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Design & Access Statement

Church End House, Church Green Lane, Donington. PE114SQ



Demolition of existing house and
Proposed replacement dwelling

Applicant : Mr S Nichols

September 2021

Ref: D&A.171-01

Design

The Process

Assessment

Physical Context;

The site itself lies within Church End approximately 1km north east from the village of Quadring. Quadring had a population of 1,339 at the 2011 census. It is situated on the A152, 2 miles (3.2 km) north-east of Gosberton, and 2 miles south-east of Donington.

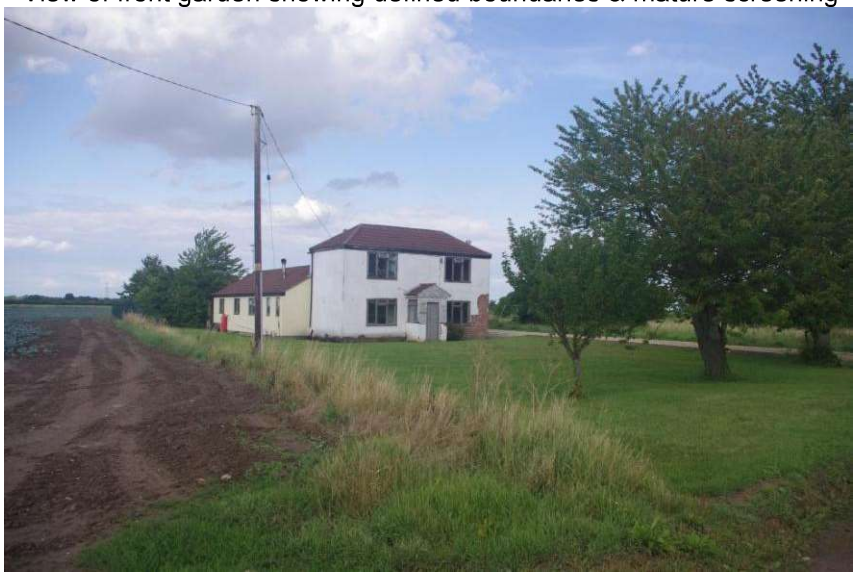
Image reproduced from Google



The existing dwellings address is Church End House, Church Green Lane, Donington. PE114SQ
The National Grid Reference of the central point of the dwelling is TF229342
The development area is approximately 0.45 Ha.
Please refer to drawing number 171-01-DD01 for the exact position & extent of the site.

The character of the immediate local setting is predominantly agricultural with sporadic residential properties consisting of a mix of single and two storey homes with varying styles & no real architectural theme of note. Rural in nature, the wider surrounding area is mainly agricultural.

View of front garden showing defined boundaries & mature screening



View of west boundary from within the site



The site has well defined boundaries. It is separated from the open fields to the north, east & west by boundary post & rail timber fencing and a field access with adjacent dyke respectively, along with a small section of security fencing to the west. The southern boundary of the site is defined by the dyke adjacent to Church Green Lane.

View of the side garden of the existing house



Image reproduced from Google

The site currently consists of a group of outbuildings to the north west of the curtilage along with the dwelling itself which has had various additions resulting in an untidy & uncoordinated arrangement. Relatively flat, matching the surrounding area, the site has grass areas to the front & east. Landscaping of the surrounding areas is primarily agricultural consisting mainly of open fields & hedgerows as per Lincolnshire's arable farming landscape.

Views from the existing access to the site along Church Green Lane in both directions





There is excellent visibility in both directions to the front of the site
The current vehicle access is directly off Church Green Lane with parking & turning within the site.

Social Context;

Although this is not technically new development and rather a 'like for like' proposal, the proposed replacement dwelling will be more desirable to modern families and help to provide the supply of housing required to meet the needs of present and future generations. Good local services and facilities are available such as Indian restaurant, village hall, church, village store & post office. Rural communities need new families to continue moving to the area to help contribute to & use the local facilities, integrating within the community socially helping to sustain it & continue to meet the needs of its residents. Quadring is also on a public transport route & the site is accessible to the aforementioned services.

Economic Context;

The development would bring economic benefit, not only from construction and future maintenance of the property itself but also through increased usage and expenditure with local businesses in the community such as the nearby restaurant, village store & post office.

Policy Context;

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2012
The NPPF is silent on replacement dwellings in the countryside
As there is no proposed increase in the number of dwellings on the site however, and the replacement dwelling will be more sustainable, built to a higher and more thermally efficient standard than the dwelling which it replaces, the development would be in accordance with the sustainable development objectives contained within the NPPF.
Section 12 - Achieving well-designed places

South East Lincolnshire Local Plan (2019)
03 Design of New Development
04 Approach to Flood Risk
22 Replacement Dwellings in the Countryside

Involvement

Following reviews of previous planning approvals for similar replacement dwellings, it is clear the council are perfectly receptive to sympathetic, suitably designed proposals and so we felt it was not necessary to consult pre-application as a new dwelling could be confidently designed to suit the site & surrounding area.
Due to the scale of the proposed development and the straight forward nature of the application we felt it was not necessary to consult local community groups.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the feasibility/concept ideas could now be explored.

As described in the physical assessment the site already has an access from Church Green Lane, along with suitable turning & parking areas
The current dwellings positioning is deemed acceptable & well suited to the existing access to the site.

Following previous unsuccessful renovation attempts on the property, having an environmentally inefficient construction along with the obvious damp issues associated with dwellings of this era, a feasibility design review concluded it is clear this building is no longer fit for purpose.
For such an attractive, substantial plot (0.45 Ha) with typically open Lincolnshire farmland views there is an excellent opportunity to provide a more desirable, environmentally sustainable replacement modern home making best use of the land available while enhancing the area architecturally.

Surrounding properties are a mixture of modern & traditional building types and styles with no dominant architectural detailing or themes of note. However proposals should take account of the general character and appearance of the established surrounding rural area including the existing property known locally as 'the white house'

Additional landscaping is not deemed necessary due to the existing open and rural nature of the plot. The new dwelling will be of a high standard of energy efficiency.

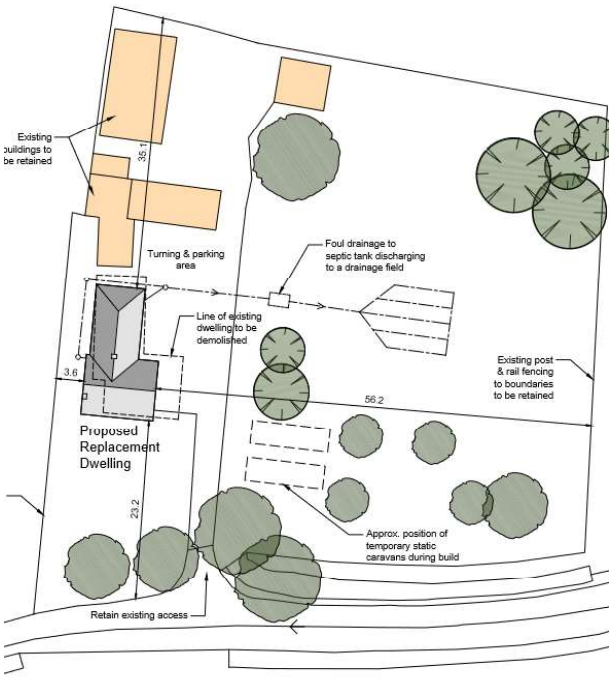
Use & Amount

The existing property is currently occupied by the applicant & of residential use, with a residential use being proposed.
The size of the site can easily accommodate a much larger dwelling footprint with acceptable amenity areas along with associated garaging/parking & turning facilities.

The applicant wishes for a replacement dwelling of similar size in footprint & location however, with the main increase in floor area being a two storey element to the rear, approximately where the current single storey element resides.

The existing dwelling is a 3 bedroom property with various living/reception rooms and the proposed replacement will be a typical 4 bedroom modern home with a virtually identical footprint.

Layout



This final layout, where a single building was sited neatly on the site with a private drive to the front, was settled upon for various reasons;
Site access – the existing access is perfectly adequate & safe with good visibility in both directions and the ability to enter & leave the site in a forward gear.
Build – to develop the site is much less complicated with fewer construction issues using the existing entrance & dwelling location
Aesthetics the outlook from & into the site is more attractive with a more modern dwelling
Security – the existing garaging & parking areas are both conveniently situated, easily secured & well surveyed
Use - the site layout provides an attractive, desirable & exclusive development in a rural location utilising the sites existing beautiful natural features
Context – the building, amenity space & parking/turning areas fit in with their surroundings
Amenity – The house footprint has been designed exclusively to mirror the existing property preserving existing amenity areas.

Scale

As previously mentioned the proposed dwellings footprint is virtually identical to the existing dwelling in scale.

The existing two-storey house has a Gross Internal Floor Area of 169m² and the proposed two storey dwelling has a Gross Internal Floor Area of 229m². This results in a growth in floor area of 60m², which is an increase of 35% over the existing, therefore complying with Local Planning Policy 22

Landscaping

It was felt a light touch was needed to be able to retain the existing open character of the site. Therefore due to the positioning of the new dwelling matching that of the existing, no new landscaping is proposed other than some additional post & rail fencing matching existing boundary treatments

Appearance



Front Elevation Side Elevation

Although the surrounding vernacular is fairly mixed with no real architectural themes or features of any note, the proposed replacement dwelling is designed to be traditional looking aesthetically and built with high quality materials reflecting the rendered appearance of the existing 'white house' property.
To fit in with the local context the house has a simple traditional frontage to create an attractive but clean principle elevation, common in nearby rural Lincolnshire dwellings.
The overall traditional massing of the design & subtle modern architectural detailing along with the use of quality materials is intended to seamlessly integrate the house into the rural character of the area, enhancing the local vernacular instead of being at odds with it.

External materials for the dwelling will consist of white render, slate appearance roof tiles, timber post front porch, dark grey doors & glazing with matching UPVC guttering & downpipes.
Being similar in overall size & shape to the existing property, the replacement dwelling should blend in seamlessly with the rural landscape.
The sites overall appearance is designed to be traditional and unimposing, while complementing and enhancing the area & not be attritional with it or try to stand out by creating a new landmark.

In summary the proposed new home is a vast improvement on the existing dwelling in terms of aesthetics and energy efficiency, unaffecting the plots existing overall arrangement & landscaping. Thought to be of a suitable scale to both meet the needs of current & future residents, designed to be in proportion with its surroundings & plot, sit well within the locality being respectful to & enhancing the local architectural vernacular and contribute to the visible quality of the surroundings, therefore enhancing and preserving the local character & appearance of Church end.

In accordance with the South East Lincolnshire Local Plan Policy 3 Design of New Development, and section 12 of the NPPF, the proposed scheme looks at achieving good quality design through the use of high quality materials and a development which reflects the character of the surrounding area. The proposals also meet the criteria set out in Local Planning Policy 22 Replacement Dwellings in the Countryside

Access

As previously mentioned, the existing access will remain unchanged

There is a main bus route operating along the A152 which is only approximately 1km away.

The existing private drive will provide pedestrian & vehicular access to the plot along with parking and turning areas for vehicles to enter & leave in a forward gear.
All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 2 – 2015

There is an abundance of private parking spaces within the site, along with turning facility avoiding any on road parking concerns.

Other Information

Flood Risk

The dwelling is positioned in Zone 3, please refer to the Flood Risk assessment accompanying the planning application

Indicative Structural Report

On visual inspection the existing building appears to be of sound structural quality, the structural condition is also considered to be capable of residential refurbishment and/or extension works and therefore is perfectly capable of continuing its residential use. The house is in permanent occupation, but due to damp issues not all rooms are currently being used

Please refer to the following photos demonstrating the structurally sound condition of the dwelling;








Aforementioned internal damp issues;



Air Quality

We have considered air quality as part of this development and do not consider there is mitigation that can be implemented as part of this development.

Drainage Assessment

A sustainable drainage system will be naturally utilised on the site due to its rural location and therefore absence of any existing services.
Surface water from any impermeable surfaces will be taken to soakaways & foul drainage will be taken to a septic tank discharging to a drainage field (all subject to percolation tests) negating any increased risk of flooding to the locality.
Please refer to the proposed block plan for further details.