

DESIGN & ACCESS STATEMENT

PROPOSED REPLACEMENT DWELLING

**EYE FARM,
168 BROADGATE,
SUTTON ST EDMUND,
LINCS PE12 0LT**

FOR

MR & MRS C WINCH



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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:

Drawing No's:

1308-01 – Existing Drawings:

- 1:2500 site location plan,
- 1:250 existing and proposed block plan,
- 1:50 existing south and east elevations,
- 1:50 existing ground floor layout plan.

1308-02- 1:50 proposed ground and first floor layout plans,
1:50 proposed Sections.

1308-03 – 1:50 proposed elevations.

1308-04 – 1:50/1:100 proposed stables and hay barn.

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. Residential properties exist in the immediate location. The area consists of agricultural buildings adjacent and opposite with detached houses to the north and south.

Vehicle and pedestrian access is gained off Broadgate. The front boundary is screened with mature willow trees to the highway.

3. Use

The application site consists of a detached house with rear projections. The total floor area of the existing property is 199.3 square metres. The applicants have had a Structural Engineers report, which is attached as part of the application. This has identified that the property as being in a very poor state of repair.



The above photograph indicates the concrete cills and the windows, which were replaced circa 1970 and are single glazed.



The rear projections showing the brickwork, which is in a poor state of repair, also with structural cracks. The guttering is predominantly plastic.



As can be seen in the above photograph a steel bracket props up the gable end and the ends of the tie bars that have been installed under the ceilings at ground and first floor level.



4. Amount

Drawing no. 1308-01 – indicates the 1:2500 application site and where it is in relation to the adjacent residential property to the north and south and ancillary agricultural buildings.

The 1:250 block plans indicate the dwelling existing footprint and the proposed footprint and how it can be comfortably accommodated on the site using in the proximity of the existing footprint. The reason for the slight change is to move the property away from the existing agricultural buildings not in the applicants ownership.

The 1:50 existing ground floor layout.

The proposed stable block and hay barn are purely for domestic purposes and are to be of timber cladding with corrugated `onduline` roofing.

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 Re-claimed Blue/Black Slate and the bricks will be Terca Heritage Olde English Built in English Garden Wall Bond with Mortar of 1 part white cement to 3 parts light orange sand with bagged finish. 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 windows and doors are to be painted timber and the windows are to be sliding box sash.

Gutters and Downpipes are to be Black cast aluminium.

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.

The proposed overall increase in floor area is relatively minimal – from 199.3 square metres to 224 square metres.

6. Access

The existing vehicle access is to be used.

7. Landscaping

Landscaping will be as existing.

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.

It will be more cost effective to replace the property compared to the extensive amount of repair and refurbishment that is required to the existing property. The structural survey has indicated that replacement would be a that would be more favourable.

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