



Architectural Consultant

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Design & Access Statement

Proposed Replacement Dwelling at:

**St. Malo, Main Road,
Holbeach Drove,
Spalding,
Lincolnshire,
PE12 0PS**



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a full planning application for the erection of a new 1 ½ storey three-bedroom dwelling to replace a 2-bedroom bungalow at St. Malo, Main Road, Holbeach Drove, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the site themselves to create a suitable home for modern living which they will be able to enjoy for years to come.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0353-26-01 Existing

0353-26-02 Proposed

1.3 Planning History

The site itself has no previous planning history, however, the surrounding area has several former planning applications of this nature. A replacement dwelling was approved immediately next door to the application site in 2014 (H09-0325-14) and a new dwelling was also approved by appeal approximately 50m to the West of the site (H09-0192-20). This shows that the area of the village is popular with families looking to locate here and gives great precedence for a development of this type in this area.

2. Site and Surrounding Context

2.1 The Site Location

The site is located to the eastern edge of the village of Holbeach Drove, a small village in Lincolnshire approximately 12 miles from 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, Main Road and Holbeach Drove Gate. Although there are a number of business premises scattered throughout the village, a shop and petrol station, a car garage etc, the area is predominantly residential, with a number of new dwellings being constructed over the past few years. Beyond the village settlement is mostly agricultural land which, again, is very typical of the area.

The street scene of Main Road varies in style along its length, there are several new or replacement dwellings, all constructed in red brickwork, with other older rendered properties. There is a somewhat rigid building line along both sides of the street with the majority of buildings fronting on to this, there is only one dwelling set behind this building line but it's access is still via Main Road. This section of Main Road also goes on to access other villages, Gedney Hill etc, and therefore sees a reasonable amount of mixed traffic, although this is predominantly private cars and agricultural machinery. The topography of the area is flat, as to be expected, and the only view of the site would be from its frontage, on to Main Road.

The dwelling on the site is a 2-bedroom bungalow with several outbuildings that have been used for a number of years by the applicant in relation to the use of the land associated with the dwelling. The building is in a steadily deteriorating condition and would require a substantial amount of work to be carried out to it to create a suitable, liveable dwelling which would remain inefficient and impractical when compared to modern building standards.

The site does not fall within the curtilage of any Listed buildings nor is it within a Conservation Area.

2.2 Local Amenities

Holbeach Drove is a small village in the South Holland district which is surprisingly well served for its location. Within a very short distance of the site is a shop petrol station and a children's nursery, all of which can provide the necessary essentials. Slightly further afield, in the adjacent villages are schools and further stores.

Although the local primary school is in the next village, at a distance that would not be considered walkable, there is a bus service provided by Fowlers Travel, the local bus company, both to and from the school 5 days a week, further to this the secondary schools within the district are all served by the same bus company with stops within a very short walking distance of the site. Regular public transport runs through the village and serves both Spalding and Wisbech with services that run through the local small villages around the area. The nearest bus stop is at the junction of Main Road and Holbeach Drove Gate, approximately 50m from the site and within very easy walking distance.



Overview of Holbeach Drove with the site location marked.

3. Proposal

3.1 Proposed Development

The proposal comprises of 1no. three bedroom 1 ½ storey dwelling that will remain in private use by the applicant. The proposed dwelling, albeit larger than the existing bungalow, is predominantly single storey and therefore not overbearing to any of the neighbouring dwellings, the 1 ½ storey element of the building is also adjacent to the neighbouring garage which is of a similar height. The dwelling that currently occupies the site is a typical small village bungalow that has been extended in the past to create what was originally a hair dressing salon with an integral garage to the front, this has been linked to the house with a timber lean-to conservatory. The site also has several outbuildings which will remain for the time being although it is the intention of the applicant to demolish these over time to make full use of the garden space with the new dwelling.

3.2 Site Layout

The proposed dwelling will take the same position within the site as the existing bungalow with both the front and rear gardens being maintained in their current position. The front of the proposed dwelling will continue in line with that of the bungalow so that distance from the street is maintained and the existing driveway will remain in place to access the rear. The small parking area to the front will also be maintained to allow parking options both at the front and the rear. There will be a pedestrian access along the east side of the dwelling which allows both personnel access to the rear garden and also ensure that there is a suitable distance maintained between the property and the site boundary.

4. Use

As previously mentioned, the use of the site is currently residential, and this is to remain as existing, therefore no change of use is required. The proposal will form a private dwelling with associated garden space which will stay within the use of the applicant.

5. Amount & Scale

5.1 Existing

Currently there is one dwelling which occupies the prominent position within the site, facing the highway, this includes the original bungalow, the later garage and former hair salon and the joining conservatory. The combined footprint of the existing dwelling and outbuildings is 136m².

5.2 Proposed

The proposal will see the erection of a new dwelling over the footprint of the existing bungalow and will use the existing front elevation as the continued building line.

The overall footprint of the proposed dwelling is 132m². This represents a floor area of roughly the same as the existing dwelling, however, the inclusion of a first floor area of 83m² gives the proposed dwelling a much more usable area without dramatically increasing the footprint of the building.

6. Layout

The layout is very simple but works perfectly for modern living. The large entrance hall area offers a spacious welcome to the dwelling and serves all rooms on the ground floor. The ground floor will act mostly as a bedroom floor with the main living space on the first floor, there will be two large double bedrooms and a separate living room with a bathroom to serve the two bedrooms. There is also a utility room and a boiler room to ensure the services of the house are tucked away. The first floor has the main living space which is formed by one large open space incorporating the kitchen, dining and sitting areas, large windows to the rear allow views out of the surrounding fields. The main bedroom is to the front of the first floor and incorporates an en-suite shower room.

The dwelling has been designed in such a way that in the future it can easily be altered to move the main kitchen dining spaces downstairs and the first floor can be converted in to further bedrooms if decided, however, at present the layout shown on the accompanying plans will work perfectly to make the most of the site and the surrounding views.

7. Landscaping

7.1 Soft Landscaping

The landscaping throughout will generally remain low level and easily manageable, the rear garden, once the outbuildings have been removed in the future, will be mostly lawn with a small amount of low-level planting and possibly the odd scattered tree or larger shrub. The front garden will also be mostly lawn with some low-level planting to borders to give a soft break between the highway and the site.

7.2 Hard Landscaping

The driveway will remain in the same position as it is currently and fresh golden gravel will be laid to give a more visually appealing finish. Paths and the patio areas around the building will be finished in a suitable flagstone but will be kept to a minimum throughout.

8. Appearance & Materials

8.1 Dwelling

The external appearance of the proposed dwelling has been designed to incorporate the typical materials associated with the area. The red brickwork is very typical of the area and this is to be used throughout the building. The roof will be a mock slate to match the traditional slate appearance of many original buildings within the district, however, a modern concrete interlocking alternative will be beneficial over the long

term. The windows will be a UPVC system, again to allow for the associated benefits that come with that material choice, and will be finished externally in white, as would typically be expected.



Proposed front elevation.

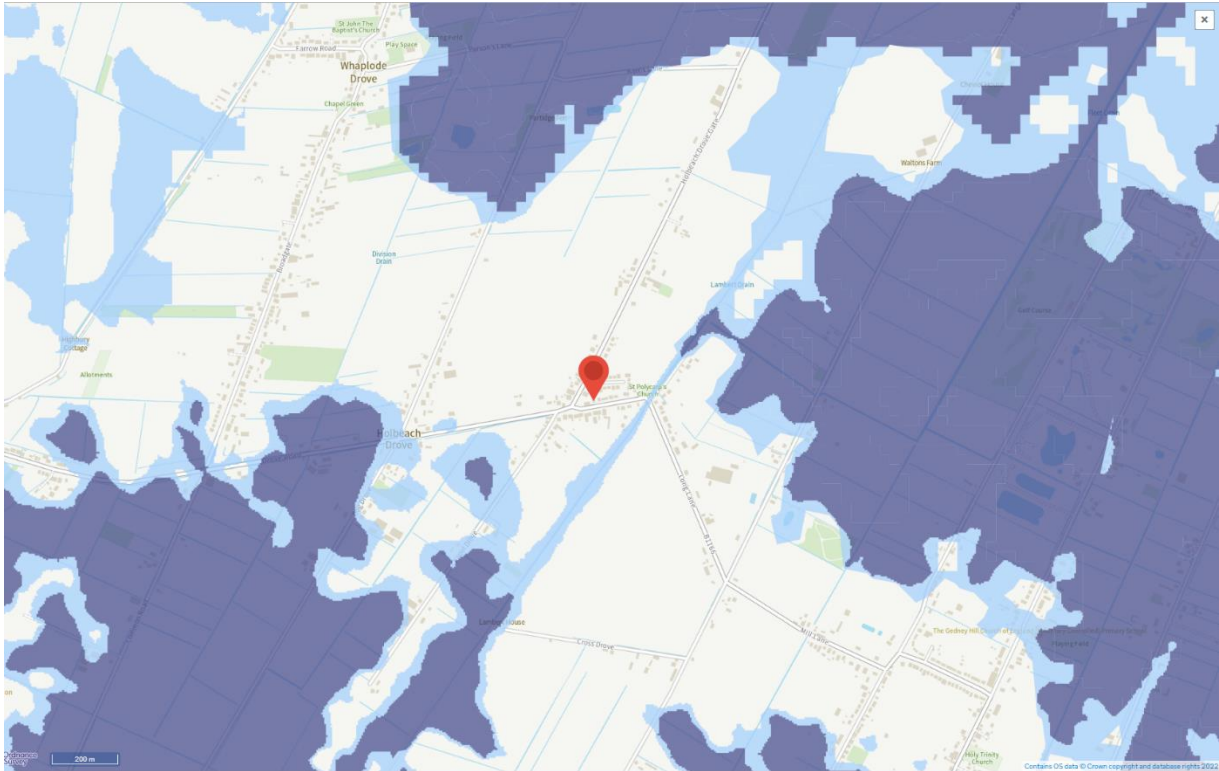
There will be a small element of timber boarding over the porch area to the front door, this will give a nice but small contrast to the large amount of red brickwork.

9. Highways Implications

There are no implications to the highway as the existing access from Main Road will be maintained throughout and its continued use will extend once the building works have been completed. The existing access is suitably wide enough for modern vehicles and the visibility splays at present are sufficient for the speed limit of the road, although these will be improved further with the proposed scheme.

10. Flood Risk

The site sits within Flood Zone 1 as highlighted on the Environment Agencies Flood Map and therefore there is no requirement to submit an accompanying flood risk assessment with this Planning application.



Environment Agencies flood map showing the position of the site.

11. Land Contamination

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

12. Impact on the Surrounding Area

The proposal represents a well thought out approach to designing a new dwelling that is both sympathetic to the neighbouring properties by way of its overall size and scale and to dwellings in the wider area with the mixture of the typical materials and finishes associated with a small fenland village. The scale and mass of the proposed dwelling are suitable for the size of the

site and are not overbearing in any way nor is it considered that the proposal would result in an overdeveloped site.

Consideration has been made to the existing bungalow on the site, although this is to be demolished a large proportion of the proposed dwelling will also be single storey to reflect this. However, there are several larger two storey dwellings within the immediate locality which gives way to allow for a slightly larger development on the site, hence the first-floor element. By the nature of this type of small village residential street the dwellings are spaced apart from each other in most cases, this allows for a larger scale development without having any diverse impact on any of the neighbouring properties and their amenity spaces.

The proposal offers a sympathetic approach to creating a new dwelling on this large site which is currently taken up by an uncharacteristically small 2-bedroom bungalow. The approach to the design not only improves the appearance of the setting by considerably improving the aesthetic over the buildings on the site by way of the layout and materials proposed, but it also allows for the site to be laid out in a manageable way, giving clear separation space between the dwelling and garden and the privacy required. The overall basis of the proposal greatly improves the site as a whole and will allow for a suitable, modern family home to be created on a brown field site in a rural village location, therefore, we strongly ask that the Planning Department consider this application favourably and allow the construction of this new dwelling.