

DESIGN STATEMENT

Proposed Residential Development,
Furtherhold,
Further Old Gate,
Holbeach,
Spalding PE12 8QE

This Design & Access Statement has been prepared in support of a full planning application for the erection of 3 No, 2 storey dwellings. This application is made by the Duffin Partnership on behalf of their client who intend to develop the site themselves to create suitable homes for modern living.

This Statement should be read in conjunction with the following information:

Drawing 2020-213-01 Showing Location plan and Site Layout

Drawing 2020-213-02 Showing Plans and elevations of Plots 1 and 3.

Drawing 2020-213-03 Showing Plans and elevations of Plot 2.

THE SITE AND PROPOSAL

Further Old Gate is a settlement approx 2 miles south of Holbeach and is a mix of residential, Agricultural and other businesses such as the Canine Classroom and pet stores.

The picture below shows the aerial view and context of the site.



The proposal for this site is to demolish the existing dwelling on the site which is in need of renovation and provide 3 new dwellings, all 4 bed properties with double garages. It will be served by access from Further Old Gate, which has good vision splays in all directions.

Below is a closer aerial view which shows the property to be demolished, and the site generally which has become overgrown with trees and a great deal of self set planting. To the west of the site is a large agricultural building, to the east are a series of sheds which are in a poor state of repair and it is unsure whether they are still in use. To the north and south of the site are open fields with a dwelling and outbuilding also to the south.



The picture above shows the aerial view of the site.

It is understood that there is no contamination within the site.

The site is listed on the Environment Agency website as being low risk which means that each year this area has a chance of flooding of between 0.1% and 1%. A flood risk assessment would therefore not be required for this site.

The photograph below shows the existing dwelling on the site and the overgrown nature of the site.



CONTEXT AND SCALE

It is proposed that all dwellings are 2 storey in height with steeper pitched roofs which reflect generally the local aesthetic and vernacular of this part of Lincolnshire, although in the location of the proposal the surrounding buildings lack any strong aesthetic and are very much built for their function and practical considerations.



The photograph above shows the agricultural building to the west and below the agricultural building and bungalow to the east, both with the site beyond.



APPEARANCE

It is proposed that the properties will be brickwork finish generally, buff and red to be agreed with the Planning Authority. Roofs to dwellings will have a flat slate grey tile, with a similar tile in Farmhouse Red to garages, again to follow a rural aesthetic of the property to be demolished.

BOUNDARY TREATMENT AND LANDSCAPING

It is proposed that Landscaping generally on this application is retained as a Reserved Matter for later approval, as it may be possible to retain some of the existing soft landscaping which do not affect the dwellings and help to soften the site visually. It is generally felt that 1800mm high close boarded fencing will be provided to the sides of the properties for privacy purposes taken to line through with the front of the dwelling. To frontages and onto rear boundaries a 1200mm post and rail type fencing would be considered to retain the rural aesthetic.

Generally plot landscaping will be provided that is in keeping with the wider area to enhance the visual effect of the built environment and its setting. Native species will be used where possible as an integral part of the landscape scheme

A suitable recycling and refuse collection storage area will be included close to the dwelling where bags or bins will be kept. These can then be moved to the end of the driveway on collection day.

ACCESS

Access to all properties will be by individual private drives off Further Old Gate. Allowance will be made to allow turning on site so that site exit is in forward gear with any vision splays etc as all required by the Highway Department of the County Council. Properties will meet with Part M of the Building Regulations with regard to access into the dwellings.