Architectural Consultant

Design & Access Statement

Proposed Replacement Dwelling at:

120 Dog Drove North,

Holbeach Drove,

Spalding,

Lincolnshire,

PE12 0SA



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 four-bedroom dwelling and accompanying garage to replace a 3-bedroom bungalow at 120 Dog Drove North, 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.

0292-22-P01 Existing Dwelling

0292-22-P02 Proposed Dwelling

0292-22-P03 Garage

0292-22-P04 Landscaping

1.3 Planning History

The site itself has no previous planning history, however, the surrounding area has several former planning applications of this nature. Dog Drove North has seen the approval of two new dwellings (H09-0693-14 & H09-0247-18) and one replacement dwelling (H09-0270-21), all within recent years, and further back in time there have been several new/replacement applications granted for the street. This shows that the area of the village

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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 western 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, Drove 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 Dog Drove North 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 also no set building line on either side of street with several breaks in places to allow for accesses to agricultural sites. The road is a very minor street with very little activity, the majority of traffic movement being residents and slow-moving farm traffic. The topography of the area is flat, as to be expected, and the main view of the site would be from its frontage, on to Dog Drove North, and from a distance from Drove Road.

The dwelling on the site is a 3-bedroom bungalow with several outbuildings that would have originally been used as an outside toilet, wash house and garage. 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.

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



Some of the outbuildings on the site.

2.2 Local Amenities

Holbeach 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 pub, shop, and car garage, 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 Drove Road and Dog Drove North, approximately 50m from the site and within very easy walking distance.

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Overview of Holbeach Drove with the site location marked.

3. Proposal

3.1 Proposed Development

The proposal comprises of 1no. four bedroom 1 ½ storey dwelling and garage 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 dwelling that currently occupies the site is a typical small village bungalow that has been extended in the past to create a larger 3-bedroom home, suitable for a family of its time. The site also has several smaller outbuildings to be demolished, notably an outdoor toilet, a garage, and a wash house, all very typical of a property of this age.

The proposed garage to the rear of the site is large enough to comfortably take two vehicles and is of a similar height to the dwelling and will allow for storage at first floor level. There is also a small home office to the front of the building which will allow the applicant to work from home, something

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that has become the norm in the last couple of years. There will also be an automated 5 bar gate, set back from the highway, at the existing access to the site, this will offer the essential security to the site but also be position in a manner so as to not hinder the highway in any way. The exact position of this can be seen on the accompanying site layout plan.

3.2 Site Layout

The proposed dwelling will take the same position within the site as the existing bungalow with the garden being maintained in its 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 with a new gate set away from the highway edge. The outbuildings will be removed to make way for a larger garden area and the detached garage, as demonstrated on the accompanying plans.

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 garage and garden space which will stay within the use of the applicant.

5. Amount & Scale

5.1 Existing

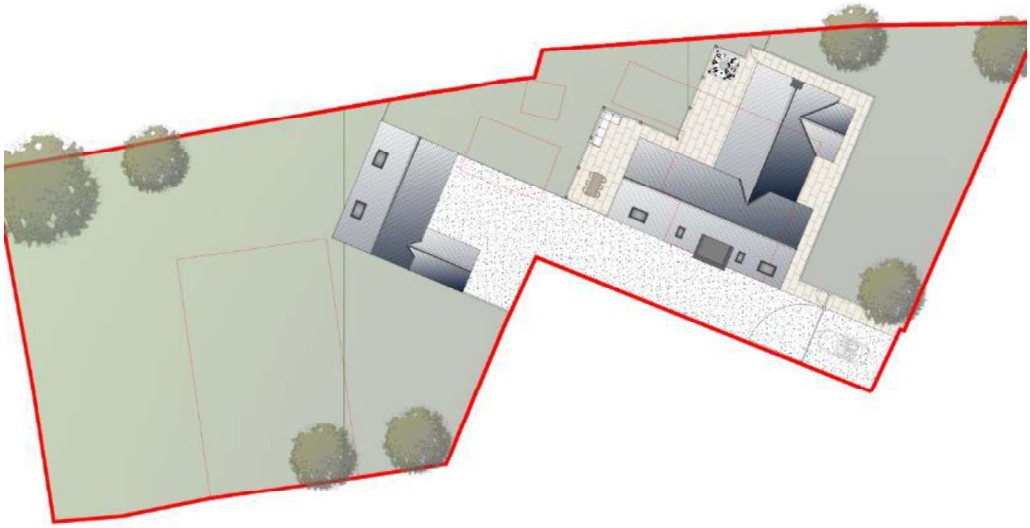
Currently there is one dwelling which occupies the prominent position within the site, facing the highway, as well as numerous outbuildings, a former external W.C, a coal shed and a large garage. The combined footprint of the existing dwelling and outbuildings is 168.6m^2.

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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 166.8m^2 with an additional 80.5m^2 being taken up by the garage. This represents an increase of roughly 45% over the original size, however, the accompanying site plan clearly shows that the site is more than sufficient in size to take this increase in footprint as the dwelling and garage sit comfortably within the site boundaries.



Proposed site plan showing the position of the replacement dwelling and garage.

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. Two comfortably sized double bedrooms, a large living room, family bathroom and a large kitchen dining room give ample living space as well as flexibility which is perfect for a modern family. There is also a utility room and a boiler room to ensure the services of the house are not on show. The first floor has two further bedrooms, one of these being the master bedroom suite, and a large cupboard off the landing, each of these bedrooms have their own en-suite bathrooms.

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Doors lead from the rear of the property to the large rear garden which wraps around the building on two sides and will be separated from the front garden space by a suitable 6ft close board fence. There will be a large patio directly accessed from the house and the remainder of the space laid to lawn.

The garage building will comfortably fit two vehicles which will be able to access the building via a large garage door to the front. Separate personnel access from the front elevation leads to a staircase that will allow access to the first-floor storage space. Elsewhere at ground floor level is the home office with its own separate access, this is suitably sized for the applicant to be able to work from home and offers one large open space.

7. Landscaping

7.1 Soft Landscaping

The landscaping throughout will generally remain low level and easily manageable, the large rear garden 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. The lawned area around the garage will be left as such but would serve as a suitable area for vegetable plant beds or something similar in the future.

7.2 Hard Landscaping

The driveway will remain in the same position as it is currently, but the concrete surface will be broken up and a gravel finish will be installed to allow a permeable and visually pleasing drive. Paths and the patio around the building will be a large irregular format external porcelain tile bordered in a suitable cobble edging to give a modern but also durable finish to the heavily trafficked areas.

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The boundaries will be a combination of 1.2m & 1.8m close board fencing with post and rail fencing to the front boundary at a height of 1.2m with planting infill between to give a separation from the highway that is suitable for the area. Private boundaries with adjoining neighbours, to each side, will be predominantly 1.8m fencing and the boundary to the rear will be 1.2m in height to make the most of the views.

8. Appearance & Materials

8.1 Dwelling

The external appearance of the proposed dwelling has been designed to incorporate a combination of the typical materials expected in the local area. The red brickwork of the 1 ½ storey element of the building is very typical of the area and the render of the single storey portion of the building is also commonly reflected in the local vicinty of the site. 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 benenficial over the long term. The windows will be a flush casement UPVC system, again to allow for the associated benefits that come with that material choice, and will be finished externally in RAL 6005 moss green to give a modern contrast between this and the external materials.



Proposed front elevation.

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There will a small element of vertical Western Red Cedar timber cladding to the stair 'tower' to further emphasise the diversity of the different materials on display within the local area. Whilst emphasising the diverse range of materials it also creates a modern aesthetic to this area of the building design which could otherwise be unappealing to the eye as a large blank expanse of red brickwork.



Proposed side elevation.

8.2 Garage



Proposed garage front elevation.

The design of the garge is much more utilitarian than the dwelling, this being said it still features the red brickwork to match the house and the roof covering will be the same. The doors and windows throughout the garage ond adjoining home offce are to be finished externally in RAL 6005 moss green to match elsewhere but the openings will be kept to a minimum for the added security.

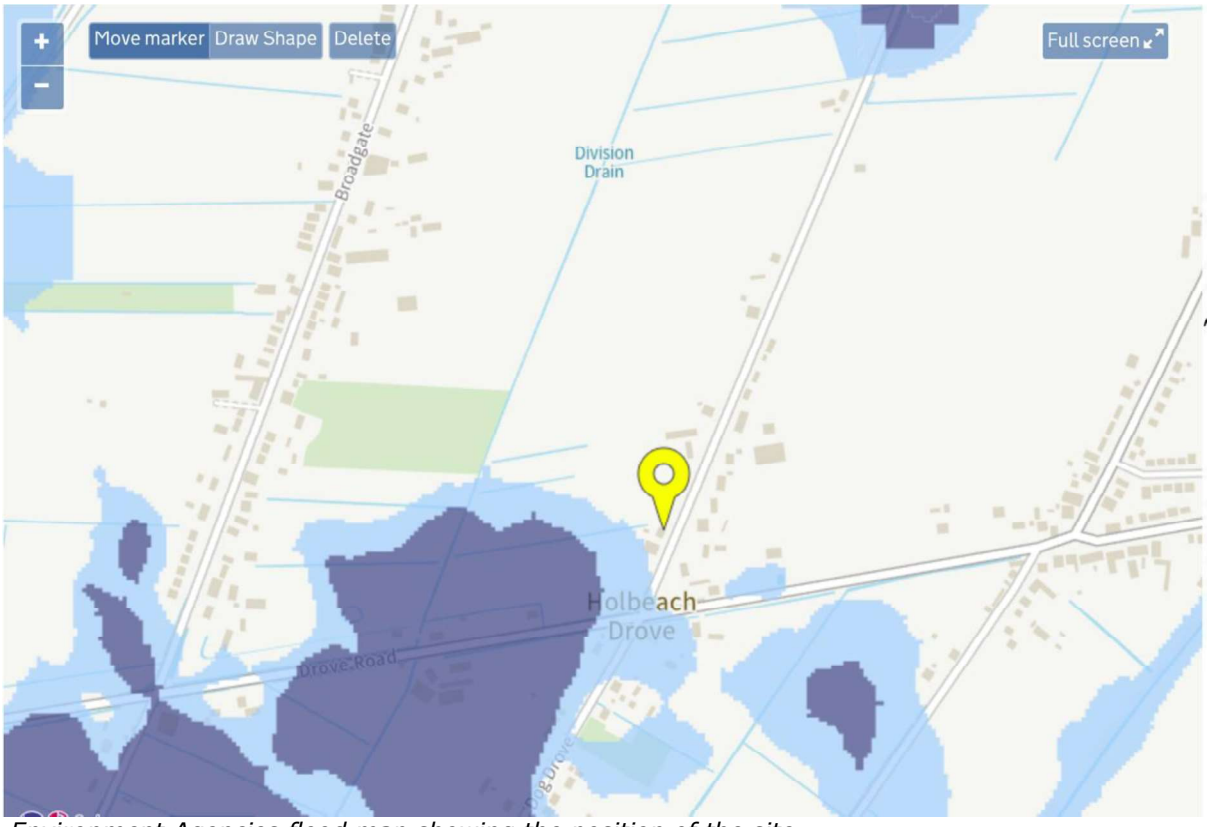
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9. Highways Implications

There are no implications to the highway as the existing access from Dog Drove North 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.

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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 both the proposed dwelling and garage 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 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 3-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 laid out in a manageable way, giving clear separation space between the dwelling and garden and the garage and home office space. 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.

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