JC
Architectural Consultant

# Design & Access Statement

**Proposed Dwelling Adjacent to:**

**25 Lngwith Drive,**

**Holbeach,**

**Spalding,**

**PE12 7HQ**



# 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 one and a half storey three bedroom dwelling adjacent to 25 Langwith Drive, 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 can be enjoyed in to the future.

## 1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0328-21-01 Proposal

## 1.3 Planning History

The site itself has no previous planning applications, however, the surrounding area has an extensive history of applications for a broad range of extensions and new dwellings further afield. Langwith Drive is a typical residential street in Holbeach and has seen a vast number of extension applications submitted in the recent past, all of which conform with the typically dense nature of this type of area, 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 Langwith Drive in Holbeach. The location is a comfortable walking distance from the centre that would be considered the town of Holbeach itself and it is in an area of densely populated clusters of housing, typical of the type of development in a Fenland town, all with continuous footpaths to the town centre. There are a vast number of local businesses and amenities within walking distance, all towards the centre of Holbeach, as well as a number of schools, shops and pubs to name a few.

As mentioned previously, the site is currently a large rear garden serving the dwelling 25 Langwith Drive, although the land has previously been left to become very overgrown, presumably by an elderly occupant who was not able to keep up with the maintenance of such a large garden. An existing access, separate to that for no. 25, leads from Langwith Drive which serves the site independently and already has the use of its own dropped kerb.

## 2.2 Local Amenities

Holbeach 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, a car garage and a veterinary practice amongst other things but within walking distance, into the main town centre, there are a number of stores, eateries, pubs and a supermarket. 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 on Spalding Road



*Overview of the town of Holbeach with the site to the West.*

# 3. Proposal

## 3.1 Proposed Development

The proposal comprises of 1no. three bedroom one and a half storey dwelling. The bungalow to which the site currently relates is 2 bedroomed and very typical of its age. The garden to the rear is very large for the size of the property, although this is likely due to the corner location on the street, however this form of development does not fit in with the clustered development along the rest of the street.

The proposed dwelling will take a portion of this large rear garden to serve as the site, which will include the demolition of the garage to the existing property, 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 size of plot, both to no. 25 and the proposal site, are very typical for this area as is the arrangement of the proposed within the site itself following the building line along the street.

### 3.2 Site Layout

The proposed dwelling will sit in line with the property of no.25 o continue the building line and the parking area and garden will wrap around the south and west of the proposed dwelling. The demolition of the garage to the existing adjacent building, under the ownership of the applicant, will allow for both dwellings to have a suitable sized garden and parking space, very much in keeping with the location.

## 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.

## 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 east so will increase the number of dwellings on the site to two.

The overall footprint of the building is 72m$^2$ with a total gross internal floor area of approximately 102m$^2$ Over the one and a half floors.

# 6. Layout

The layout is very simple but works perfectly for modern living. The large entrance hall area serves a living room, a large kitchen dining room and a double bedroom on the ground floor with en-suite. To the first floor there are a further two bedrooms with a shared bathroom. 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 simple and maintainable, the rear garden will be laid to lawn and the driveway to the side of the property, making use of the existing access, will be gravelled.

# 8. Appearance & Materials

The proposed dwelling has been designed to reflect the style of a modern family home, albeit with links to the style of the area. The majority of the structure will be in red brick with the central protruding gable in a white render to contrast this.



The windows will be an anthracite grey colour and will be UPVC to beneift from the performance increases over other materials. The exrternal doors will be composite and coloured to contrast the building materials. Gerneally the property will make use of good quality materials throughout to create a good standard dwelling.

The roof will be finished in a suitable concrete interlocking style tiles to reflect the appearance of a traditional slate with the added benefit 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.

## 9. Highways Implications

There are no implications to the highway as the existing access from Langwith Drive will be maintained throughout and it's continued use will extend once the building works have been completed. The existing access has a dropped kerb and is more than wide enough to allow for vehicles to pass through without any modifications being made.

## 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 will accompany this application.

## 11. Land Contamination

It is understood that there is no contamination within the site.