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Design & Access Statement

Mr & Mrs L Walker

Replacement Dwelling at

Wood End, Old Wood,

Skellingthorpe

Lincoln, Lincolnshire

1528W

December 2020

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1. INTRODUCTION

- 1.1 This Design and Access Statement refers to, supports and supplements the Planning Application for a proposed Replacement Dwelling at Wood End, Old Wood, Skellingthorpe, Lincoln, Lincolnshire.
- 1.2 This statement has been written in accordance with Government Circular 01/2006 – section 3 that came into force on the 10th August 2006 and considers advice offered by C.A.B.E. This Design and Access Statement incorporates an assessment of the sites immediate and wider context in terms of physical, social and economic characteristics and relevant Planning Policy context, history and community consultation in order to define the influencing development principals.
- 1.3 Site location plan drawing no. 1528W/001 is included in Appendix A.

2. PLANNING & SUSTIANABILITY

- 2.1 The planning application seeks Full Planning Approval for the construction of a replacement dwelling.
- 2.2 A replacement dwelling has been approved previously under application 10/0451/FUL, with the development time then further extend by application 13/0457/FULEXT. A 'discharge of condition' application ref: 15/1014/DISCON was also submitted and approved to clear pre-commencement conditions relating to materials and drainage.
- 2.3 The applicants wish is to provide a much-improved dwelling to meet current thermal and energy/carbon efficiency standards, providing a suitably sized home to meet their requirements and visiting extended families, enhance the sites architectural potential and opportunities the site presents.
- 2.4 It should also be noted that there are significant difficulties in seeking lending against the current dwelling due to its poor build quality making it unsuitable for sale to most. The existing building inefficiencies have been highlighted within a report prepared by Waldeck Consulting Ltd which accompanies this application.
- 2.5 The proposed replacement dwelling is to be located over a previously constructed garage block with little to no disturbance to be imposed on the existing landscape nature of the site.
- 2.6 This application does not seek to demolish the existing dwelling but provide the opportunity to reuse the structure, complete with alterations, to form a garage block to accompany the new dwelling.

- 2.7 It is recognised that the site has received permission for a replacement dwelling in the past and that development planning policy permits the replacement of existing dwellings in the countryside which has taken place at several other sites in the area. The applicants wish is to construct a new dwelling of rural appearance in keeping with the site's location and surroundings.
- 2.8 The proposals need to meet the policy aims of the Central Lincolnshire Local Plan (CLLP) and the National Planning Policy Framework (NPPF).
- 2.9 Policy LP1 of the CLLP relates to sustainable development. Both the CLLP and the NPPF put great emphasis on development that is sustainable going ahead without delay. Whilst this proposal involves the construction of a dwelling in a rural location the proposed development takes consideration in to three noted dimensions to sustainable development; economic, social and environmental.

Economic, the proposed development site will provide a new quality home providing employment benefits during the construction phase and continue to support the local economy when the dwelling becomes occupied. The site also benefits in its location by having all required service infrastructure available at the site and good accessibility.

Social, the proposed development will ensure the site will be occupied for many years to come and thereby ensuring to help support the existing local community and businesses when completed.

Environmental, by replacing a dwelling with no reasonable levels of insulation and that has high energy demands with one that is constructed in a way that will use sustainable methods of energy to provide power and heat sources, include excellent levels of insulation and much greater use of natural light, will all reduce energy needs and lower energy costs significantly.

- 2.10 Policy LP55 Development in the Countryside Part B confirms that replacement of a dwelling in a rural location will be supported if the original dwelling has not been abandoned, it is not of great merit, it is a permanent structure, the replacement dwelling is of similar size and scale, and is sited on the original footprint or close by.

Therefore, the proposal presented with this application clearly meets the criteria set out in policy LP55.

Incorporation of Renewable Energy and Low Carbon Technologies

- 2.11 The development will consider a wide variety of renewable energy and low carbon technologies (based on estimated annual energy loads) and would include the following options: -

- Photovoltaic cells – the proposed building orientation lends itself well to the mounting of PV panels on the south facing roof, generating electrical power back to the main grid
- Solar thermal hot water – this would contribute to the provision of the domestic hot water load, reducing the need for other energy resources
- Air source heat pump – this is considered to be a form of low carbon heating as they use outside air as their energy resource. This type of system is ideal for underfloor heating which is the most effective way of heating a space by warming air at the lowest part of the room. This type of system will also significantly reduce the carbon footprint against the existing dwelling which has an oil-fired boiler system installed.

Experience suggests these technologies are most likely to be applicable to this site.

3. APPLICATION SITE AND SURROUNDINGS

- 3.1 The application site occupies an area of approximately 5310m² (0.53ha) which contains a single storey dwelling with a concrete render finish to the walls under a concrete tiled roof within an established landscaped plot. An existing garage block has previously been demolished where the replacement dwelling is proposed to be located.
- 3.2 The site is located at the edge of the existing settlement of Skellingthorpe to the west and is accessed via a private drive from Old Wood South.
- 3.3 The surrounding area is generally made up of large residential plots containing individual dwellings of varying styles of 2-storey height within a woodland setting.
- 3.4 The original dwelling is set back away from the access road and has generous areas of land around it within its boundaries to the east, south and west.
- 3.5 The dwelling has no architectural merit in relation to its rural location. The walls have received a render finish over time to conceal poor quality brickwork and an unsympathetic concrete tile roof finish.
- 3.6 The topography of the site is generally flat with no visible distinctive level changes and is also set in a woodland landscape. This and details of the existing dwelling are illustrated by the Photographic Survey and a Topographical Survey included in Appendices B and C, respectively.

- 3.7 The existing dwelling is in a very poor condition. A Structural Engineer's report forms part of this submission which confirms that replacement of the dwelling would be preferable for many reasons. It is noted that the report was conducted 10 years ago but no improvements have been made in that time and the property continues to deteriorate as living accommodation.

4. DESIGN

USE

- 4.1 The existing use of the site is residential, which is being retained with the proposals for the erection of a replacement detached dwelling.

AMOUNT

- 4.2 The proposal is for a replacement detached dwelling which has a gross internal area of 340m². It is recognised that this is a significant increase over the existing modest sized bungalow but being due mainly to the inclusion of a first-floor level of accommodation, which is consistent to the neighbouring existing 2-storey properties.
- 4.3 A notable factor is that the replacement dwelling in footprint only equates to less than 4% of the total area of the site.
- 4.4 It is proposed to convert the existing dwelling into garaging and external storage, making good use of an existing structure.

LAYOUT

- 4.5 The position of the replacement dwelling has been carefully considered and is proposed over the footprint of a previously demolished garage block.
- 4.6 The proposed building orientation and form looks to make best use of potential daylight from all the east, south and west facing aspects, with minimal glazed exposure to the north façade.
- 4.7 The proposed house design will provide a significant improvement to the use of natural daylight and provide great opportunities for the use of renewable energy.
- 4.8 The main outlook from the proposed dwelling will remain the same and therefore having no detrimental impact on any adjoining sites or the area in general.
- 4.9 All access arrangements will be retained as existing.

SCALE

- 4.10 The proposed replacement dwelling is only proposed to be two storeys in height which is consistent with neighbouring properties and previous planning approvals. The building mass is set deep back into the plot complete with a backdrop of trees on all sides providing general screening to the development, all ensuring it has no adverse impact in its countryside woodland setting.
- 4.11 The scale of the new dwelling has been designed to directly relate to the heights and forms of the existing surrounding development.

LANDSCAPING

- 4.12 The intentions for landscaping are to make full use of the existing site features with no loss of any trees or hedgerows proposed.
- 4.13 The development site will look to enhance the existing landscaping features with the proposed replacement dwelling.

APPEARANCE

- 4.14 The design and appearance of the proposed dwelling is to reflect its rural setting both in terms of traditional architectural features and the use of an appropriate palette of materials to create a locally distinctive building in keeping with its location.
- 4.15 The dwelling façades have been designed to represent converted agricultural buildings to assimilate the building into its rural setting.
- 4.16 All existing boundary features are to be retained as existing and to be improved/renewed, as necessary.

5. ACCESS

- 5.1 Vehicular and pedestrian access to the site will all be retained as existing. The application does not seek to provide an additional dwelling in the countryside and therefore no detrimental impact will occur.
- 5.2 The proposed replacement dwelling unit will accord with current access legislation and Approved Document M of the Building Regulations and other current access legislation.

6. FLOOD RISK ASSESSMENT

- 6.1 The site is located within Flood Zone 1 according to The Environment Agency Flood Zone Planning Maps (refer EA Report included with submitted documentation). This is classed as land where there is less than a 0.1% annual probability of flooding.
- 6.2 As the site lies within Zone 1 and the proposed use is not classed as 'vulnerable', the development is considered appropriate.
- 6.3 To protect the proposed new development from any overland flow surface water flooding, finished floor levels will be set a minimum of 150 mm above surrounding ground levels.
- 6.4 As the development site is not larger than 1 hectare and is located within Flood Zone 1, it is considered that a Flood Risk Assessment in accordance with PPS25 is not required.
- 6.5 It is intended to discharge surface water as existing via the existing drainage systems.
- 6.6 The use of a sustainable technique of drainage in the form of soakaways and permeable hard surfaces will enable the development to mimic the existing surface water runoff and discharge conditions present and ensure there is no increase in flood risk elsewhere.

7. CONCLUSIONS

- 7.1 The application proposal is a result of a detailed assessment and review of the site. The site analysis has informed the proposal which incorporates the significant features of the site and assimilates the proposal into its surroundings.
- 7.2 The existing dwelling, whilst habitable in its current state, would need a great deal of renovation to provide a home that is up to current modern standards in terms of energy efficiency, be free from damp, provide suitable levels of natural light, etc. It is therefore considered to be best option going forward to replace it with a new dwelling that is architecturally appropriate for its location and provides much better living conditions for its occupants for a long-term future.
- 7.3 The replacement dwelling has been designed to assimilate into its rural setting.
- 7.4 It is considered that the proposed replacement dwelling meets the objectives of Local and National planning policies and can be granted planning permission.

APPENDIX A - Site Location Plan

Scale Bar



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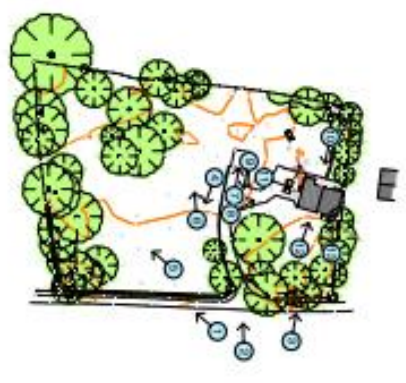
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			Drawing: Site Location Plan	
Revision	Description	Date	Status: Planning	
Mr & Mrs L Walker			Scale: 1:2500 @ A4	
Wood End, Old Wood Skellingthorpe, Lincoln Lincolnshire			Date: December 2020	
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APPENDIX B - Photographic Survey



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Site Plan

<p>Mr & Mrs L Walker Wood End, Old Wood Skellingthorpe, Lincoln Lincolnshire</p>		<p>Project: Photographic Survey Title: Planning Date: 1:12510 @ A3 Issue: December 2020 Ref: 1528W/PH01 Author: [Name] Date: [Date]</p>
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APPENDIX C - Topographic Survey

