Architectural Consultant

Design & Access Statement

Proposed Dwelling to Rear of:

16 Washway Road,

Holbeach,

Spalding,

Lincolnshire,

PE12 7PP



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 single storey three bedroom dwelling to the rear of 16 Washway Road, Holbeach, 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 more 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.

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1.3 Planning History

The site itself has no previous planning applications, however, the surrounding area has an extensive history of planning applications of this nature. Washway Road and Battlefields Lane North has seen the approval of a number of new build dwellings over the last few years, including the approval for a dwelling to the rear of the adjacent property, 15 Washway Road. This 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 off Washway Road in Holbeach. The street is actually a little distance from the centre that would be considered the town of Holbeach itself although it represents a relatively densely populated cluster of housing, typical of a sporadic settlement in the Fenland area, with the majority of the housing facing on to the road and large gardens to the rear. Although there are a number of business premises scattered throughout the village, a café, 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.

As mentioned previously, the site is currently a large rear garden serving the dwelling 16 Washway Road, although the land has previously been used as a cattery with a number of new redundant cattery buildings around the site. An existing driveway leads from Washway Road which serves the front and side parking areas as well as the former cattery business to the rear.

2.2 Local Amenities

Holbeahc is a large established town in the South Holland district which is well served. Within a very short distance of the site is a café and a car garage but within walking distance, into the main town centre, there are a number of sotres, eateries, pubs etc. There is a large park as well as an expansive public open space which sees a number of fetes and shows throughout the year.

Regular public transport runs through Holbeach on a regular basis which connects the town with other areas such as Spalding and Kings Lynn. The nearest bus stop is within walking distance in the centre of Holbeach.



Overview of Washway Road with the site to the North West.

3. Proposal

3.1 Proposed Development

The proposal comprises of 1no. three bedroom single storey dwelling that will remain in private use by the applicant. The dwelling to the front of the site is a typical ex-local authority semi-detached property, likely dating to around the 1950s. The garden to the rear is very large for the size of the property, although this was very normal for a local authority owned property from the post war era as they were originally constructed to give people the chance of self-sufficiency after the difficult years immediately following the second world war.

The proposed dwelling will take a portion of this large rear garden to serve as the site which will allow for a more suitably sized garden to be left for the original dwelling plus a suitable drive/parking area and garden for the proposed. The neighbouring property has done exactly this in the past and constructed a dwelling, of very similar size to the proposal, to the rear garden, albeit slightly further along its length.

3.2 Site Layout

The proposed dwelling will sit approximately half way along the length of the original site which will give ample space for a separate drive (using the existing drive to the cattery) and parking area as well as a suitable garden space for both dwellings. The proposed has been position slightly further forward along the site when compared to the neighbouring property so as to not impede on their view to the north west. The existing cattery buildings will be used as an art studio and garden room elsewhere on the site.

4. Use

As previously mentioned, the use of the site is currently residential, and this is to remain as existing, albeit separated from the use of the original dwelling. The proposal will form a private dwelling which will stay within the use of the applicant.

5. Amount & Scale

5.1 Existing

Currently there is one dwelling on the site, adjoining the neighbouring property.

5.2 Proposed

The proposal will see the erection of a new dwelling to the rear so will increase the number of dwellings on the site to two.

The overall footprint of the building is 147m^2 with a total gross internal floor area of approximately 125m^2. The majority of this footprint will be over land which is currently the position of the cattery buildings in order to keep the positioning of structures on the site as similar as possible.

6. Layout

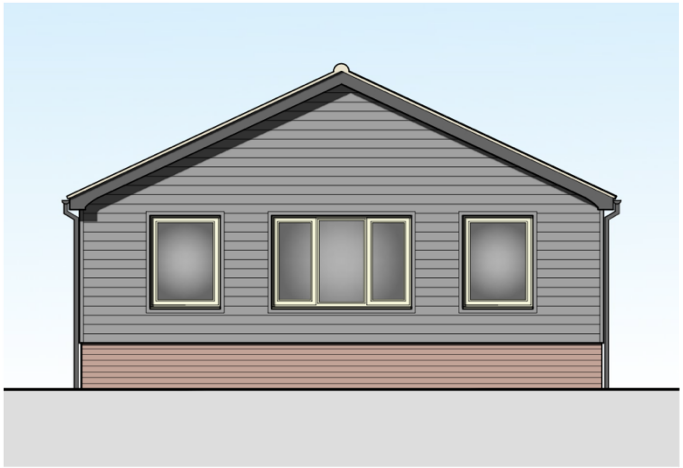
The layout is very simple but works perfectly for modern living. The large entrance hall area serves as a sun room with large windows and rooflights and this then serves three comfortably sized double bedrooms, a family bathroom, a utility room and a study. To the rear of the property is one large open space which makes full use of the width of the building to house the living room, dining room and kitchen. Doors lead from the rear of the property to the large rear garden which wraps around the building on two sides.

7. Landscaping

The landscaping throughout will generally remain unaltered, the large rear garden is laid to lawn currently and will remain as such and the gravel driveway and parking area will remain similar to what is currently in place following the use of the cattery, although an allowance will be made for the new parking and turning area and how this effects the existing driveway.

8. Appearance & Materials

The proposed dwelling has been designed to reflect the style and appearance of a typical fenland structure. A red brick plinth will sit above ground level with reclaimed timber cladding above, in a nod to the deisgn of a typical local agricultural building.



The windows will also be reclaimed timber and finished in an off white colour to contrast with the other materials and appearances and the arched front door will be recycled from a former building on site.

Proposed front elevation.

The roof will be finished in a suitable concrete interlocking style tiles to reflect the appearance of a traditional slate with the added benefiit of the modern interlocking system. The colour will be grey to reflect that traditional colour and to tie in with the rest of the building.



Proposed side elevation.

9. Highways Implications

There are no implications to the highway as the existing access from Washway Road will be maintained throughout and it's continued use will extend once the building works have been completed. The existing driveway is suitably wide to allow for two separate access within the existing boundaries, the existing property will keep the use of the parking area directly to the front of the property and the proposed will have sole use of the existing long driveway.

10. Flood Risk

The site sits within Flood Zone 3 as highlighted on the Environment Agencies Flood Map and therefore a suitable Flood Risk assessment accompanies this application.

11. Land Contamination

It is understood that there is no 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 existing dwelling to the front and also the neighbouring property which sits directly adjacent to the proposal site. The scale and mass of the proposed is suitable for the size of the site and is not overbearing in any way on either the original dwelling to the front or the neighbouring property.

The fact that the proposed dwelling is single storey in design means that it is almost impossible for anybody passing the site to see it. Certainly from the front, when travelling along Washway Road, the building will be hidden by the original semi-detached dwelling and the height means that only the roof will be seen from the neighbouring site. A public footpath runs along the north west boundary but the only view from here will be of the aesthetically pleasing side elevation which shows the pleasing mix of materials stated earlier.

The proposal offers a sympathetic approach to creating a new dwelling on this large site which is currently taken up by a former cattery business within the rear garden of 16 Washway Road. The approach to the design not only improves the appearance of the setting by considerately improving the aesthetic over the structures on the site by way of the layout and materials proposed, but it also allows for the site to be divided into smaller manageable plots much more in keeping with the size of the properties. Therefore, we strongly ask that the Planning Department consider this application favourably and allow the construction of this new proposed dwelling.