DESIGN ACCESS STATEMENT

FOR

PROPOSED REPLACEMENT DWELLING

AT

55, FENGATE
MOULTON CHAPEL
SPALDING
LINCOLNSHIRE
PE12 0XR

FOR

Miss M. Beba and Mr. M. Mooney

Job No B2971

October 2015

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Date:	October 2015
Project Number:	B2971
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1.0 INTRODUCTION/EXISTING

1.1 55, Fengate, Moulton Chapel is a small cottage, with sundry garden buildings, located in a plot on the west side of Fengate (B1357), 2.0 kilometres north of the village of Moulton Chapel and 4 kilometres south of Moulton and the A151 road which connects to Spalding 5.5 kilometres due west of the site. The surrounding areas of Moulton and Whaplode Fens are all heavily invested into agriculture such that the views from the site in every direction are of open flat, cultivated fields. However, the site itself has been heavily planted, although much of the perimeter hedging (cupressus) has now been cut back. To the south of the site, the B1357 turns west in Moulton Chapel to link up with the A16 again but at Cowbit, 4.5 kilometres to the south-west of the site. There are, therefore, good communications with Peterborough, Boston, and Kings Lynn. There is a railway station at Spalding which has tracks to Peterborough, Sleaford and Lincoln.

1.2 Topographically, the site is in an area of flat fenland and the 1:50000 Ordnance Survey plan shows spot levels of 3.0 metres ODN on roads within a large area between the A15, 25 kilometres to the west, the A47, 30 kilometres to the east, The Wash to the north and beyond the A47 (Kings Lynn/Peterborough road) to the south. Levels in excess of 3 metres ODN inside this area are usually only found on river, drain or sea banks. Investigations with The Environment Agency and consultation of the South Holland District Council Strategic Flood Risk Assessment, have identified that the site will not be at risk from flooding.

1.3 55, Fengate is not included in any of the South Holland District Council Inset maps covering the nearby settlements of Cowbit, Moulton, Moulton Chapel or Spalding, (i.e. Inset maps No 1, 12, 13 & 15) and it is, therefore, deemed to be located in “Open Countryside” and replacement of the existing cottage will, as a result, be subject, to Local Plan Policy HS17 of the SHDC Local Plan.

1.4 The existing cottage at 55, Fengate is within a 0.23 hectare plot of land which has a frontage of 40.5 metres to Fengate and an average depth of 80 metres. Because Fengate, at this particular location, runs south,south-west to north,north-east the road frontage faces east of south-east but the existing cottage, which is located towards the south/south-west boundary of the site and 26 metres from the highway edge, is slightly twisted on the site to face more or less due south-east. The existing cottage has a gross floor area of 130.00 square metres spread across two floors of similar size.

2.0 THE PROPOSAL

2.1 The proposal is to replace the existing cottage with a larger double fronted, 2 storey house with 2 no. 2 storey extensions to the rear one of which extends further back with a single storey and orangery element. The house design will be Georgian in appearance, built in a brick to match the local vernacular, with hipped roofs finished with slate on the two storey sections and with pantiles over the single storey range. There will be two gable chimneys visible from the road, with a further chimney to the rear and all the major fenestration will be of glazing bar sash windows with brick voussoir arches over. The front entrance will have a typical timber or stucco surround and canopy over a six panel door and over light. The new house will sit in approximately the same location as the existing cottage but will face more easterly and parallel with the north boundary of the site.
Also proposed is a four bay garage block, designed with two storeys and constructed in the same

materials as the house with a pantiled roof. This will stand to the front of the house with its back wall onto the north boundary.
Given the amount of planting on the site at present, the new forecourt tied into the existing highway access and the increased footprint of the new house, the clearance of further planting from parts of the site will be required.

3.0 DESIGN ACCESS IMPLICATIONS

3.1 **Use** Evidently the replacement house will be for the same purpose as the existing cottage, i.e. a private residence and, therefore, falling under Town and Country Planning Use class C3.

3.2 **Amount** The gross useable floor area of the proposed house approximates to 496 square metres, spread over two floors (or a footprint area of 276 square metres). The new garage will have a footprint area of 87 square metres. The new house will be sited so that it stands over the footprint of the existing cottage with its front wall 22.5 metres (min) from the edge of the highway.

3.3 **Layout** The main front range of the house is proposed with a lounge to the south/west gable and a cinema room to the north/east. Between these, a large entrance hall will accommodate the staircase and will give access to a corridor leading to a bathroom, study, utility and snug in the range behind the cinema room, and to a kitchen beyond in the single storey section. The corridor will also lead to a dining room in the extension behind the lounge. A pantry will be accommodated within the kitchen in the single storey extension and an orangery will be sited on the west gable of the kitchen. At first floor level, there will be a bedroom and family bathroom over the lounge. The entrance hall will go fully through two storeys and over the cinema room will be two bedrooms. Over the corridor/office/snug etc.to the rear will be a master bedroom with ensuite and over the dining room a fifth bedroom. The garage block is proposed on the north boundary, in front of the house, with first floor accommodation set aside for storage and a gymnasium.

3.4 **Scale** Although larger in area than the original cottage, the proposed house will not be significantly higher and only the size/proportion of windows and doors will reflect the slightly grander scale of a Victorian or Edwardian house. Overall, the house will still reflect a house of domestic scale.

3.5 **Landscaping** As stated above, the site is already well planted, although the cupressus boundary hedges have been removed. The remaining soft landscaping will require some modification, but this will largely be determined by the occupant's requirements. However, a new boundary hedge of hawthorn and field maple is proposed. Some additional hard landscaping will be required in the form of a new paved forecourt and perimeter paving leading to side/rear entrances, incorporating any required ramping for disabled access.

3.6 **Appearance** As described in 3.3, the proposal is to replicate the form of a late C19/earlyC20 Edwardian farm house, built in traditional materials with traditional external detailing and a 3 bay 2 storey frontage. Bricks will be red/brown with a plinth to the ground. The roof slates will be grey with rainwater goods in black cast iron. The windows, being sliding glazing bar sashes, will have 4 panes and will be proportioned accordingly and will be fabricated from powder coated aluminium. The main (front) entrance door will be panelled and will have a glazed overlight and surround.

3.7 **Access** Access from the highway will remain via the existing front gateway which will lead immediately onto the new paved forecourt which will afford easy access to the proposed garage on the north-east boundary. It will also lead pedestrians to the centrally located, front door, or, alternatively, around the house to the back door through the utility room. Disabled provisions (ramps) will be incorporated in the new paving where appropriate.

4.0 RELEVANT PLANNING POLICY

4.1 Being a proposal for the replacement of an existing house in the countryside, the principle policy to be considered is Policy HS17 of the South Holland District Council Local Plan 2006. This policy refers specifically to replacement dwellings in the countryside and states:-

The erection of replacement dwellings in the counytryside will only be permitted where all of the following criteria are satisfied:

i) The original building has not been abandoned or allowed into such a state of disrepair that it would not be capable of habitation without significant structural repair, and retains the appearance of a dwelling.

ii) The original dwelling is not a temporary or mobile structure.

iii) The original dwelling has a lawful dwelling house use.

iv) The original dwelling is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement.

v) The replacement dwelling is of a similar scale and size to the original dwelling 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.

vi) The replacement dwelling is positioned on a similar footprint to the original dwelling unless it can be demonstrated that repositioning would benefit the character and appearance of the site and locality.

vii) the design of the replacement dwelling reflects the design of traditional, vernacular buildings in the area in terms of scale, character, materials of construction and architectural detailing

4.2 The National Planning Policy Framework is silent in terms of making comments specifically related to replacement homes in the countryside although it is clear that, in all cases, quality architectural design and sustainability should be sought.

5.0 CONSIDERATION OF PROPOSALS IN RELATION TO THE POLICIES IDENTIFIED

5.1 The proposed scheme is now considered against each of the points raised in 4.1 above:-

5.1.1 Clearly the existing cottage has not been abandoned or allowed to fall into such a state of disrepair that it would not be capable of habitation without significant repairs. The cottage plainly still retains the appearance of a dwelling, but obviously falls well short of contemporary building and accommodation standards, thus requiring a significant financial outlay to bring it up to standard,

5.1.2 The existing cottage is not a temporary or mobile structure,

51.3 The existing cottage has a lawful dwelling house use status, and

5.1.4 it is not considered to be of any architectural or historic merit.

The proposed dwelling:-

5.1.5 is measured as being larger than the existing cottage where the proposed footprint area is 3 times the footprint area of the existing cottage.
5.1.6 is positioned such that it occupies a similar footprint to the existing cottage, and
5.1.7 reflects the design and setting of traditional houses of similar size in the area.

5.2 Clearly from 5.1, it is seen that the proposed new house will comply, (subject to the normal constraints of design, materials, and character being acceptable), with the majority of the conditions attached to this policy. The size of the proposal, being determined by the client brief and the need to add in amenities and facilities not present in the existing cottage, is, on the face of it, however, at odds with part v) of the policy. Section 7, paragraph 55, of the National Planning Policy Framework, however, justifies and encourage quality design in the countryside, indicating that housing in rural areas is required to be of outstanding design in order to:- help raise standards of design generally, reflect the highest standards in architecture, enhance the immediate setting and to be sensitive to the defining characteristics of the area. Importantly, in this sense the proposed design clearly sets down a higher standard than that demonstrated by the existing cottage.

5.3 In close proximity to the site, there are few other dwellings that can be objectively appraised in deciding the character of the vicinity. There is an old rendered C18/19 cottage (Daisy's Cottage) almost opposite the site; and a newer, extended C20 1970/80's house (Magnolia House) beyond, but, other than these two houses, the nearest property is a C20 bungalow 120 metres or so to the north and a second C20 house 300 metres to the south, neither of which are actually near enough to the proposal site for them to be compared with the proposal.
The cottage across the road is evidently vernacular/traditional in origin, and, unlike other property along Fengate, is set only slightly back from the highway, with very little landscaping around it. It is also very much smaller than houses elsewhere on Fengate. It does not, however, appear to take the form of a typical agricultural workers' cottage, nor does it appear to fit in with the type and character of other properties on Fengate. The house adjacent to Daisy's Cottage is set back from the road, and, like Daisy's Cottage, but unlike other houses along Fengate, and nearer Moulton and Moulton Chapel, it has a dearth of planting around it.
More typical of the area, are the properties further from the site which, although clearly visible from the highway, do have significant amounts of border and site planting around them, basically provided as a windbreak in the exposed terrain as well as a facility to control privacy. In this sense, the proposal will fit in more closely with setting, character and design of these other houses than with the two properties opposite.

5.4 Taking the overall design and setting of the proposal, we believe that the character of Fengate is reflected by the style, materials and setting of this proposal, and points to a high standard of design which will enhance the immediate setting whilst helping to raise the overall standards of design in the area. There are other instances of new and period housing of some substance in other locations in the fenland areas east and west of Spalding, which are reflected by the design proposed here, having a clearly defined roadside plots and accommodating properties of substance and style that are visible to individuals passing the site but which have the facility of privacy which is brought about by, and enhanced by, the scale of the planting around the site and other boundary treatments.