



ALLISON
—Homes—

Planning, Design and Access Statement

| Proposed Allison Homes Office Extension | November 2015 |

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Introduction

This statement has been prepared in support of a planning application for the construction of an extension to the Castlebuild offices to provide a new head office for Allison Homes Residential Developer.



Site

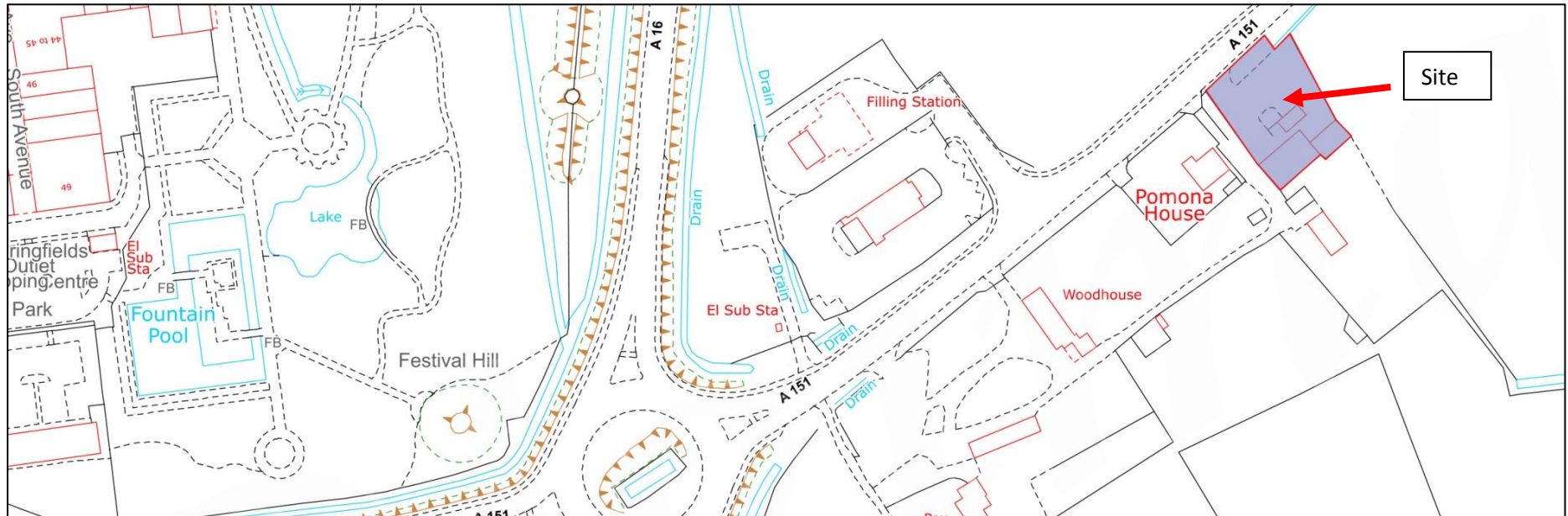
This is a full planning application for the development of an extension to the existing Castlebuild scaffolding offices located on Holbeach Road, Spalding.

The site fronts the A151 and is approximately 220m East from the A16/A151 round-a-bout.

Site Area: 1486.28m²

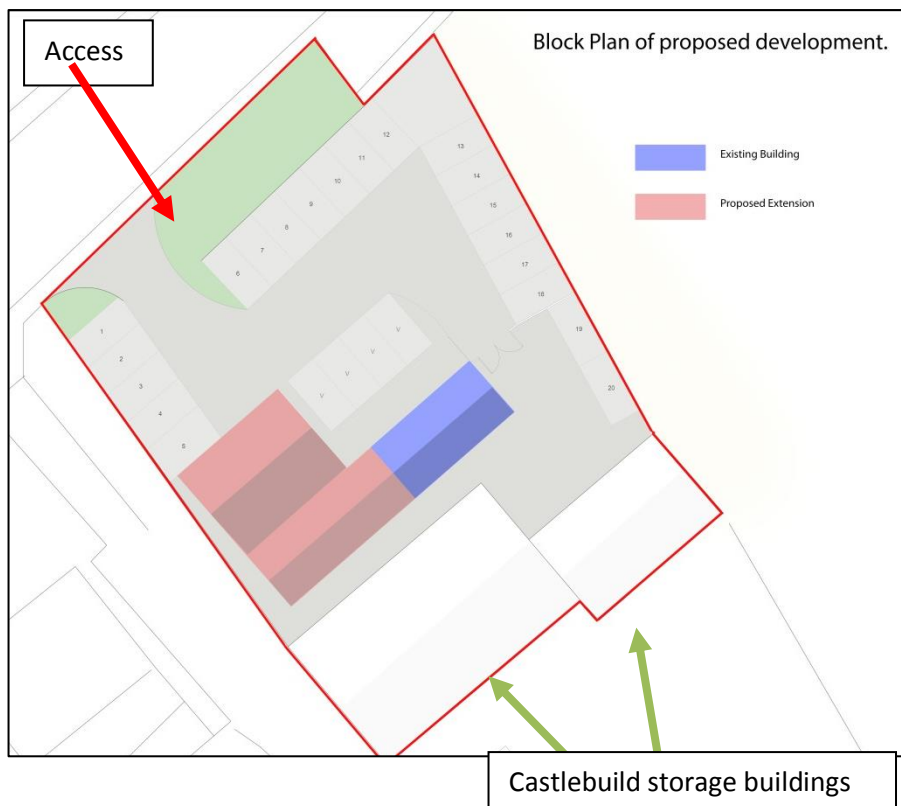
0.36Acres

Existing Use: Castlebuild Scaffolding Office



Proposed Development

The proposed development is an extension to the existing Castlebuild office building on site, and therefore access to the site has not been altered. Access remains from the A151 with existing clear visibility splays.



The relationship of the layout can be seen from the block plan (Left) The existing building is highlighted in blue. The proposed extension is shown in red.

The plan also shows clear improvements to parking within the site providing parking facilities for visitors and staff of both businesses.

The extension compliments the existing building and with additional hard and soft landscaping creates a more efficient use of the site area.

Design Process

In terms of design, the extension has been developed to relate to the existing pitched barn on the site and reflecting the size and scale of the existing building.

The existing office building is a brick and slate renovated agricultural barn and now providing office facilities.

The use of timber cladding in the design creates juxtaposition with the existing traditional brick barn on the site. This allows for a contrast between old and new and enables the building to work as one.



Sketch Design 1:

By using the idea of a pitched roof from the existing building, the design pushes out the roof creating a canopy to shelter visitors and workers entering the building.

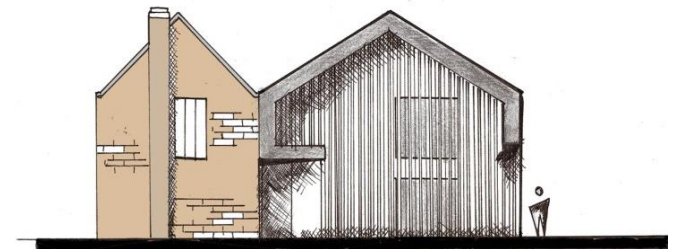


There is also a canopy provided for the Castlebuild offices in the design. Large windows have been provided to allow for views to surrounding fields and area around the site.



Sketch Design 2:

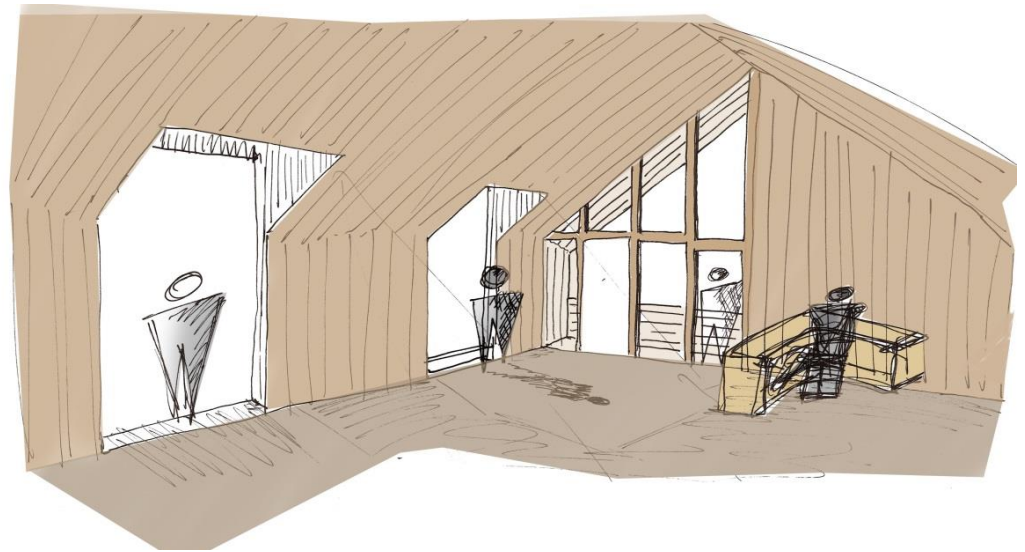
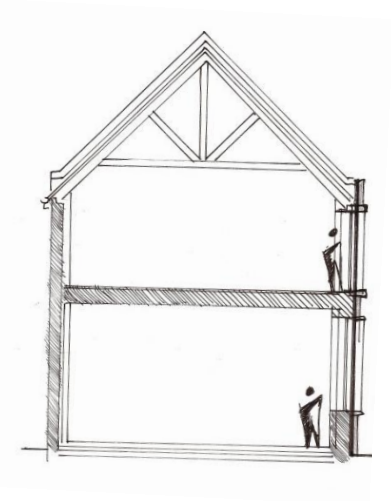
The canopy in this design for the entrance to Allison Homes and Castlebuild offices links together creating one large canopy around the entrances to the building.



Design 3: Final Design

By extended the window openings higher, this allows to reduce the enclosed feeling beneath the pitched roof whilst also allowing for greater light levels within the offices.

A balcony has been designed allowing for more external space to be used in the site whilst also offering more views to the surrounding area.



Materials

The proposed materials for the extension consist of a vertical timber clad facade with grey slate roof tiles.

The choice of grey tiles is in keeping with the existing building and surrounding area. The timber cladding creates a contrast between the existing brick barn and the new offices.

Scale

Whilst extending the usable space on site, the extension does not exceed the existing building height, and from the extension acts as a second barn built onto the existing building.

The extension will expand on the existing 95.98m² offices by creating an overall usable space of 396.58m² whilst leaving the majority of the site usable for hard landscaping.

The new building also provides a screen to the existing Castlebuild Scaffolding storage building to the rear.



Planning Policies

The relevant local policies relevant to the Extension of the Castlebuild offices are noted below.

Distribution Of Development

- 3.9** The spatial framework and hierarchy of development of Regional Spatial Strategy (RSS8) is reflected in the emerging replacement Lincolnshire Structure Plan which itself establishes in broad terms an approach to be undertaken within the District. The Local Plan aims to apply and set this strategy into a South Holland context, applying local considerations and objectives.
- 3.10** The most significant way in which the Local Plan can deliver its aims and objectives is in influencing the location of new development. The emphasis of the Plan is on directing new development towards the towns and villages of the District, increasing accessibility to services and facilities, maximising the use of brownfield land and protecting the countryside from unnecessary development, only allowing development which is essential in that location.

Extensions And Alterations To Existing Buildings

- 3.96** Unsympathetic alterations and extensions to existing buildings can detract from their character and appearance and cumulatively erode the environmental quality of a neighbourhood. An extension should be designed in sympathy with the host building in terms of scale, height, form, materials of construction and architectural detailing, and should pay regard to the wider context within which the building is set.
- 3.97** Unsatisfactory types of extension and alteration include large dormer windows which dominate roofscapes, flat roofed extensions to buildings with a pitched roof design, and sprawling extensions that 'wrap around' a building.
- 3.98** Particular attention will be paid to proposals to extend residential properties in the open countryside to ensure that they remain of a scale and appearance which is appropriate to their setting. Special regard will also be paid to the continued protection of Local Heritage Interest Buildings. We have begun identifying and compiling a list of such buildings.
- 3.99** The Council believes that a careful balance needs to be struck between the desire to extend buildings (and in particular dwellings) and the potential impact of an extension on the area and on the amenity of adjacent residents. All development must be carefully controlled to protect and enhance quality or to maintain the openness of an area.

Policy EC3 - Existing Employment Areas/Premises

Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and / or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

Exceptionally, the redevelopment and/or change of use to non employment uses will be permitted where the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.

Policy SG18 - Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

- 1) the protection of any existing trees and hedgerows, and any other attractive landscape features;
- 2) the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;
- 3) the maintenance and establishment of wildlife habitats and corridors.

Policy SG17 - Protection of Residential Amenity

Planning permission will be granted for development which would not cause material harm to residential amenity.

In considering proposals the following criteria will be taken into account:-

- 1) the extent of any overlooking or loss of privacy;
- 2) the extent of any overbearing or overshadowing effect;
- 3) potential noise nuisance including that associated with vehicular activity;
- 4) the levels of smell, emissions and pollutants.

Planning Policy Assessment

Extensions and Alterations to Existing Buildings.

Planning policy SG20 'Extensions and Alterations to Existing Buildings' states that the scale, 'design and materials of construction of the extension would not adversely alter the appearance of the building, its visual and architectural relationship with adjoining development or the character of the area.'

Careful consideration has been given to the office extension design in terms of scale, height and form. The extension has been designed to continue the pitched roof design of the existing barn house and not exceed the height so that the extension keeps within the surrounding buildings and existing barn house.

'The extension would not materially harm the amenity of adjacent residents by reason of overlooking, overshadowing or loss of light' and also that 'the operational car parking needs of the development would continue to be met.'

The extension to the barn house is located alongside the western border of the site leaving 0.22 Acres of open usable space for hard landscaping on the 0.36 acre site. The open space allows for usable functions such as operational car parking needs of the development.

Distribution of development

Planning policy SG2 ensures that 'wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.' As the development of the site does not alter the

existing access route there is no major alteration that will affect nearby roads to the site.

Existing Employment Areas/Premises

Planning Policy EC3 supports 'proposals for the expansion of existing employment undertakings will be permitted'. The extension to the barn house will take the employment of the Castlebuild offices with provisions to house 3 employees and expand upon this by creating provisions for around 20 employees. This will be mainly provided for the Allison Homes head office but will allow for further expansion for the Castlebuild office for employees.

Landscaping of New Development

Planning policy SG18 'Good quality landscaping can significantly improve the appearance of a development and can be effectively used to reduce the visual impact of the sometimes necessarily unsightly parts of developments.' The existing site consists of unusable space in which the new development improves upon by allowing the site to maximise usable space for parking provisions and making the site more aesthetically pleasing.

Protection of Residential Amenity

Planning policy SG17 takes into account the following criteria 'the extent of any overlooking or loss of privacy; the extent of any overbearing or overshadowing effect' The extension of the barn house extends forward into the site but is located north east of the neighbouring dwelling outside of the site to the west. This will not impact upon the neighbouring dwelling in terms of overshadowing. As the development is an office development there will be no potential levels of emissions and pollutants.

Conclusion

This planning, design and access statement has been prepared in support of a detailed planning application for the development of an extension to the existing Castlebuild office, creating new head office for Allison homes located in Spalding.

The proposal of the new head offices for Allison homes will increase employment on the existing site bringing the total employment level of around 3 people up to 20 people.

The proposal does not affect transportation as existing routes are kept the same with the design. The landscaping of the new development reduces the visual impact of unsightly parts of the development and gives new use to the site providing areas for employees to park on site.

As the proposal is acceptable in terms of the local plan and offers various positive impacts to the site and local area it is considered that the council should grant consent for the development of the Allison homes head office.

The council is therefore invited to support the proposal and grant planning permission.