

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX

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The Site:

The application site is located at The Lodge off Binbrook Road in the village of Welton le Wold. It is situated to the north of the main village throughfare on raised ground and currently comprises a dwelling bungalow and a timber portal framed outbuilding with access provided from the estate access road to the east although approval was recently granted for a new access directly from the main road.



Aerial Photograph of The Site (Google Earth)

The site encompasses a total area of approximately 1,598m² and slopes steadily on a north to south orientation which sees the land levels reduce by almost 2m up to the position of the front elevation of the existing dwelling. Beyond this point the land slopes off dramatically with a difference in levels down to the front garden of approximately 3m.

The bungalow sits to the centre of the site. It is believed that it was constructed at some point during the 1960s as a lodge building to accompany the manor house (Welton Manor), a substantial dwelling and associated ancillary buildings constructed circa 1860 situated to the north of the application site.

The dwelling is constructed of red brick and is rendered from window sill height upwards. It is separated from the outbuilding (in part) by way of an iron post and rail fence.

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View over the site from the access road



View over the site from the rear of the plot

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Side elevation from access road



Front and side elevation from access road

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Front Elevation of existing bungalow



View with trees in leaf showing the impact they have on the dwelling

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Rear elevation of existing bungalow



Side elevation of existing bungalow

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Views showing the proximity relationship of the dwelling and the TPO tree



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Outbuilding within its setting as viewed from the access road



Side elevation of existing outbuilding

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Front elevation of existing out building



Side view of existing outbuilding

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View from the main road of the dilapidated and understated entrance



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Planning Policy:

Strategic Policy 4 (SP4) - Housing in Inland Medium and Small Villages

- 1) Within the medium and small villages, the conversion and redevelopment of sites for housing will be supported, where those sites are brownfield or have agricultural buildings on them that have become disused. The following criteria will need to be complied with:
 - It must be demonstrated that the site has been actively marketed for either a community, economic or leisure use at an appropriate price for a period of 12 months; and
 - Only that part of the site considered as brownfield should be reused or redeveloped and should not include areas of open countryside or adjacent open space.
 - Consideration should first be given to the conversion of any buildings on site where they do or could enhance the character of the area. If demolition is to be supported it would need to be clearly demonstrated that the existing building does not contribute to the character of the area, that the building was unsafe or that it was not structurally possible to convert.
- 2) Housing will also be supported in the medium and small villages where it can conform to the following criteria:
 - In an appropriate location* within the developed footprint** of the settlement as infill, frontage development of no more than 2 dwellings.
 - Conforms to Clause 2 of Strategic Policy SP25 – Green Infrastructure.

The site currently comprises a residential unit and a timber portal framed outbuilding and given the level of previous development would be deemed as brownfield.

The Lodge Bungalow:

It is proposed that the existing bungalow, namely The Lodge, on the site will be demolished and replaced with a design that is more appropriate and in keeping to the principal dwelling to which it serves.

The dwelling was designed as a lodge building and was constructed on previously undeveloped ground circa 1960s. It is of a simple design typical of the era. Its architectural merit is somewhat limited and its form and styling are of a purely functional nature. Its character does not compliment the area particularly well nor does it draw upon the stylings or character of the parent dwelling, namely Welton Manor.

The dwelling has not been lived in for the best part of the past 20 years and as such is not currently habitable without a scheme of repairs, a thorough and expensive refurbishment and a complete modernisation scheme being implemented.

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The building has suffered from damp and appears to have structural defects to some parts with the defects potentially in part as a result of the impact of the large tree which sits alongside it. The proposed replacement dwelling addresses the issue of the proximity of the tree by moving it from under the canopy of the tree allowing for a better relationship between the two.

The replacement dwelling would be within the plot currently occupied by The Lodge which itself sits within a deemed appropriate location, is within the developed footprint of the village, its replacement would not be classed as infill and is frontage development to both the main road (Binbrook Road) and the access road to the east which currently provides access to the manor, farmsteads and several dwellings.

The Outbuilding:

It is our understanding that the outbuilding was never approved as a commercial unit and was incidental to the main dwelling on the site. It is on this basis that the conclusion is reached that section one of the above policy is not wholly appropriate or applicable as to offer the premises for commercial use would potentially contravene its existing use class.

The building itself is a simple timber portal framed barn with profiled steel cladding. Whilst it is structurally sound, the outbuilding is of no architectural merit and does not enhance the character of the area and by its nature it would not be particularly well suited to conversion. The application therefore seeks the demolition of the building.

This would enable the suitable redevelopment of the site without the need for the inclusion of any areas of open countryside or adjacent open space.

The proposed new dwelling would be within the plot currently occupied by the outbuilding which itself sits within a deemed appropriate location, is within the developed footprint of the village, would not be classed as infill and is frontage development to the access road to the east which currently provides access to the manor, farmsteads and several dwellings.

The Entrance:

The entrance is currently defined by a low key and perhaps understated (considering the estate which it serves) set of pillars with adjoining walls that effectively mark the entrance to the estate beyond. It is proposed that the existing access features will be demolished and a new gated entrance proposed in its place.

The gated entrance will be more in keeping with the status of the main house to which it serves. It is proposed that the pillars will be of a grander appearance and status providing the fixing point for a more appropriate gated access comprising ornate metalwork typical of such a setting.

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Strategic Policy 10 (SP10) – Design

The Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside by:-

- 1) Where possible supporting the use of brownfield land for development, unless it is of high environmental value, seeking to use areas of poorer quality agricultural land in preference to that of a higher quality.
- 2) The use of high quality materials and where the layout, scale, massing, height and density reflect the character of the surrounding area.
- 3) Ensuring it is easy for everyone to get around by incorporating safe and attractive roads, cycleways and footways that enable people of all abilities to access shops, jobs, schools and other community facilities.
- 4) Providing on-site landscaping to integrate the development into its wider surroundings and make provision for open space.
- 5) Development will be supported if it is designed to minimise glare and light spillage, it does not unacceptably harm the rural or dark-sky character of a settlement or landscape or any nearby residential amenity; it respects the local historic environment; and it does not unacceptably harm or reduce the safety of highways, cycleways and footways.
- 6) The design of new and altered buildings or areas will be supported where they adequately take into account the safety and security of the users of the facilities both during the day and at night and that of neighbouring residents.
- 7) Development will be supported where it can demonstrate that its design incorporates sustainable features and/or renewables and that the development could be adapted in the future for other uses in that it is development that will become a high quality integrated part of the built environment over many generations.
- 8) Supporting development that includes measures to recycle, re-use or reduce the demand for finite resources. New development should be designed to Building Regulation water consumption standard for water scarce areas, to not exceed 110 litres per day per person.
- 9) Development around water sources will only be supported if it contains adequate protection preventing pollution from entering into the water source.
- 10) Development will only be supported around hazardous uses if it contains adequate provision to mitigate against threat from the hazardous use and does not conflict with that use.
- 11) The following developments will be supported on design grounds if they satisfy a site-specific design brief.
 - Gateway sites into a settlement
 - All retail applications over 0.25ha
 - Applications over 0.5ha within a designated town centre
 - Applications on sites over 4ha

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The relevant parts of SP10 have been considered and the application scheme has been designed to ensure that it complies with the policy. Key parts of the policy are addressed in the following paragraphs.

The proposals seek the redevelopment of 2 brownfield plots comprising existing structures in the form of a poorly maintained and inappropriately positioned bungalow which sits below the canopy of a tree which is the subject of a TPO and a profiled steel clad timber portal frame which has been redundant for many years.

The replacement dwellings seek to provide for the redevelopment of the area in a manner that is more appropriate to and complimentary of their setting alongside the entrance the Welton Manor Estate. The proposals seek to add character to the area through the use of appropriate high quality materials that both compliment their surroundings and the status of the manor.

The layout seeks to remove the existing semi derelict bungalow from under the tree and the implications that such a setting presents replacing it with a modern thermally efficient and environmentally friendly dwelling house that is light and airy and provides for a more appropriate degree of light and amenity for the eventual occupants.

The second dwelling seeks to remove the outbuilding which does nothing to compliment the adjacent dwelling or its wider setting with a further efficient modern building that once again draws upon the character of its setting.

The scale, massing and height density of the proposed dwellings are reflective of the character of the surrounding area. The one and a half storey nature of the proposed dwellings is in keeping with the existing dwelling on the site and the wider area which predominantly sees 2 storey dwelling houses located at or alongside the access road level with dwellings situated on the raised plateaus adjacent to the access road reduced in height to single or one and a half storeys.

The density of the site remains unchanged through the proposals which seek to replace two current structures with two new replacement ones.

Landscaping has been considered as part of the proposals. As part of the application it is proposed to erect a new gated entrance to the estate replacing the existing small curved wall structures either side of the entrance to the access road with pillars and gates more in keeping with the status of the manor to which it serves.

The front garden to the former Lodge will be appropriately landscaped with a replacement black iron railed fence which will be back planted with a native species hedgerow and the garden area tidied to provide both a secure and screened amenity area alongside a reinforced landscape character to what is a prominent roadside frontage.

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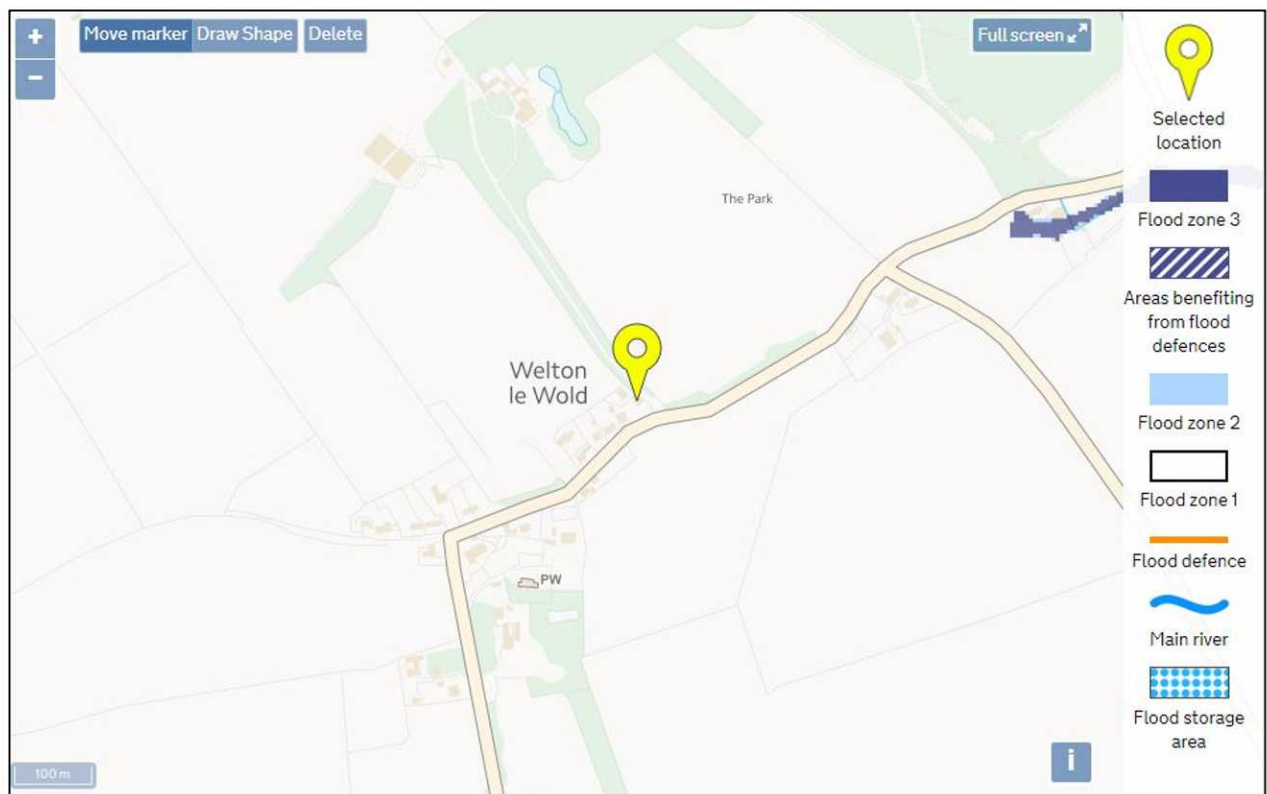
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The repositioning of the dwelling will further ensure that the replacement dwelling will not impact upon the setting of the TPO tree situated directly alongside the front elevation of the existing bungalow. This will ensure that the built and natural environment no longer conflict with one another reducing the potential for the future occupants to seek to lop or trim the tree, works which are often to the detriment of the tree upon which they are undertaken.

The rural landscape character will continue along the access road frontage with a further iron railed fence again back planted with a native species hedgerow stretching the length of the development site to the post and rail fence beyond.

Flood Risk:



Flood Risk Data (Environment Agency Online Data)

As is evident above, the site is situated outside of the flood inundation zone. The site would be deemed as appropriate for residential development in terms of the risk of flooding to the site.