



Design & Access Statement for new replacement dwelling at Pennington's Cottage, Hurdletree Bank, Holbeach for JH & AJ King

Introduction

This Design & Access Statement accompanies and supports a full planning application submitted by JH & AJ King for a replacement dwelling at Pennington's Cottage, Holbeach together with the erection of a new double garage.

The purpose of this statement is to explain the content of the detailed scheme and to show how it responds to the site, its surrounding areas and how it responds to relevant planning policies concerned with the delivery of well designed sustainable residential environments.

Planning Policy & Guidance

This application is in line with the current South Holland District Council Local Plan.

The Development in Context

Character Assessment - Holbeach is the second largest settlement within South Holland between the towns of Spalding to the west and Kings Lynn to the east. The site itself lies to the south of Holbeach outside the established development boundary. The character of the Hurdletree Bank is rural with a mix of agricultural buildings and residential dwellings.

Physical Influence – The replacement dwelling and double garage and will seek to draw its main architectural influences from typical South Lincolnshire architecture presented in a modern context.

Social Context – The size of the proposed replacement dwelling is in line with the approach to modern 21st Century living and makes best use of land.

Economic Context – The scheme allows the occupants of the existing property to stay within Holbeach and South Holland and therefore continue to support the local economy.

Involvement – The site has been subject to a previous Planning Permission H09-0140-12 for a replacement dwelling.

Constraints & Opportunities – The main opportunity presented by the site lies in the creation of a well designed and inclusive home suitable for 21st Century living.

Proposed Development

Use – The use of the site will remain as a single dwelling.

Amount – The proposed development is for a replacement dwelling and new double garage. The floor area of the existing dwelling is approximately 117m² and the floor area to the proposed replacement dwelling is approximately 150m².

Layout – The layout of the site is heavily influenced by the existing mature gardens and makes best use of views into and out of the site.

Scale – The development consists of a two storey dwelling and a single storey double garage in line with the current scale of the site.

Landscaping – Where possible the existing mature landscaped gardens will be retained.

Appearance – The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with common aspects of rural South Lincolnshire, along with the character and architectural style that are appropriate for a modern dwelling. The proposals therefore aim to strike a balance between accommodating historical reference taken from the local vernacular and creating an attractive, modern development dwelling in its own right.

Access – The site is accessed off Hurdletree Bank and this access arrangement will remain the same with minor alterations to accommodate the double garage and turning facilities.

Sustainability

Layout & Form – Achieving good levels of daylight and sunlight utilizing solar gains are extremely useful in increasing the efficiency of space heating and reducing fuel bills. The scheme design makes best use of daylight and also offers the opportunity for renewable technologies to be incorporated on the property in the future.

Energy & Water Efficiency Measures – The new extension will comply with the current Part L of the Building Regulations. Key factors that will be included on the extension are:

- 100% Energy Efficient Lighting
- Low 'E' Double Glazing to a u-value of 1.4W/m²K or better

Construction Materials – A key aspect of improving sustainability is the reduction of construction waste. Where possible this will be promoted by waste recycling.

Conclusion

The proposal in its current form follows the principles of the South Holland District Council local plan. The design solution responds directly to the site in its form, layout and scale and the design of the development has been driven by a desire to produce high quality housing. There is no overlooking of adjacent properties and the proposed replacement dwelling adds to the street scene along Hurdletree Bank.