Design & Access Statement incorporating, Impact & Justification Statement

For

Proposed New Dwelling

At:

Land Adjacent to 'Holly Grange'
81 Dog Drove North,
Holbeach Drove,
Spalding,
Lincolnshire,
PE12 0SA

For

Mr & Mrs L. Griffiths



PROPOSED FRONT (WEST) ELEVATION
Scale 1:100

1. Site and Surroundings

1.1 The site is located to the western edge of the village of Holbeach Drove, a small Village in Lincolnshire approximately 12 miles form Spalding. The village has a number of dwellings, predominantly 20th century with a number of older properties scattered throughout the three main roads within the village; Dog Drove, Drove Road and Holbeach Drove Gate.

1.2 The site currently forms part of the garden to 'Holly Grange' on Dog Drove North which is under the ownership of the applicants parents. The site area runs to approximately 728m2, larger than most residential plots within the village and considerably larger than a development plot in the nearby towns of Holbeach, Crowland or Spalding.

1.3 The site sits between two properties 'Holly Grange' to the north and 'The Cottage' to the south. There are no buildings on the site but there are a number of small fruit trees, planted by the current owners, and one large tree to the western boundary, which will be kept under the proposal.



'Holly Grange' to the north.



'The Cottage' to the south.

1.4 The street scene of Dog Drove North varies in style long its length, the are a number of new or replacement dwellings, all constructed in a red brick, with other older rendered properties. There is also no set building line on either street with breaks in places to allow for entrances to work yards. It would, however, be reasonable to say that red brick is the most common, and therefore, most suitable finish of choice.

1.5 There is no vehicular access to the site at present however all properties along Dog Drove North have accesses directly on to the street and there is ample space along the length of the road frontage to include the additional access as indicated on drawing no. 0110-00. The road is only a very minor road with very little fast moving traffic, the majority being residents of the dwellings and slow moving farm traffic.

1.6 The topography of the site is flat, as to be expected in the area, and the only public view of the site is from Dog Drove North which runs to the west.

1.7 The site does not fall within the curtilage of any listed buildings nor is it in a conservation area.

1.8 Within the surround area of the village of Holbeach Drove is a bus depot, with a number of stops in the immediate vicinity, a petrol station with accompanying shop and a childrens nursery. Just a short walk away in the neighbouring village of Whaplode Drove there is a social club and a post office.

2. Proposal

2.1 This application seeks full planning consent for the construction of a new 1 and a half storey 4 bedroom dwelling on the site with 2 new accesses from the highway and associated landscaping.

2.2 The positioning of the new dwelling will be set back from the highway, similarly to the neighbouring properties and will follow the natural line formed between the 3 buildings. This will both soften and enhance the exiting street scene and will reduce the impact the built form has on the highway.

2.3 The design, style and proportions of the proposal have taken precedent from the existing style of traditional dwellings in the South Holland area and fit in comfortably in this countryside setting. The proposed materials will be a red facing brick with plain clay pantile roof, both suitable materials for both the village and its wider setting.

2.4 The footprint of the proposed dwelling is larger than both neighbouring properties but sits comfortably within the site boundaries. The buildings proportions are suitable for its style and it demonstrates a comfortable cottage suitable for a village setting.

2.5 The proposal allows for 2 new entrances from the highway, forming an ‘in and out’ driveway. this allows for greater manoeuvrability within the site whilst allowing cars to pull in and out of the site travelling forwards at all times.

2.6 The proposed dwelling will not overbear or overshadow on either of the neighbouring properties, it will sit very comfortably in the centre of the site giving a considerable distance to both the north and the south boundaries.

3. Use

3.1 The existing use of the site is a residential garden.

3.2 The proposed use will be residential so will require no change of use.

4. Application Details

The application consists of the following documents:

- Drawing no. 0110-00 Proposed Plans Amended
- 0110 Design & Access Statement

5. Amount

5.1 There is currently no buildings on site therefore the dwelling numbers on site will increase to 1.

5.2 The total footprint of the proposed dwelling is 125m2 with a ridge height 7.6m and a total overall height to the highest point of the chimney of 8.9m.

5.3 The building will not appear out of place nor considerably larger than any of the surrounding properties, its ridge line has been kept as low as possible by creating a 1 and a half storey house and the typical cottage style of the building gives an impression of a cosy dwelling, despite its modest footprint.

6. Layout

6.1 The layout of both the site and the internals of the dwelling can be seen on drawing no. 0110-00.

6.2 The access on to the site will be by way of two new entrances from Dog Drove North, these will unofficially become an 'in and out' arrangement, allowing cars to access and leave the generous driveway travelling forward. There is ample space for parked cars on the proposed drive which goes directly to the front door of the dwelling. This is bordered by planted flower borders both in the centre and to the sides.

6.3 To the rear of the dwelling is a large patio area directly off the house with a substantial grassed garden beyond which wraps around all sides of the building.

6.4 The porch leads in to the entrance hallway, with a large feature staircase in front which takes you up to a gallery landing above. The open plan kitchen family room connects to the entrance hallway with large double doors leading to the rear garden. Off this main space is utility with pantry and shower room off and the main living room to the left, with a large feature fireplace central to the north gable wall. Off the living room is a large play room and snug for the family's young children which has lots of glazing and another set of large doors leading to the garden.

6.5 On the first floor the gallery landing serves the 4 double bedrooms and the family bathroom and has a very spacious feel thanks to the slope of the roof and the view down to the ground floor entrance hallway. 2 of the bedrooms, one of which being the master, have their own en-suites, with the other two double rooms being served by the main bathroom. All rooms enjoy large windows with pleasant views over fields giving the feeling of space and comfort.

7. Scale

The scale of the dwelling is of a comfortably moderate house but this is not apparent by passing members of the public. From the front the dwelling looks to be a traditional cottage with a small side extension with a lower roof pitch, however, the

large ‘addition’ to the rear is what gives the building its size. This size is suitable for the site but with the cottage element only visible from the road it means the building blends in well with its neighbouring dwellings. Furthermore, the other 3 boundaries are all on to private land, as has been mentioned before, the house sits comfortably on its site and does not overpower either of the neighbouring properties and to the rear are fields which will not be affected in any way by the property other than to be look over from the windows to the first floor.

8. Landscaping

8.1 It is the intention to landscape both the front and rear of the proposal within the areas of the residential curtilage. A new driveway is proposed which will be finished with gravel to match the neighbouring dwellings with soft landscaping around this to soften up the borders with the garden and the proposal site as a whole. Existing trees on site will be maintained where possible but the majority of the site will be laid to grass to allow a substantial garden to the rear.

8.2 Any trees that need to be removed will be relocated within the site wherever possible, however, it is understandable that some trees will have to be moved and may not be in a suitable condition for re-planting.

9. Appearance & Materials

9.1 As mentioned previously the dwelling will constructed in red brick work with a clay pantile roof over. This is both appropriate for the style of the building and the setting in which the dwelling will sit. The dormers to the first floor will also be built in the brick with pantile over ensuring an appropriate look for the building. This, as well as the previously mentioned landscaping plan, will ensure the dwelling sits very comfortably in both its immediate setting of the village of Holbeach Drove and the South Holland countryside as a whole.



Weinerberger ‘Retro Cottage Stock’



Sandtoft ‘County’ Clay Pantile

9.2 The appearance of the side and rear elevations will be slightly more modern but will continue to carry through the core design elements of the country cottage front facade. Larger windows and more glazing as a whole can be seen to these elevations, this will allow ample natural light in to the building and create more of a

personal style feature to this element of the property whilst always connecting visually with the front cottage elevation.



Proposed rear elevation



Proposed side elevation

9.3 Incorporated in to the external fabric of the building will be aspects to encourage wildlife to the site. A bat box and bird boxes will be built in to the walls of the dwelling in order to retain the habitats that may be lost due to the removal of trees from site.

9.4 It is felt that the overall design for the proposed dwelling satisfies both the desires of the client enabling the views and natural light to flood in to the house to maximise both these aspects and is an attractive house which satisfies the local vernacular with its proportioning's, materials and scale.

10. Energy

10.1 It is proposed that this property be constructed using the latest construction methods including 'over insulating' the envelope, with an emphasis on the use of sustainable materials throughout.

10.2 A number of green technologies are being considered to enable the dwelling to be more self sustainable and these include, but are not limited to, the use of photovoltaic panels and solar water heating panels installed on the south facing roof slope, a ground source heat pump used in conjunction with an efficient under floor heating system and grey water recycling. These will a significant improvement on the expected performance of a new dwelling.

10.3 Plenty of natural light will enter the building reducing the amount of artificial lighting needed. Spaces have been designed around maximising the southerly aspect for letting light and heat in to the building. During the summer months the risk of overheating will be eliminated by specifying the correct glazing for the windows and external doors. Each room benefits from opening windows which will encourage natural ventilation throughout the whole building.

11. Highway Implications

Two new access points from the highway will be created along Dog drove North, however, it is thought that, because of the minor nature of the road and the minimal amount of traffic that use it, there will be no highways implications created by the proposal.

12. Flood Risk

It is understood that the site is not located within a flood zone.



EA flood map, green pin representing the site

13. Land Contamination

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

14. Impact Upon the Surrounding Area

14.1 The proposed development will make a positive contribution to the existing street scene and character this has on the area. At present the site fronts on to the highway and has a mature hedge running along its length, the dwelling will add a bit of character to this infill plot whilst maintaining a pleasing setting.

14.2 The creation of this dwelling will result in another affordable house being placed on the market in Crowland, a local town. It is understood that this development is not providing affordable housing directly and should not be treated as such but, with the current shortfall of housing stock being provided in the area, it is appropriate that

the making available of an affordable house is mentioned and due consideration is paid to this when making a decision.

14.3 The parents of the client live in the neighbouring property ‘Holly Grange’ and, in the future, will be able to be cared for by the client and their family. This will reduce the strain on the local care system as they will be able to be cared for in their own home.

14.4 The same can be said for other local services such as schools, doctors and dentists as the clients, who live in the area already, will continue to use their existing services.

15. Impact upon Neighbours

15.1 There will be a positive impact on the neighbouring properties. The set back position of the proposed dwelling allows it to sit more comfortably between the two dwellings and does not create an overbearing affect on either neighbour. There are only two first floor windows that over look the neighbour to the north, one being a bathroom which will be obscure glazed, but the dwelling is considered enough of a distance away to not have an impact nor overlook the neighbour.

15.2 The client is a member of the Armed Forces working in the RAF, meaning they spend large amounts of time out of the country. Being next door to parents means they can support his wife and children in these difficult months. The support from the family would mean they would be less likely to rely on social support from the state and therefore put no strain on the public funded services.