

## DESIGN & ACCESS STATEMENT

Three Bedroom House  
South of L'Abbi  
Holbeach Drove Gate  
Holbeach Drove  
Spalding  
PE12 0RX

Ref: V3393

*Ken Elener  
Architectural Design  
Regent Buildings Office Suite  
6-8 Dartford Road March Cambs PE15 8AQ  
Tel : 07563337646  
E-mail : [kenelener@gmail.com](mailto:kenelener@gmail.com)*

**February 2020**

## **INTRODUCTION**

This statement has been prepared on behalf of the clients Mr K Vaughan in support of his Planning Application for the erection of a two storey three bedroom detached house on a vacant plot of land, central to the settlement of Holbeach Drove and historically previously developed with housing.

## **SITE HISTORY**

There have been six previous Planning Applications on this site as follows:-

1. H09-0106-96 (8 May) - Two residential building plots including siting and means of access - Refused
2. H09-0556-96 (31 Jul)- Erection of one dwelling, including siting and means of access - Refused
3. H09-0556-96 (31 Jul)- Erection of one dwelling, including siting and means of access - Refused
4. H09-0821-96 (23 Oct) - Erect two bedroom bungalow and garage - Approved
5. H09-1132-01 - Erect 2 bed bungalow and garage (Renewal of full application H09/0821/96) - Withdrawn
6. H09-0496-03 - Erection of detached 3 bed house with detached double garage - Refused & Appeal Dismissed
7. H09-1028-18 - Erection of three-bed detached house - Refused

It can be seen the only consent granted was H09-0821-96 for the erection of a two bedroom bungalow and garage 23<sup>rd</sup> October 1996 which was never implemented. The current owner bought the site in 2003 and developed part of the original site with the adjacent dwelling “L’Abbi”.

Until the submission of the most recent application the site had lain dormant and became overgrown and an eyesore. Due to other development commitments there was no need to develop this site but in late 2016 it was decided to try to obtain a consent for a dwelling on the site.

The previous approval was considered but it was felt a two storey dwelling would be more appropriate on the plot, it being central to the settlement and traditionally the plot would have been developed with a cottage of some form.

We began the process of redevelopment in late 2016 with pre-application enquiries to the LPA. These involved the submission of alternative schemes but unfortunately were not received with great favour. The 2018 application was developed after the comments on the pre-app was considered and was thought to have achieved a satisfactory design. Indeed the Planning Officer dealing with the application in his report when determining the application advised reference design *“The design and appearance of the house itself is not out of character....”* However it was followed by *“but the position of the intended house in close proximity to Drove Road would arguably increase its prominence on the wider street scene,...* We note the both the Parish Council and Local Member both supported the application and there were no local objectors.

A meeting was held at the Council Offices on the 19<sup>th</sup> February 2020 with the current Planning Officer who we understood to be accepting of the general principle of design and the materials to be used. His overriding concern was of the impact on the street scene. We discussed revising the plan by reducing the width of the dwelling by 2m, this making the bulk of the dwelling similar in width but shallower than the dwelling to the east, “Bowerdale”.

We feel the use of the word arguably indicates an element of doubt, particularly when we consider the advice of the Senior Planning Officer, Mr Gedney in his pre-app comments of 3<sup>rd</sup> March 2017 when he suggested a subsequent application could comprise *“a small traditional two bed cottage of a high standard of design and a low ridge....”*

We consider the design and the amendments are significant and will in our opinion :-

- reduce the impact when viewed from the west.
- the inclusion of the windows and dummy opening to the side elevation add interest and reduces the visual impact of the former proposed blank gable.
- The rear outshot will add interest to the view from the west and will not detrimentally impact on the neighbour
- The siting of the dwelling whilst previously considered to be too close to the highway is in fact significantly further back than the two adjacent dwellings on Drove Road
- Historically the former dwelling on the site would have been on similar alignment onto Drove Road but much closer to Holbeach Drove Gate as can be seen from the historical Ordnance survey map attached which indicates not only a dwelling but

possibly two outbuildings on the edge of the highway. Thus in part we are re-establishing the original settlement form.

We would wish to clarify why we are applying for a three bedroom dwelling whilst the aforementioned Senior Planning Officer referred to a two bedroom dwelling. The development needs to be viable to provide both a wage and a profit to the applicant. The plot, whilst purchased many years ago has resulted in the loss of those financial resources or interest accrued for many years.

The rightful demands of the LPA regarding design and quality materials impinges on profitability and a two bedroom unit will have a ceiling price which we feel will not provide for adequate profitability. A three bedroom dwelling will provide that profitability and the ability to provide an attractive dwelling using good quality materials as outlined in the application details submitted.

### **PROPOSED USE**

The proposal is for the erection of a new dwelling on a plot on the corner Holbeach Drove Gate and Drove Road. The plot has average dimensions of 12x34m.

The proposed site was within Flood Zone 1, thus a Flood Risk Assessment is not required with this application.

### **AMOUNT**

The proposal is for the erection of one two storey dwelling having a footprint of 81.5m<sup>2</sup>. Due to limitations of the plot the dwelling has been designed in a handed L shape with the main section facing Drove Road and rear section, the vertical part of the L being narrower and lower than the front to reduce the impact of the dwelling.

Parking is incorporated within the scheme in the form of gravelled parking and turning areas to enable vehicles to enter and leave in a forward gear.

### **LAYOUT**

The dwelling is located within a metre of the boundary to Drove Road but in addition there is an area of land approximately 4m deep across the whole frontage whose ownership is

presently unknown although believed to be highway land. The siting therefore is significantly further from the highway than those adjacent dwellings in Drove Road. Mr Vaughan is prepared to landscape the land with grass and tree planting if agreement can be reached with the owner.

The rear section of the dwelling is intended to be built parallel to the eastern boundary and approximately 0.5 m from the same which will be marked by a 2m high close boarded fence. There is only one first floor window on this side which serves the En-suite. This window will be sliding sash with the bottom sash fixed.

The Bathroom and Stairwell are illuminated by roof windows and can be fixed at such a height as to not cause any overlooking issues if deemed necessary although it should be noted that over the stairs would not be readily accessible.

The dwelling has been designed specifically to avoid the root protection area of the retained protected tree as has the drainage layout.

The vehicular access makes use of existing dropped kerbs to the North of the site with double width parking hugging the eastern boundary enabling landscaping between that area and the public highway to soften the impact of the development.

It is proposed to install steel railing fencing to the western boundary backed up by Hawthorn hedging to form a green edge to the development and provide a habitat for wildlife,

The floor level of the proposed dwelling is proposed at 3.553 AOD which is only approximately 75mm above kerb line of the adjacent highway.

## **SCALE**

The dwelling has been designed with small roof spans and low ground floor ceiling heights to minimise the height and thus impact. The front section is 8x6.4m deep with a eaves height of 4.7m and ridge height of 7.61m.

The rear outshot section has been designed with level eaves to the West and a reduced ridge height of 6.35m but the Western boundary the eaves have been reduced to 3.9m thus reducing any impact on the neighbouring property.

The adjacent dwelling to the East is some 9.4m from the boundary and separated from the plot by two sheds. Prior to the applicant clearing the site these buildings were totally obscured from the highway to the west by small trees, brambles and shrubs.

## **LANDSCAPING**

Landscaping will comprise fencing, hedging, grassed areas, paving and tree planting as indicated on plan. The vehicular access to the site will be formalised with bitumen macadam as indicated, falling into the site and contained by concrete edging.

## **APPEARANCE**

The design has been produced after lengthy consultations with the Planning Authority. It provides a simple design using quality materials. We feel the proposal is reminiscent of traditional fen cottages with a central door with four windows to the front elevation.

To the exposed western elevation we have, since the previously refused application added three narrow windows plus one dummy opening complete with stone cills and arched head. We have also reduced the width of the dwelling by 2m making it similar in width to the two adjacent dwellings although less deep.

We have also perused the few local examples of older dwellings in the area and have taken account of the following to try to achieve an acceptable dwelling:

- roof pitch being similar to those adjacent dwellings
- roof spans being under minimised (maximum 6.4m) to minimise impact
- ground floor ceiling heights minimised
- bricks chosen to replicate old handmade reclaimed red multi clay laid in white cement mortar
- the use of sliding sash windows to provide a vertical emphasis, traditional in older cottages
- Re-constituted stone shallow cills in natural limestone colour
- Flat topped arches above openings with voussoirs cut to fit
- Re-constituted slates to roof to complement the walls and the overall design.

We feel the proposed dwelling will serve to enhance the site as it will result in not only a new dwelling but a garden area likely to be maintained rather than becoming overgrown as at

present. We believe this design will detrimentally impact on any other properties, as agreed by the Planning Officer in his report re H09-1025-19. We also believe the modifications made to the last submission significantly reduce the impact on the wider landscape and the addition of windows to the side elevations relieves the planeness of the side wall.

### **ACCESS**

Access to and within the dwelling will necessarily comply with the requirements of Part M of the Building Regulations as it relates to single dwellings.

Access for emergency and delivery vehicles will be off the Public Highway.

The site has direct access to the public highway onto Holbeach Drove Gate and is central to the settlement.

### **APPENDIX A**

Copy of approx.. 1927 Ordnance Survey showing buildings on the site

# APPENDIX A

