

# **Design & Access Statement Heritage Statement**

as required by  
Town & Country Planning [Development Management Procedure] Order [England] 2010 [statutory instrument no. 1238]  
and  
Planning [Listed Buildings & Conservation Areas] Act 1990 [statutory instrument no. 1239]

## **Proposed Dwelling & Garage**

at

**Land adjacent 87 High Road, Weston,  
Spalding, Lincolnshire, PE12 6RA**

for

**Verralls & Porter Ltd**

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Revision A

## 1 THE PROJECT

The proposal is to construct a detached three storey house on land adjacent to Church View [no. 87 High Road].

As the project site is located close to a Listed Building [a *designated area*] and creates one or more dwelling houses and/or over 100m<sup>2</sup> of new floor space, a design & access statement is required to accompany the application.

## 2 THE SITE

2.1 Land adjacent 87 High Road, Weston, Spalding, Lincs. PE12 6RA

2.2 OS Location plan is attached to the application. [drawing 01]

## 3 DESIGN PRINCIPLES

### 3.1 The Design Principles applied to the development.

The earlier approval was for a rather barn like house, which does not meet the applicant's needs, either in accommodation or in appearance. Set rather cramped against the rear fence and with the garage intruding into the private gardens to the South, it did not make the best use of the site.

It is proposed to construct a three storey house, an approach not unlike the immediate neighbour, though not quite so grand in scale, with a single storey attached garage at the rear.

This will be set centrally, with private gardens to the South of the house and the vehicular access to the North.

### 3.2 Steps taken to appraise the context of the development & how the design takes this into account

#### 3.2.1 Surrounding buildings:

The site is separated from St. Mary's Church [a Listed Building] by a recently constructed house [Church View, no. 87] and will not be directly visible from it. It will not affect its setting.

The new house is built following Georgian lines, with two main storeys and with additional rooms in the roof, lit by dormer windows. There is a lower range of rooms to the rear which include garaging.

#### 3.2.2 Surrounding landscape:

The site is close to the edge of the village, approaching the junction of High Road with the A151 by-pass. There are open field views to the East.

#### 3.2.3 Relevant planning policies:

##### National planning policy:

The National Planning Policy Framework [implemented in March 2012 and updated in 2018] replaced all earlier planning policy guidance notes, applies to this application. In addition to giving guidance on formulating local and community plans and to various specific planning issues and design standards, this document requires the planning authority to view all applications positively and so to only reject applications only where it can show the proposals are contrary to current planning policy in the creation of sustainable development.

##### Local planning policy:

In addition to the general planning policies of the South Holland District Council, the following Planning Policies apply to this site and to the objectives of the development:-

Building close to a Listed Building

Building in an area of known archaeological interest

### **Recent Planning History:**

In March 2017 planning permission [H22-1288-16] was granted to the former site owner, for the construction of a single dwelling on the site.

This permission established the acceptance of residential development on land which had previously been just outside the village envelope and it is not intended to revisit the issues involved in this application.

That permission did highlight issues of particular concern to the Council, which were covered by conditions in the approval notice. It is anticipated that these will equally apply to the current application. These issues were:

A schedule of external materials and the requirement to provide painted timber framed windows & doors. [As the site is not in a conservation area or within the curtilage of a Listed Building, the requirement for timber windows seems excessive]

Archaeological conditions requiring oversight of all excavations and the preparation of reports on findings. [As no finds were made in a similar exercise on the adjacent site, it must be questioned if such a condition is necessary here].

Approval of the positioning of meter boxes [assumed to ensure these were discretely located off the frontage].

Subject to the reservations noted, these have been taken into account in preparing the revised proposals.

#### **3.2.4 Flood Risk Issues**

The site is not in an area subject to risk of flooding.

#### **Access issues**

##### **3.3.1 Access to the site itself:**

There is a new proposed public highway access to the site. Previously this was approved in a central position, but it will now be closer to the existing access to The Elms. There is good visibility over a wide verge in both directions.

##### **3.3.2 Convenience of access to all / inclusivity:**

The buildings will be accessible to all sections of the community.

##### **3.3.3 Access to public transport:**

There is a bus service to Spalding, the nearest stop located on High Road.

##### **3.3.5 Building Regulations Requirements:**

**Part M of the Building Regulations** sets out detailed requirements regarding access widths, steepness of ramps, level access, door widths, sanitary accommodation etc., both to dwellings and [more demanding] to public/commercial developments. These are well known & so not worthy of repetition here.

These requirements have been fully taken into account in the design proposals submitted.

Local conditions, in particular in dealing with linking existing levels within the existing space available, have meant that these requirements cannot reasonably be achieved, however the best compromise has been put forward. This has involved a slightly steeper ramp than set out in Part M and without the recommended level platforms at door approaches.

#### **Disabled access to the site and building:**

Vehicular access is available on to the site / to the public highway adjacent to the site, with a ramped access into the building.

**Emergency services:**

Regulations require access or turning for fire service vehicles within 45m of the building.

The buildings are sufficiently close to the existing public highway to meet requirements.

**Service vehicles and deliveries:**

Regulations require access or turning for refuse vehicles within 45m of each dwelling.

The buildings are sufficiently close to the existing public highway to meet requirements.

**Conservation Area & Listed Building Considerations:**

**4.1 Historical & special architectural features:**

There are no issues affecting the immediate site of this application, other than those concerned with possible archaeological evidence on the site. An archaeological watching brief on the immediately adjacent site failed to produce anything of interest, putting into question the requirement to require such an expensive exercise on this project.

**4.3 The setting of a Listed Building:**

As the application does not directly affect the siting of the nearby Listed Building [St. Marys Church], as it cannot be seen from the church site or – other than a long view over fields – can they be seen together.

However the new building will form a part of the street scape in which the church is set and the normal issues of design, materials and scale have been taken into account in the preparation of these proposals.

**4.4 Policy & conflict with Disability Discrimination Act and/or Part M of the Building Regulations, with regard to access:**

There are no conflicts.

See 3.3.5 [above]

**4.5 Policy & conflict with regard to special architectural interest or historic importance:**

There are no conflicts.

For policy see 3.3.2 & 4.1 [above]

**4.6 Policy & conflict with regard to the building's setting:**

There are no conflicts.

For policy see 3.2.3 & 4.3 [above]

**5 CONCLUSIONS**

5.1 The principle of residential development on the site was established by the planning permission issued in 2017.

5.2 The proposal is for a single dwelling, as previously approved, so should not be contentious.

5.3 The proposal is for a house similar to, but of a smaller scale, its immediate neighbour [Church View, no. 87], so again this is following established precedent.

5.4 The proposed access is relocated to be alongside the existing access to a neighbouring property, with excellent views over the very wide verge

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