Further Old Gate, Holbeach

Design and Access Statement

August 2015

Client: JH & AJ King

Project: Proposed alterations and extension to barn at Further Old Gate, Holbeach

Job no.: 259



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Contents

		Page
1.0	**Introduction**	3
2.0	**Planning Policy and Guidance**	4
3.0	**The Development in Context**	5
3.1	Character Assessment	
3.2	Physical Influence	
3.3	Social Context	
3.4	Economic Context	
3.5	Involvement	
3.6	Constraints and Opportunities	
4.0	**Proposed Development**	6
4.1	Use	
4.2	Amount	
4.3	Layout	
4.4	Scale	
4.5	Landscaping	
4.6	Amenity Space	
4.7	Appearance	
4.8	Access	
4.9	Maintenance	
4.10	Waste	
5.0	**Sustainability**	8
5.1	Energy	
5.2	Transport	
5.3	Water and Flood Risk	
5.4	Waste	
5.5	Biodiversity	
6.0	**Conclusion**	9





1.0 Introduction

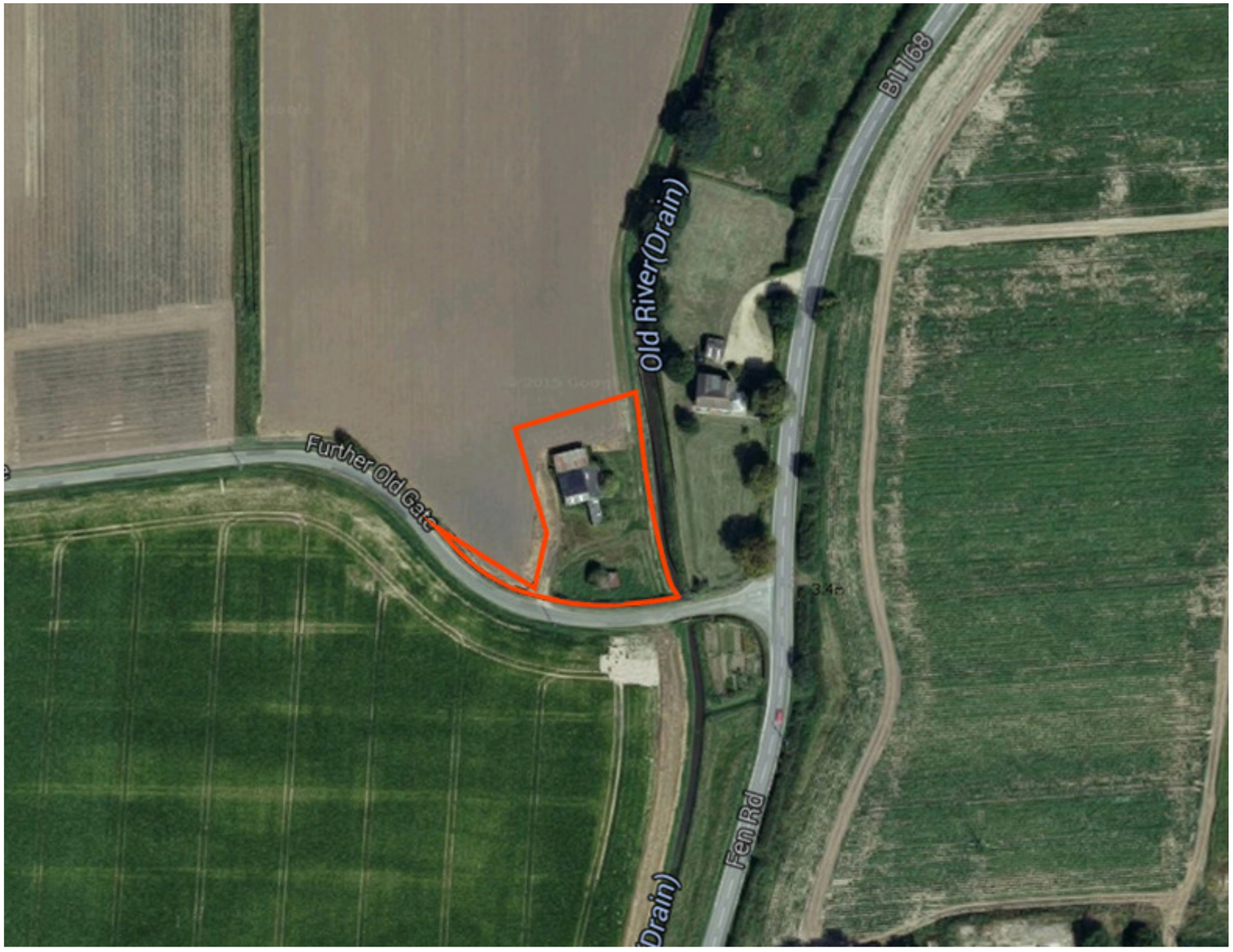
1.1
This Design and Access Statement accompanies a full planning application by JH & AJ King for the alternations and extensions to a barn at Further Old Gate, Holbeach.

1.2

These proposals seek to make better use of an under utilised agricultural building by creating a sustainable high quality dwelling that will contribute to the settlement of Holbeach.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.



Location of Site off Further Old Gate

2.0 Planning Policy and Guidance

2.1
The proposals in the context of both national and local planning policy is reviewed separately within the planning statement.



3.0 The Development in Context

3.1 Character Assessment

Holbeach is a typical fenland market town, located adjacent to the A17 between Spalding and Kings Lynn. The town developed in a radial pattern from the centre with the most historic buildings being along the High Street. The towns notable features are the town's main cross roads of Market Hill and the listed All Saint's Church.

The site itself, lies to the south of Holbeach just off Fen Road, a key route in and out of town.

The character of the local area is a mix of rural dwellings and agricultural buildings predominately in domestic forms of one or two storeys.

3.2 Physical Influence

At an early stage it was felt that design of the proposals should be influenced by both the form and the scale of the existing barn. The scheme has therefore been designed in a modern context with vernacular architecture which responds directly to the site and its end use as a dwelling.

The site presents few constraints to development. The topography of the site is comparatively flat, with hedges to the south and a watercourse to the east. The existing features have been assessed and those of value will be retained within the scheme.

The proposals will be served via the existing vehicular and pedestrian access off Further Old Gate. Alternations will be made to the existing hedge to accommodate a 2.4 x 43m Visibility Splay to the access.



Market Hill, Holbeach 1948



All Saint's Church, Holbeach

3.3 Social Context

The proposals will make better use of an under utilised agricultural building as well as contributing to the housing need in the South Holland District.

3.4 Economic Context

By providing a mechanism for local people through owning their own property the economy within Holbeach and the surrounding South Holland is improved.

3.5 Involvement

Planning Officers have been consulted at an early stage and their comments have been reflected in the scheme.

3.6 Constraints & Opportunities

The main opportunities presented by the site lies in the creation of a well designed and inclusive residential environment which will meet a proportion of the districts housing needs.

The proposals will make full and effective use of an under utilised building whilst also providing a meaningful contribution towards housing needs within Holbeach without any material environmental impacts.

The effects of the proposals upon local facilities and the highway network can be satisfactorily managed to ensure the locational advantages of developing the site are fully realised without material detriment or disadvantage to the local community.

4.0 Proposed Development

4.1 Use

The proposals will be residential in composition.

4.2 Amount

The proposals are for a single dwelling of two storey's with associated double garage/studio and walled garden.

4.3 Layout

The proposed layout of the building on the site is intended to follow the existing footprint of the barns in their current form. Care has been taken to ensure that the layout produces an appropriate relationship with the existing properties along Fen Road and Further Old Gate.

4.4 Scale

The scheme consists of a mix of single and two storey buildings in line with the existing surrounding properties.

4.5 Landscaping

Key existing landscaped features will be retained where possible, however a length of existing hedge along Further Old Gate will be removed to accommodate the visibility splay to the access.

In order to mitigate the removal of the hedge a new mixed hedge will be planted along the northern and western boundaries.

A private walled garden will also be provided allowing the occupants to grow their own herbs, fruit and vegetables for food production reducing their reliance on bought products.



Proposed site layout

4.6 Amenity Space

The new home will be provided with ample amenity space commensurate with a rural dwelling.

4.7 Appearance

The design philosophy underpinning the proposals aims to ensure that the scheme has a clear affinity with the common aspects of the existing barn, along with the character and architectural style that are appropriate to rural Lincolnshire. The proposals therefore aim to strike a balance between accommodating historical reference taken from the existing barns on the one hand and creating an attractive , modern home in its own right with a clear structure and identity.

The individual buildings within the barn complex are based on the principles of good proportion, varied form and roofscape together with appropriate detailing.

Elevational treatment is simple following the basic conventions for rural architecture. Particular attention has been paid to defining old and new structures.

Construction materials are limited to a simple palette of red multi facing brickwork, black stained timer boarding, black slate effect tiles and black U-PVC windows/doors. The materials compliment the existing structure and provide variety to the street scene.

4.8 Access

The principle access to the site is by way of an existing access off the adopted road of Further Old Gate.

Access to the principal entrance will be level and will be provided with a level threshold.



View of existing access from inside the site



View looking East of existing access

4.9 Maintenance

The occupier of the new home will be responsible for all maintenance of the property, gardens, drives etc.

4.10 Waste

The property will be provided with internal bins for household refuse and recycling. Once these bins are full the occupies will empty them into sacks and place them at the kerbside for collection by the Local Authority on a weekly basis.



View looking West of existing access

5.0 Sustainability

5.1 Energy

The need to reduce greenhouse gas emissions, particularly carbon dioxide (CO2), and adapt to effects to climate change is recognised as a global imperative. A key objective of the scheme has therefore been to encourage energy efficiency in all aspects of the proposals, including design, procurement, construction and use.

All walls, floors and roofs will be highly insulated and the building airtightness will be improved beyond current Building Regulations to provide a highly energy efficient home.

The property will be provided with 100% low energy lighting and a high efficiency gas central heating.

To accompany the 'fabric' improvements the property has been designed to allow the future installation of solar water heating and/ or photovoltaic panels should the occupiers wish. It was felt that cost and ancillary design issues made the use of other technologies such as biomass, wind power and heat pumps prohibitive on this property.

5.2 Transport

Various bus routes pass through Holbeach providing links to Spalding and Kings Lynn with their national public transport links via the East Coast Mainline rail link to London, the north and the east via Ely.

5.3 Water and Flood Risk

It is understood that there are no major water courses flowing through the site and therefore the risk of water pollution is very low. There is a drain to the eastern boundary and all necessary precautions will be taken during construction to prevent waste materials and debris from entering this drain and any other local water sources causing pollution.

The use of water at the site will be regulated by fitting low consumption technology. The property will have its water restricted to 125 litres/person/day, in accordance with current Building Regulations.

The site lies within Flood Zone 2/3 and a site specific Flood Risk Assessment accompanies this statement confirming that the application site is not at risk of flooding.

5.4 Waste

Sustainable development demands a fundamental change in the way we design, produce, use and dispose of the products we consume. Every effort has been made to design out the production of on-site waste.

The property will be provided with dedicated internal bins within the kitchen to allow the separation of recyclable and kitchen waste from landfill waste. These bins in-turn can be emptied into sacks for collection by the Local Authority.

5.5 Biodiversity

The proposed scheme occupies an agricultural field on the outskirts of the town centre. As such, its ecological value is inherently low. There are no species of nature conservation interest living at or near the site and soft landscaping is currently very limited. The landscaping strategy will therefore aim to retain existing landscaping where possible and include new tree and shrub planting to enhance the development and improve local wildlife habitats.



Field to the South of the existing barn



View from the barn looking North

6.0 Conclusion

6.1

The design of the scheme has been driven by a desire to produce a high quality home which makes good use of an under utilised building together with contributing to the housing needs of Holbeach and the South Holland District.



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