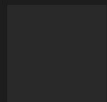
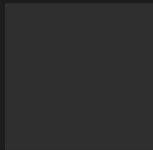
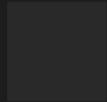


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DESIGN AND ACCESS STATEMENT DOCUMENT

PROPOSED SELF-BUILD DWELLING TO
THE POPLARS, CHAPEL DROVE, SPALDING

REF-WFS/2068/PS/06/25 - Rev P3

Site Address

The Poplars
Chapel Drove
Holbeach Drove
Spalding
Lincolnshire
PE12 0PT

Applicant Details

Mr Mark Rumble

Agent Details

Andy Tingle
Wireframe Studio Ltd
Studio One
Menzels Court
301 Ecclesall Road
Sheffield
S12 2TQ

Introduction

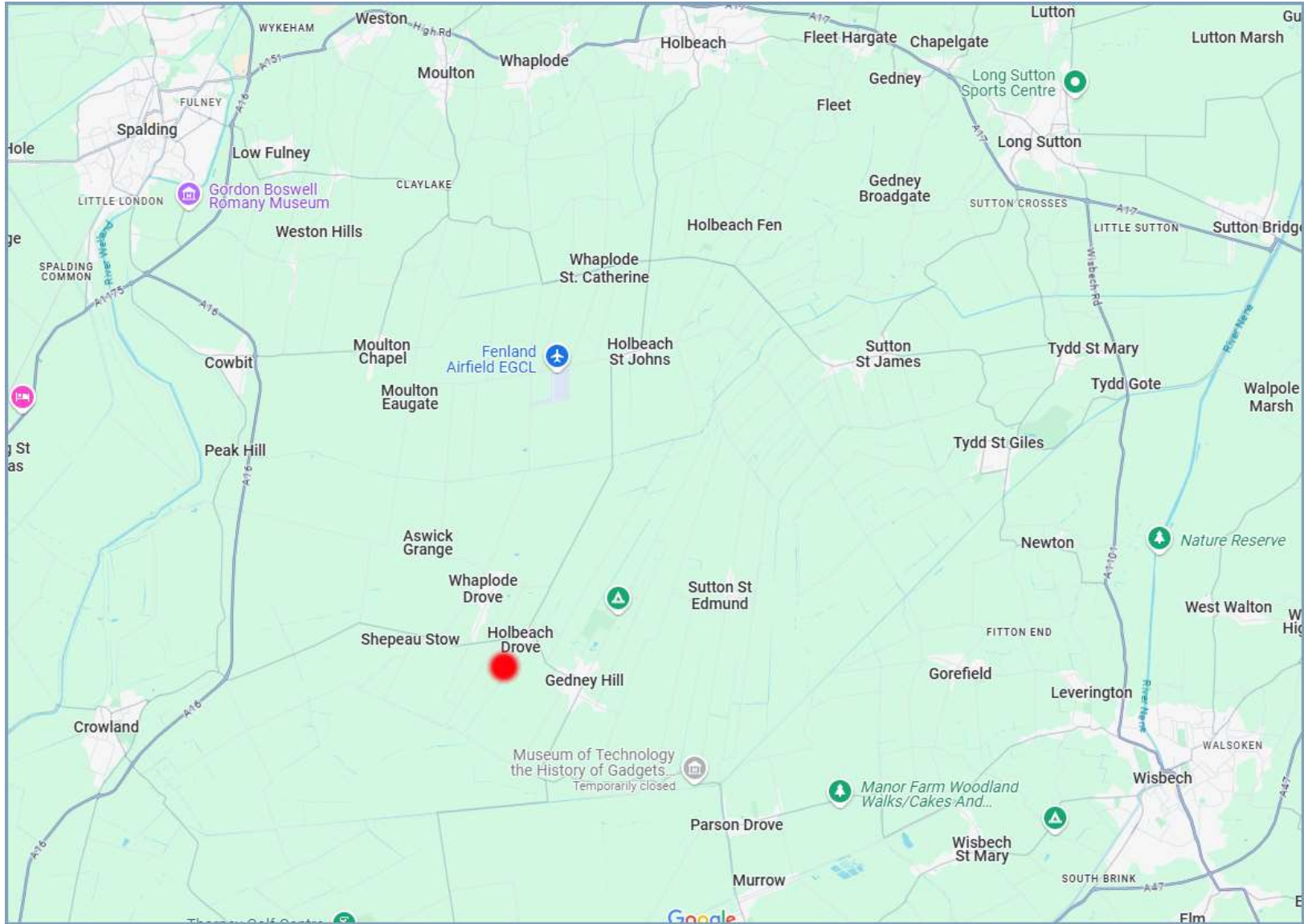
This document and accompanying drawings have been prepared to form a formal full planning application submission to the local planning authority. The applicant wishes to seek approval for the design of the proposed 1.5 storey self-build dwelling to the plot along with associated site works. This document should be read in conjunction with WFS drgs 208-01, 02, 03 and 04 and the Preliminary Ecological Appraisal by CGC Ecology and Flood Risk Assessment by Aegaea.

Project Description

The applicant is proposing to demolish the existing derelict dwelling and construct a 3 bed 1.5 storey self-build dwelling at the above mentioned site. The house will be from the highly energy efficient DAN-WOOD (www.dan-wood.co.uk) turnkey range and adapted to the applicant's specific accommodation requirements. The proposed house provides 3 bedrooms with, kitchen, dining, utility, living and bathroom facilities.

Site Location / Details

The site is a residential plot with a derelict dwelling formally known as The Poplars as well as a static caravan and surrounding garden area. It is located on Chapel Drove within the village of Holbeach Drove and has green transport links to the of the town of Crowland (5 miles east) and of the town of Spalding (10 miles south) which is well served with schools, health care facilities and a wide range of retail outlets and restaurants.



Site location highlighted in red.

The application site is approximately 1020m² in area and has an established residential use with a derelict 3 bed dwelling located centrally on the site. There is a static caravan on the southeast boundary of the site which will be removed once the development has reached foundation level. The boundaries are formed with lines of trees, a dry ditch and an outgrown hedgerow. There are arable fields to the north and east of the site, residential dwellings to the south and Chapel Drove to the west.



Application site highlighted in red.

The properties along Chapel Drove are large in footprint and massing with a variety of examples of single storey and 2 storey dwellings. There is no predominant facing material with examples of render and facing brick to the walls and various examples of roof tiles being visible. There is no building line due to the separation along Chapel Drove with dwellings set back from the road to provide adequate off street parking and turning space for vehicles. There is an existing vehicular access to the northwest corner of the site which will be retained to access and egress the site safely.



The applicant has been residing in the part derelict property and ancillary static caravan for 5 years. The existing derelict dwelling is a permanent structure but now has no roof covering, windows or doors and is in a dire state of disrepair.

Following attempts to repair and bring the dwelling back into use by the applicant, it is evident that this is not possible. The existing dwelling is structurally unsound and is unable to be renovated to today's housing standards.



There is no evidence of contamination or landfill on the site with the applicant not being aware of any risk of contamination whilst the site is developed. There is also no evidence of protected flora, fauna or protected species such as bats or great crested newts.

The site is considered to be a low risk of sewer flooding and is outside of public sewer infrastructure.

Internal and external photos of the existing derelict dwelling

Proposals / Design / Access / Justification

The applicant is proposing to demolish the existing derelict dwelling and construct a 3 bed 1.5 storey self-build dwelling at the above mentioned site. The house will be from the highly energy efficient DAN-WOOD (www.dan-wood.co.uk) turnkey range and adapted to the applicant's specific accommodation requirements. The proposed house provides 3 bedrooms with, kitchen, dining, utility, living and bathroom facilities.

The dwelling is proposed to sit centrally on the plot to line through with Demosa Lodge adjacent to the site to the south and is similar in footprint to the existing derelict dwelling. The siting of the dwelling has been carefully considered in order to maintain the established views of the along Chapel Drive and to maximise the amount of external amenity and garden space. The proposed dwelling will have natural screening in all directions from the existing trees and landscaping on the site. The size and massing of the dwelling is in keeping with other properties along Chapel Drive and will not look out of character in its surroundings but rather compliment the area.

Vehicles will access the site utilising the existing vehicular entrance in the northwest corner. The private driveway will be constructed from a permeable material and will allow vehicles to access and egress the site in a forward gear and provide parking for 4 vehicles.



Proposed site plan

The proposed external finishes to the dwelling are; rendered white walls, Marley Modern grey interlocking roof tiles with uPVC windows and doors. This choice of materials will complement the immediate area with examples of white rendered dwellings with interlocking roof tiles seen along Chapel Drive.

The proposed dwelling will be highly energy efficient with a low carbon footprint as it benefits from triple glazed window and door units, an air source heat pump with an MVHR system that drastically reduces heat loss as well as having solar PV panels and insulation installed above and beyond the Building Regulations requirements for new dwellings. This will provide a sustainable dwelling that delivers a green solution to today's housing requirement. Working with an off-site construction system will greatly reduce disruption and construction time on-site, typically from completion of the foundations to handover of the finished house is between 6 to 8 weeks.

The choice of materials, design of the dwelling and associated improvements to the site will greatly enhance the existing plot aesthetically, providing much needed improvement and renovation to a site that has a derelict building and garden area in need of upkeep. The proposals will benefit the street scene, complement its surroundings and improve views to the plot from a wider context on both Chapel Drove and associated countryside.

The existing dwelling is of no architectural merit and is in need of demolition. The proposed replacement dwelling is of a similar footprint to the existing dwelling and is of a high standard architecturally with its design and choice of materials. As there is no public sewer infrastructure to the site, the proposed foul water will connect into a sewerage treatment plant with the treated water discharging into a soakaway.

The proposals seek to adhere to and work with National, Regional and Local Policy and Guidance. Some of the design considerations are highlighted below:

1. Local Distinctiveness

Preserving the character of the area and high standards of design and materials is achieved by having a house design that compliments the size and massing, and density as found on adjacent sites along Chapel Drove. The materials used in the turnkey house type are from sustainable sources and the highest quality being structurally of timber with a large selection of finishing materials to choose from.

2. Layout

The careful positioning of the plot connects well with the surrounding area and contributes effectively to the immediate street scene and character of the area.

3. Building envelopes

The footprint and massing of the proposed dwelling is in keeping with the character of the area. It won't adversely affect the privacy, amenity space or general existing use of existing dwellings and the accompanying external amenity spaces in the locality. The position of the dwelling ensures views to the proposed dwelling for motorists and pedestrians won't be overbearing or distracting but fit seamlessly with the character of the area.

4. Residential Amenity

The proposed positioning of the dwelling has ensured an acceptable level and location of private amenity space is achieved in keeping with the character of the area. Neighbouring properties will also not be adversely affected.

5. Access for all

The existing site constraints and the proposed layout and location of the dwelling ensure that access for all can be achieved. Level thresholds from the private drive areas are proposed. The site will accommodate an adequate provision off street vehicular parking spaces with vehicles being able to access and egress the site in a forward gear.

6. Sustainability

The proposals fit harmoniously in line with The Sustainable Design Supplementary Planning Document. In part this aims to promote energy efficiency and make carbon reduction a priority. The proposals seek to deliver a highly efficient house in terms of materials used in construction, insulation and U-Values over and above building regulations and highly efficient heating.

Planning History

- Outline planning approval (ref: H09-0670-22) was granted by South Holland District Council for the residential development of 4 dwellings on 1st February 2023 on an application site off Chapel Drove.
- Full planning approval (ref: H09-0021-23) was granted by South Holland District Council for the demolition of an agricultural barn and the erection of 2 new dwellings on 17th April 2023 on an application site located at Rosedale Farm on Chapel Drove.

The above applications show there is clear support for additional dwellings in the immediate area along Chapel Drove. This application is in keeping with the above approved applications and will further contribute positively to housing needs within the locality.

Conclusion

The applicant is proposing to demolish the existing derelict dwelling and build a detached dwelling at the above mentioned site. The house is from the highly energy efficient DAN-WOOD (www.dan-wood.co.uk) turnkey range. The careful positioning of the dwelling in view of site constraints and character, the design of the proposed dwelling including its scale and massing and the wide range of material finishes available has ensured the proposals respond well to the character of the area. The site has an established residential use with a derelict residential dwelling situated on the plot which is structurally unsound and in need of demolition as well as there being approved planning applications for residential developments along on plots along Chapel Drove.

The proposals deliver a green solution to today's housing requirement. The high quality of house design and external amenity spaces ensure the dwelling enhances the visual aspect into the site and maintains the local character. It will provide the applicant with a high quality, future proof and sustainable energy efficient dwelling.