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**REPLACEMENT DWELLING
BROADWATER HOUSE
HALLGATE
MOUTON
SPALDING
LINCS
PE12 0XR**

FOR

MR & MRS M BEBA



PLANNING, DESIGN & ACCESS STATEMENT

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**REPLACEMENT DWELLING
BROADWATER HOUSE
HALLGATE
MOULTON
SPALDING
LINCS
PE12 0XR**

This application is to acquire Town and Country Planning Permission for a replacement dwelling at Broadwater House for the benefit of Mr & Mrs M Beba.

The current dwelling that is to be replaced was built between 1957 and 1958 and has been lived in by the late Mr Beba. The late Mr Beba had lived and farmed the land all his life, unfortunately he passed away in September 2024. The Late Mr Beba did not maintain or upgrade the property over the last 66 years and unfortunately quotations have been sought for various replacement elements, including roof, heating and electrical systems, kitchen and bathrooms which outweigh the cost of a replacement dwelling to current standards. The three chimneys in the existing property have structural defects and need removing before any renovation works could take place.

The current dwelling is also the replacement of the original Broadwater House. The original dwelling was built as a farmstead in the mid 19th century as indicated on the enclosed historic ordnance survey maps. This dwelling was demolished as the current dwelling was being constructed. Some of the external walls can be seen in the ground today.

Mr M Beba and his wife have been left this property and are keen to move from their property in Whaplode to the farmhouse. Following various quotations being received for the renovation and extension to the dwelling it was seen that a replacement would give the family a modern and an environmentally efficient farmhouse to live in. Mr & Mrs Beba including their son own and work the farm business.

The dwelling has been designed to Mr & Mrs Beba's needs along with their sons and his future family when they retire.

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

USE

The former use of the property is a domestic 3-bedroom farmhouse which is linked to the current working farm. The dwelling has a good existing access and mature gardens.

AMOUNT

It is proposed to replace the existing farmhouse with a new 3-bedroom farmhouse which has been designed with the requirements of Mr & Mrs Beba and their son.

The existing and proposed footprint calculations are below which amounts to a replacement dwelling increased in footprint by 35%, which is below the requirements of replacement footprint increase.

Existing dwelling

GF - 71 sqm

FF - 51 sqm

= 122 sqm

New Dwelling

GF - 96 sqm

FF - 69 sqm

= 165 sqm

LAYOUT

The layout of the proposed 3-bedroom single dwelling are to the clients' requirements which include a single storey section for them to use during the working day with a large utility, WC and office area.

The new replacement dwelling will be on the same footprint as the existing dwelling.

ACCESS

The existing access will remain along with the access from the farmhouse to the working farm.

FLOOD RISK

The existing site is in Flood Zone 3 therefore a Flood Risk Assessment is required and submitted to support this application.

The dwelling will have a finished floor level of 300mm from existing ground levels and passes the Sequential Test and Exemption Test in this location.

The foul water will be connected to a new package treatment tank which will be in a similar location to the existing septic tank and the surface water to a rainwater harvesting tank and soakaways.

CONCLUSION

The proposed replacement dwelling will be in keeping with the existing site and area which is key to the character of the streetscape. The dwelling has been designed on a sympathetic Lincolnshire farmhouse.

G R Merchant Ltd
June 2025.