

DESIGN & ACCESS STATEMENT

Client: Miss R Balding & Mr S Rains
Project: Proposed dwelling house with granny annexe, Broadgate, Whaplode Drove, Lincolnshire
Ref: 021701
Document Ref: DAS01 (P1)
Date: 02.05.17

INTRODUCTION

The proposal is for 1 no. new dwelling (3 bedroom house) with granny annexe between no. 61 and no. 71 Broadgate, Whaplode Drove. The majority of the site received outline planning permission (ref. H23-0104-16) on 23.03.16. The remainder of the site is an agricultural field. The application is for full planning permission. The site is not located within a flood risk zone and as such a flood risk assessment is not deemed necessary.

This is a family orientated project. Miss Ruth Balding and her partner Mr Steven Rains, together with their two children will live in the house. Ruth's parents (Michael & Shirley Balding) will live in the granny annexe. Ruth and Steven are heavily reliant on the children's grandparents because Ruth works as a midwife and can be called out at short notice and also works irregular hours. Steven also works full-time. By living together as one family unit will contribute to a better living arrangement for everyone.

It should also be noted that the applicant has purchased the field to the rear (outlined in blue on the application) which they intend to seek separate planning permission for change of use to paddock.

Hence the proposed design of the house and annexe is centred around the views out over the field.



View of site from Broadgate

USE

The proposed use of the application site is for domestic residential purposes. The use of the annexe is in connection with the main house and will be occupied by family members (grandparents).

AMOUNT

The site area is approximately 0.113 ha. The dwelling proposed is a 3 bedroom house with a 2 bedroom granny annexe.

ANDREW M WRIGHT LTD CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD
Telephone: 01406 540573 M: 07940 914778

LAYOUT

The site approved under outline permission H23-0104-16 was of a shape that would have dictated either a very small dwelling or one that would need to be positioned so far forward that it would not fit comfortably within the street scene. Pre-application consultation with the planning department resulted in a proposal whereby the rear boundary would effectively run parallel to Broadgate and extend back to align with the rear corner of the back garden of no. 71. This proposed rear boundary would also align with the Local Plan boundary of development line running to the rear of no. 61.

To the south of the application site there is a field access route which is to be maintained by the owner of the field. This separates the site from no. 71.

The site has 3 existing trees which the applicant would like to remove. These trees, although well established, are not considered to be of sufficient merit to retain.

The front elevation of the proposed house is parallel with Broadgate and is set slightly forward of no. 71 but not as far forward as no. 73. There is no consistent building line along Broadgate and it is considered that the positioning of the dwelling maintains this character of the street scene.

The house is designed as an 'L' shape in order to take advantage of the sun path. This allows a lot of sunlight into the principle living areas. The granny annexe is set further back so as to enjoy its own views out over the field to the east and also positioned so as not to obscure the easterly views from the house.

The design avoids any direct overlooking into the private garden areas of neighbours.

The site access proposed allows a generous parking and turning area for cars. It also enables access down the side of the house to the rear field which is envisaged as a future paddock.

SCALE

The proposed scale is sympathetic to the immediate context and its setting. No. 61 is a bungalow (single storey) and no. 71 is a house (2 storey).

The proposed house comprises a two storey element fronting Broadgate with a single storey rear element and a single storey granny annexe. The scale of the two storey element is in keeping with that of no. 71 and the scale of the single storey elements are in keeping with that of no. 61.

The scale of the proposal being two storey at the front and single storey to the rear, therefore, avoids any potential overlooking of existing properties.



Scale of 61 Broadgate



Scale of 71 Broadgate

ANDREW M WRIGHT LTD CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD
Telephone: 01406 540573 M: 07940 914778

LANDSCAPING

The front and rear gardens will be laid to lawn. The applicant would like the existing trees in the front garden to be felled (two of them are leaning over significantly and are at risk of falling over). The driveway will be of gravel. Paths and patio areas will be of paving slabs.

It is proposed that fences will be of a traditional Lincolnshire post and horizontal rail fence. This also ties in visually with the front fence of no. 71.

There is an existing band of soft landscape screening to the side of no 61 which provides a natural screen between it and the proposal site and affords a high degree of privacy for that property. No. 71 has a mix of close boarded fence and soft landscape screening to its northern boundary.



Soft landscape screening to side of 61 Broadgate



Mix of fence and soft landscape screening to side of 71 Broadgate (separated from site by field access-way)



Trees to frontage (both lean significantly)



Tree to north boundary

APPEARANCE

The appearance of the house and annexe is that of a Georgian style and the proportions and detailing incorporate such characteristics.

The choice of materials is sympathetic to the style of design and comprises, Audley Antique facing brickwork, slate effect tiled roofs, sliding sash effect cream windows, eaves / verge corbel brickwork detailing, reconstituted stone cills and reconstituted stone heads (the latter to front elevation only) and reconstituted stone surround to the front door.

ANDREW M WRIGHT LTD CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD

Telephone: 01406 540573 M: 07940 914778

The focus of the internal layout is the view over the open field and as such the rear of the house and annexe have larger areas of glazing.

The style of design fits comfortably in the street scene. The adjacent house (no. 71) also incorporates Georgian features and there are many examples of this throughout the village.

ACCESS

The site is close to the centre of Whaplode Drove and there are a number of local amenities including village shop, public house, garage, church and village hall within walking distance. The site fronts onto a straight stretch of Broadgate having a 30mph speed restriction. There is excellent visibility in both directions. Vehicles can turn within the curtilage of the site and so negating the need to reverse out onto the road.



View northwards from site along Broadgate



View southwards from site along Broadgate

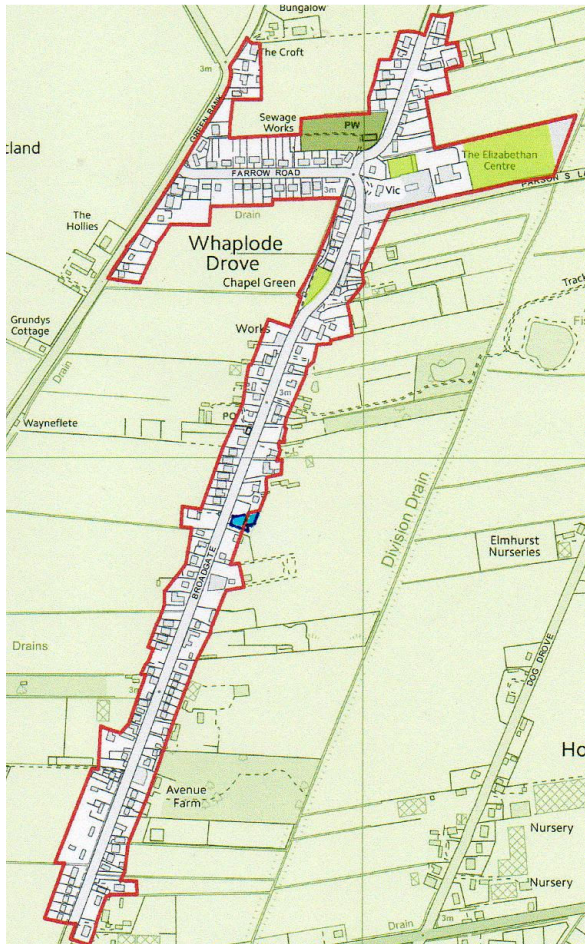
The new property will comply with the Building Regulations Part M and will include gently sloping ramped approach to the principal entrance door, level threshold and accessible toilet. Car parking is close to the dwelling's front door for ease of access.

PLANNING & PRE-APP CONSULTATION

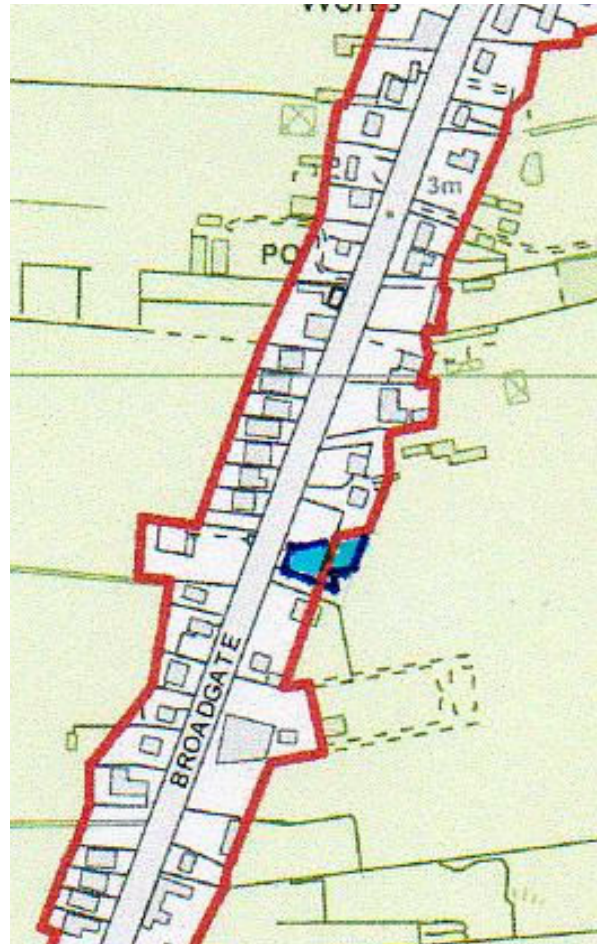
The majority of the site falls within the boundary of development of the draft South East Lincolnshire Local Plan – Publication version (March 2017) as shown on inset map no. 68.

A pre-app meeting was undertaken between the agent and planning officer, David Gedney. The outline planning approval H23-0104-16 was for a parcel of land which had its rear boundary aligning with the rear boundary of no. 71. However, this meant that the shape of the site would have dictated either a very small dwelling or one that would need to be positioned so far forward that it would not fit comfortably within the street scene. The outcome of the discussion was that a better street scene could be achieved by extending the rear boundary of the application site so that it aligned with the boundary of development line to that of no. 61 and the north-east corner of the rear garden of no. 71.

Paragraph 49 of the NPPF makes provision for residential development in a sustainable location where there is an absence of a five year supply of deliverable housing sites and the emerging South East Lincolnshire Local Plan identifies Whaplode Drove as an Other Service Centre.



Extract from Inset Map No. 68 with application site highlighted in blue



Enlarged extract from Inset Map No. 68 with application site highlighted in blue

CONCLUSION

The site already has outline planning permission granted for a dwelling (H23-0104-16). The proposals are in accordance with NPPF paragraph 49.

The proposed site is of a size and shape that enables a reasonably sized property to be accommodated and to a scale that will enhance the street scene.

The position, scale, massing and appearance of the dwelling and granny annexe is in keeping with the existing character of Broadgate.

The layout and design of the house and granny annexe are such that overlooking of adjacent properties is avoided.

Safe access and egress of the site is possible and the design includes for adequate parking and turning

ANDREW M WRIGHT LTD CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD
Telephone: 01406 540573 M: 07940 914778