RIBA

TaC ARCHITECTS

PROPOSED COVERSION OF PACK HOUSE AND COLD STORE INTO THREE DWELLINGS AT ADJACENT TO 50 MOULTON CHAPEL ROAD COWBIT SPALDING PE12 0XD

for

ENCHANTMENT HOMES



DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located on the Northern side of Moulton Chapel Road close to where the road meets the new A16 roundabout.

1.2. Prior Notifications Approval was consented on the site, H22-0851-15, under Permitted Developments Rights converting the building into two dwellings.

2. SITE ASSESSMENT

2.1. The site sits within a sporadically populated row of mixed single storey and two storey dwellings towards the eastern end of Moulton Chapel Road, facing open farm land to the rear.

2.2. It is difficult to determine a specific 'design character' for Woodgate Road, as there is an eclectic mix of styles, designs and materials.

2.3. West of Moulton Chapel Road, over the aforementioned roundabout is Cowbit the village centre. Where again we see a mix of single storey and two storey dwellings as well as some commercial properties. To the east is Moulton Chapel itself which

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again has a mix of single storey and two storey dwellings as well as some commercial properties.

2.4. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

2.5. According to the Environment Agency Flood Maps, the site sits within Flood Zone 1 and therefore there is deemed to be no risk of flooding

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the Prior Notifications Approval

3.2. Constraints

3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed, although with no near neighbours this is not such an issue.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

3.2.3. The conversion of rural building requires sympathetic design that enhances the building without losing the rural aspects.

4. DESIGN

4.1. The design of the proposed dwellings which are the subject of this application is intended to reflect and reinforce the traditional buildings seen in the area with particular emphasis on rural buildings.

4.2. The Prior Notifications Approval previously consented for the barn has only allowed for a conversion to 2 dwellings, however, 3 dwellings could have been approved under permitted developments. This would be a better use of a large redundant agricultural building.

4.3. As floor space is restricted under Prior Notifications Approval, a large portion of the barn would be left 'void' and unused. Under this Full Planning Application, the whole of the building will be utilised.

4.4. This proposal allows for a vehicular access and garage and store to the rear of plots 1 & 3 with a 12m rear garden, to all plots, befitting properties of this size along with the existing frontage. Under the Prior Notifications Approval the only amenity space would be the frontage. With a 1 of access down both sides and 2m at the rear.

4.5. Plots 1& 3 are to have, on the front elevations, a brick skin of reclaimed/ handmade bricks in English Bond to reinforce the rural aspect. Will plot 2 is to be rendered to break up the what would otherwise be a vast elevation of brickwork. This will also easily demarcate the plots.

4.6. Windows are to be cream painted timber windows. Doors equally are to be painted timber.

4.7. Reconstructed stone heads are to be included above openings, and two-course reconstructed stone subcils are to be provided to all windows on plots one and three to echo the concrete heads found on the original barn. Plot 2 are to have tile crease cils as a nod to the existing treatment.

4.8. Rainwater goods are to be black pvc of cast iron pattern.

4.9. Eaves and verge lines are to be in painted timber as shown on the drawing

4.10. It is proposed to choose colours and materials to reflect the rural vernacular, with an antique facing brick and painted render for the walls, and concrete blue slate and terracotta double pantiles roof covering to all roof areas.

4.11. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed are within close proximity of Moulton Chapel village. Which has a general store, butchers, place of worship and public. The village also has thriving community facility.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

5.3. A bus service operates along Moulton Chapel Road, with bus stops less than 500m away at the junction with Broad Gate, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is contended that the proposed development is suitable for its site and the area generally.

6.2. It is considered that the proposed scheme is a vast improvement on that approved under the Prior Notification Application, making full use of the rural building and giving a more acceptable level of amenity.

6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also Moulton Chapel.