

DESIGN AND ACCESS STATEMENT



**Prepared February 2023 by ADSDF Architects
on behalf of R. Nazan**

Submitted to South Holland District Council to
accompany full planning application submission



ADSDF brings together specialisms in Architecture and Planning to transform not just physical spaces, but people's lives. Our team is made up of experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.

Our key position is to provide sustainable and environmentally conscious proposals that protect and enhance our environment whilst supporting our clients in achieving their vision.

We have expertise in working within conservation areas, with listed building within close proximities to Scheduled Ancient Monuments. Its is our ethos to responsibly consider our proposals to conserve and enhance our historic contexts.

We are Architects registered with ARB (Architects Registration Board) and a Chartered RIBA Practice (Royal Institute of British Architects).

*For further information, contact: Barbara Griffin-Wright
barbara.griffin@adsdf.co.uk*

CONTENTS

1	Introduction to document.....	4
2	Statutory provisions	4
3	Requirements of DAS.....	5
4	Context.....	5
5	Context.....	6
6	Proposed development	12
7.	Conclusions	15

1 : INTRODUCTION TO DOCUMENT

DAS – 249 CRANMORE LANE

ads[df]

Introduction and Legislative context

The Design and Access statement has been written to support the application for the conversion of existing farm buildings to into two new dwellings. Documents referred to for the preparation of this document are:

- *The Town and Country Planning (Development Management Procedure) (England) Order 2015, SI 2015 No. 595 which advises that it is necessary for a DAS to accompany this application.*

- *National Planning Policy Framework (NPPF)*

Core principles

7: Requiring good design

12: Conserving and enhancing the historic environment

- *South East Lincolnshire Local Plan Adopted March 2019*

The intention of this document is to explain the design rationale behind the proposal and communicate how the proposal has been detailed to meet all appropriate design and access considerations and the planning context. This document should be read in conjunction with drawings and documents supporting the planning application.

2 : STATUTORY PROVISIONS

This Design and Access Statement has been prepared in accordance with The Ministry of Housing, Communities & Local Governments ***National Design Guide, planning practice guidance for beautiful, enduring and successful places.***

This Design and Access Statement has been prepared in accordance with this statutory guidance and ***Design and Access Statements - How to write, read and use them*** by the Commission of Architecture and the Built Environment (CABE).

South Holland District Council Design and Access Statement Guidance notes for applicants/agents has also been used as a reference.

3 : REQUIREMENTS OF DAS

The Design and Access Statement aims to explain the design principles and concept that have been applied to the particular aspects of the proposal. The level of detail required in a Design and Access Statement is determined by the statutory requirements.

The Design and Access Statement will explain how the design principles and concepts have been applied to the works to take account the physical features of the building and context.

In accordance with the National Design Guide a Design and Access Statement should set out how *‘well-designed places and buildings come about when there is a clearly expressed “story” for the design concept and how it has evolved into a design proposal’* and *‘how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This “story” will inform and address all ten characteristics.*

This document will explain how any specific issues that may affect access to the building will be addressed.

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, and the proposal has driven the length of this document.

4 : INTRODUCTION TO BRIEF

The brief from the family was to design a sustainable home for their multi-generational family who are made up of three generations. The very core of the brief was to design a home that is be suitable for the client’s sister who is an adult with Down Syndrome. The clients also stipulated that the home needs to be sustainable healthy home with the site being used for alternative energy supply, home grown organic food and a safe and secure environment for the client’s sister. The three generations include the client’s children and their grandmother.

The clients and their family have long established ties to the area of Holbeach and are currently living in multiple homes. This has brought extra stress to the family in terms of caring for her sister, her mother and recent family bereavement of her father.

The family has established the own family run business in Spalding and Holbeach, established over 30 years ago! The community means a lot to the clients who has done a lot of charity work through their businesses to give a little back to the area. This house will not just benefit their family, it will also be a great example for the community to look towards the future of sustainable homes.

5 : CONTEXT

PHYSICAL CONTEXT

Holbeach is a market town and civil parish in the South Holland district of Lincolnshire eight miles from Spalding. Holbeach is one of several communities that expanded around the Wash. Holbeach is now one of the largest Parishes in East Anglia and is built on reclaimed fenland.



Aerial photograph of site location

The proposed site is located on Cranmore Lane to the southwest of Holbeach, less than half a kilometre from the settlement boundary of Holbeach.

The plot of land is approximately 1.25 hectares and was previously utilised as a caravan site and owned by the council. Adjacent to the site, to the south is a large detached two storey dwelling on a large plot. To the east on Fen Road there is Holbeach Motors.



Street view of site in April 2009



Street view of site in May 2021

The proposal is being proposed as a Paragraph 80 house and a self build proposal. This is an important factor when considering its context, location and previous site uses.

HISTORICAL CONTEXT

The area has historically been used as a brick works and from the historical maps it is evident that the land adjacent has been built on since at least 1887.



Historical map showing site and adjacent landscape and buildings in 1887



Historical map showing site and adjacent landscape and buildings and brickworks in 1906

ARCHITECTURAL CONTEXT

For the most part the architectural style in the area is traditional red brick and slate or tile roofs, with some isolated uses of painted render. To the south boundary Ladysmith House is built on the corner of Cranmore Lane and Hither Old Gate. There is visual screening that has grown up between the Ladysmith House and the proposed dwelling location.



Photograph of Ladysmith House

The buildings on Cranmore Lane consist predominantly of domestic properties with some larger agricultural style sheds housing Terry Johnson Ltd. (agricultural machinery manufacturer).



View north towards neighbouring houses on Cranmore Lane



Existing houses on Cranmore Lane

SITE DESCRIPTION

The site has existing tarmac roads, hard standings. The site still has services connections from when it was previously inhabited.

The site is now quite overgrown with self seeded trees, brambles and grass in areas that are not roads. The photographs below show boundaries and aerial photographs of the site.



View of western boundary from Hither Old Gate



View of northern boundary from Cranmore Lane



Aerial photograph showing approximate boundary

From the aerial photographs it is evident that a road still exists on the site and is in good condition. This will be reused as part of the proposal. The access to the site is from Cranmore Lane and has been established at least since the site was a caravan park. The boundary on Cranmore Lane is fenced and securely gated. The other boundaries are lined with established trees and fenced created screening and privacy to the site.

There are isolated areas on the site that are concreted or paved from when it was used as a caravan park. The topography of the site is flat and is currently overgrown with brambles.

Accompanying this application is a ecology report, topographical survey and flood risk assessment, all of which give further detail of the physicality of the site.

6 : PROPOSED DEVELOPMENT

USE

The scheme will be a self-build multigenerational low carbon home using alternative energies and sustainable technology.

AMOUNT

The proposal consists of a single two storey building with an associated garage building.

LAYOUT

The proposed layout has been informed by the following aspects. The main house has been situated in response to careful consideration of the site and context.

- Away from the roads and boundaries to minimise visual impact from the surrounding area
- The established planting will create privacy for the family
- The reuse of the existing road and infrastructure defines central access from east to west
- Maximising the areas of land left to be used to sustainable technologies such as ground source heating and wild life meadows and vegetable gardens
- Minimises the impact on road noise
- Plenty of recreational space
- Maximising area between proposed property and neighbouring Ladysmith House to minimise any impact on either property
- Minimising overshadowing of proposed dwelling so as to take full advantage of natural daylight
- Less chance of flooding

SCALE

The proposed dwelling has been designed to accommodate a large multigenerational family with different essential needs in terms of care. The scale of the proposed single dwelling has been determined by the requirements of the client. This is particularly important in terms of providing special care and semi independent living whilst still having the safety and security of cohabitation. There is a flexibility in the use of spaces internally to be able to be opened up or divided depending on the requirements of the family.

The proposed scale is over two storeys to reduce the footprint on site.

LANDSCAPING

The landscape strategy is key to the overall proposal as the family want to maximise its use and sustainability in the following ways.

- The proposed landscape will enhance the existing habitat for wildlife by adding natural flower meadows for bees in insects
- The reuse of the existing tarmac road minimises ground disturbance and or impact on existing flora and fauna
- The installation of a solar array and ground source heat pump to provide alternative heating and energy from the land to the house

- Water reclamation for use for toilet flushing in the house
- Retain all the existing trees and establish further planting
- Establish organic kitchen garden to provide food for the family
- Provide safe and secure garden areas for all generations of the family
- Water features to provide essential drinking and bathing water for birds and mammals
- Fruit trees for habitats for invertebrates such as spiders as well as birds



APPEARANCE

The appearance of the house is contemporary in style driven out of key features and spatial organisation. The T shaped layout provides communal spaces on an east west access providing views from the main living spaces. With the larger glazing natural sunlight will flood in during certain times of the day whilst allowing the overhang to provide solar shading on the sunniest days in the summer. In winter with a low sun the solar gain will be useful in passively heating the open plan spaces.

Materials will be sustainably sourced and chosen to have minimum requirements for maintenance to reduce the use of any paints or varnishes. Brick, recycled composite cladding and a 100% recyclable treated copper cladding. The materials create clean contemporary lines in the design, a simple pallet against the texture of the natural landscape. Concrete will be used in foundations and kept to a minimum. Sustainable and recyclable materials will be used internally as well as non toxic paints.



ENVIRONMENTAL STRATEGY

As well as passive house strategies for heating and cooling as previously described the house will also feature sustainable solutions for water, heating and energy.

- Rain water harvesting: the use of collected rainwater in the building to flush toilets and also to irrigate the landscape and food growing
- Solar panels to generate electricity for the dwelling
- Ground source heat pump: an excellent highly efficient and low carbon heating system
- Sewage treatment plant
- SuDS – the sustainable management of water on site
- Biodiverse ecology and landscape as a food source.
- Electric car charging points
- Composting to reduce waste
- Construction methods for primary structure currently specified as timber frame construction
- Encouraging biodiversity through the introduction of insect hotels, bird and bat boxes

ACCESS

The main access to the site is via Cranmore Lane either on foot, bicycle or car. Public transport bus links are less than a kilometre away in Holbeach. The LincsBus service is also available in the area where you can book a bus journey with pick up points specific to your location from Mondays to Saturdays.

The proposal has been designed to accommodate inhabitants with special needs and to comply with current building regulations. Although the house is slightly elevated the proposed entrance will be ramped to future proof the proposal.

WASTE

Waste during construction will be minimised due to the reuse of existing hard landscaping and the recycling of it when feasible to be used in landscaping (excavated soil and crushed hard landscape material). Off site fabrication of timber frame construction also reduces on site waste.

Waste during use will be minimised by the use of composting for organic materials for fertilisation of food. The remaining waste will be suitably stored on site and disposed of using the local waste management service.

7: CONCLUSIONS

The proposed brief has a unique set of requirements in terms of providing a multigenerational home for a local family, one of which has special needs. The design for the building and the surrounding landscape provide a multigenerational home with future flexibility in the plan to accommodate future needs.

The proposed design is innovative in the area, with Holbeach and the surrounding locale being on the whole very traditional in terms of domestic construction. This house will offer inspiration to other self builders in the area.

The self building initiative in the area does not offer any viable sites for this particular brief. South Holland District Council has recently approved by committee a similar dwelling with a sustainable design approach (Planning Application H14-0449-22).

The proposed site is an overgrown brownfield site that has previously been used as a caravan site giving precedent to people living on this site. Although not surrounded by housing, there is a large two storey house to the left and housing and industry to the north.

Overall the visual impact of the proposal in the landscape is minimised due to the established boundary trees. The family have lived in the area for decades and now require a home that is suitable for the whole family to live together (multiple generations). The families contribution to the community is evident that the clients and family are very much part of Holbeach both in a social context and also economic context via their business.

It is considered that the design quality, landscape proposal and response to brief should be considered as an innovative and quality design and seen as a positive contribution to the area in terms of demonstration supporting quality home building.