

**DESIGN & ACCESS STATEMENT
Incorporating Heritage Assessment of Significance**



For

PROPOSED RESIDENTIAL DWELLING

At

**LAND ADJACENT
87 HIGH ROAD
WESTON
SPALDING LINCOLNSHIRE
PE12 6RA**

For

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PLANNING APPLICATION ISSUE

Application Summary

- The planning proposal seeks Full Planning Approval to construct a single detached dwelling with detached garage on a parcel of land adjacent 87 High Road, Weston.
- The application site relates well to the village centre and although lies outside the settlement development boundary as defined in inset plan 20 of the SHDC Local Plan 2006 it is within the defined settlement limits under the Draft South East Lincolnshire Local Plan against which it is understood this application will be considered.
- The applicant lives within the village and the development is located within his extensive garden area. The proposed plot has significant frontage and could not therefore be considered back-land development.
- The NPPF document generally supports housing proposals in rural settlements that by their development will enhance or maintain the vitality of rural communities.
- Though the site will require a new vehicular access it is considered that the construction of the village bypass a number of years ago has effectively downgraded high road to a relative backwater. The applicant therefore considers that safe access is achievable.
- Should approval be granted for this scheme it is the applicant's intention to implement the approval immediately.

Site observation

Location

The site address is land adjacent Church View, 87 High Road, Weston, Spalding, Lincolnshire PE12 6RA. The location is identified within the scheme drawings submitted as part of this application (Fig. 01). The site stands at the north tip of the village approximately 100m east-northeast of the church. The proposal site is currently a part of the grounds of Church View, no. 87 High Road which is owned and occupied by the applicant. The area proposed for development is the north-east end of the residential garden of Church View and has a frontage to High Road measuring approximately 35m in length. The site stands slightly east of the junction of High Road and Small Drove on the opposite side of High Road.



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Fig. 01 – Site location plan – North to top of sheet. Site outlined in red.

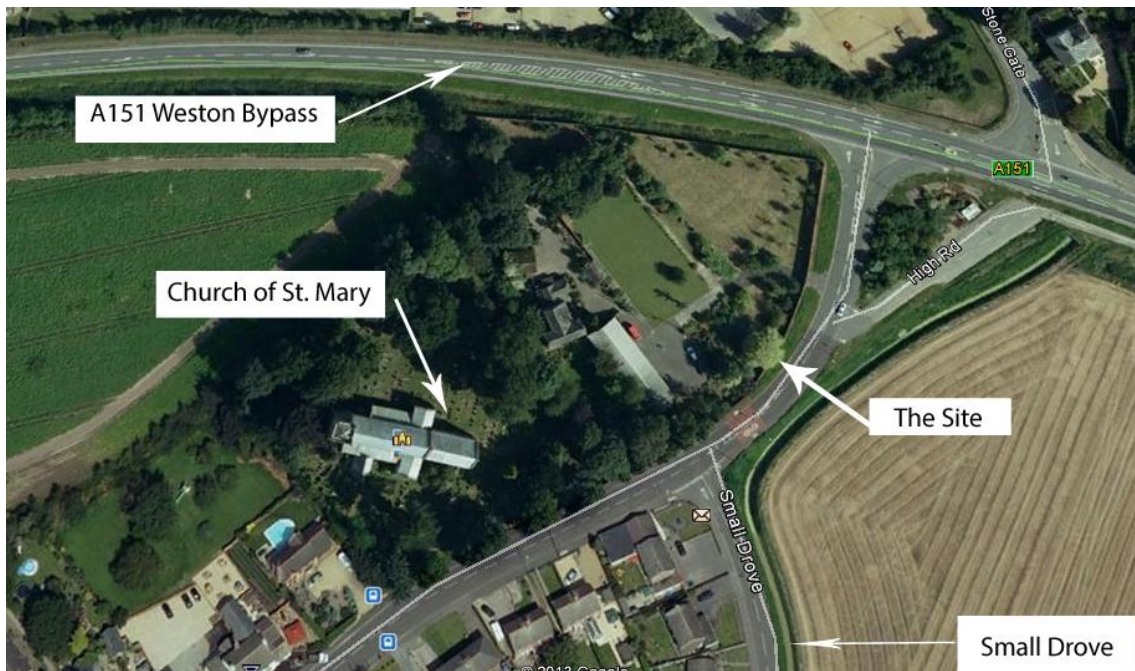


Fig. 02 Aerial view of the site in context – North to top of sheet

Site History: General

Weston is an established village which is located 3.3 miles north-east of Spalding town centre. The earliest map of the area that was discovered during this study was a 'Map of Deeping Fen in the County of Lincolnshire'. This dates from 1763 but shows little detail other than a symbolic sketch of a church (fig. 03). The earliest extant form of development in the village is the Church of St. Mary, the oldest parts of which are believed to date from around 1170 (fig. 04). The church is grade I listed. The nearby former school-house appears to be perhaps the second oldest building in the village. Its exact date of construction is not known though it is featured on a published post card dating from 1852 (fig. 05). Aside from these buildings and individual houses there appears to have been little development of any scale in the village until early 1946 when an estate of prefabricated bungalows was erected off Small Drove. This was built specifically to provide accommodation for servicemen returning from World War Two. The earliest detailed image that is available showing the proposed development site is an aerial photograph dating from 1964 (fig.06). This clearly indicates the presence of the barn slightly outside of the west boundary of the site. It also indicates that the main access point to High Road for Elmtree House was originally further west than is now the case, indeed it was approximately where the proposed new access is located. The east part of the proposed site appears to have been developed at that time as this shows a single storey barn type structure beneath a pitched roof. The site at that stage is partly soft landscaped and part hard-standing. There also appears to be a temporary building on site. The area to the west of the proposed site (ie between Elmtree House and High Road) appears to be soft landscaped with a number of trees present. This site now accommodates Church View, built in 2015 / 2016.



Fig. 03 Map of 1763



Fig. 04 Grade I Listed Church of St. Mary



Fig. 05 Post card image of school house of 1852.



Fig. 06 Aerial image of the Elmtree House site dating from 1964

Site use

The site is currently an undeveloped area of the extensive garden of 87 High Road though it previously accommodated a hard-standing and temporary buildings (see 1964 image in Fig.06). It now forms part of the domestic garden of Church View.

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Site description

The site is irregular in shape with its greater dimension running south-west to north-east. It is approximately 32m (south-west to north-east) and between 25 and 1m deep (south-east to north-west). The total area for the site is 567m². It is relatively level.

Site boundaries

The site is enclosed along its south-east boundary (ie along the length of its frontage to High Road) by vertical close-boarded fencing of significant, varying height (fig. 07 & 08). This stands at the site boundary to the rear edge of a grassed margin. The south-west boundary is notionally a line between the proposed plot and the remaining garden to Church View. The north boundary is formed by a close-boarded fence nominally 1800mm high.



Fig. 07 Close-boarded fence on south boundary.



Fig. 08 View of south boundary.

The site - Views in and out

At ground level all views out from the site to the south, east and north are extinguished by boundary fencing. The west boundary is currently open to Church View though this would be closed off with fencing in the event that planning approval is granted. Views to the south and east would be available from first floor level. To the south stand residential dwellings though they are some distance from this site (fig. 09). Likewise all views in to the site are currently blocked either by the fencing or by Church View to the west (fig. 10).



Fig. 09 Housing in Dean Close to the south of the site.



Fig. 10 View from west obscured by Church View.

In general there are few views through this site. Looking from the east it is possible to see part of the top of the roof over the nave of the church though this is largely concealed by Church View (fig. 11). The view is further concealed in the summer months by a number of mature trees located along the eastern boundary of the graveyard. From the south the view through the site looks towards Elmtree House though again this is partially blocked by trees (fig.12).



Fig. 11 View west towards the church largely obscured.



Fig. 12 Distant view from south-east (site on right).

Access and infrastructure

To the east of the proposed site entrance Elmtree House is accessed both on foot and by vehicle direct from High Road (fig. 13). To the west of the site Church View has a similar arrangement (fig. 14). Neither of these access points would be effected by the current proposal. The village bypass was opened in December 2001 and since then the amount of traffic using High Road has decreased significantly. In general it is mainly now used by local traffic accessing the village and its facilities. Approximately 45m to the south-west of the proposed site access point stands the junction of High Road and Small Drove. Small Drove is a two directional minor road. Most other roads in the village are similar in nature. This is not a heavily trafficked area.



Fig. 13 Existing vehicular access to Elmtree House.



Fig. 14 Existing vehicular access to Church View.

A public bus service operates in both directions between Spalding and King's Lynn passing through Weston, Holbeach, Long Sutton and several other settlements en route. For travel in the direction of Spalding there is a bus stop on High Road approximately 140m west of the site. This is therefore readily accessible on foot from the site. The earliest service picks up from Weston at 07:25 hours on weekdays arriving at Spalding at 07:36 hours. This bus runs at approximately 30 minute intervals from Monday to Saturday inclusive and hourly on

Sundays. This would provide a suitable service for people living in the village and wishing to work in Spalding.

For travel in the direction of King' Lynn there is again a bus stop on High Road approximately 140m west of the site. Again this is therefore readily accessible on foot from the site. The earliest service picks up from Weston at 08:06 hours on weekdays arriving at King's Lynn at 09:30 hours. This bus runs at approximately 30 minute intervals from Monday to Saturday inclusive and hourly on Sundays. Although the earliest bus would perhaps not provide suitable transport for employment in King's Lynn it would prove suitable to work in Holbeach (arrival time being 08:35).

Streetscape and planting

The site is set close to the village centre in what is essentially an agriculture dominated landscape. Earlier development in Weston was in ribbon format along High Road and did not spread far beyond this until the middle of the 20th Century. The streetscape of the High Road is typical of a village scene in this area. Houses to the south of the road are set back beyond grassed front gardens generally enclosed loosely behind small hedges or more commonly left completely open; defined only by a change in surface materials at the back edge of the footpath (fig. 15). The buildings nearer to the junction with Small Drove are located closer to the road (these include the village shop / post office)(fig. 16). Beyond Small Drove the scene opens out considerably and is dominated by cultivated fields (fig. 17). This open scene extended, for decades, back to Delgate Avenue, however the land between has since been developed for low cost housing (fig. 18).

To the north side of High Road the streetscape is more heavily landscaped and has a 'greener' appearance (fig. 19). This is largely because the church is set back slightly from the road and is surrounded by mature trees. The grounds of Elmtree House followed a similar pattern though the space between Elmtree House and High Road has now been developed (Church View)(fig. 20).



Fig. 15 Houses on the south side of High Road.



Fig. 16 The shop stands closer to the road.



Fig. 17 Cultivated land to the south-east of the site.



Fig. 18 Low cost housing on previously open land.



Fig. 19 'Green' appearance on the north side of High Road.



Fig. 20 Church View – built in 2016 / 2016.

Amenities and sustainability

Weston is a relatively small village in terms of development however it does have the following amenities:

- i. Deer's Leap public house and restaurant on High Road approximately 170m west of the site (fig. 21)
- ii. Church of St. Mary on High Road approximately 100 west of the site (fig. 22).
- iii. Village shop and post office at the junction of High Road and Small Drove approximately 70m south-west of the site.
- iv. Primary School on Small Drove approximately 300m south of the site (fig. 23).
- v. Community Centre on Small Drove approximately 350m south of the site (fig. 24).
- vi. Public open space on Small Drove approximately 500m south of the site.



Fig. 21 The Deer's Leap public house.
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Fig. 22 The Church of St. Mary.



Fig. 23 View towards the village primary school.



Fig. 24 The village community centre.

Architectural context

As previously stated, development within the village dates from several different periods though the most common is certainly mid to late 20th Century. Various architectural features are present within the older buildings but these are limited to the old school house, the church and a small number of historic structures. The vast majority of buildings in the village are relatively plain and are of fairly standard construction. There is no predominant style and nothing of particular architectural note beyond the church and old school.

Materials of construction

For the vast majority of buildings the most common wall facing material is brick. The village had a large number of rendered and prefabricated buildings in existence from the mid 1940's through to the mid 1980's however most have since been re-clad in brick. Roof finishes vary enormously though perhaps the most common is now concrete interlocking tiles.

Planning Statement:

The application proposal is to develop a single detached two storey dwelling with detached garage within the garden of Church View, 87 High Road, Weston.

The village of Weston is defined as a Group Centre within the Local Plan of 2006. A new framework is however in development which will supersede this. At the time of adoption (2006) development in a group centre would only be supported where it met the following 3 criteria:

1. It is in the defined settlement limits as shown on the proposals map; and
2. It is on brownfield land; and
3. It is infilling or represents the replacement of an existing dwelling within the same site.

Although the site currently stands outside of the settlement boundary of the village it is understood that the proposed boundary line has been moved within the draft South East Lincolnshire Local Plan to now include this site. Pre-app guidance received from SHDC has indicated that it is the emerging draft plan that this application will be considered against and therefore as such the proposal should generally be in line with policy.

The site has seen previous development and could therefore be considered to be partially brownfield albeit that it is acknowledged that this was on a very limited scale.

Generally it is considered by the applicant that development of this site could be undertaken in a manner that is respectful to the village and does not represent development extending the boundaries of the settlement.

Site analysis

Having undertaken the above observation exercise within the area of the site the following summary is prepared as an analysis of the findings:

Summary

The site is close to the village centre and as a result is very close to all local amenities. As such the residents of the site would be able to benefit from and contribute to the village. The site is accessible via High Road which is a good quality highway. Road connections locally are also reasonable and as such the site appears sustainable.

The site is located close to Small Drove and Dean Close, both of which are residential areas. The land to the west is the historic core of the village and as such, development there is well established. The A151 Bypass forms a natural boundary to development to the north and west of the site beyond which is 'open countryside'. Inset Map 20 of the SHDC Local Plan of 2006 indicates that Elmtree House lies at the north-east corner of the village, partially within the settlement boundary but with the site outside of the boundary. However the draft South East Lincolnshire Local Plan is understood to now include the site within the boundary. Considering the site itself, there are no particularly sensitive neighbouring uses and as such the use of the land for residential purposes would not appear to conflict with the status quo.

Considering the impact of development when viewed from outside the site boundaries it is unlikely that there would be much perceptible change from the north except when viewed from within the Elmtree House site (and then not directly from the house itself). Considering the views to and through the site from the east these are currently obscured at low level by the perimeter fence. At high level the views are obstructed by high trees. There is currently no significant view available through the site to the east elevation of the Church of St. Mary and as such any development on the site is unlikely to be of detriment. The reduction in height to the fence to the High Road frontage would open the site visually and the design would need to present a sensitive and appropriate aspect in this direction. From the west, again the views to and through the site are greatly obscured by Church View.

Considering the impact of any development on the site in terms of overshadowing or overlooking it is unlikely that development of an appropriate scale would present any problems. The site is sufficiently large to accommodate development and the distance from the dwellings to any neighbouring properties would be easily sufficient to avoid overshadowing and overlooking issues.

With regard to space available it would appear that the site is easily capable of accommodating a single detached dwelling with detached garage. Given the architectural context close to the site it would appear that two storey development would be appropriate for this location.

In final summary it is therefore concluded that the site could reasonably accommodate a single dwelling of up to two stories in height without detriment to the immediate or wider context. The site would be accessible and must be considered reasonably sustainable. It would be appropriate for the dwelling to be two storeys in height and to be traditional form with a pitched roof. In terms of materials it would appear most appropriate for the design to feature brick outer walls to match Church View, beneath a natural clay pantilecovered roof. With regard to architectural appearance and detailing it would appear contextually sympathetic for the design to be traditional in form with simple detailing appropriate to the size and status of the building. Windows and doors should be in painted timber and should be of traditional appearance and proportions.

Design Statement

The above text illustrates the investigation process that was undertaken and explains why it is considered that the site is suitable for residential development on a small scale. The following section relates this to the general headings given within government guidance for design and access statements.

Elements of a 'Design and Access Statement'

Government guidance requires the statement to cover 6 specific areas, these being:

Use:

The proposal seeks to use the site for residential purposes. The nearby land both to the south and south-west has already been developed for residential use (particularly that to Dean Close which is very recent). The land immediately to the west was developed for residential purposes during 2015 / 2016. As previously stated the site is now understood to fall inside of the settlement development boundary within the draft South East Lincolnshire Local Plan. It is therefore considered that the development of the site to construct a residential dwelling is appropriate and contextually correct.

Amount:

The proposal seeks permission for a single dwelling complete with associated access and garaging. This is considered appropriate and sympathetic both for the site and in relation to other development within the village. The dwelling plot will be of reasonable size and again this is considered appropriate given the 'grain' of development within the village. Within the dwelling the accommodation is to be provided over two floors as this creates a building height and mass that is similar to the neighbouring properties. The actual dwelling type is indicated within the proposal drawings.

Layout:

It is proposed that the dwelling be located set back from the rear edge of High Road as indicated on the block plan. This allows a frontage to be presented to High Road that retains a soft edge and maintains the road to dwelling separation distance found further to the west, on the south side of High Road. This location allows significant perimeter planting that will add to the 'green' appearance of the streetscene. It is proposed that the access, both vehicular and pedestrian be direct from High Road. This allows separation from Elmtree House and Church View and allows the development to be presented as 'independent'. High Road has a 30mph speed limit through the village and there is good visibility in both directions from the site frontage (fig. 25 & 26). It is therefore considered that a new access point could be introduced which is appropriate to the site and also safe to use.



Fig. 25 View west from proposed access point.



Fig. 26 View east from proposed access point.

Scale:

The layout and design of the dwelling are such that it will appear as a traditional rectangular build with simple gabled roof form. Overall its depth and resulting overall roof height will be in-keeping with others locally though this will be smaller in all respects than Church View adjacent. The detailing and materials will reflect those used in Church View albeit that the general scale of the building will be smaller and simpler. Nonetheless the design is considered to be of relatively high design whilst remaining less dominant than Church View. This is considered appropriate for this location and context.

Landscaping:

This proposal seeks to retain a 'green' appearance with significant soft landscaping. It is likely that a number of trees and shrubs will need to be removed to facilitate the development though new planting will be proposed to provide an 'established' appearance.

Appearance:

The design proposals seek to create a dwelling that is traditional in form, massing and appearance and yet of sufficient stature for the plot. The detailed design for the dwelling is indicated on the proposal drawings.

Access Statement:

Site Location

The site is located directly off High Road and is accessible by private motor vehicle or on foot, the proposals have no significant impact upon the existing situation.

Access to the site

Access to the site will be direct from High Road. The access from the site boundary to the building entrances will be via a drive with hard-standing drop off point. The entrance door and threshold of at least one external door will be designed to Approved Document M of the Building Regulations and BS 8300 where possible.

Access to the interior facilities.

The ground floor of the building will be designed to accord with Approved Document M (Access to and use of buildings) with access being provided to a WC and principal dwelling rooms.

Sustainable Construction Statement:

The proposed new building will be constructed to at least meet the standards set out in Approved Document L of the Building Regulations. Labour used for the build will be local wherever possible.

Demolition Statement:

The development of the site will require no demolition works.

Heritage Impact Assessment:

As has previously been stated the site stands within reasonably close proximity of the Parish Church of St. Mary in Weston. This is a grade I listed building. The details of the listing are as follows:

WESTON MAIN STREET
TF22 NE (north-west side)
4/128 Church of St. Mary
7.2.67
G.V.I

Parish church. 1170, mid C14, restored by G.G. Scott in 1858-67, and J.L. Pearson in 1885-6. Limestone ashlar and rubble, some red brick patching. Lead roofs of 1885, with stone coped gables with cross finials and stone corbel tables. Nave with west tower, north and south aisles and south porch, clerestory, north and south transepts and chancel. Late C15 3 stage west tower with moulded plinth and string course, and 4 stage angle buttresses, the second stage with ornate gablets, and north-east polygonal stair turret with 3 slit lights and parapet.

Triangular headed west doorway with continuously moulded surround, hood mould and double plank doors. Large pointed window above with 4 pointed lights and castellated transom with lower semi-circular headed lights, panel tracery with castellations and bowtell moulded surround. Bell openings on all 4 sides, each pointed, with bowtell moulded surround, 2 semi-circular headed, cusped lights, mouchettes and hood moulds.

Moulded eaves above with battlements and ornate corner pinnacles. North aisle with regularly placed 2 stage buttresses, and blocked, pointed west opening with 3 corbels above. North side with mid C14 doorway with pointed head, continuously moulded surround, hood mould and double plank doors. 2 windows to left with pointed heads and hood moulds; to right, 2 semi-circular headed lights with early flowing tracery; to the left, 2 ogee headed lights with mouchettes. North transept projects to east, restored by Scott in 1858-67. 2 stage angled buttress flank pointed north window with 3 pointed, cusped lights, intersecting geometric tracery, sill band and hood mould. Similar window in east side. Clerestory of c.1170, heavily restored by Pearson in 1885, with 4 semi-circular roll moulded openings containing inner lancets. Fifth opening broken into by transept roof. North side of chancel of c.1175 with 3 tall lancets alternating with 2 stage buttresses. Roll moulded sill band beneath. Moulded eaves with small sculptured motifs. East end with 3 lancets alternating with 4 slender 2 stage buttresses, with quatrefoil above with roll moulded surround. South side of chancel with 3 lancets alternating with 4 two stage buttresses, and with doorway to left with semi-circular roll moulded head, hood mould and double plank doors. Narrow 2 light tall mullion window to left. East side of south transept, restored by Scott in 1858-67, with pointed window with 3 trefoil headed lights, C19 geometric tracery, hood mould and head label stops. Monument to Thomas Lupton, died 1716, attached to left, with pilasters, segmental pediment and cherubs. South end with sill band and pointed window with 4 cusped, ogee headed lights, geometrical C19 tracery and C14 hood mould with lion label stops. Cornice above, originally surmounting sundial, now gone. South side of aisle with 2 pointed C19 windows, each with 2 ogee headed, cusped lights, mouchette, hood mould and head label stops. Gabled late C12 porch beyond to left with pointed chamfered head, triple shafts with moulded capitals and small oculus above. Porch interior with flanking stone benches surmounted by blind arcade of 4 pointed arches on each side, supported on free standing shafts with crocket capitals. South doorway with pointed, roll moulded head with chamfered inner order, and single shafts with sill leaf capitals. 5 C19 Purbeck marble gravestones set in floor. Pointed window to left of porch and another in west end of south aisle, both with 2 ogee headed, cusped lights, mouchette, hood mould and fine C14 label stop busts. Clerestory of c.1170 heavily restored by Pearson with 3 roll moulded windows to left, with paired shafts and crocket capitals. 2 C15 trefoil headed windows to right. Interior C15

pointed tower arch with double chamfered head with hood mould, moulded, filleted jambs with castellated capitals. Tower interior with fragmentary springers and wall ribs of lierne vault no longer extant, and projecting gargoyles to north east and south east 5 bay north and south late C12 arcades with the north-west bay blocked; round piers with detached shafts, some of which are replacements, and all with crocket or incipient still leaf capitals; pointed heads with outer roll moulded order and inner chamfered order. North aisle leads in to north transept through askew pointed, double chamfered archway. West end of north aisle with pointed, blocked doorway. South aisle leads into south transept through double chamfered, pointed arch. Early C13 pointed chancel arch with richly moulded head and rectangular responds with 3 detached shafts with still leaf capitals and hood mould. Pointed opening above. Chancel articulated to north and south with 3 pointed wall recesses with slender responds with beaded, moulded capitals and hood moulds. East window with nook shafts, moulded capitals and hood mould. Altar flanked by single rectangular aumbry. South wall with small trefoil headed piscine. C11 inscribed coffin lid restored in C20. Part of octagonal base of cross shaft. C19 ornate pulpit. C20 communion rail and reredos. Drum font of c.1200 with semi-circular shafts with moulded capitals supporting it, and 8 sides of drum articulated by 8 attached shafts. Section of ornate C17 panelling to north-west of nave. Monuments include one in ashlar and marble with segmental open pediment with urn, hand, draperies, tassels and ornate apron, to John Morton, died 1720. Gravestone to Willyam Whettaker, died 1640. Grey-and white marble monument to Peregrine Emmitt Emmitt, died 1836; a pair of white and grey marble monuments to William and Elizabeth Emmitt, died 1832 and 1831, respectively. Ashlar pedimented monument with scrolled architrave and cherub, to Elizabeth Watson. Died 1765. Gravestones to John Bennington, died 1625; and Joseph and Joseph Allcock, died 1746 and 1771 respectively. Several early C19 black marble gravestones in central aisle.

Listing NGR: TF2924725164

Heritage evaluation – internal

No comment is required generally in respect of the interior of the church since the proposal will have absolutely no impact upon it.

Heritage evaluation – external

As with the interior, the proposal will have no physical impact upon the exterior of either the church or its grounds. What needs to be considered however is what if any impact will be had on the context in which the church and grounds are viewed. Clearly there will be no impact from directly north or south since from these directions the proposed dwelling would not generally be visible or would be out for the viewing frame.

Considering the view from the west looking along High Road to the east (with the church on the left) the proposed dwelling would be almost entirely concealed by the dwelling now known as Church View at 87 High Road which was constructed in 2015/16 (fig. 27). As such any impact would be minimal and not of significance.

Considering the view from the east looking along High Road to the west (with the church on the right) the proposed dwelling would not significantly impact upon the view to the church since it is already almost entirely concealed by Church View and the established trees along the east boundary of the graveyard (fig. 28). Again therefore any impact would be minimal and not of significance.



Fig. 27 View east past the church towards the site.
(site not visible)



Fig. 28 View west past the site towards the church.
(church not visible)

Conclusion

In conclusion it is therefore considered that this development represents an appropriate design and use of the site for the foregoing reasons.

END