

PROPOSED TWO DETACHED DWELLINGS & TWO SEMI
DETACHED DWELLINGS
AT
PLOT adj. TO 37 WOODGATE ROAD, MOULTON CHAPEL
SPALDING, LINCOLNSHIRE
for
ENCHANTMENT HOMES

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located within curtilage to the south of 37 Woodgate Road, Moulton Chapel, Spalding, along the already established developed section of Woodgate Road.
- 1.2. The site has been in the ownership of the Crown for last 150 years and has been previously used as arable land with no indication of the presence of previous building or surfacing.
- 1.3. Outline approval for 4 semi-detached dwellings has been granted in May 2014 (App. No. H13-0161-14). The broad principles of development are therefore already established.

2. SITE ASSESSMENT

- 2.1. The site sits within an established row of mixed single storey and two storey dwellings towards the northern end of Woodgate Road, facing open farm land to the rear.
- 2.2. It is difficult to determine a specific 'design character' for Woodgate Road, as there is an eclectic mix of styles, designs and materials.

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

2.3. North of the site Woodgate Road meets Roman Road and the village centre. Where again we see a mix of single storey and two storey dwellings as well as some commercial properties.

2.4. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

2.5. According to the Environment Agency Flood Maps, the site sits within Flood Zone 1 and therefore there is deemed to be no risk of flooding

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the Outline Approval

3.2. Constraints

3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The design of the proposed dwellings which are the subject of this application is intended to reflect and reinforce the traditional buildings seen in the area and produce a dwellings that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District.

4.2. The Outline Planning Permission which has already been granted on the site was for 4 semi-detached properties. However, it is considered that this application for 2 detached and 2 semi-detached properties is a better use of available land and will also reflects the varied nature of development along Woodgate Road.

4.3. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

4.4. Detached Houses

4.4.1. The proposed detached dwelling is intended to reflect the character of a late Victorian farmhouse designed with the main ridge parallel to the road as established by the original buildings, and with a subservient, lowered two and single storey projection at the rear, creating an "L" shaped building overall.

4.4.2. The front elevation is symmetrical, with a central entrance door and glazed screens, and with splay sided bay windows with slated roofs at either side. First floor windows sit directly in line with the ground floor door and bays, giving an overall balanced appearance.

- 4.4.3. Windows are to be in white pvc, and are to be sash-type windows incorporating side margins, again reflecting late Victorian taste. Doors equally are to be of white pvc.
- 4.4.4. Reconstructed stone heads are to be included above openings, and two-course reconstructed stone subcills are to be provided to all windows
- 4.4.5. Rainwater goods are to be black pvc of cast iron pattern, fixed on rise and fall brackets spiked to the facing brick eaves
- 4.4.6. Eaves and verge lines are to be in corbelled facing brickwork as shown on the drawing
- 4.4.7. It is proposed to choose colours and materials to reflect the rural vernacular, with TBS Farmhouse Antique facing brick for the walls, and concrete blue slate roof covering to all roof areas.

4.5. Semi-detached Houses

- 4.5.1. The proposed semidetached houses will reflect the traditional design of the detached houses but take influence from the adjacent properties. The roofs are to be barn hipped to give the feel of the double pitched roof of the Crown Houses to the North.
- 4.5.2. Windows are to be in white pvc casement windows.
- 4.5.3. Facing bricks, rainwater goods and roof covering will match the detached properties. However, the flat topped bay windows will be finished in lead.

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed house is within a sizable villiage, with a general store, butchers, place of worship and public houses within less than a few minutes' walk. The village also has thriving community facility.
- 5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
- 5.3. Moulton Chapel is defined as a 'Group Centre' where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.
- 5.4. A bus service operates along Roman Road, with bus stops very close to the junction with Woodgate Road, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

- 6.1. It is considered that the proposed development is suitable for its site and the area generally.
- 6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Moulton Chapel.