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Replacement contemporary dwelling.



Mr M Payne

Design & Access Statement

Revision: B
Date: 16/08/2021
Job No: 6209

Gate Farm
Holbeach Road
Spalding
PE12 6JR

Introduction

The following Design and Access statement is regarding an application for the replacement of an existing 2-bedroom bungalow constructed from typical masonry with a red brick facing – form and volume is contained to a single-storey pitched roof.

The applicant is seeking to replace the existing – circa 1970s – dwelling for a contemporary living conditions and spatial qualities. Suggested by a previous application – approved – the applicant is seeking to utilise the site area with a larger dwelling for enjoyment of the site. The design approach has varied significantly from the pervious replacement application.

Job number: 6209	**Date: 16/08/2021**
Site address: Gate Farm, Holbeach Road, Spalding, PE12 6JR.	
Description of development: Replacement of existing dwelling for contemporary dwelling.	
Background: Planning History: H22-0849-12 – Occupation of dwelling by person not employed in agriculture – Granted. H16-1065-12 – Proposed replacement dwelling – Withdrawn H16-0624-13 – Proposed replacement dwelling (re-submission) – Granted H16-1078-13 – Details reserved by conditions – Granted H16-0777-15 – Replacement offices – Granted H16-0764-19 – Replacement offices – Granted H16-1130-19 – Modification of condition 2 – Granted	
Site details and context: Site buildings/ structures: 1no. 2-bedroom dwelling; 1no. barn utilised as private workshop; 1no. 2-storey office building – approved under application H16-0764-19; several domestic garden structures; brickwork fence and gates enclosing entrance of dwelling and barn. Site: The site enjoys a larger area of garden amenity, with a mixture of open space and private designed spaces. Recently, the applicant has planted a number of shrubs around the site perimeter, connecting the existing mature trees towards the north-west boundary, in order to provide a natural buffer between the 40mph highway of Holbeach Road and garden amenity. Existing hardstanding driveway provides parking arrangement within the site.	

Listed/protected & architectural merit: There is no Listed building, heritage site, nor schedule monument within or near to the site. The existing dwelling holds no significant architectural merit. The existing barn holds merit in relation to its context.

Context: Illustrated on the below image (figure 1) is the position of the site within its context (indicated by 'S'). The site is located approximately 10 minute drive from the town centre of Spalding or Spalding train station via Holbeach Road. There is a footpath link from the site towards the town centre. According to the South East Lincolnshire local plan, Spalding is designated as a Sub-regional Centre (Policy 1). With neighbouring towns of Weston, Moulton, and Whaplode as Minor Service Centres. Additionally, Holbeach Road is considered a Cycle Route (Policy 33) for the benefit of more sustainable transport. Therefore, the site is well connected with its location between a major settlement and minor service settlement, with sustainable transport methods in place.



Figure 1. Extracted from South East Lincolnshire Local Plan – Policies Map. Available at South Holland District Council website.

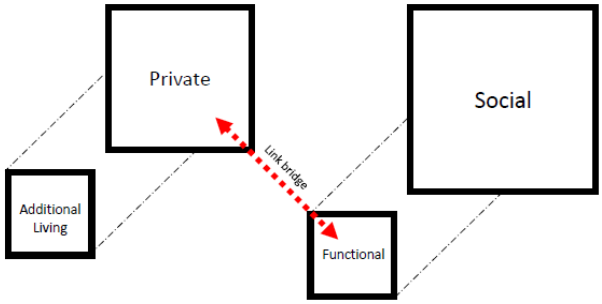
North boundary: Natural mature trees flank the site with a land drain separating Holbeach road– elevated by approximately 500mm - and the site garden. Beyond Holbeach road is agricultural land.

East boundary: Agricultural land is immediate and further beyond.

South boundary: Agricultural land is immediate and further beyond.

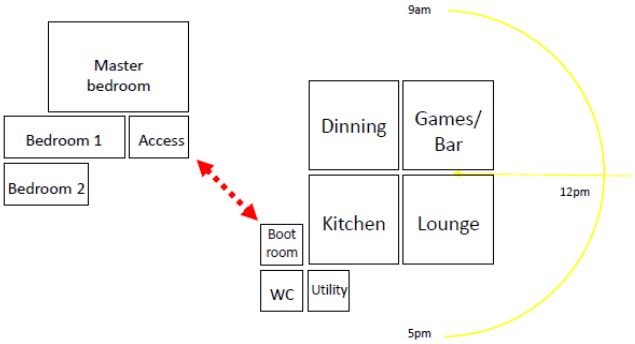
West boundary: Swindlers Drove – 60mph highway leading to Low Fulney – divides the site and dwelling land. Further beyond is Lansen Nursery – for growing of plants/ flowers.

Design & Layout:



Principally, the layout has been constructed around two primary groups – private and social – whereby, the living arrangements are placed in the private catergory. And the remaining spaces are placed within the social group. Social refers to occupants and visitors.

A link bridge provides a neccasrry connection between the two volumes. The bridge unifyes the various spaces into one form.

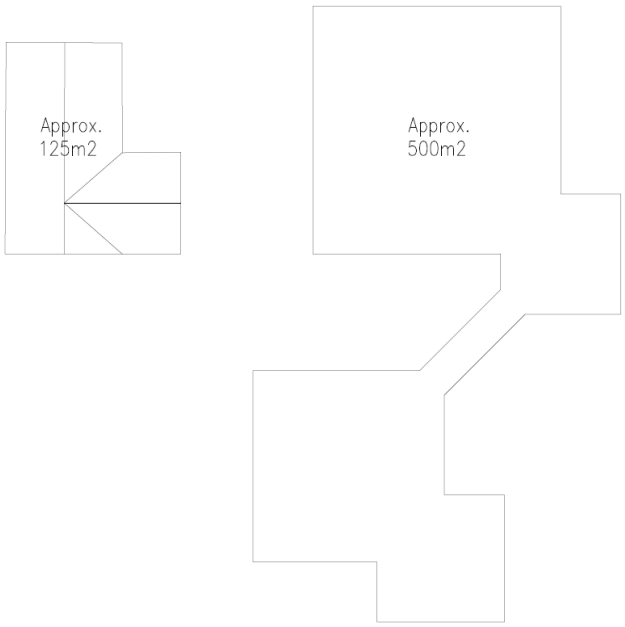


The square plan is reflective of the main space for soicalising – the dinning space has been designed in a way for a group of people can soicalise.

Majority of the living arrangement is spread throughout the ground floor. There is a first floor space. This space is acting as a garden room and located above the games room/ bar. Effectiviley, this creates a garden roof for private and social use. Most importantly, it elevates the user above the ground and creates views over the surrounding agriclutral context.

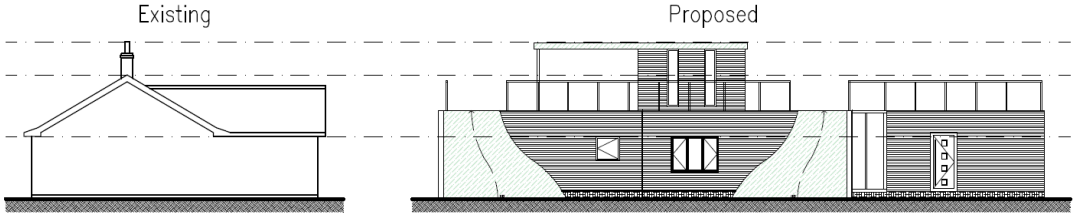
Location of the building within the site is based upon focus views. Specially, views created by the bi-fold doors of the dinning & games room/ bar (looking east), and the bi-folds in the lounge (look south). Additionally, orientation provides additional information needed for placement within the site – the building is rotated clockwise to allow a greater amount of morning sunlight into the lounge and master bedroom, and evening light for the dinning/ master bedroom – in order to reduce chance of overheating within the main spaces. Therefore, the position of the building is designed to creaet a garden area in front of the dinning with views outward. The planted shrubs will create a visual barrier between the dwelling and Holbeach road.

Amount and Scale:



Scale is reflective of the programme, set-out by the client's requirments of spatial qualities. The existing dwelling – illustrated by the two adjacent diagrams – is of a scale that is uncomforatble for the applicant. The intent for the proposed design is for maximise space sizing, but keep a low profile to the landscape. The subsquent output design does not exceed the highest level on the existing dwelling.

This intent to increase the footprint but keep a low profile has resulted in all spaces layed out on the ground floor plan. Causing an enlarged plan. The first floor is majority of open space, with expection to a 26m2 (gross internal) garden room with associated spirial staricase within this space to allow access from within the dwelling. Therefore, the amount of open space creates oppournity for the appilicant ot have a garden elevated above the existing site level.



In order to blend the enlarged plan with the landscape, is a slopping retaining wall on the north elevation has been created - to allow access onto the roof space. But further, bring the natural landscape up and over the roof of the dwelling – creating a green roof.

In terms of the site, the scale is suitbale for the site. The proposal neccasrily utilises a large area of site, however, only 7% of the total site area (7300m2 - buildable space, exlc. barn, private area).

Proposed floor finish level is to be 300mm above existing site levels. Existing site levels to remain as existing.

Total red line area is 7930m2.

Use: Use is to remain as existing. The proposal is for a replacement of the dwelling – dated – for a contemporary dwelling with modern comfort levels.

Appearance: Addressed within 'Scale' section, the development is of a low profile form, resulting in the ground floor to spread outward and the longitudinal elevation. The applicant is interested in using the roof structure for walking upon, henceforth, a handrail is required on the roof level – constructed from timber. Illustrated below is the materials palette to be used throughout the building.

An emphasis for materials is on heavy, tactile finishes through the brick, stone and anthracite grey, to be complemented by further natural appearance from the green walling – be it artificial. The overall impact by the scale is to be mitigated by the green walling, in an attempt to blend the ground with walls and roof.

Colour tones are purposely similar in appearance in order to avoid a drastic contrast between building and context. Material consideration has been captured from the site and its existing features.



Described on the site plan is a patio arrangement. This is to be raised to match the proposed floor finish level (+300mm from site level). The walling used to retain the patio is to be of stone material. Tiles used to create a level threshold is to the decision of the applicant.

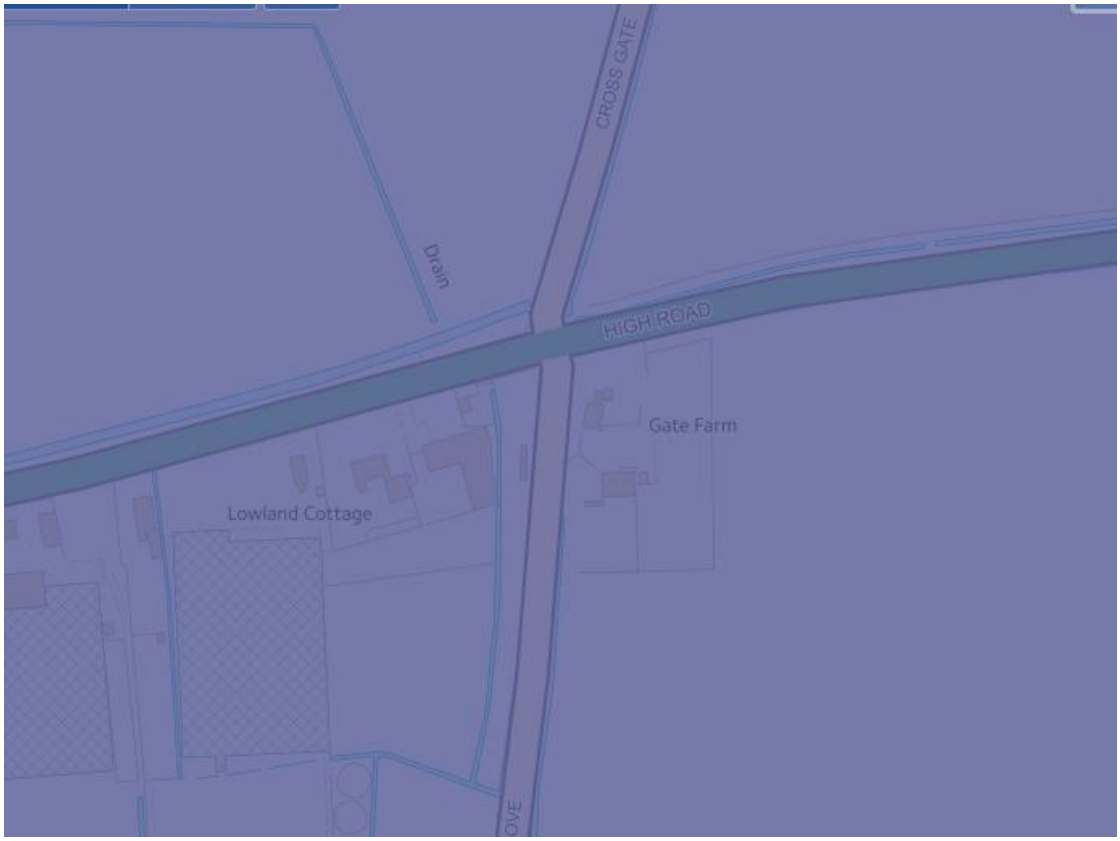
Arched link bridge is to be constructed from steel or aluminum, and finished to match window and door colour.

Access: Access is to remain as existing. As achieved off Swindlers Drove, from the main highway of Holbeach Road.

Parking: Parking arrangements to remain as existing. A minimum of 2no. parking spaces and turning area to leave the site in forward gear is available as existing.

Conclusion: Given the above information in relation to the dwelling design, layout, appearance and scale, the scheme is felt suitable. There has been a previous application – approved - to replace the dwelling, therefore, the site has a positive history for the proposal. The finished floor levels have been raised to satisfy the FRA.

Flood Risk Assessment:



According to the EA Flood Mapping. The site lies within a flood zone 3 risk area. The applicant is keen to engage with officers to dispute the floor level.

Aerial Photo (context):



Photos:












GATE FARM