



G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE

Telephone: 01406 490800

e-mail: gr.merchant@btconnect.com

www.grmerchantltd.co.uk

Ref: 3646-20

**ERECTION OF 4 BEDROOM DETACHED DWELLING
AND ASSOCIATED PARKING
THE CROWN P/H CAR PARK
WEST END/BACK LANE
HOLBEACH
SPALDING
LINCS
PE12 7LW**

FOR

MR M. FORWARD



**PLANNING, DESIGN & ACCESS STATEMENT & HERITAGE IMPACT
STATEMENT**

VAT No. 552 6200 69

Registered in England No: 5667107

Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

**ERECTION OF 4 BEDROOM DETACHED DWELLING
AND ASSOCIATED CAR PARKING
THE CROWN P/H CAR PARK
WEST END/BACK LANE
HOLBEACH
SPALDING
LINCS
PE12 7LW**

This application is to acquire Town & Country Planning Permission for a detached 4 bedroom town house with car parking in association with The Crown Public House, fronting West End and off Back Lane, Holbeach for the benefit of Mr M. Forward.

INTRODUCTION

This Planning, Design and Access Statement has been written to meet the requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing property, which is a Grade II Listed Building and within the Holbeach Conservation Area.

The site is directly off West End, the main road through the town. The building is a Public House which was listed in December 1987 which was built in the early 18th Century. Currently the building is rendered and colour washed brickwork with a plain tiled roof. The building is 2 ½ stories with dormers in the roof, the windows are plain sashes painted white.

The current street scene is a mixture of architectural buildings including a solicitors, building society, public house with limited car park and small beer garden with 2 No pairs of semi-detached dwellings to the right hand side.

The adjacent buildings have set the precedent over our clients proposed site, allowing for a detached dwelling with facing brickwork, slate roof, timber sliding sash windows painted cream with cast iron guttering and downpipes.

The proposal compliments the character and appearance of Holbeach Conservation Area.

PLANNING, DESIGN & ACCESS STATEMENT

Planning Permission H09-1023-15, for a pair of two bedroom houses, is completed as Planning Permission H09- 0445-16m for a pair of three bedroom houses have also been completed and awaiting buyers to move in.

The following part of this statement is as suggested by the 'Commission for Architecture and the Built Environment' (CABE) :-

USE

The application site is part of the limited car park of The Crown Public House and this area is predominately un-used. The proposed development for a detached 4 bedroom dwelling associated with The Crown Public House is to be sited within the residential/commercial area close to the centre of Holbeach and within the Holbeach Conservation Area.

AMOUNT

The proposal is for a detached town house which complies with Policy HS6 of the South Holland Local Plan, as it is situated on brownfield land and is an infill between properties.

LAYOUT

The design of the property will be similar to the adjacent developments. The layout design has considered over-looking with prominent windows only to the front and rear.

The architectural features reflect the design of traditional, vernacular buildings in the area in terms of scale, design and character.

SCALE

The proposed detached dwelling has been designed in such a manner that it will have minimal adverse on the amenities of the adjacent dwellings and the public house.

APPEARANCE

The dwelling is to be built in character, form , design and scale of a type similar to dwellings that surround the site. Materials to be used will be of local distinctiveness and will be in character with the local area. The principle of residential development has been established without any detrimental effect on the Holbeach Conservation Area.

EXTERNAL MATERIALS

Walls – Ecostock Atherstone Red, in English Bond on Front Elevation

Roof – Natural Slate

Head / Cill – Warrick Stone Colour 'Bath,

Windows- Timber Sliding Sash painted cream

Front Door – Timber Painted Black

Back Door – Timber Painted Black

Patio Door – Timber Painted Green

Rainwater Goods – Black cast aluminium on rise & fall brackets

Dormer Cheeks - Lead

NOTE:- Similar materials to the adjacent development H09-1023-15 & H09-0445-16.

LANDSCAPING & BOUNDARY TREATMENT

Tree and shrub planting would be inappropriate on this site, the boundary treatment will be as the adjacent development to the West. The frontage boundary will be delineated using ornamental steel railings.

ACCESS

Access to the development will be via frontage steel fence and gates off West End for pedestrians. Vehicle access and parking will be off Back Lane to the rear of the site which provides good visibility.

Provision has been made to provide three vehicle parking spaces to The Crown for mainly staff. Access to and around the properties will be as required to comply with Part M of the Building Regulations.

FLOOD RISK

The proposal is not situated in Flood Zones 2 or 3 of the Environment Agency Flood Map or the South Holland Strategic Flood Risk Assessment Map, therefore should not require a Flood Risk Assessment.

APPLICATION PLANS

3646-20-01A	Floor Plans, Elevations, Location & Site Layout Plans
3646-20-02	Window, Doors and Eaves Details

CONCLUSION

The proposed scheme will be in character with the area, particularly in terms of the design, form and scale. The existing Listed Buildings within the vicinity have been considered when preparing this application and the finished design. It is apparent that a detached dwelling can be accommodated on this site quite easily without detrimental effect on the amenities of neighbouring properties and detrimental to the public house.

The proposal compliments the character and appearance of Holbeach Conservation Area.

G R Merchant

April 2020.