



Design & Access Statement

Replacement Dwelling at:

**53 Broadgate,
Whaplode Drove,
Spalding,
Lincolnshire,
PE12 0TN**



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a full planning application for the demolition of the existing dwelling at 53 Broadgate, Whaplode Drove and the construction of a new replacement four bedroom dwelling, as outlined on the accompanying plans.

Pre-application advice has been sought regarding the proposal and the theme of which was generally that the application would be supported on the grounds of the replacement dwelling being in keeping with both the style and scale of the adjacent dwelling and the wider context as a whole.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the site themselves to create a more suitable home for modern living which they will be able to enjoy for years to come.

1.2 Drawing List

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

0200-20-01 Proposed Replacement Dwelling

1.3 Planning History

The site itself has no previous planning applications, however, the surrounding area has an extensive history of planning applications of this nature. Broadgate has seen the approval of a number of new build or replacement dwellings over the last few years, as well as a considerable number of large extensions, along its entire length. This gives great precedence for a development of this type in this area.

2. Site and Surrounding Context

2.1 The Site Location

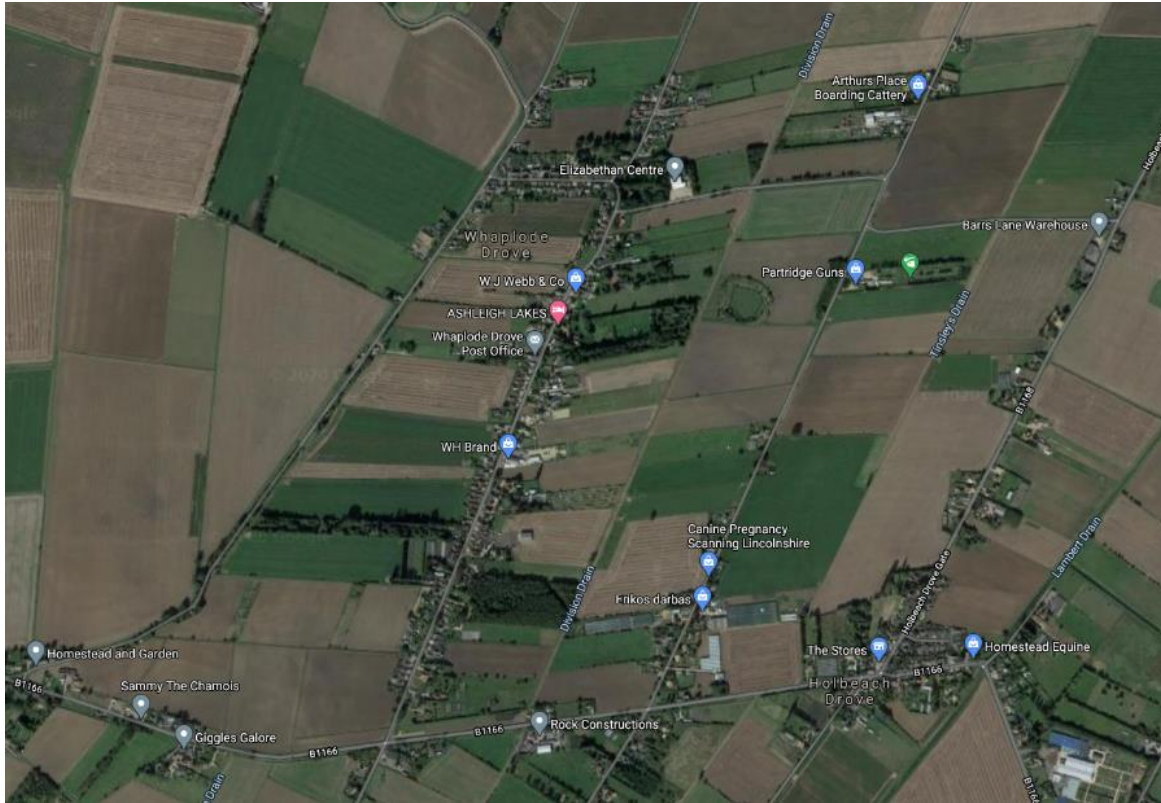
The site is located off Broadgate in Whaplode Drove, the main residential artery running North to South through the village. The street represents a relatively densely populated cluster of housing, typical of a small fenland village, with the majority of the housing facing on to the road and large gardens to the rear. Although there are a number of small business premises scattered throughout the village, a village store, a car garage 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, again, is very typical of the area.

As mentioned previously, the site is currently a residential dwelling with large front and rear gardens, in total the land extends to approximately 2 acres. An existing driveway leads from Broadgate to an established parking area to the front and side of the dwelling and there are a number of mature trees that offer some screening from the rest of the village.

2.2 Local Amenities

Whaplode Drove is a small Fenland village but is well served for a settlement of its size, there is a village store, directly opposite the site, which also has a post office and there is a car garage that deals in new car sales as well as repairs. There is a large park as well as an expansive public open space which sees a number of fetes and shows throughout the year.

Regular public transport runs directly through the village, operated by Fowlers Travel, which connects the village with the towns of Spalding and Wisbech. The nearest bus stop is directly outside the application site.



Overview of the village of Whaplode Drove.

3. Proposal

3.1 Proposed Development

The proposal comprises of 1no. four bed dwelling that will remain in private use by the applicant. The dwelling to be demolished is a two bed roomed semi-detached cottage that has stood on the site from around the mid 1800s. However it has seen some substantial subsidence over the years, hence the rather crude brick buttresses to the front elevation, which has resulted in a gradual slope from back to front which is easily noticed when in the building. The option of extending the existing property was considered but there were concerns over the strength of the existing structure both in terms of the building fabric and the foundation (if indeed there is a foundation), however, given its previous problems, it was concluded that the best course of action would be to rebuild the existing with the additions incorporated whilst being entirely sympathetic to the original design and scale throughout the process.

The proposed dwelling will see a higher eaves and roofline which will match the neighbouring dwelling, to give more suitable ceiling heights throughout. However, from the front, the proposed will very much match that of the dwelling to be demolished, with the inclusion of a porch that will serve to add a bit of form to the principal elevation. To the rear there will be a larger 'extension' which will serve to give much more space throughout.

3.2 Site Layout

The proposed dwelling will sit directly on the footprint of the existing building on site, this is guided by both the desire to be sympathetic to the neighbouring dwelling and also site constraints by way of the access to the side of the property and the large mature trees. Both the front and rear garden will remain predominantly the same with only a small area of the two acres taken up by the larger footprint of the proposed to the rear.

4. Use

As previously mentioned, the use of the site is currently residential, and this is to remain as existing. The proposal will form a private dwelling which will stay within the use of the applicant.

5. Amount & Scale

5.1 Existing

Currently there is one dwelling on the site, adjoining the neighbouring property.

5.2 Proposed

The proposal will see the demolition of the existing dwelling and the formation of the new so the amount will stay exactly the same.

The overall footprint of the building is 83m² with a total gross internal floor area over the two floors of 136m². This sees an increase over the footprint of the existing dwelling of 29m² and an increase in gross internal floor area of 60m². The height of the building to the tallest point of the ridge is approximately 5.5m which is dictated by the ridge height of the neighbouring property.

6. Layout

The layout is very simple but works perfectly for modern living. The ground floor has the main living room and kitchen dining room accessed off the small hall via the new porch. The kitchen dining room runs the full depth of the dwelling with a large access to the rear garden, the stairs and utility room are accessed from this space and from there the first floor and the ground floor shower room. The first floor has four double bedrooms and a bathroom all accessed off the main landing, the master bedroom has direct access to an en-suite and out on to a balcony which will make the most of the views down the large rear garden.

7. Landscaping

The landscaping throughout will generally remain unaltered, the large front garden is laid to lawn currently and will remain as such and the gravel driveway and parking area will remain similar, although an allowance will be made for the new porch and its impact on the parking area. To the rear the garden is largely lawn with a number of mature trees scattered throughout at random. The patio area directly behind the existing house will be removed to make way for the rear 'extension' and will be reinstated further down the garden outside the new rear elevation and the remainder will remain as lawn.

8. Appearance & Materials

The proposed dwelling has been designed to reflect the style and appearance of both the existing dwelling to be demolished and the adjoining neighbouring property. The external walls will be rendered blockwork, much like they are currently, and the roof will be a brown

concrete tile to match that of the neighbouring roof. A new chimney will be constructed in brickwork to the north gable and the shared stack to the middle of the two dwellings will be supported in the roof space to maintain the character of the buildings.



Proposed front elevation.

Windows and doors will be UPVC and finished in white, much as they are currently, and there will be a feature front and rear door that will be in oak effect. The rainwater goods will be black UPVC, again to replicate what is currently installed to both the applicant property and the neighbouring, and will be installed on rise and fall brackets.

9. Highways Implications

There is no implications to the highway as the existing access from Broadgate will be maintained throughout and it's continued use will extend once the building works have been completed.

10. Flood Risk

The site does not sit within any flood risk zone as per the Environment Agencies' 'Flood Map for Planning' so there is no requirement for a formal Flood Risk Assessment to be produced. However, the sleeping accommodation will all be to the first floor as to be expected in order to reduce any possible risk from flooding in the future.

11. Land Contamination

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

12. Impact on the Surrounding Area

The proposed development will make a positive contribution to the existing street scene and character this has on the area. At present the site fronts on to Broadgate and can be seen somewhat by passing members of the public. At present the existing dwelling, although well maintained, looks slightly incongruous to the neighbouring property due to its reduced roofline and the brick buttresses to the front elevation detract from its overall aesthetic somewhat.

The proposal represents a well thought out approach to designing a new replacement dwelling that is both sympathetic to the existing dwelling and also the neighbouring property which the proposal will adjoin. The scale and mass of the proposed replicates the existing dwelling from the front by building on the same footprint, with only a small increase in scale caused by the raising of the roofline, however, this reflects the neighbouring property more and helps tie the two together in appearance. The larger element to the rear has been allowed more flexibility in its design as it is and will always remain a private view, however, it has still been designed with the aesthetic in mind with areas like the roofline not ever going higher than the main ridge in order to give clear definition to the dominant elevation.

The proposal offers a sympathetic approach to creating a new dwelling on this prominent site to the centre of the village. The approach to the design not only improves the appearance of the setting by considerably improving the principal elevation, it also allows for a more suitable living space for a modern family who love the village of Whaplode Drove and the site to which they have grown up on. Therefore, we strongly ask that the Planning Department consider this application favourably and allow the construction of this new proposed dwelling.