

DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT

For



PROPOSED REPLACEMENT DWELLING

At

**HOLLY TREE HOUSE
FEN GATE
MOULTON CHAPEL
SPALDING PE12 0XR**

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PLANNING APPLICATION ISSUE

Index

	Page
Site Observation	3
Heritage Considerations	6
Demolition Statement	6
Flood Risk Assessment	6
Planning Statement	6
Development Proposal	7
Site Appraisal	7
Pre-application enquiry feedback	8
Overall Summary	8

Site Observation

Location

The site is located on Fen Gate approximately 1.9km north of the village of Moulton Chapel immediately north of the junction with Daws Gate. It can be located via the following means:

Nationally recognized references:

Grid reference:	TF 29899 20084
Easting / Northing:	529899, 320084
Latitude, Longitude:	52.762751, -0.076335757
What3Words:	remaining.props.lined

Refer to drawing A1748-01 for the location and extent.

Size and topography

The site is relatively flat and level and extends to approximately 1727m² in area (0.1727 hectares). The north to south dimension (road frontage) is approximately 40m. The east west dimension (depth) is approximately 44m. The site is roughly rectangular in shape (fig. 01).



Fig 01. Aerial view of the site.

Access to the site

The site currently has one vehicular and pedestrian access point from Fen Gate located at the south end of the frontage (fig 02).



Fig 02. Holly Tree House from site entrance.

Site Boundaries

The site boundaries are generally clearly defined.

The west boundary is defined by a low post and rail fence within the grass verge along Fen Gate with a pair of timber gates to the vehicular access and small pedestrian gate.

The south and east boundaries have hedges with open fields beyond

The north boundary is partly defined by an existing neighbouring farm building and partly undefined.

Views into and across the site

The site and the existing house are easily visible from Fengate and to a lesser extent from Daws Gate (figs 03 to 06).



Fig 03. West elevation from Fen Gate



Fig 04. South elevation.



Fig 05. Aerial view from east.



Fig 06. North elevation

Views out from the site

Views out from the site at ground level are clear to the west and south, partially or totally obstructed by trees and hedges to the east and by adjacent farm buildings to the north.

Use and development of the site

The site currently accommodates a single residential dwelling with two small outbuildings. The site is extensively landscaped, though the trees and shrubs have not been managed recently and are in poor condition in some areas.

Use and development on land surrounding the site

Holly Tree House stands in open countryside surrounded by arable fields with an established farm immediately to the north

Landscaping

The site is well established with lawn, trees and hedging, though as previously stated some are in poor condition.

Amenities

All village amenities which include a butcher, pub, Chinese takeaway are located 1.9km south of the site. The town of Spalding, which has a full range of amenities, is located approximately 7km west of the site.

Heritage Considerations

Holly Tree House is of no architectural or historic value. The existing building is not listed, nor are we aware of any other level of protection. The building has significant damp related issues and is thermally inefficient.

Demolition statement:

The proposed works would require demolition of the existing house and small outbuildings.

Flood Risk Assessment:

The SELLP identifies the site being within flood zone 1 in an area with a 'low probability of flooding'. A brief site-specific flood risk assessment statement is provided as part of the pack, though it is proposed to raise the new floor level to 300mm above ground level.

Planning Statement:

The proposals relate solely to a single replacement dwelling and are therefore will require a full planning application.

Policy 22 of the South East Lincolnshire Local Plan which relates to Replacement Dwellings in the Countryside states that proposals for the erection of replacement dwellings outside defined settlement boundaries will be permitted provided that:

1 The residential use of the building to be replaced (the original building) has not been abandoned.

The use of the building as a dwelling will remain so has not been abandoned and has been recently vacated.

2 The original building is permanent, has not become derelict and is not the result of a temporary permission.

Holly Tree House is permanent and not the result of a temporary permission

3 The original building is not of architectural or historic merit and is not capable of repair

The original building is not listed nor known to be a heritage asset either designated or not, it has significant damp related issues and is thermally inefficient.

4 The replacement building is of a high standard in terms of architectural detailing and materials of construction.

The replacement dwelling will be constructed from high quality materials and be designed and built to a high standard of architectural detailing.

5 The replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as improving the character and appearance of the site and its locality; and the replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency.

The new house will be entirely upon the footprint of the original house, its floor area is to be increased by 40% from 195 sqm to 273 sqm, the additional area is almost entirely on external hard paving to the east side of the dwelling away from the visible elevations. The overall dimensions of the building apparent from the road will be virtually the same as the existing house.

The ceiling heights of the original house are very low so the overall height of the new building is to be greater to enable sufficient practical headroom to be achieved.

The overall design of the new house is intended to reflect the features of the original house in terms of window positions, dormers, chimneys and brick detailing such as dentil courses and tumbling brickwork to the gables. This together with its size being similar to the existing house ensures that it will not have a greater impact on the character of the area in terms of visual impact and be sympathetic to the site itself, the surrounding area and the character of the wider environment.

Development Proposal:

The proposal would include the following:

1. Demolition of the existing Holly Tree House and its outbuildings
2. Construction of a new two storey house largely upon the footprint of the original building but with a 40% increase in floor area.
3. The construction of an outbuilding to form garage, car port and storage.
4. General improvements to the landscaping (though not impacting upon any trees).

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. The site is outside the settlement of Moulton Chapel but is not of any historic value.
2. It is believed that the original south part of the house dates from around 1760 with later additions some of which have subsequently been removed. The house suffers extensively from damp, is very poorly insulated and has relied on fossil fuels as its main energy source for space and water heating.

Pre-application Feedback

On 27 November 2024 a site meeting was held with Greg Watkinson it was agreed that a replacement dwelling of similar design could be considered, though a record of the existing building would be required. Documents including a survey drawing of the house (plans, sections and elevations) together with a photographic record of the overall dwelling and details are included with the planning application.

An enquiry for pre-application advice was submitted for this project on 28 January 2025 and a response is still awaited.

Overall Summary

The proposal is for Full planning application for a replacement domestic dwelling.
The site is believed to be exempt from BNG as the building sits upon the original footprint and its surrounding hardstandings.
The site is within Flood Zone 1 with no formal requirement for a full, site-specific flood risk assessment.
The building is not listed, nor does it have any historic value. The building also, in the author's opinion has little architectural value
The building has significant damp related issues and is thermally inefficient.

The proposed replacement dwelling is considered to satisfy the requirements of SELLP Clause 22 and will result in a thermally efficient dwelling which is suitable for modern family living whilst still retaining the characteristics of the original house.

END