Architectural Consultant

Design & Access Statement

Proposed 2no. dwellings at:

Land at Rectory Farm,

Rectory Road,

Tydd St Mary,

Spalding,

PE13 5QL



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a full planning application for the erection of 2no. new 2 storey four-bedroom dwellings and accompanying garages on land at Rectory Farm, Rectory Road, Tydd St Mary, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop two self-build plots for themselves to create suitable family homes for modern living which they will be able to enjoy for years to come. To further emphasise the applicant's desire to construct their own self build dwellings they have also registered for the Self-Build and Custom Build Register.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0458-24-01A Plot 1 Proposed

0458-24-02A Plot 2 Proposed

0458-24-03 Site Location Plan

1.3 Planning History

It is believed that the site itself has previously had permission for the development of residential properties, although it has not been possible to find any evidence of this. However, Rectory Road has seen the approval of various new dwellings, including a detached house (ref: H21-0034-19) and

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a residential development of 6 dwellings (ref: H21-0976-19), all within recent years. Further back in time there have been several new/replacement applications granted in the area. This shows that the area of the village is popular with families looking to locate here and gives great precedence for a development of this type in this area.

2. Site and Surrounding Context

2.1 The Site Location

The site is located a short walk from the centre of the village of Tydd St Mary, a small village in Lincolnshire approximately 15 miles from Spalding. The Village has a number of dwellings, predominantly 20th century with a number of older properties scattered throughout the four main roads within the village; Church Way, Common Way, Rectory Road and Low Gate. Although there are a number of business premises scattered throughout the village, a convenience store, a pub etc, the area is predominantly residential, with a number of new dwellings being constructed over the past few years. Beyond the village settlement is mostly agricultural land which is very typical of the area.

The street scene of Rectory Road varies in style along its length, there are a number of older properties with newer properties mixed in, all of varying scale and style, all of which generally have large plots with the dwellings being varying distances from the highway, meaning there is also no real building line along the street. There are several breaks in places to allow for accesses to agricultural sites as well as the occasional residential dwelling set further back from the highway. The road is a relatively minor street, serving as an artery route out of the village to the south. The topography of the area is flat, as to be expected, and the only public view of the site would be from the frontage along Rectory Road, due to the nature of the surrounding properties no view when approaching along the highway would be possible.

The site currently has a large portal frame structure, set to the rear, which is used for storage to the occupants of Rectory Farm. The building appears at odds with the rest of the street scene when considered as the majority

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of the surrounding buildings are residential. Forward of the former commercial building is a large yard area, again currently associated with rectory farm, but due to low levels of use could appear at odds to people passing the site.

The site does not fall within the curtilage of any Listed buildings, but it does sit within the Tydd St Mary Conservation Area.



The view of the site from Rectory Road.

2.2 Local Amenities

Tydd St Mary is a small village in the South Holland district which has the services you'd expect with a small village. Within a very short distance of the site is a pub, a car garage, a convenience store etc, all of which can provide the necessary essentials.

There is a primary school within a 5 minute walk of the site which, although small, serves Tydd St Mary and the surrounding villages. Further afield are a number of secondary schools, all well served by local bus companies with stops within a very short walking distance of the site. Regular public transport runs through the village and serves Wisbech, Spalding and Long Sutton with services that run through the local small villages around the

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area. The nearest bus stop is at the junction of Rectory Road and Common Way, approximately 300m from the site and within very easy walking distance.



Overview of Tydd St Mary.

3. Proposal

3.1 Proposed Development

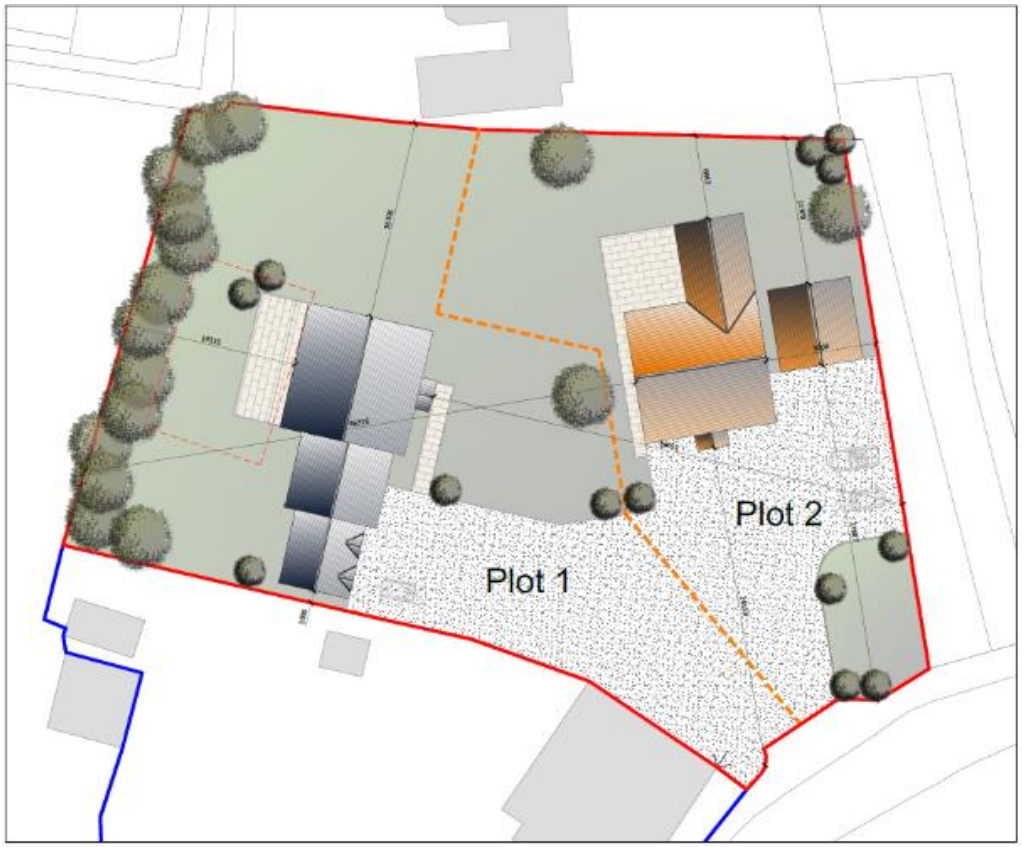
The proposal comprises of 2no. four bedroom 2 storey dwellings and accompanying garages, both will remain in private use by the applicant to allow the space required by their growing families. The proposed dwellings are similar in size and scale to the portal frame building currently on the site and the dwelling on plot 1 will sit in a very similar position whilst the other on plot 2 will sit further forward in a position in keeping with neighbouring properties along the street, therefore having no negative impact on the surrounding dwellings.

The car port to plot 1 and garage to plot 2, both sitting close to the site boundaries, are large enough to comfortably take two vehicles and are of a lower height generally than the dwellings. The car port to plot 1 also allows for additional habitable space above at first floor level whereas the

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garage to plot 2 will have only loft storage space. The existing driveway will be maintained which will serve both properties as well as continuing as parking space for Rectory Farm. The existing access to the highway will also be maintained, although it may be widened slightly to allow more flexibility when coming and going from the properties.

3.2 Site Layout



Overview of the site layout.

The layout out of the site will be generally as described above and can be seen in greater detail on the accompanying plans. The dwellings will sit comfortably within each denoted plot and the car port/garage will sit adjacent to each property, close to the south and east boundaries respectively, the positioning of these will both offer some level of security and screening from the neighbouring properties.

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4. Use

As previously mentioned, the use of the site is storage and yard space associated with Rectory Farm. The proposal will form 2no. private dwellings with associated garages and garden spaces, both of which will remain in the family of the applicant to be able to create their own properties, albeit the land will be divided to formally create the separate plots as shown on the accompanying drawings.

5. Amount & Scale

5.1 Existing

Currently there is a large portal frame style structure which occupies the rear of the site, set well back from the highway. The approximate footprint of the existing building covers 200m^2.

5.2 Proposed

The proposal will see the erection of 2no. new dwellings and car port/garages, one of which is in a very similar position on the site as the portal frame building, the other being towards the front of the site in keeping with the street scene, both will make full use of the proportions of the site area to allow for privacy and security. The accompanying site plan clearly shows that the size of the site is more than sufficient in size to take the footprint of the dwellings as they will sit comfortably within the site boundaries.

5.2.1 Plot 1

The overall footprint of the proposed dwelling, including the car port, is 190m^2. This represents a slightly smaller footprint to that of plot 2 but generally the two dwellings are of a very similar scale.

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5.2.2 Plot 2

The overall footprint of the proposed dwelling is 152m^2 with an additional 45m^2 being taken up by the garage, this gives a combined overall footprint of 197m^2.

6. Layout

6.1 Plot 1

The layout is very simple but works perfectly for modern living. The large entrance hall area offers a spacious welcome to the dwelling and serves most of the ground floor. There is a playroom accessed from this hallway and the other access from this area is in to the main space within the ground floor that incorporates the kitchen, dining and sitting room. Further on from here are a study, utility room, pantry and W.C. The first floor has the four bedrooms with the master suite including an en-suite and a dressing room. Elsewhere off the first floor landing are the other three bedrooms, one with en-suite, the family bathroom and the laundry room.

Two sets of bi-folding doors lead from the rear of the property to the large rear garden which wraps around the building on all sides and will be separated from the surrounding land by a suitable 6ft close board fence. There will be a large patio directly accessed from the house and the remainder of the space laid to lawn.

The car port, adjoining the dwelling on the southern side, will comfortably fit two vehicles which will be able to access the building via a large opening to the front. An external door from this space leads directly in to the utility room within the dwelling.

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6.2 Plot 2

The layout of plot 2 is equally simple and still suits modern living perfectly. The entrance hall serves the living room, playroom, shower room and large family kitchen dining room. There is also a large utility room, which is accessed both internally from the kitchen and directly from outside via the rear door, and a pantry. The first floor has the four bedrooms with the master suite including an en-suite and a dressing room. Elsewhere off the first floor landing are the other three bedrooms, the family bathroom and the laundry room.

Bi-folding doors from the side of the kitchen area and from the sitting area both lead to the large rear garden which wraps around the building on all sides and will be separated from the surrounding land by a suitable 6ft close board fence. There will be a large patio directly accessed from the house and the remainder of the space laid to lawn.

The garage building will comfortably fit two vehicles which will be able to access the building via a large garage door to the front and there is also a separate personnel door to the side, in close proximity to the external door accessing the utility room.

7. Landscaping

7.1 Soft Landscaping

The landscaping throughout will generally remain low level and easily manageable, the large rear gardens will be mostly lawn with a small amount of low-level planting and possibly the odd scattered tree or larger shrub. The front gardens will also be mostly lawn with some low-level planting to borders to give a soft break between the garden and the boundaries of the site. The lawned area around the garages will be left as such but would serve as a suitable area for vegetable plant beds or something similar in the future.

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7.2 Hard Landscaping

The driveways will run to either side of the site at the front and will be surfaced in a permeable gravel or similar. Paths and the patios around the buildings will be a large irregular format external porcelain tile bordered in a suitable cobble edging to give a modern but also durable finish to the heavily trafficked areas.

The boundaries will be a 1.8m close board fencing throughout to ensure the gardens to the properties have a level of privacy from the neighbouring dwellings.

8. Appearance & Materials

8.1 Plot 1



The front elevation of plot 1

The external appearance of the proposed dwelling has been designed to incorporate a combination of the typical materials expected in the local area. The red brickwork is very much the norm in the area, and very much suits the style of the property, and this will also be incorporated in to some of the eaves and gable brick detailing. The roof will be a grey flat tile to

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match the traditional appearance of many original buildings within the district, however, a modern concrete interlocking alternative will benenficial over the long term. The windows will be a flush casement UPVC system, again to allow for the associated benefits that come with that material choice, and will be finished externally in a cream to give a traditional contrast between this and the external materials.

There will be a brickwork plinth to the lower portion of the building, in the same red brickwork as the main expanse, and there will be black rainwater goods which will have a similar appearance to the door and window colour throughout. Larger expanse of glass to the rear elevation will make the most of the views over the large private garden space. The car port will be constructed in matching materials and will feature two dormer windows finished in a lead style material to give a suitable refection on a traditional material typical of the area.

8.2 Plot 2

8.2.1 Dwelling

The design of the dwelling to plot 2 is very similar to that of plot 1 and incorporates many of the same traditional materials, including the red brickwork, although plot 2 will have a terracotta pantile roof covering. The windows throughout will be a flush casement UPVC system, to allow for the associated benefits that come with that material choice, and will be finished externally in a heritage/taupe colour to give a contrast to the finishes.

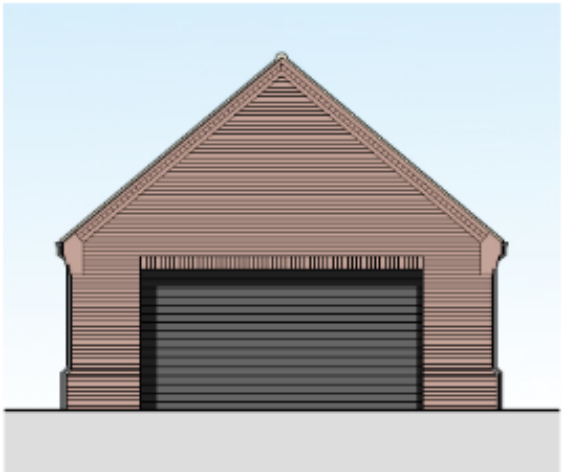


Plot 2 also incorporates the brickwork plinth at low level, to match in with plot 1, and there will be brick soldior courses above all openings. Both dwellings will also feature an oak proch above the front door on oak posts with a brick plinth below.

Proposed front elevation.

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8.2.2 Garage



The design of the garage to plot 2 very much matches with the dwellings. There is the same red brickwork and terracote pantile roof covering as well as the same brick brinth at lower level. The doors, windows and rainwater goods throughout will be in a dark grey or similar colour to tie in with the design and style elsewhere. The openings, albeit large enough to serve their purpose are kept to a minimum for the security benefit.

Proposed garage front elevation.

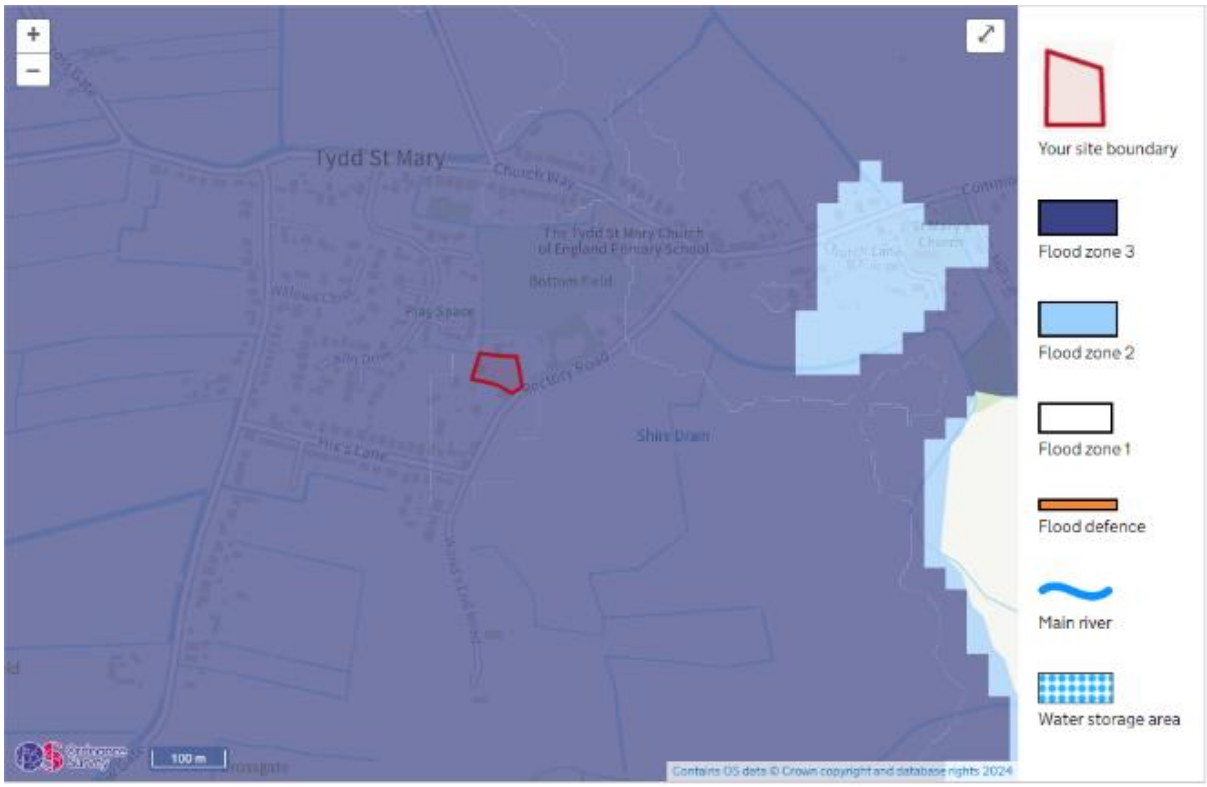
9. Highways Implications

There are no implications to the highway as the existing access from Rectory Road will be maintained throughout and its continued use will extend once the building works have been completed. The portion of the existing access that will be used as entrances to the plots are suitably wide enough for modern vehicles and the visibility splays at present are sufficient for the speed limit of the road, although these will be improved further with the proposed scheme.

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10. Flood Risk

The site sits entirely within Flood Zone 3, as highlighted on the Environment Agencies Flood Map, and therefore a flood risk assessment has been prepared and accompanies this application.



Environment Agencies flood map showing the position of the site.

11. Land Contamination

It is understood that there is no land contamination within the site.

12. Heritage Impact Assessment

As the site falls within the Tydd St Mary Conservation Area it is required that a Heritage Impact Assessment is prepared to assess the impact on the Conservation Area and also on any Heritage Assets surrounding the site. Historic England's advice note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', along with the National Planning

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Policy Framework, have been used as guidance for the preparation of this statement.

At present the site has a large open frontage which opens out even more so further into the site. This appearance does not reflect the vast majority of the street scene within the Conservation are at present, typically comprising of clusters of buildings, the majority with highway frontage although there are some examples of properties being set behind others. The host dwelling of Rectory Farm forms the southern boundary of the Conservation Area and the large expanse between this and the neighbouring properties appears incongruous to that generally of the area. The proposal will infill this area of land and will also then give a clearer edge to the Conservation Area rather than being formed only by a standalone building.

The existing building on the site is of no historic or architectural merit, the portal frame is of no real age and forms only a building of function rather than aesthetic. This combined with the fibre cement sheet cladding gives a very utilitarian appearance, very much at odds with the setting. The proposed dwellings will be constructed using a red brick and a slate effect roof as well as flush casement windows which complement the traditional materials and appearance of the Conservation Area. Furthermore, the mature trees that are already well established within the site are to remain, ensuring that the two dwellings will settle nicely within the site and the Conservation Area as a whole with very little disruption and will only enhance the setting by way of their design and situation.

13. Impact on the Surrounding Area

The proposal represents a well thought out approach to designing 2no. new dwellings that are both sympathetic to the neighbouring properties by way of their overall size and scale and to dwellings in the wider area with the mixture of the typical materials and finishes associated with a small fenland village. The scale and mass of both the proposed dwellings and garages are suitable for the size of the site and are not overbearing in any way nor is it considered that the proposal would result in an overdeveloped site.

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Consideration has been made to the site in its existing state, there is currently a large portal frame building to the rear of the land and this is very imposing when viewed from all sides. It is an uncommon site generally within the village of Tydd St Mary to see a large expanse of open frontage to the highway, and even more so along Rectory Road. By the nature of this type of small village residential street the dwellings are spaced relatively close together to form a tight level of development, this gives precedence for a larger scale development without having any diverse impact on any of the neighbouring properties and their amenity spaces.

The proposal offers a sympathetic approach to creating 2no. new dwelling on this large site. The approach to the design not only improves the appearance of the setting by considerably improving the aesthetic over the buildings currently on the site by way of the layout and materials proposed, but it also allows for the site to laid out in a manageable way, giving clear separation space between the dwellings the gardens and the garages. The overall basis of the proposal greatly improves the site as a whole and will allow for suitable, modern family homes to be created on a brown field site in a rural village location, therefore, we strongly ask that the Planning Department consider this application favourably and allow the construction of the new dwellings.

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