

DESIGN & ACCESS STATEMENT

PROPOSED REPLACEMENT DWELLING

**DROVE FARM
LITTLE DROVE
SURFLEET
PE11 4AZ
FOR**

MR & MRS D LEWORTHY



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1. Introduction

This Design & Access Statement accompanies a full planning application to replace the existing residential house.

It should be read in conjunction with the following drawing:

1645-01	1:1250 Location Plan 1: 250 Block plans Existing & Proposed
1645-02	1:50 House Floor Plans & Section 1:20 Detail Plans 1:10 Detail Plans
1645-03	1:50 House Elevations
1645-04	1:10 Detail Plans 1: 5 Detail Plans
1645-05	1:50 Garage/Store Plans

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- HS17 – Replacement Dwellings in the open countryside

These policies form the basis upon which this application has been designed.

2. The Site

The application site is located in the open countryside. A range of Barns and Outbuildings are situated to the north. The road is single track and agricultural fields surround the property, which is characteristic of this area. The Existing detached house is located close to the side of the road with its gable facing the road

Vehicle and pedestrian access is gained off Little Lane. The front garden is relatively exposed to the highway with only soft landscaping existing.

3. Use

The application site consists of a detached house. The original part of the house is 19th Century with 20th Century extensions to the Eastern and Northern elevations. Further alterations have been carried out in the more recent times including the fitting of U.P.V.C. windows and doors. As can be seen from the photograph below there is extensive cracking to the brickwork and some signs of subsidence to the South –East corner.



South Elevation and Existing Beech Hedge which is to remain.



North Elevation showing the Extensions carried out in the Early 20th Century together with the existing access.

4. Amount

Drawing No. 1645-01 – indicates the 1:1250 scale Ordnance Survey plan of the application site and where it is in relation to the residential property `Field House` to the North East and the Barns and Outbuilding buildings to the North.

The 1:250 Block Plan - Existing indicates the Existing Dwelling footprint together with Ground level. The 1:250 Block Plan - Existing indicates the position of the proposed Dwelling and Garage in relation to the existing dwelling.

Existing Dwelling has a total floor area of 120.20 sq. metres
Proposed Dwelling has a total floor area of 263.00 sq. metres

The proposal is to create a family `farm house` of design and quality which is acceptable in planning policy terms.

The existing garage and two adjacent outbuildings are to be demolished.

5. Appearance

The proposed design of the elevations and layout are considered to be of a design appropriate for the area and the roof will be in Natural Blue/Black Slate. Walls will be in `Traditional Brick & Stone Ltd` Farmhouse Antique, or similar, facing Brick. The proposed doors are to be painted timber with casement and traditional sash windows also of painted timber.

The proposal will not be out of character with the open countryside and will, therefore, encourage and offer a positive contribution to the area where it is situated.

The proposed replacement dwelling is considered to be of a high quality design and provide a type that is in character with the area in general. The proposal illustrates how the dwelling will be architecturally more acceptable in design.

6. Access

The existing vehicle access is to be improved and re-used.

7. Landscaping

The existing frontage hedge of Beech will be retained as will the mature trees to the rear of the proposed.

8. Conclusion

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will be a positive contribution to the street scene.

Site levels are indicated on the existing and proposed block plans as indicated on Drawing No. 1645-01.

A Structural Appraisal has identified that the existing property has suffered some cracking and subsidence and is likely to be expensive to repair to a good standard.

In view of the above it is hoped that this application for a replacement dwelling will be favourably considered.