

PROPOSED REPLACEMENT DWELLING
AT
WHITE HOUSE FARM, SARAH GATE, QUADRING PE11 4QE

for

MR STEVE DOBNEY

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. Full planning approval for a very large replacement dwelling with substantial stables, application ref: H15-0966-11. The broad principles of development are therefore already established.

1.2. Positive feedback was received from the SHDC Planning Department via their Pre-application Advice Service, for the scheme that is the subject of the application,

2. SITE ASSESSMENT

2.1. The site sits on a sporadically populated area of Quadring with varying types of properties.

2.2. It is difficult to determine a specific 'design character' for this area of Quadring, as there is an eclectic mix of styles, designs and materials.

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

2.4. According to the Environment Agency Flood Maps the site is located within Flood Zone 3. However, The South Holland Strategic Flood Risk Assessment (Residual Flood Maps) prepared by Royal Haskoning and updated in March 2017 indicates that the site is located well away from any flood risk areas both at present and in

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

the future, including Residual Risk Extent up to and including year 2115 and is not at 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 previous approval.

3.1.2. There is an opportunity to make better use of available land, and to provide a new modern dwelling sited more centrally to the plot and facing the road.

3.1.3. The site at present is under-used. It sits within a popular area of Spalding and the proposals will help to extend and improve available accommodation.

3.2. Constraints

3.2.1. The building's designs is 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 but also strive for architectural excellence to enhance the local area.

4. DESIGN

4.1. The proposed detached dwelling is intended to reflect the character of local farmhouses designed with the main ridge parallel to the road and with a subservient, single storey projection at the side and a small two-storey projection to the front present a gable to the road and giving some presence to the street scene.

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

4.3. Windows are to be in cream upvc, and are to be casement windows as seen in the existing building and modern farmhouses.

4.4. Reconstructed two-course stone subcills are to be provided to all windows.

4.5. A three-course projecting brick stringcourse, segmental arches (where possible) and a substantial chimney give a nod to vernacular design.

4.6. Rainwater goods are to be black puvc of cast iron pattern, fixed on rise and fall brackets spiked to the facing brick eaves

4.7. Eaves and verge lines are to be in corbelled facing brickwork as shown on the drawing

4.8. It is proposed to choose colours and materials to reflect the rural vernacular, with red/brown multi facing brick for the walls, and natural blue slate roof covering to all roof areas.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within on the outskirts of the village, with a general store, restaurant, place of worship and public houses within a few minutes' walk (850m).

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. Quadring is defined as a ‘Minor Service Centres' 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 Main Road, with bus stops very close to the junction with Sarah Gate, providing easy access to Peterborough, Spalding, Boston, 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. The proposal makes use of an otherwise used and unsightly building.
6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also Quadring.