

Design and Access Statement

For

Proposed Replacement Dwelling and
Detached Garage at Rose Villa, Drove Road,
Holbeach Drove, Spalding, Lincs

Client: Mr G Holland &
Mr K Holland

This Design and Access Statement has been produced to support a full planning application for a replacement dwelling and accompanying detached garage at:

Rose Villa,
Drove Road,
Holbeach Drove,
Spalding,
Lincolnshire
PE12 0PS

It is to be read in conjunction with the following drawings:

Drawing no's:

0103/14/00A
0103/14/01C
0103/14/02A
0103/14/03A

This statement has been prepared to explain the ethos behind the proposal and the reasons behind the decision for it as well as its intention in terms of scale, form, layout and appearance.

1.0 Introduction

1.1 Proposal

This design and access statement supports the re-application of the planning application reference H09-0325-14 following its refusal in June 2014. The reason given by SHDC planning department for the refusal of this application is as follows;

1. In the opinion of the Local Planning Authority the proposed development is unacceptable in principle, promoting as it does the total loss of a mid- to late-eighteenth century farmhouse (with nineteenth century extension) which can readily be identified as a non-designated heritage asset of clear local significance. This is by virtue of it's age, scale, proportions, pattern of fenestration, design detailing (tumbled brick parapets, dogtooth eaves, south chimney stack etc), materials of construction, orientation and position on the site, which notwithstanding some unsympathetic later alterations (such as replacement windows, altered window openings, and a rebuilt chimney stack) make a significantly positive contribution to the historic rural and architectural character of the locality. Whilst it is acknowledged that the proposed replacement dwelling is of a reasonably high standard of design and detailing, and seeks to replicate, albeit at a larger scale, the appearance of the existing building, the applicant's contention that it would be more cost effective to replace rather than repair the existing building is not borne out by any verifiable evidence, and in any case neither factor amounts to a compelling justification for the total loss of the existing building. The proposal is therefore contrary to the clear aims and objectives of guidance set out in Section 12 of the National Planning Policy Framework 2012, and to the principle that as an irreplaceable resource heritage assets should be sustained and enhanced with any effects on them judged having regards to the scale of any harm or loss and the significance of the heritage asset enshrined therein. The proposal is further contrary to Policy HS17 of the South Holland Local Plan 2006, which is entirely consistent with the thrust of national guidance, in that the existing building is possessed of architectural and historic merit such that it's retention should be preferred, and is capable of repair.

2. In the absence of a protected species survey, the Local Planning Authority is unable to properly assess the potential impact of the development on protected species. As such, the application is considered to be contrary to guidance set out in Section 11 of the National Planning Policy Framework 2012, which sets out the Government's commitment to halt the overall decline in biodiversity.

The proposal site sits within the defined village of Holbeach Drove located approximately 12 miles south east of Spalding. The site has an area of approximately 3 and a half acres of land which is currently used as the location of the applicants horticultural business and will continue to do so for the foreseeable future.

The dwelling which this application seeks to have replaced sits towards the northern most boundary of the site adjacent to the B1166 Drove Road. The building is of some age, believed to have been built around the mid to late 18th Century. The proposal is to replace the existing dwelling with a new cottage and detached garage in a matching style with an identical appearance and form to the original building.

1.2 Justification

Following the refusal of the previous planning application the applicants intended to progress and refurbish the existing cottage. In order to ascertain the level of work required they consulted a structural engineer who produced a report stating the work that needed to be carried out and recommendations on how to go forward, a copy of which has been submitted with this application.

After considerable conversation between the applicants, architect and structural engineer it was considered that a replacement dwelling is the suitable option based on the vast quantity of original building fabric that must be replaced in order to make the cottage habitable. Full justification can be found in the supporting structural report.

In order to greater improve the quality of the proposed design a number of features have been included which match what would have been original features on the existing cottage including timber sash windows to the front elevation with brick arches over, a dogtooth band course has been added to the eaves and the same tumbling detail has been added to the parapet gables. The proposed cottage has a higher ridge than the existing building due to the higher ceiling to the ground floor which has been implemented in order to make the living accommodation more suitable for modern living. Apart from this and the 'extension' to the rear the proposed cottage is identical, in terms of form and appearance, to the existing dwelling.

2.0 Use

The site as a whole is used as the location of the applicants horticultural business and has been so for the past 30 years. The existing cottage was left to the applicants approximately 6 years ago when a relative passed away although it has remained empty for this time. Mr G Holland currently lives in the neighbouring bungalow, St. Malo.

The existing dwelling is to be replaced by a cottage similar in both scale and appearance. The existing garage is to be replaced by a larger building which will be in a similar style to the proposed cottage although it will remain as a garage and store. The existing drive, parking area and garden to the current dwelling will remain as such for the proposed cottage.

3.0 Amount

At present the dwelling and garage have a combine foot-print of 136.5m² whereas the proposed cottage and garage and store has a combined footprint of 197.5m², this sees an increase of 61m² or 44.6%, which, although is greater than the allowed 20% increase, was deemed to be acceptable during the previous application where the planning officer stated;

"Site is large enough to accommodate larger dwelling without adversely affecting neighbouring amenities above present relationship".

4.0 Layout

The layout of the site will have very little change by way of layout of buildings, the proposed cottage will sit on the same foot-print as the original dwelling extending slightly further at the northern gable end and to the rear where the 'extension' is located. It is important that the gate in to the horticultural business is maintained at 5 metres for vehicles to pass through, therefore the garage building will also be sat on a similar foot-print although this will extend both further forward and back.

It is important to the applicant that the building layout is kept as similar as possible to the existing as the current layout works successfully both in relation to the site as a whole and to the surrounding area by not overshadowing or over bearing any neighbours.

5.0 Scale

As mentioned the proposed cottage and garage building will have a combined foot-print of 197.5m² which is an increase of 44.6% over the foot-print of the original dwelling and garage. From the front the proposed building is only slightly larger than the existing, at just over 14 metres wide, including the mono pitch lean-to section, this is an increase of only 800mm. The same can be said for the depth of the house where the increase is only 100mm. The increase in foot-print is due to the 'extension' portion to the rear of the proposed cottage, this would be deemed an acceptable addition to a building of this size so therefore we see the increased foot-print to be justifiable.

The ridge line of the roof will also be higher on the proposed cottage than on the original dwelling, by approximately 1.3 metres, this has been done to

achieve an acceptable ceiling height on the ground floor, the current ground floor ceiling height is only 2 metres. The site is approximately 1 metre lower than the road and the neighbouring properties, therefore this increase in ridge height will have no overbearing or overshadowing effect on the surrounding area.

6.0 Landscaping

The existing landscaping scheme is extensive and includes a number of fruit trees, perimeter hedging and a large tree covered by a tree preservation order. This is all to remain in place minus 5 leylandii to the rear of the existing building which will be removed to make way for the proposed cottage.

7.0 Appearance

The proposed cottage has been designed to replicate the existing dwelling in a number of ways including form, order and appearance in order to maintain the architectural merit of this style of building which is of local interest. Features including timber sliding sash windows with brick arches over, dogtooth band course at eaves level and tumbled parapet gable detail have been incorporated in to the design as these are all features of the design of the original dwelling.

The key external materials to be used are as follows;

Walls — Facing brickwork to be decided by applicant — English bond.

Roof — Sandtoft interlocking clay pantile — Natural red.

Windows — Timber sliding sash to front elevation, timber casements to all other elevations — painted cream.

8.0 Access

It is important that the existing site access is maintained due to the applicants horticultural business to the rear, therefore the existing access from Drove Road will be maintained.

The proposed cottage will have disabled access throughout the ground floor including wheelchair accessible doors throughout and a ramped approach to the rear double door which will have a level threshold entry.

9.0 Sustainability and Biodiversity

The applicants intend to incorporate a number of measures in to the design to achieve a more sustainable future for the property. Rainwater harvesting will be incorporated in order to reduce the requirement for mains water to the cottage, the size of tank is yet to be decided although it will be of ample size to require a 4 bed property of this size. Provision will also be made for the incorporation of solar panels, measures will be taken including installing all

wiring and mounting equipment in order for solar panels to be installed at a later date once the requirement is calculated, this will be on the south roof of the garage building.

There is no evidence of bats using the roof space of either existing buildings and bats are rarely seen flying in the area although the applicants are keen to encourage as much wildlife to the area as possible, therefore bat roosts will be built in to both gables of the cottage and in to the east gable of the garage building. There is also the possibility of installing swift boxes in to the eaves of the buildings although this is likely to only be incorporated in the garage building due to the eaves brickwork detailing on the cottage.

10.0 Flood risk assessment

The flood zone map produced by the Environmental Agency shows the site to be within flood zone 1, therefore there is no requirement for a flood risk assessment to be carried out. There will however be measures taken to ensure that, in the unlikely case of the site flooding, the dwelling will be effected as little as possible, these include the FFL of the ground floor being raised to 300mm above the site level and all sleeping accommodation being located on the first floor.