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Ref: 2794-15

REPLACEMENT DWELLING
55 FENGATE
MOULTON CHAPEL
SPALDING
LINCS
PE12 0XR

FOR

M. J. BEBA & B. L. MOONEY



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 2794-15

REPLACEMENT DWELLING
55 FENGATE
MOULTON CHAPEL
SPALDING
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PE12 0XR

The application is to acquire Town & Country Planning Permission for a replacement dwelling at 55 Fengate, Moulton Chapel for the benefit of Miss M. J. Beba & Mr B. L. Mooney.

The proposal is to acquire permission to replace a small cottage with a family house of iconic contemporary design, it is apparent that the proposal is at odds with Policy HS17 'Replacement Dwellings in the Countryside' of the South Holland Local Plan – 2006, particularly criteria 5 which states:-

The replacement dwelling is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%. The floor area of any ancillary structures will not be included in this calculation.

Section 7 – Requiring good design of the National Planning Policy Framework – 2012 (NPPF) encourages quality architectural design and sustainability.

PRE-APPLICATION ENQUIRIES

Pre-application enquiries commenced in February this year with initially relatively positive response which eventually stagnated into no advice when amended plans were produced. Having waited for a response for approximately 16 weeks the applicants decided to make this formal Town & Country Planning Application.

The following section of this statement is as suggested by 'The Commission for Architecture and the Built Environment' (CABE)

USE

The proposal is for a large iconic contemporary design family home on a large site in a rural location amounting to 0.2 hectares (2283 square metres).

AMOUNT

It is appreciated that the proposal is at odds with criteria 5 of Policy HS17 of the Local Plan, but Section 7 of the NPPF encourages quality designs.

LANDSCAPING

The site was originally covered with over-grown tatterdemalion trees, shrubs and hedging which had been neglected for several decades, apart from specimen trees the site has been cleared to make way for a comprehensive landscaping and tree planting scheme.

APPEARANCE

The original contemporary design has been amended following early pre-application discussions and the external appearance will be red bricks with slate roofs.

ACCESS

Access to the site will be off Fengate Road using the existing reconfigured access. Access around and within the dwelling will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

The site is not affected by flood mapping provided by The Environment Agency or the South Holland Strategic Flood Risk Assessment Map, even so the following flood resilient measures will be introduced:-

- All sleeping accommodation at first floor level
- Flood resilient construction to be incorporated up to 300mm above floor level
- The future residents to be encouraged to sign up to the Environment Agency flood warning system
- Finished floor levels to be approximately 300mm above general ground level

ECO-FRIENDLY ASPECTS

The following to be researched and incorporated into the dwelling design:-

- PV panels to South and West facing roofs
- Rainwater harvesting systems
- Air/ground source heating pumps
- Wood burning stoves
- High levels of insulation

EXTERNAL MATERIALS

Bricks and slates to be agreed by Conditions.

APPLICATION PLANS

2794-15-01	Site & Location Plans – Existing
2794-15-02	Site & Location Plans – Proposed
2794-15-03	Floor Plans & Elevations
2794-15-04	3D Views

G R Merchant
June 2015

Ref: 2794-15

APPENDIX

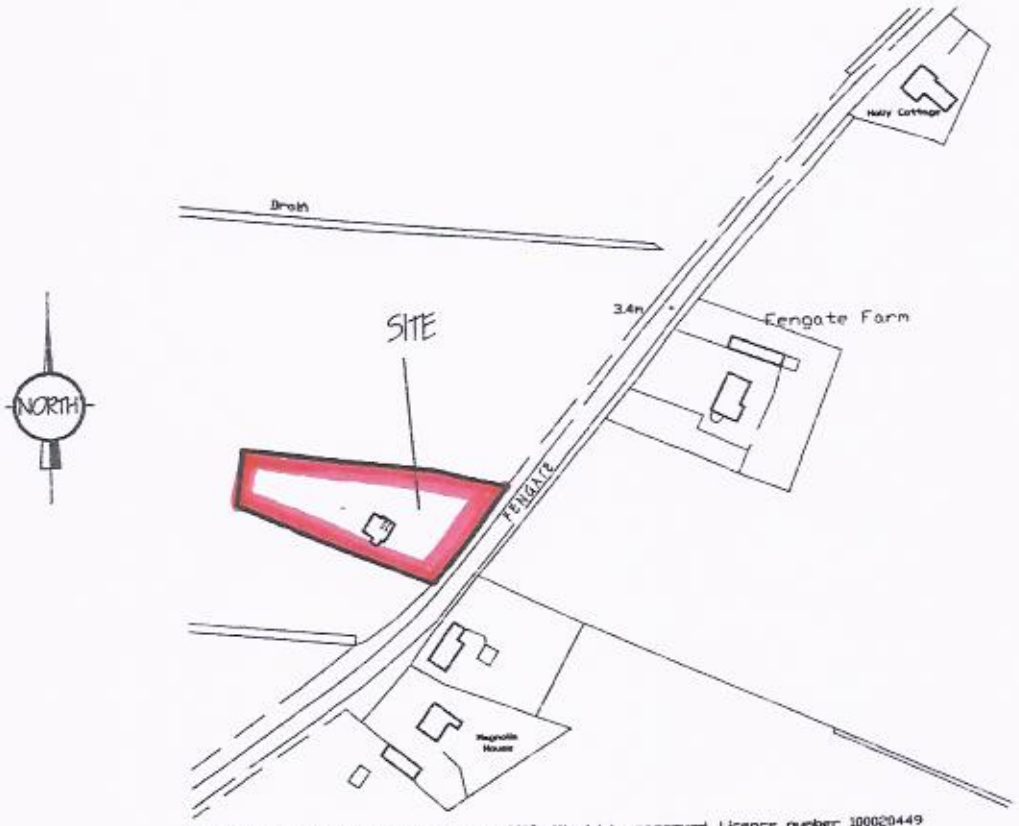
LOCATION PLAN 1/2500

'GOOGLE' LOCATION & SITE PLANS

FLOOD MAPS
ENVIRONMENT AGENCY
SOUTH HOLLAND STRATEGIC ASSESSMENT

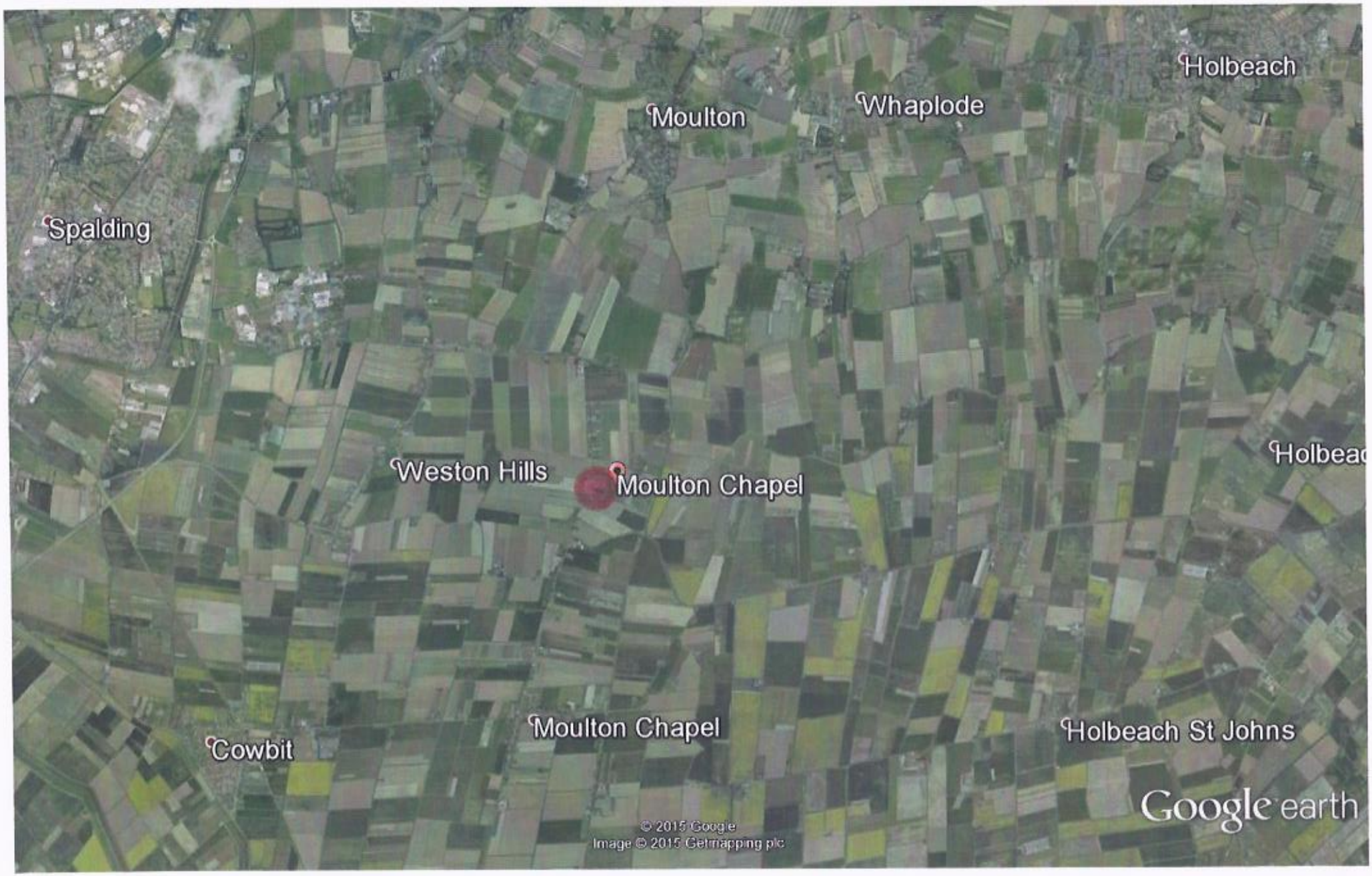
PRE-APPLICATION CORRESPONDENCES

FLOOD RESILIENT CONSTRUCTION



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LOCATION PLAN.
1/2500.



Google earth

miles 5
km 8



Google earth

feet
km

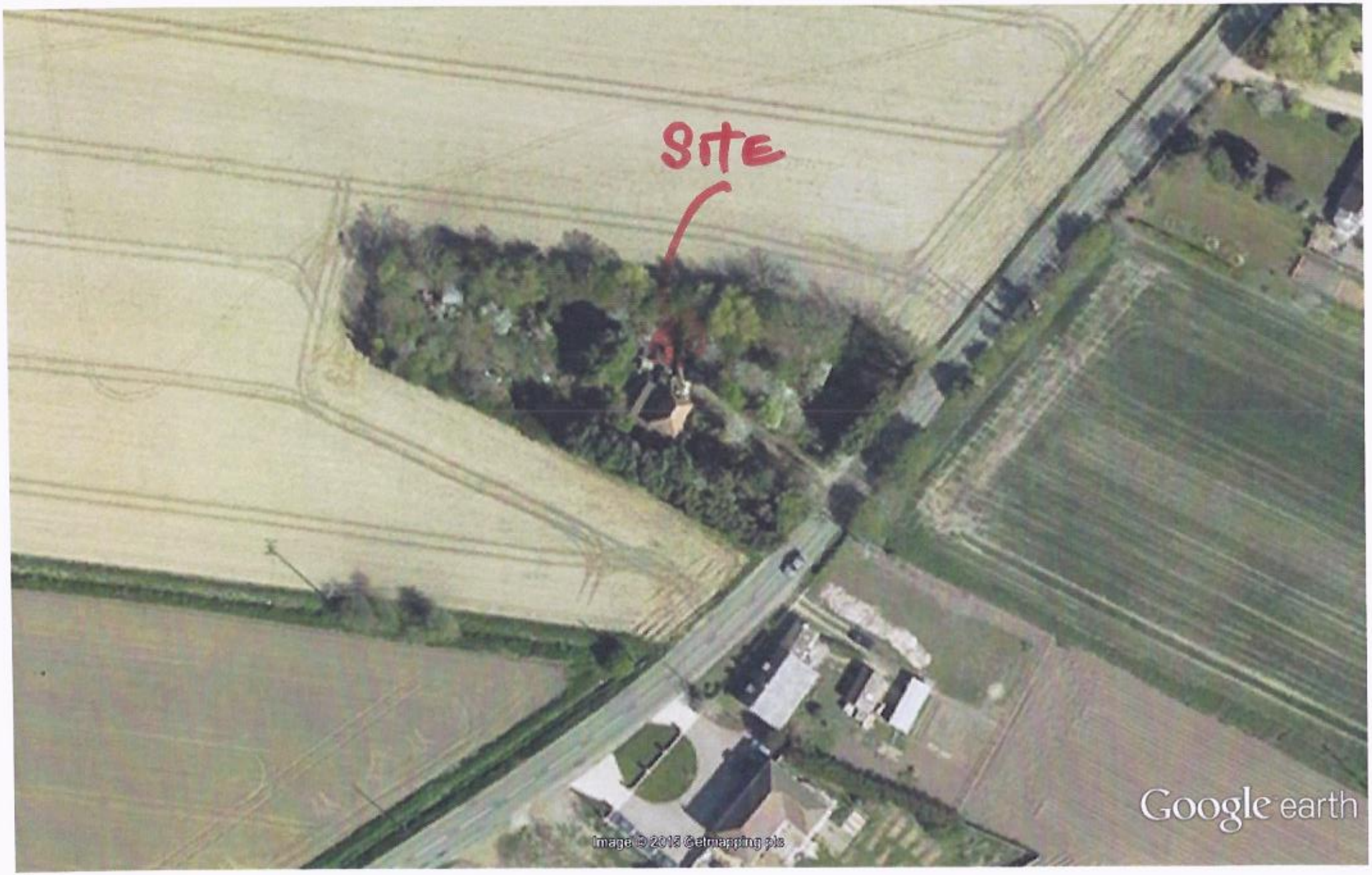
4000

1



Google earth

feet 1000
meters 300



Google earth

feet 400

meters 100

Environment Agency

Enter a postcode or place name: PE12 0XR Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea

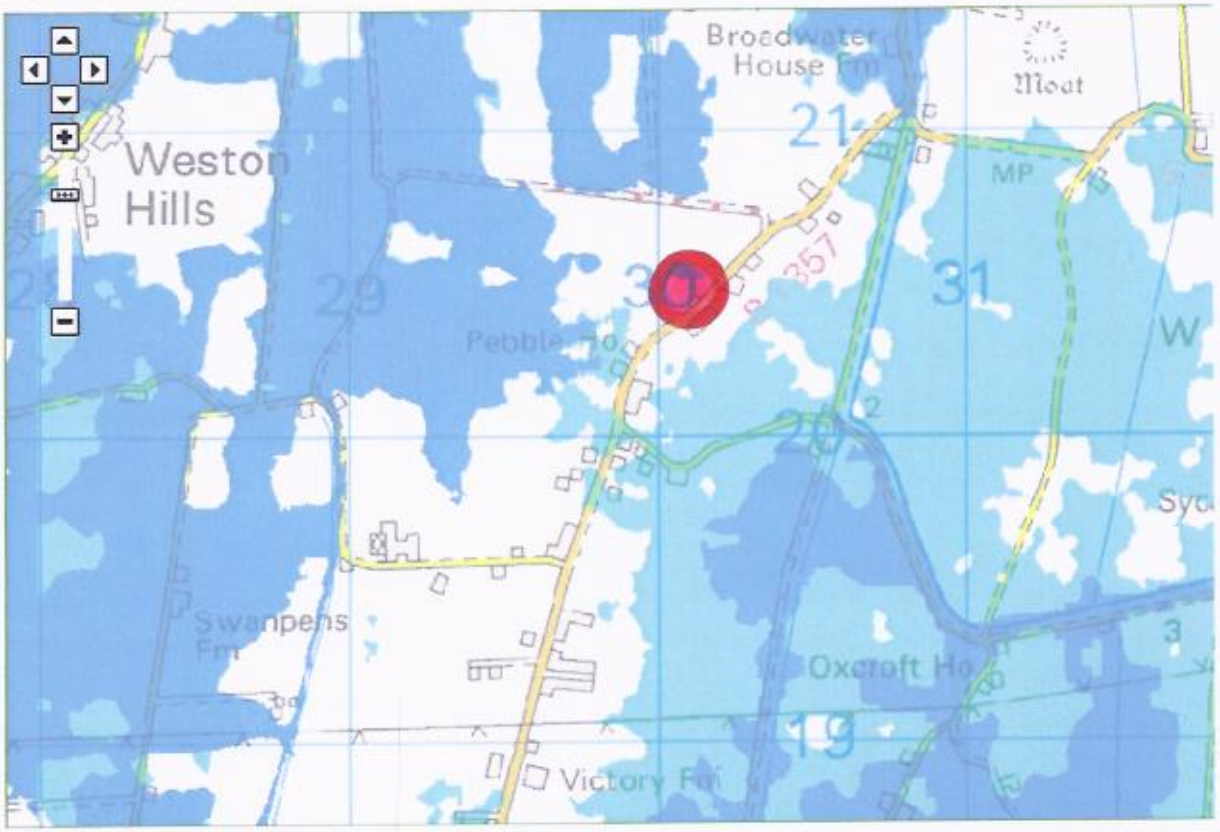
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main Rivers
- River line

PE12 0XR at scale 1:20,000

Other maps | Data search | Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
© Environment Agency copyright and database rights 2015. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380.
Contains Royal Mail data © Royal Mail copyright and database right 2015.
This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

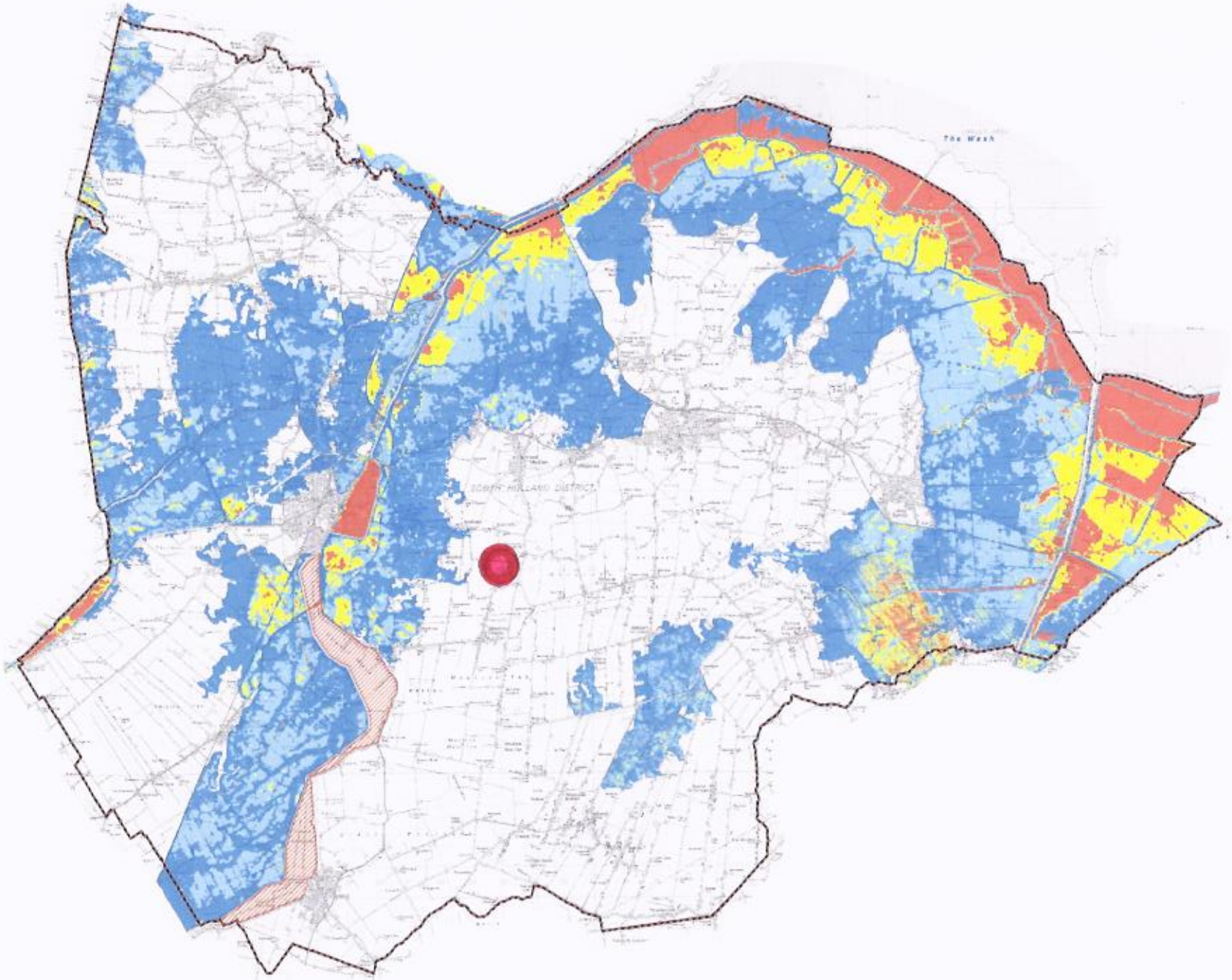
Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

© Environment Agency 2015



NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas.

3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

7. Land outside South Holland District is not considered.

8. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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ROYAL HASKONING
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FAX +44 (0)1733 262243

SOUTH HOLLAND
SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:

SCALE: 1 : 60,000 @ A1

MAP NO:

Gmail

G R MERCHANT <grmerchantarch.cons@gmail.com>

Pre-Application Advice

2 messages

G R MERCHANT <gr.merchant@btconnect.com> Fri, Feb 27, 2015 at 4:08 PM
To: "Grant, David" <dgrant@sholland.gov.uk>

Dear David

REPLACEMENT DWELLING
55 FENGATE, MOULTON CHAPEL, PE12 0XR

I have been approached by a client who owns the cottage at 55 Fengate, Moulton Chapel and wishes to replace it with a large "contemporary" design house and garages as indicated on the attached plans, a decision has not be made on external materials to be used!!

Your informal opinion as to whether a contemporary design would be acceptable in this location before making a formal Town & Country Planning Application.

If you require any further information at this stage please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
01406 490800

4 attachments

- **BM 02..pdf** 361K
- **BM 01..pdf** 330K
- **BM 04..pdf** 13174K
- **BM 03..pdf** 1673K

Grant, David <dgrant@sholland.gov.uk> Tue, Mar 17, 2015 at 9:18 AM
To: G R MERCHANT <gr.merchant@btconnect.com>

Dear Bob,

Thank you for your enquiry. Please find below the following comments from Julie-Anne Middleditch

MIRANDA.
07983950797

miranda @ littlefoxburo.co.uk

"I am not convinced that this design works in totality. The rear wing looks oversized. The buttress design is brutal and along with the glazing makes it look like a municipal building. The front seems to be trying too hard in terms of the central component which (in my view) would be much better with a horizontal emphasis rather than the pitched roof and glazing. The garage doesn't work in design terms with the house. Altogether it is a mish-mash; not coherent in design terms."

Unfortunately, whilst I was a little more supportive of the design I don't think the planning department would be able support a replacement dwelling on this site with the current design. I would recommend discussing this matter with Julie-Anne directly.

Regards,

David Grant

David Grant | Planning Officer | **South Holland District Council**
DDI: 01775 764472
www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 27 February 2015 16:09
To: Grant, David
Subject: Pre-Application Advice

[Quoted text hidden]

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Replacement Dwelling

1 message

G R MERCHANT <gr.merchant@btconnect.com> Fri, Apr 24, 2015 at 11:03 AM
To: "Grant, David" <dgrant@sholland.gov.uk>

Dear David

REPLACEMENT DWELLING
55 FENGATE, MOULTON CHAPEL, PE12 0XR

Further to your email response to my pre-application enquiry dated 27th February i have had discussions with my clients, particularly the response from Julie Anne Middleditch, which was helpful.

My clients would still like to pursue with a "contemporary design" therefore please find attached our further attempt, the "foot-print" is predominantly the same as the previous scheme with a reduction to the rear projection and the garage has been re-designed to relate to the house, as suggested by Julie Anne.

Your further informal opinion would be appreciated, if you require any further information or design amendments please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
01406 490800

2 attachments

2794-15-03(MOONEY).pdf
2930K

2794-15-04(MOONEY).pdf
13303K

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Replacement Dwelling

2 messages

G R MERCHANT <gr.merchant@btconnect.com> Wed, May 6, 2015 at 2:23 PM
To: "Grant, David" <dgrant@sholland.gov.uk>

Dear David

REPLACEMENT DWELLING
55 FENGATE, MOULTON CHAPEL, PE12 0XR

Further to my email enquiry of the 24th April, i have had further discussions with my clients who have decided not to go with the fully 'contemporary design' previously sent.

Please find attached latest design which is based on the original scheme which you and Julie-Anne responded to on the 17th March.

Apologies for the 'u'-turn, if you require any further information of my clients aspirations please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
01406 490800

2 attachments

J035-PR7(5-5-15).pdf
4159K

J035-PR8(5-5-15).pdf
6349K

Grant, David <dgrant@sholland.gov.uk> Wed, May 6, 2015 at 3:18 PM
To: G R MERCHANT <gr.merchant@btconnect.com>

Hi Bob,

I have now discarded your previous plans for 55 Fen Gate and have passed this email to the admin team to register on our system. We now have a new system for the registration of preapps. Any emails sent directly to me are sent to the planning admin department and then allocated to an officer. I have forwarded your email to planningadvice@sholland.gov.uk and they will scan the plans and allocate the preapp to me. This process ensures that officers don't respond to queries via email and all responses are registered centrally and can be searched by other officers. A letter is then emailed back to you with our response. As of now, can you please send all preapps to the planningadvice@sholland.gov.uk email and mark them for my attention if you would like me to deal with the preapp.

I have also forwarded these plans to Richard Fidler and Julie-Anne Middleditch to discuss.

Regards,

Dave

David Grant | Planning Officer | **South Holland District Council**
DDI: 01775 764472
www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 06 May 2015 14:24
To: Grant, David
Subject: Replacement Dwelling

[Quoted text hidden]

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.