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Ref:- 2729-14

**EXTENSIONS & ALTERATIONS
DRALLAM HOUSE
SWINDLERS DROVE
LOW FULNEY
SPALDING
LINCS
PE12 6BS**

FOR

MR & MRS M WOODCOCK



PLANNING, DESIGN & ACCESS STATEMENT

**EXTENSIONS & ALTERATIONS
DRALLAM HOUSE
SWINDLERS DROVE
LOW FULNEY
SPALDING
LINCS
PE12 6BS**

This application is to acquire Town & Country Planning Permission to extend and convert Drallam House, Swindlers Drove, Low Fulney into a large iconic family house for the benefit of Mr & Mrs M Woodcock.

Pre-application enquires were made with the original proposal to demolish Drallam House and replace with a large iconic 'stand alone' family house. A site visit was also arranged with positive feed-back despite the size of the dwelling which was at odds with Policy HS17 'Replacement Dwellings in the Countryside' of the South Holland Local Plan – 2006, particularly Criteria 5 which states:-

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

Following on from the site meeting and positive response to the size of the proposal it was decided to retain the original Drallam House and extend.

The following part of the statement is as suggested by 'The Commission for Architecture and the Built Environment' (CABE).

USE

The proposal is for a large iconic family home which effectively would be an extension to the host dwelling which will be converted into a games room and cinema room.

LAYOUT

It is appreciated that the magnitude of the proposal is at odds with numerous parts of the Local Plan but pre-application discussions have been positive and the National Planning Policy Framework – 2012 (NPPF) encourages quality design and sustainability.

LANDSCAPING

Apart from hedging to the North and South boundaries the whole site is generally laid to grass and bereft of any tree planting and landscaping. The eventual proposal is to create a comprehensive landscaping and tree planting scheme.

APPEARANCE

The architectural design is conceived from advice given by the Conservation Officer, external materials to be agreed by conditions.

ACCESS

Access to the site will be off Swindlers drove, Access to, around and within the dwelling will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

The site is debatably in Flood Zone 2 of the Environment Agency Flood Map but not affected by flood mapping of the South Holland Strategic Flood Risk Assessment Map, even so the following flood resilient measures will be introduced to the design specification:-

- All sleeping accommodation at first or second floor level
- Flood resilient construction to be incorporated up to 300mm above floor level
- The future residents to be encouraged to sign up to the Environment Agency flood warning system
- Finish floor levels to be approximately 300mm above general ground level

ECO-FRIENDLY ASPECTS

The following to be researched and incorporated into the dwelling design:-

- PV panels to South and West facing roofs
- Rainwater harvesting system
- Air/ground source heat pumps
- Wood burning stoves
- High levels of insulation

EXTERNAL MATERIALS

To be agreed by Conditions.

APPLICATION PLANS

2729-14-01	Site & Location Plans – Existing
2729-14-02	Site & Location Plans – Proposed
2729-14-03	Proposed Floor Plans
2729-14-04	Proposed Front & Rear Elevations
2729-15-05	Proposed Side Elevations

July 2015
G R Merchant

APPENDIX

LOCATION PLAN 1/2500

LOCATION PLAN 1/1250

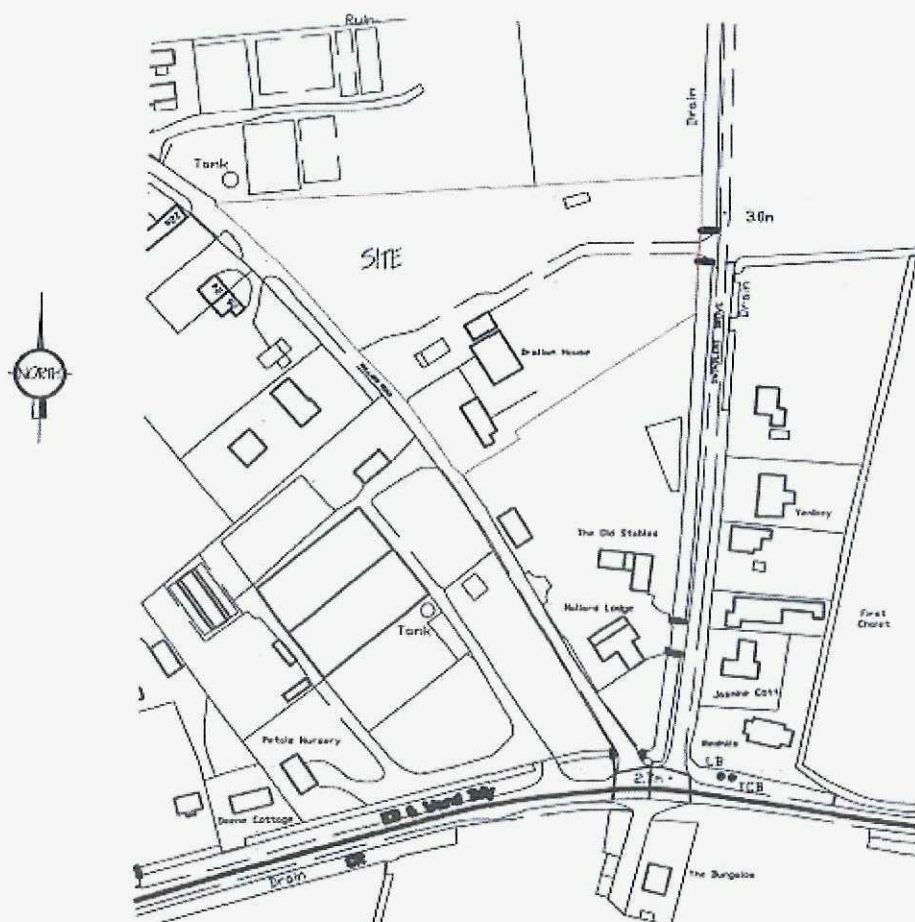
‘GOOGLE’ LOCATION & SITE PLANS

PRE-APPLICATION E.MAILS

FLOOD MAPPING

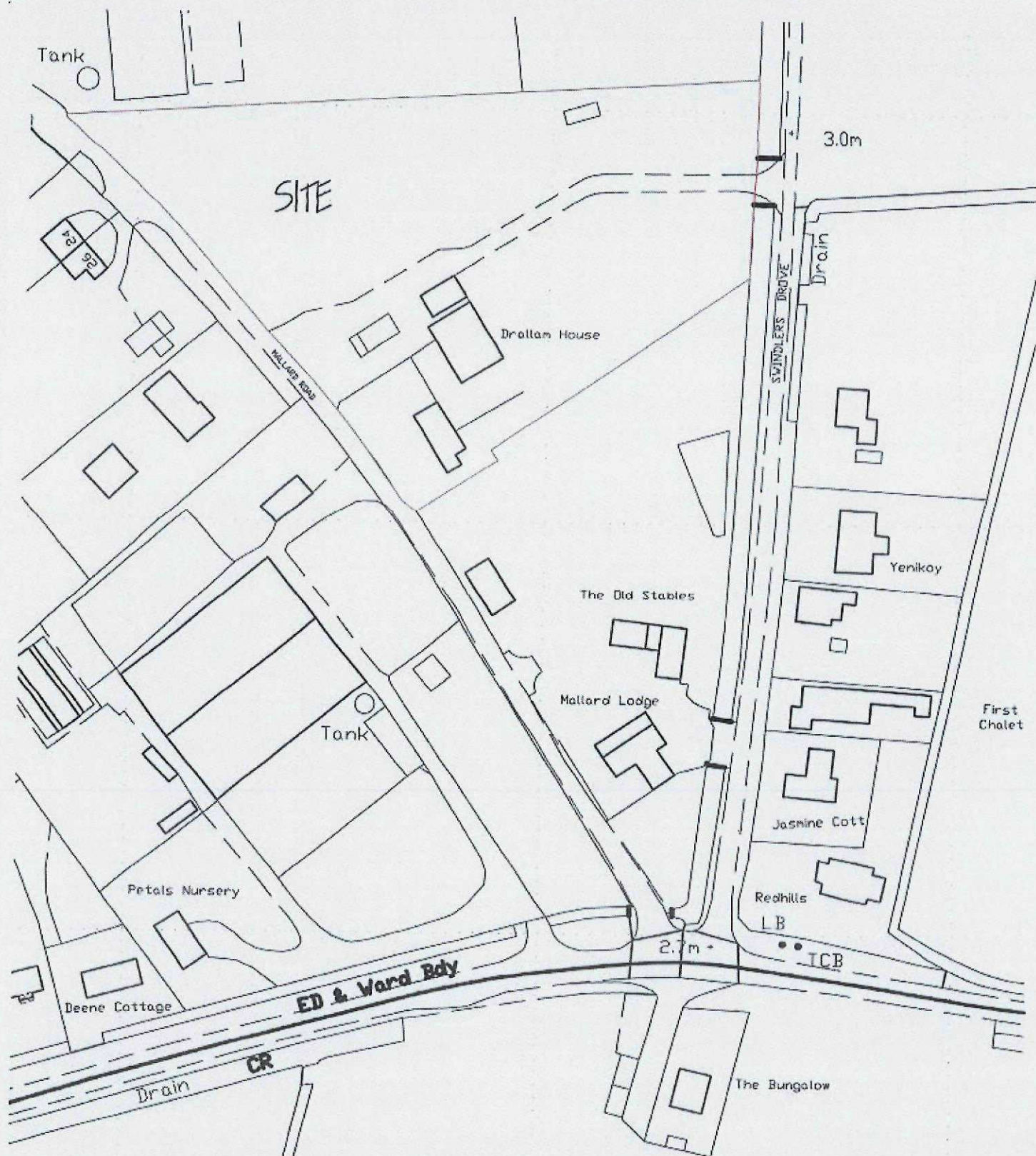
FLOOD RESILIENT CONSTRUCTION SCHEDULE

LAYOUT OF PROPOSAL 1/500



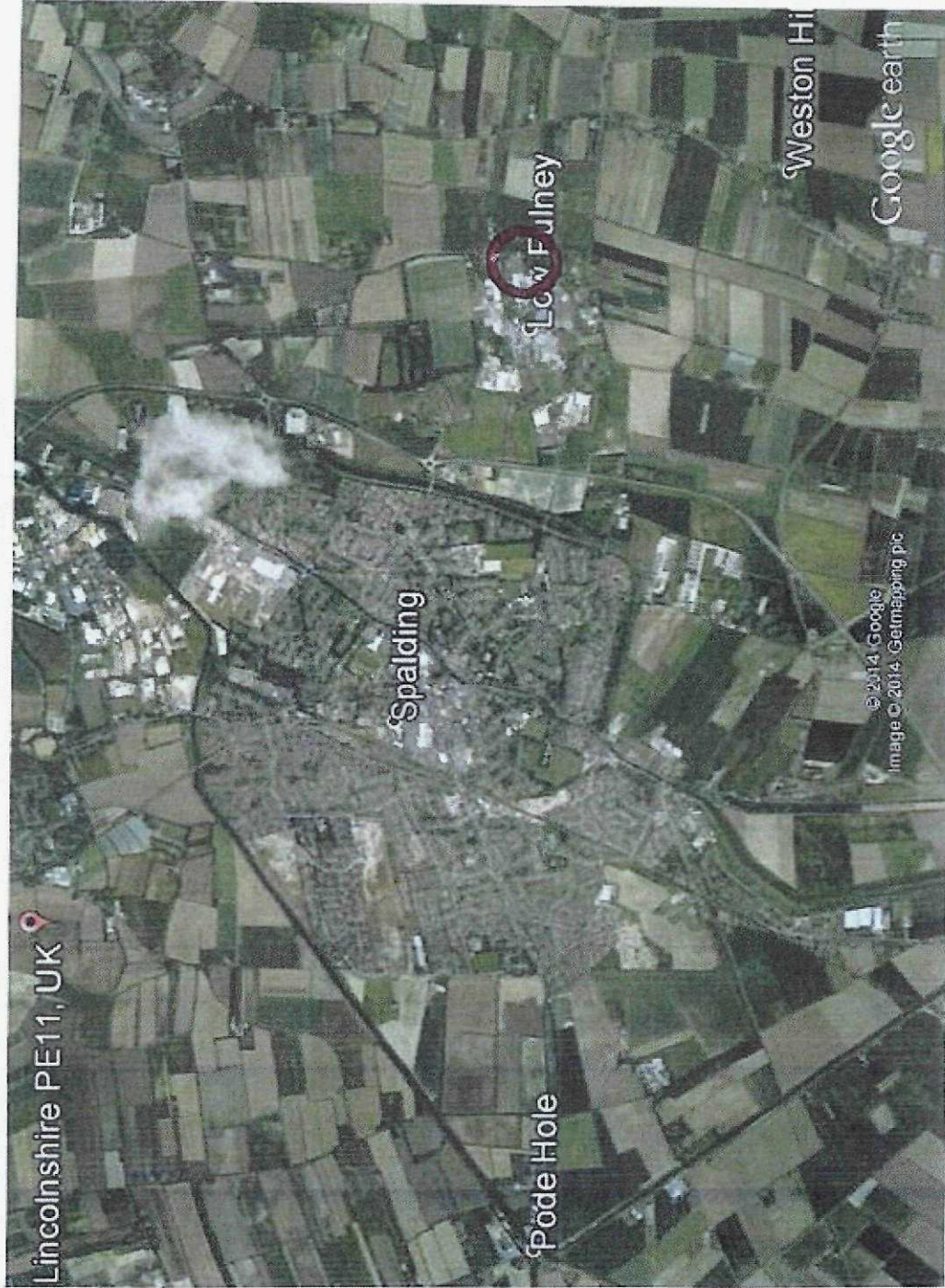
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LOCATION PLAN,
1/2500,



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LOCATION PLAN.
1/1250.





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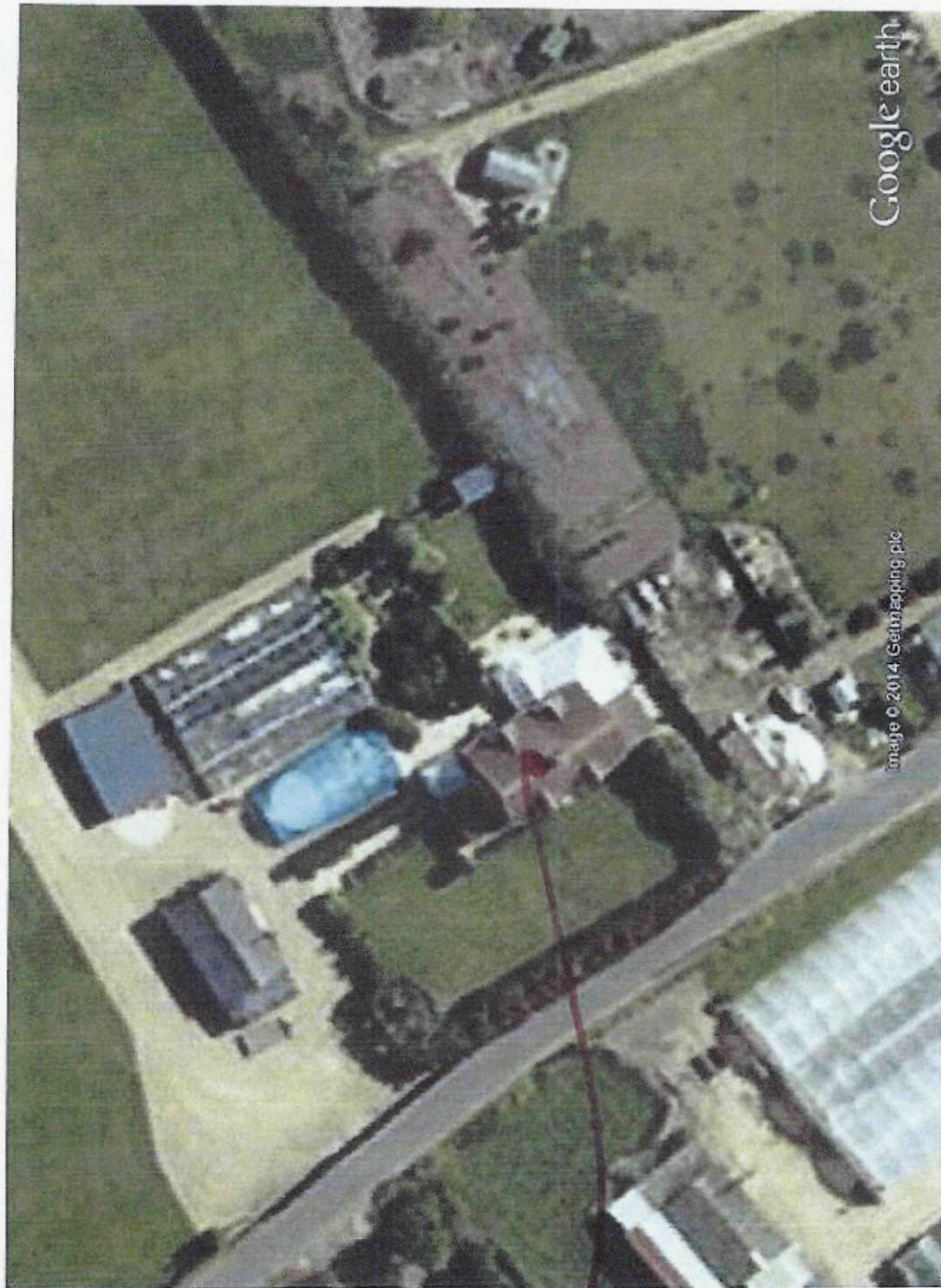
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DRALLAM
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Image © 2014 Getmapping plc

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G R MERCHANT <grmerchant.arch.cons@gmail.com>

Drallam House

Middleditch, Julie-Anne <JMiddleditch@sholland.gov.uk>

Tue, Feb 3, 2015 at 12:11

PM

To: G R MERCHANT <gr.merchant@btconnect.com>

Cc: "Grant, David" <dgrant@sholland.gov.uk>

Dear bob

Following our meeting this morning some pointers as to the design approach.

As discussed as a starting point a reduction in the scale of the main building. The incorporation of ancillary buildings/wings would be acceptable subject to design.

A Palladian mansion would be overstated in the location, although the plot is large such a building would need a more extensive curtilage to work in the landscape....if you look at the next level down this may be more appropriate for this location. I have attached a picture as an indication. There are a number of 18th and 19th century country houses in the fens of a design that could work well. Many are now small country house hotels.....this may be a good place to start in terms of scale and design

It would be expected under the policies in place that any new build would use traditional materials in terms of the roof, windows and rainwater goods.

Kind regards

Julie-Anne

Julie-Anne Middleditch | Conservation Officer | South Holland District Council

DDI: 01775 764551

www.sholland.gov.ukhouse493.jpg
43K

14th January 2015

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Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00028-2015 **Case Officer:** David Grant

Location: Drallam House Swindlers Drove Low Fulney Spalding

Proposal: Proposed replacement dwelling

Thank you for your recent enquiry. I have discussed the proposal with our Conservation Officer, Julie-Anne Middleditch and we have the following observations to make. A development of this size would need to have a long drive and sit within substantial grounds. We would also need to consider whether any surrounding buildings would affect the setting of the proposal, and also whether the proposal affected the character of the surrounding landscape. Having looked at the details provided the proposal may meet these criteria.

With reference to design, that is a matter of some subjectivity. If the proposal is a replica it would have to be a replica. There are detached Georgian buildings that are not of the Palladian grandeur of what is suggested but still have the finesse. There are other building styles that may sit better given the location. It is felt that these matters would be better assessed following a site visit. If the client feels this appropriate please contact me to arrange a suitable time.

With the nature of this design attention to detail is paramount. This includes not only the main house but ancillary buildings and garden and landscape setting.

I trust this information has been of help. If you have any queries please do not hesitate to contact me.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

PE_DO ACKE

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



David Grant
Planning Officer
dgrant@sholland.gov.uk

PE DC ACKE



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Pre-application Enquiry

G R MERCHANT <gr.merchant@btconnect.com>
To: _planningadvice <planningadvice@sholland.gov.uk>

Tue, Dec 9, 2014 at 2:47 PM

Dear Sir / Madam

**REPLACEMENT DWELLING
"DRALLAM HOUSE", SWINDLERS DROVE, LOW FULNEY, PE12 6BS
- MR & MRS M. WOODCOCK**

I have been approached by client's who wish to construct an iconic replacement dwelling on the above site as dedicated on the attached plans and sketch.

It is appreciated that the replacement is more than double the size of the original property but a "Georgian" style has been decided upon to create an iconic replacement which complies with Paragraph 56 of the National Planning Policy Framework (NPPF).

Your informal opinion and advice would be appreciated prior to making a formal Town & Country Planning Application, if you require any further information or clarification of my client's aspirations please do not hesitate to contact me.

Regards
Bob

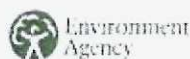
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3 attachments

 2729-14-01(WOODCOCK).pdf
377K

 2729-14-02(WOODCOCK).pdf
377K

 Scan1228.pdf
93K



Enter a postcode or place name:

PE12 6BS



Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

☐ Flood Zone 3

☐ Flood Zone 2

☐ Flood defences (Not all may be shown)

☐ Areas benefiting from flood defences (Not all may be shown)

☒ Main Rivers

☐ Main Rivers

☒ Other national environmental organisations

☐ Natural Resources Wales Area of responsibility

☐ Scottish Environment Protection Agency Area of responsibility

PE12 6BS at scale 1:20,000

Other maps

Data search

Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

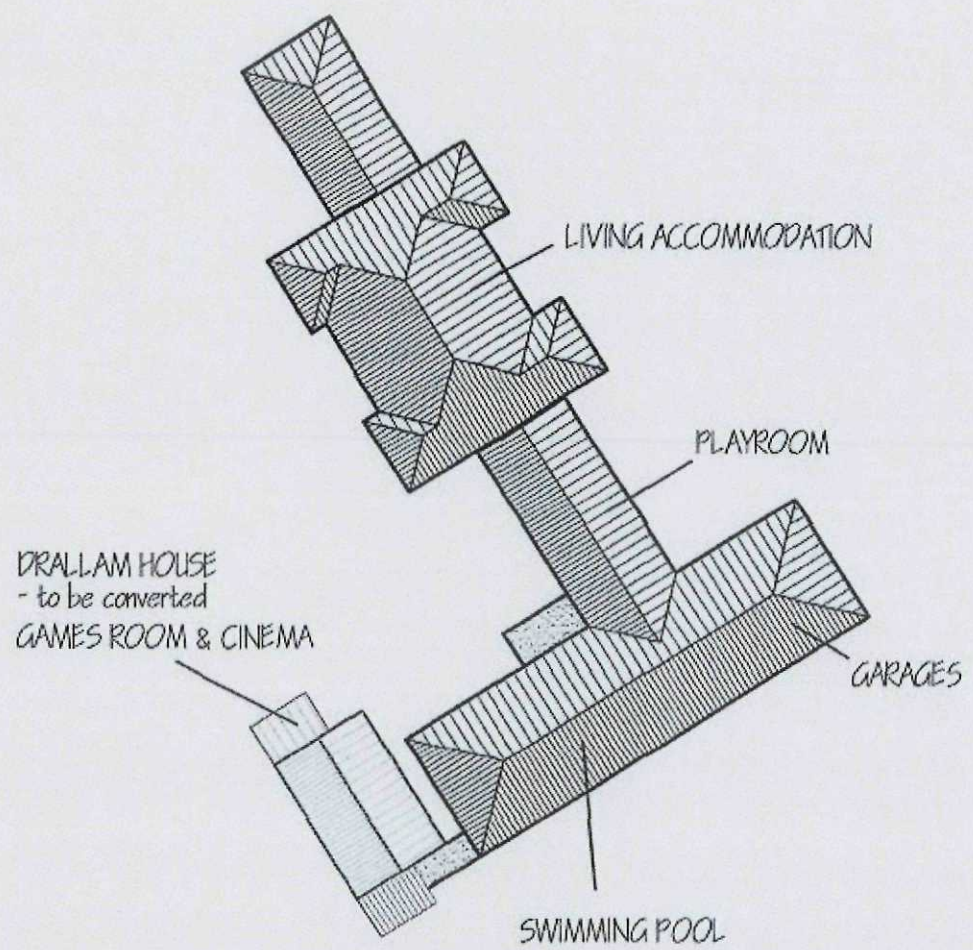
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

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Last updated: 13th July 2015

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LAYOUT PLAN.
1/500.