rebuild with new materials and provide a safe and convenient workshop / storage facility .
The house has been designed to fit in with the area and provide upto 4 bedrooms and be a one off custom designed house
The design has tried to keep the footprint that matching the barn and not increase the dominance of the site.

Landscaping

To be retained as much as possible and mainteaned to such a level

Flood risk

The site is within flood zone 1



Due to the nature of a workshop and operating business all rainwater is to be collected on site to a 1000ltr underground tank and this will be connected to the workshop for toilet, washing and external tap facilities

Access

The site benefits being in close proximity to major transport facilities. By road, the village of Gedney Hill has a village shop and community centre and is accessed via a public right of way footpath from Mole Drove to Station Road. Towns of Wisbech, Holbech, Spalding and the city of Peterborough are short distances away offering shops and services associated with larger market towns and cities.

The new dwelling will be served off Mole Drove utilising one of the existing accesses onto the site.

The access will be used for pedestrian and vehicular concerns with parking to front of the new property or in the garage

Motor cars will have easy access to the front door of the dwelling. There are parking spaces to the front of the dwelling with an additional located at the rear. A hard-surfaced area will lead the occupant or visitor directly to the front door. The main entrances are visible from the driveway and parking spaces.

The site will have hard standing in front and to the side of the workshop this will remove any hazard of on street parking and allow for deliveries on site

Summary

The site is vacant and suitable for development, it is within close proximity to local amenities and a lack of this type of property on the market in the area in which a trade can work and live on the same site

The proposed building and workshop are to be utilized together and only be marketed or use in such a way that the business or operation of both works with each other. We would happily agree to a strong condition enforcing this.