DESIGN AND ACCESS STATEMENT

Proposed dwelling to replace:
'Leon' & adjacent house, Roman Bank, Lutton Gowts, Lincs. PE129LQ

For: Mr & Mrs G Franklin



The Application Site

Introduction

This application is for a proposed dwelling on a site already benefiting from an outline planning permission under reference H12-0806-14. The planning permission is granted for the erection of 2 replacement dwellings, which indicated 2 medium sized houses fitting comfortably on the site, including the additional means of access.

The cottages have been in a similar state for the last 5 years and since the previous application was made.

Location & Surroundings

This site is located in a tiny hamlet known as Lutton Gowts. The dwellings in the hamlet are a mixture of houses and bungalows, the majority are detached, and the types and styles various immensely. For being a small hamlet there are some rather large detached houses, all varying somewhat, including 5 built in the last 10 years by DGM properties, all well in excess of 2500sq ft on large plots.

The photos below indicate some of the houses in the hamlet, and as such identifies the large various properties surrounding this site within Lutton Gowts. The majority of all of these substantial houses built in Lutton Gowts have been constructed since the 1980's, therefore all are relatively modern construction and there is no traditional local vernacular style house in the hamlet.

















The application site consists of 2 quite dated cottages, and until recently these 2 dwellings had a number of associated outbuildings (as per dated OS plan attached with application).

The pair of dwellings are located very close to the roadside on a double bend.

There is a modern house located a long way back from the rear boundary at some 45m from the boundary of the application site, a long way behind a tall hawthorn hedge which will remain to ideally screen the boundary. To the south is a detached bungalow and to the north is a detached bungalow adjacent the access to the dwellings at the rear.

Proposal

The replacement of the 2 dwellings we believe would give the opportunity to greatly enhance this roadside of the hamlet. By re-positioning the dwelling slightly further back, including removal of the roadside hedge and replacement with a new traditional low level post and rail or thorn hedge set further back from the road edge; road safety

& visibility for the replacement dwelling and ALL neighbouring dwellings on the same side of the road would be significantly improved.

As there are dwellings in the hamlet ranging from the 1900's to the 1990's, there is no particular style that needs to be followed, neither are there any dwellings that offer any real merit from their appearance or that reflect any local vernacular.

Permission H12-0868-11 offers proof that the properties were not abandoned from council tax and electricity bills. Bills are still being paid, and the site is being kept as clean & tidy.

The Process
Assessment

The proposed development is in accordance with national policies **PPS1** 'delivering sustainable development' and **PPS3** 'housing'. The proposal would accommodate some very modern forms of sustainable heating possibly in the form of an external biomass boiler and achieve air tightness and insulation to a Passivhaus standard.

PPS7 – Requirement of good design – within the national planning policy framework Section 7 identifies that proposals are visually attractive with appropriate landscaping, and appropriate innovation should not be prevented or discouraged. It also states that the proposal will add to the overall quality of the area, we think these statements have some very relevant weighting to the proposal.

The development is also deemed to be in accordance with the South Holland local plan policies **SG1** – Generally sustainable development

SG18 – Proposal generally identifies the protection of the existing boundary treatments as we plan to utilise the mature hedgerows to the boundaries.

HS17 – The proposal satisfies the majority of criteria within this policy and numerous other housing policies. The footprint and scale is larger however in circumstances where design is of some merit these 2 criteria can often be overridden.

SG14 – Unfortunately there is no vernacular architecture that is significant enough to warrant following in this hamlet, due to the various different styles as shown above in photographs. There are neighbouring bungalows which in our opinion shouldn't dictate the proposed development, there are numerous instances in the district where a house of large scale can be found neighbouring a bungalow, the proposal would only enhance the views and be of benefit to the neighbouring dwellings possibly increasing their value even.

Involvement

Discussions were had with the planning department regarding development proposals for this site and It was advised that firstly; the dwellings can be replaced (confirmed with planning permission), and secondly that a replacement of the 2 existing dwellings with one larger property would also be acceptable.

Amount

The replacement dwelling will be held comfortably between the boundaries of the immediate site and sit well back from the road frontage, with garaging projecting off the front corner of the dwelling which will end just short of the existing front corner of the existing house. The arrangement of the garage positioned at the front of the house reflects the design/appearance of 90% of the large houses in Lutton Gowts.

The dwelling would offer an enhanced streetscene, making a very elegant impression in the centre of the hamlet, and will use a palette of unique and tasteful external materials.

Scale, Design & Orientation

The footprint of the main element of the house is approximately 18.9m wide x 9.5m deep. There is an additional garage projection to the front that measures 6m wide and projects forward of the main house approximately 7.6m. To the rear of the house is a projection containing the family living area at ground floor such as open plan kitchen / eating / sitting. This projects back from the rear elevation of the main house element by 11.5m.

The dwelling is 8.8m at the highest point however is stepped down all around the main house with different features and interesting roofscape, such that the roof hips down to lower levels adjacent all site boundaries, at the south the eaves is approx 4.4m, to the north the garage eaves is approx 2.3m and the eaves level at the west is approximately 2.4m, therefore the heights are very considerate at all boundaries.

Outlook has been carefully considered and as such protects all neighbours. There are no windows directly looking out from the southern and northern most elevations, except obscure glazed en suite and bathroom windows in the northern elevation. Bedroom 5 which is located on the north side of the dwelling only has velux style roof windows.
The main views from the house are to the front and then at the rear the living accommodation has been designed such that all outlook is directed out over the 2 acre paddock - as per the photo below..



The rear garden forms an enlarged courtyard type arrangement for one of a better description creating a protected southern outlook whereby no impact to or from neighbours is created especially with the proposed boundary treatments in place. The main lounge bay type window overlooks the paddock and the en suite window above would be mainly obscure glazed on any panes that could give view from neighbours.

The dwelling materials are yet to be finalised, however slate and plain tile to the roof are to be considered which will have a wide overhang, walls will be a light red/buff coloured brick (to be confirmed). Windows will be timber effect; the eaves will have an ornate curving inward soffit detail.

Landscaping

The site benefits from some nice mature landscaping to the rear boundary which should be trimmed back but wholly maintained.

The proposal includes some mature hedging and a post and rail fenceline to the majority of the southern boundary, with a small section of closeboarded fence to the corner forming the rear garden of the proposal which spills out over the 2 acre grass paddock. Currently the Northern boundary some thorn hedging continuous from the rear boundary and consists of the side walls of the existing dwelling adjacent Leon. The hedging to this boundary would be retained and additional fencing and hedging planted to fully enhance the appearance from the somewhat neglected state.

The driveway will be well compacted small sized gravel, the driveway and footpaths will be edged with a traditional stone.

The remainder of the gardens will be heavily landscaped to really give a great impressive view into this site, consisting of small ornamental trees, shrubs and plants by an appointed landscaping designer. The rear private garden will generally be laid to lawn.

To the rear (south west of the site) is a 2 acre grass paddock that has been grass for at least 10 years, originally this would have been land used by the cottages. Beyond the 2 acre paddock is a further 2 acres of grass that belongs to Pure Leisure Group (namely locally as Tydd golf course and silverhill caravan park); we believe this is earmarked for use by Silverhill as further development and expansion of its facilities in due course.

There will be a hedgerow planted on the return of the boundary to the rear of the dwelling named Hilltop to offer additional privacy to the occupants.

The 2 acre paddock that belongs to the application site does not lend itself to farm land anymore due to the access, size and position. Modern machinery cannot gain access to the land as its located behind a domestic curtlidge, and the size and shape of the land is such that it is unviable to modern farming. As such this paddock shall be used in conjunction with the dwelling for paddock and hay. A similar scenario has recently been approved under planning permission H06-0396-13 subsequently H06-0266-09 where by the large detached dwelling was built on the line of the domestic

curtlidge and the 2 acres beyond was similar paddock land not viable for agriculture. This was a worse case example as in our application we have retained a large rear domestic garden before the paddock land.

Access & Visibility

The existing access to the site is hidden between roadside hedging. The hedging is proposed to be removed and the roadside visibility and site appearance enhanced by re-planting a new thorn hedge further back into the site.

The access would remain in a similar position to the existing, however we propose to include a further access which will form the driveway exit; an 'in and out' type scenario.

Access into the new dwelling would be modified to comply with current regulations and particularly disabled access.

Final Evaluation

This application utilises the current outline planning permission for the replacement of the existing dwellings incorporating just 1 individually built impressive unique dwelling on the site. The dwelling should be considered on its own merit, this shall incorporate individuality through the detailing and features and shall be built by skilled tradesman. The dwelling will be externally finished with a superb attractive and stylish landscaping scheme which shall be uniquely designed and presented.

The replacement of the current dwellings and the site appearance in the centre of this small hamlet will only offer enhancements to the neighbourhood, and the type of large exclusive houses in the hamlet will only be compromised.

The design appearance and orientation along with the carefully considered outlook from the property and from neighbouring properties, provides full protection of any overlooking whilst maintaining a good outlook across open land from the dwelling from main living space. The house is of a large scale however due to the roofscapes of the property the eaves levels are all kept to a minimum at the closest point to any boundaries and are a good distance away from any properties with hipped roofs, thus bearing no real impact from the actual scale of the property.

The existing dwellings on the site offer no merit due to their state, they have undergone numerous alterations including rendering and coloured painting of features, and due to their poor state of repair and internal arrangements amongst many other justifiable reasons, they should be replaced.