

DESIGN & ACCESS STATEMENT

Client: Mr & Mrs A Rawlings
Project: Building plot adjacent 29 River Lane, Moulton, Lincolnshire
Ref: 081701
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Date: 27.11.17

INTRODUCTION

The site is located adjacent to 29 River Lane on the northern side. Outline approval was granted on 08.06.17 (appeal ref. APP/A2525/W/17/3167273). This application is for approval of Reserved Matters (matters reserved being 'access', 'appearance', 'landscaping', 'layout' and 'scale').



Aerial View of site



View of Site From River Lane looking southwards



View of site from North showing existing fenced boundary to no. 29 (Lea House)

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USE

The proposed use is for a single residential building plot.

AMOUNT

The proposal is for 1 no. dwelling house (6 bedrooms) with associated outbuilding comprising car port and store. The application site area is approximately 0.14ha. The GIFA of the proposed dwelling house (excluding outbuilding) is approximately 464sq.m.

LAYOUT

The site is organised along the principles of a traditional Lincolnshire farmhouse. The main house is set forward on the site with the associated outbuilding set back. The gardens are arranged to the west, north and east sides of the house. Vehicular access is to the southern end of the River Lane frontage and extends to a side parking / turning area. This has the feel of a courtyard by virtue of the sense of enclosure created by the dwelling to the north and the outbuilding (carport/store) to the east. The layout means that vehicles are partially hidden and the main house has prominence to the frontage of River Lane.

The house is organised into 3 distinct parts. The front part contains the main living accommodation and visitor's entrance. It also contains the main staircase which leads up to the two largest bedrooms.

The part behind this accommodates support spaces. It contains a secondary staircase that leads to all storeys.

The part to the very rear contains ancillary spaces. It too has its own entrance.

The outbuilding contains a car port providing spaces for up to 3 cars. To one end is an enclosed store for garden equipment and the like.

The house layout is organised so that the principal views out are to the west (towards the front garden and River Lane) and to the north (over the side garden and open fields beyond).

Great care has been taken in siting and orientating the house in such a way that overlooking of adjacent properties is minimised.

The hierarchy of the 3 parts can be seen in the external massing and expression of the building.

SCALE

The scale and massing is based on that of a traditional Lincolnshire farmhouse. The building will comprise of 3 elements. The front part will be of 2 storeys with the 3rd storey comprising attic rooms. Behind this the scale reduces to a lower 2 storey element with a partial 3rd storey [attic] accommodating vertical circulation. To the rear the scale reduces again to a single storey element comprising ancillary spaces. The detached car port / store outbuilding follows the same proportions as the rearmost element of the house.

LANDSCAPING

The site will be enclosed to the frontage of River lane via traditional metal estate fencing with matching pedestrian gate and double vehicular gates.

A new beech hedge is proposed to the north and east boundaries which will provide a soft edge to the adjacent open fields.

There is an existing hawthorn hedge to the southern boundary with no. 29. It is proposed to maintain this and provide a continuation of this where the neighbouring fence starts.

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The gardens will generally be laid to lawn.

The driveway will be gravel, providing a permeable surface enabling the drainage of rainwater. To prevent gravel being brought onto the highway, the site entrance will be of granite setts. The fence and gates are set back at this point to allow a vehicle to pull off the road whilst the gates are opened. Paving will be of paving flags.



Estate fence with pedestrian gate



Estate fence vehicular gate

APPEARANCE

From the very outset the applicant has had a strong desire to draw on local architectural influences which would inspire the dwelling design. Moulton and the surrounding rural areas of South Holland have many examples of dwellings of architectural merit.

The location of the site is at the very edge of the village and is a more rural setting than say that of the centre of Moulton. The building can be seen from several angles and as such the appearance must take into account views from River Lane and Seas End Road. As such the design is modelled on the typology of the traditional Lincolnshire farmhouse.

The massing, scale and form are typical of a traditional Georgian farmhouse.

The external appearance of the house is an expression of the hierarchy of the three main elements of the building. The main part of the house to the front includes an ornate open entrance porch, projecting brick plinths, brick pilasters and brick dentil detailing below projecting courses.

Window openings are true Georgian proportions with brick arched heads.

The element behind this continues the brick dentil detail and brick arched heads, however, the secondary entrance porch is of a simpler design and less ornate.

The rearmost element is simpler still but maintains the same brick arches over openings.

Materials comprise red brick in Flemish bond, with brick specials providing the detailing to projecting plinths and the ornate detailing of the front porch and pilasters.

The roof shall comprise natural slate.

Windows will be authentic painted timber sliding sash. Those to the main element of the house are of larger proportions, whilst those to the rear elements are smaller. Windows to the third storey are painted timber casement windows.

Doors will be of painted timber with panels and/or glazing to an authentic Georgian style.

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ACCESS

The proposed access is directly off River Lane and has good visibility in both directions. River Lane has a 30mph speed limit and is not a particularly busy road.

The proposed driveway will be located to the southern end of the River Lane frontage. The driveway will lead to a car port offering 3no. parking spaces. The driveway expands into a courtyard in front of the car port which allows vehicles to park and turn and thus re-enter onto River Lane in a forward motion.

The house has 3no. access points comprising the principal entrance to the front, accessible via its own footpath, a side entrance accessible from the parking courtyard (it is anticipated that most visitors will access via this approach), and a third entrance to the very rear for use by the residents.

The entrance from the courtyard driveway will be the principal method of access and will be designed to meet Part M of the Building Regulations. Porches will contain internal lighting with PIR activation and dawn to dusk sensors.

The ground floor of the house will all be on one level affording ease of movement and a Part M compliant WC will be provided.

CONCLUSION

The site is a generous plot on the very edge of Moulton. It has good separation from no. 29 which is sited to the south of its land and also faces away from the application site. Although well connected to the village, the site has a distinctly rural feel and very much lends itself to a rural typology of dwelling.

The applicant is keen to evoke this rural character and the proposal is strongly influenced by the traditional local farmhouse vernacular of South Holland. The style is, therefore, that of a Georgian farmhouse and the layout, scale and massing is reminiscent of this typology.

The applicant is also enthusiastic for the house to be of the utmost quality, in terms of its appearance and choice of materials. As such, great care has been taken to choose authentic materials and products that compliment the style of architecture.

As with the building, the landscaping is also designed to reflect that of a Georgian farmhouse and a simple pallet of hard and soft landscaping has been chosen which complements the house.

It is considered that these proposals offer authentic architecture that is in keeping with its rural setting.

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