



# Design & Access Statement

SALT ARCHITECTS

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# 1.1 Background Information

**Site address:**           **Springfield,  
Turpit Lane,  
Paull,  
HU12 8AG**

**Client Details:**       **Mr and Mrs Nicholson**

**Agent Details:**       **SALT Architects Ltd,  
54 Lairgate,  
Beverley, East Yorkshire,  
HU17 8EU**

## Introduction

This document is to accompany the application for full planning consent for a new linked Annex to the existing dwelling at Springfield. The site is **not within the Conservation Area** of Paull. The Site is also positioned outside the development limits boundary of Paull. As a result, this Design and Access Statement has been produced to support the House Holder Planning application.

## 1.2 Site

The proposed site is located at the end of Turpit Lane in Paull, and adjacent to the property of South Holme. With South Holme as there only neighboring property, the site boasts great surrounding views towards the North and East.

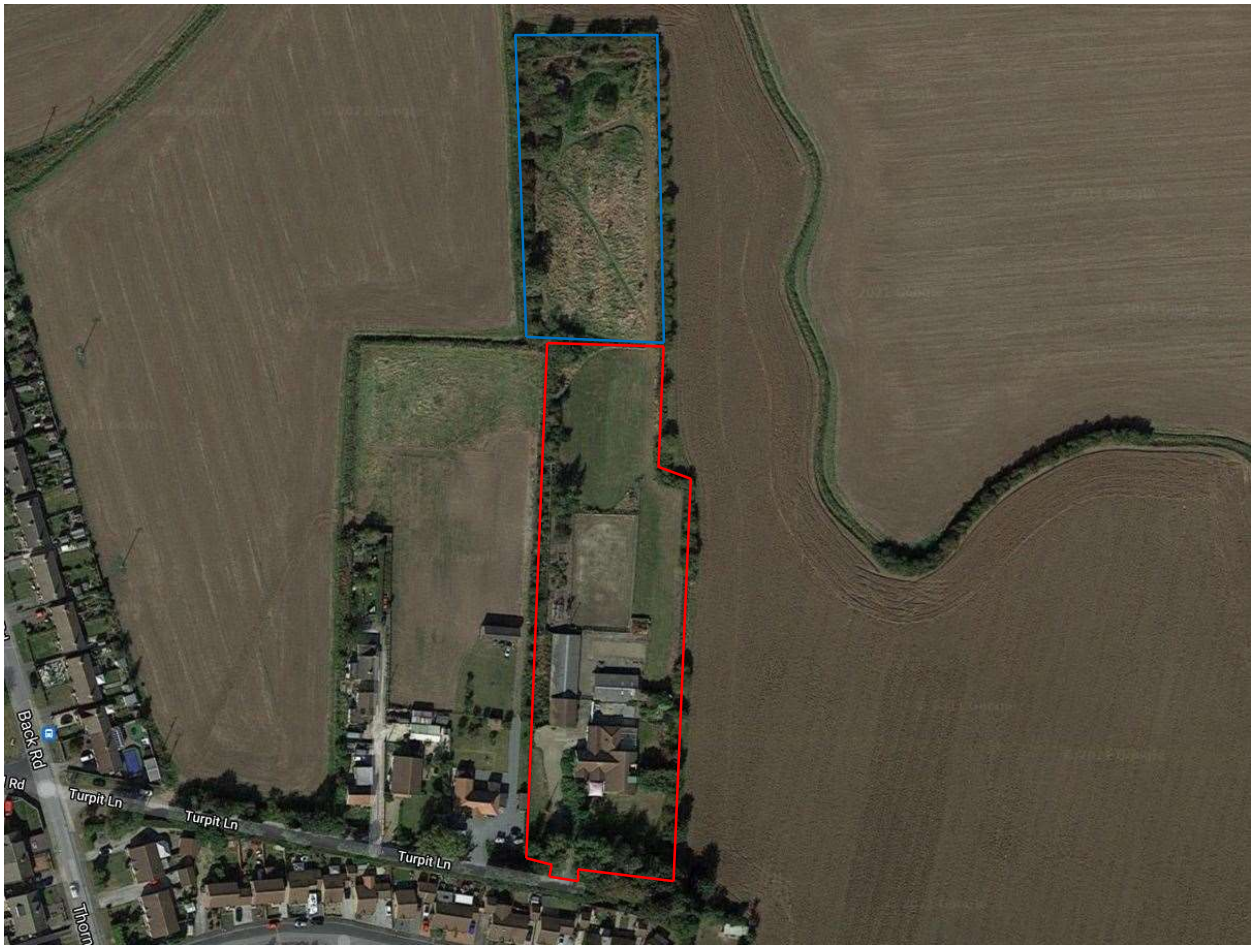


Fig 1 - Location Plan - not to scale – Google maps aerial view

The site hosts a largely developed bungalow with areas of two storey, detached garage / study building with surrounding agricultural structures such as horse stables, storage stables along with horse training grass zones etc.

The site is set in a predominantly residential setting along Turnpit Lane.

Residential dwellings to the west of the application site are significantly set back from the road, creating a privacy buffer from the road and from each other.

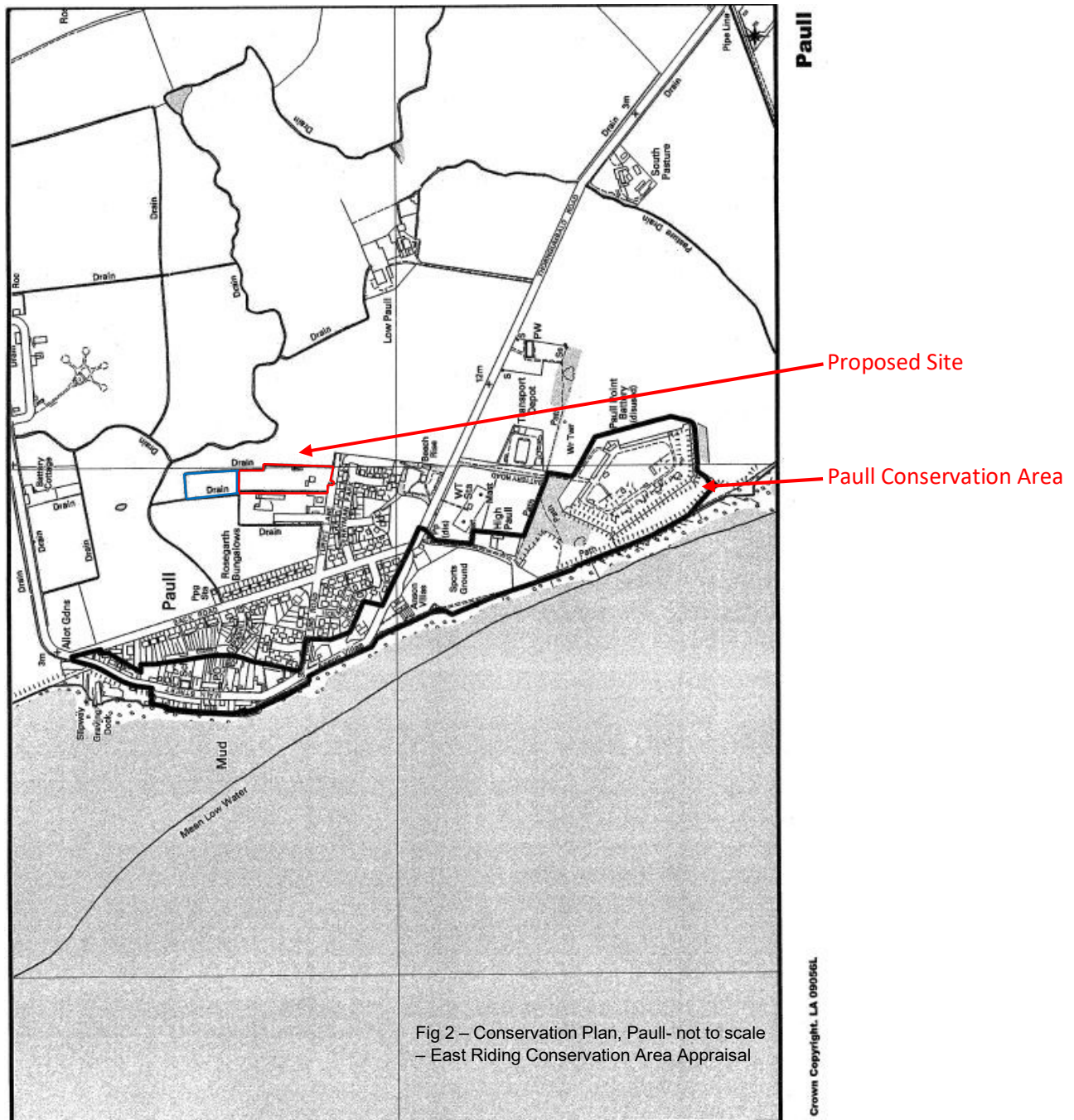


Fig 2 – Conservation Plan, Paull- not to scale  
– East Riding Conservation Area Appraisal

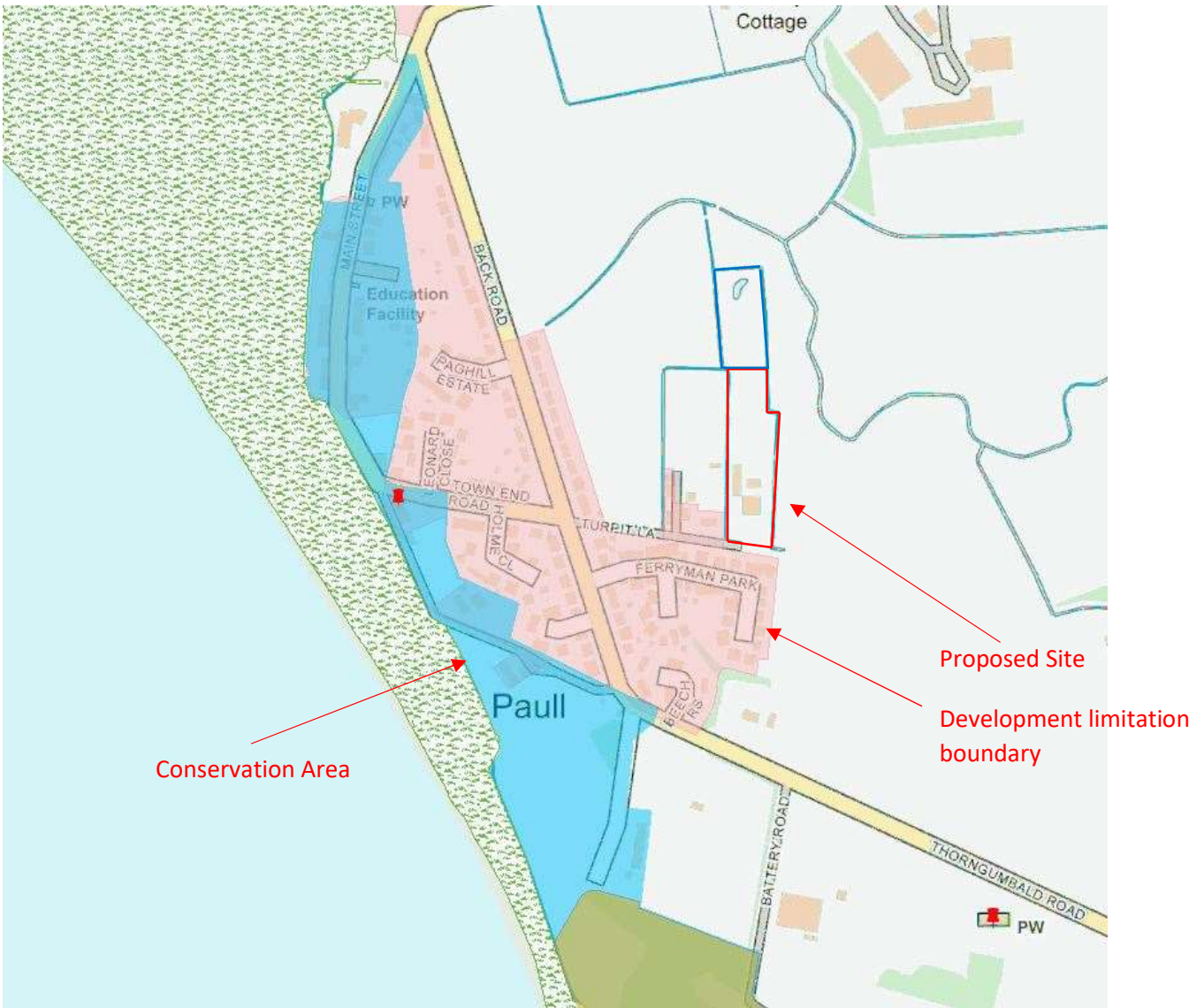


Fig 3 – Conservation area and development limitation boundary, Paull- not to scale – East Riding Conservation Area website

# 1.3 Proposal

The proposal for this application is for the replacement of the existing horse stable to the rear of the property to form a new annex building. The development aims to provide a safe environment for a family member due to a decline in health, allowing the family to maintain a balance of care, privacy and independence when required.

The proposal will maintain the existing stable footprint, making sure that vehicular access to the far end of the property can be preserved, as well as not intruding visually from the main dwelling. Access to the new annex will be situated centrally from the main residence, creating a dual entry point to both the main dwelling and annex.

The annex has been designed so that essential amenities are situated at ground floor with the addition of a guest bedroom on first floor. Social living quarters have been located predominately to the rear so that privacy can be sustained for both dwellings. Due to the nature of the project, we have introduced a large gable window and two large set of french doors to encourage as much natural light as possible into the main zones to give a calming environment and ensuring a visual connection to the surrounding landscape.

Externally, the proposal will use materials such as brickwork and render to match the existing residence and horizontal timber cladding, like that previously used on the horse stables and adjacent storage stables to ensure that the visual identity of the stables is maintained and remains sub-ordinate to the main dwelling. Marley Eternit Profile 3 roofing panels will be incorporated to help the proposal replicate the agricultural style that is seen throughout the existing structures and surrounding landscape of rural Holderness.

# Photos of Existing







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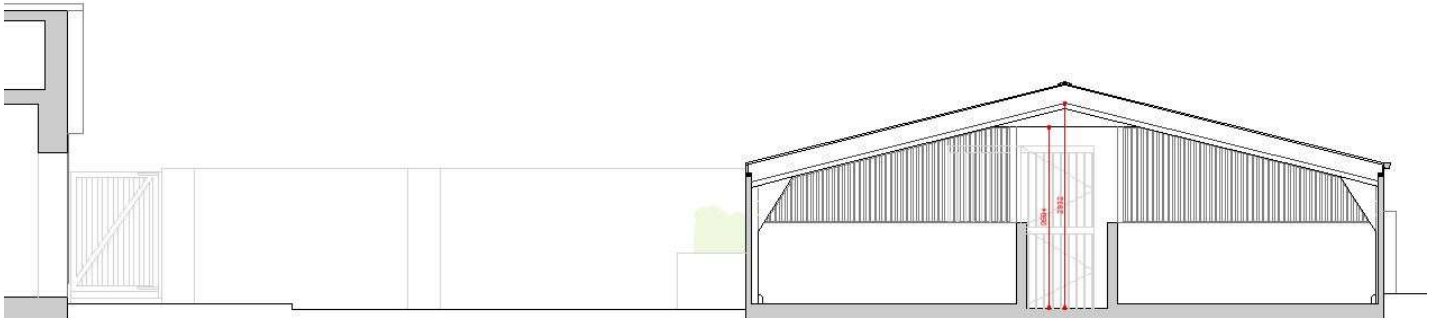


Fig 5 – Existing Section A-A

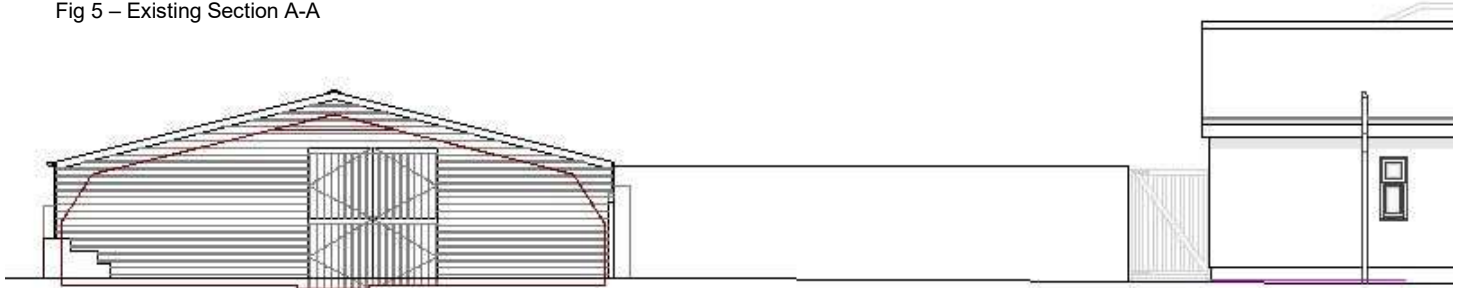


Fig 6 – Existing Elevation A

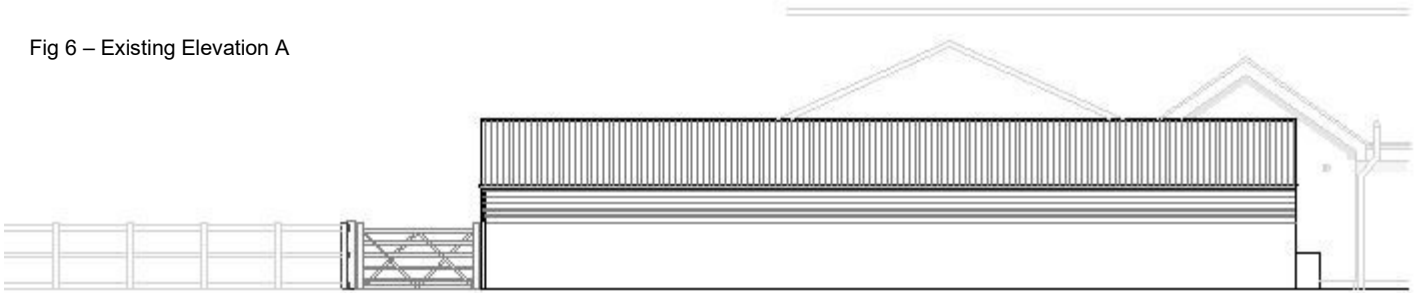


Fig 7– Existing Elevation B

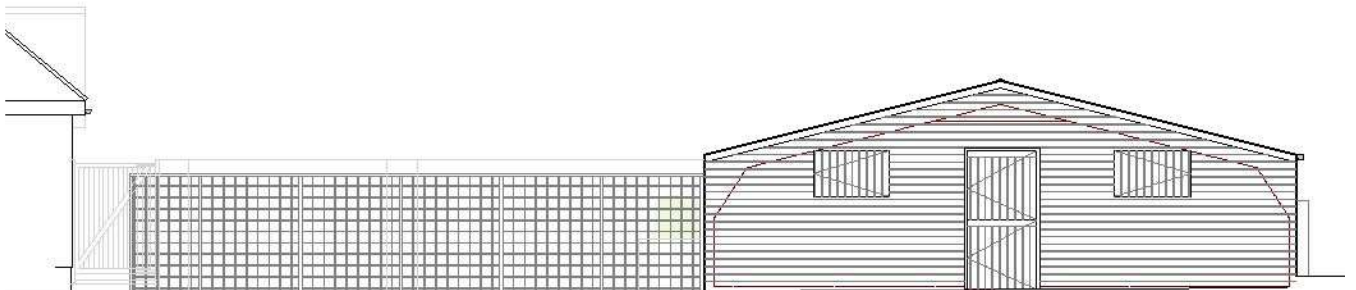


Fig 8 – Existing Elevation C

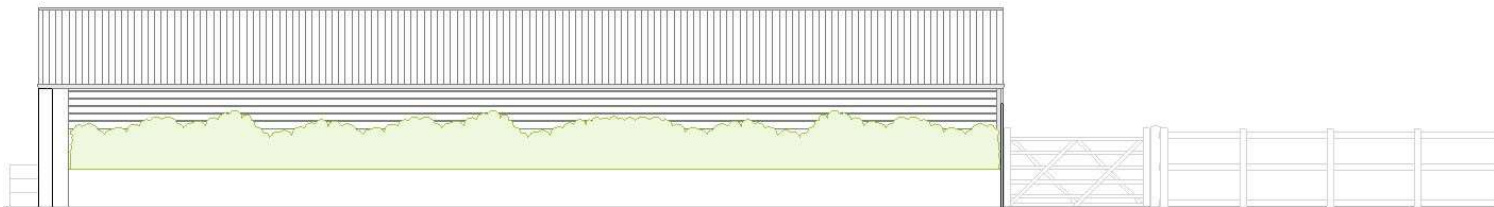


Fig 9 – Existing Elevation D

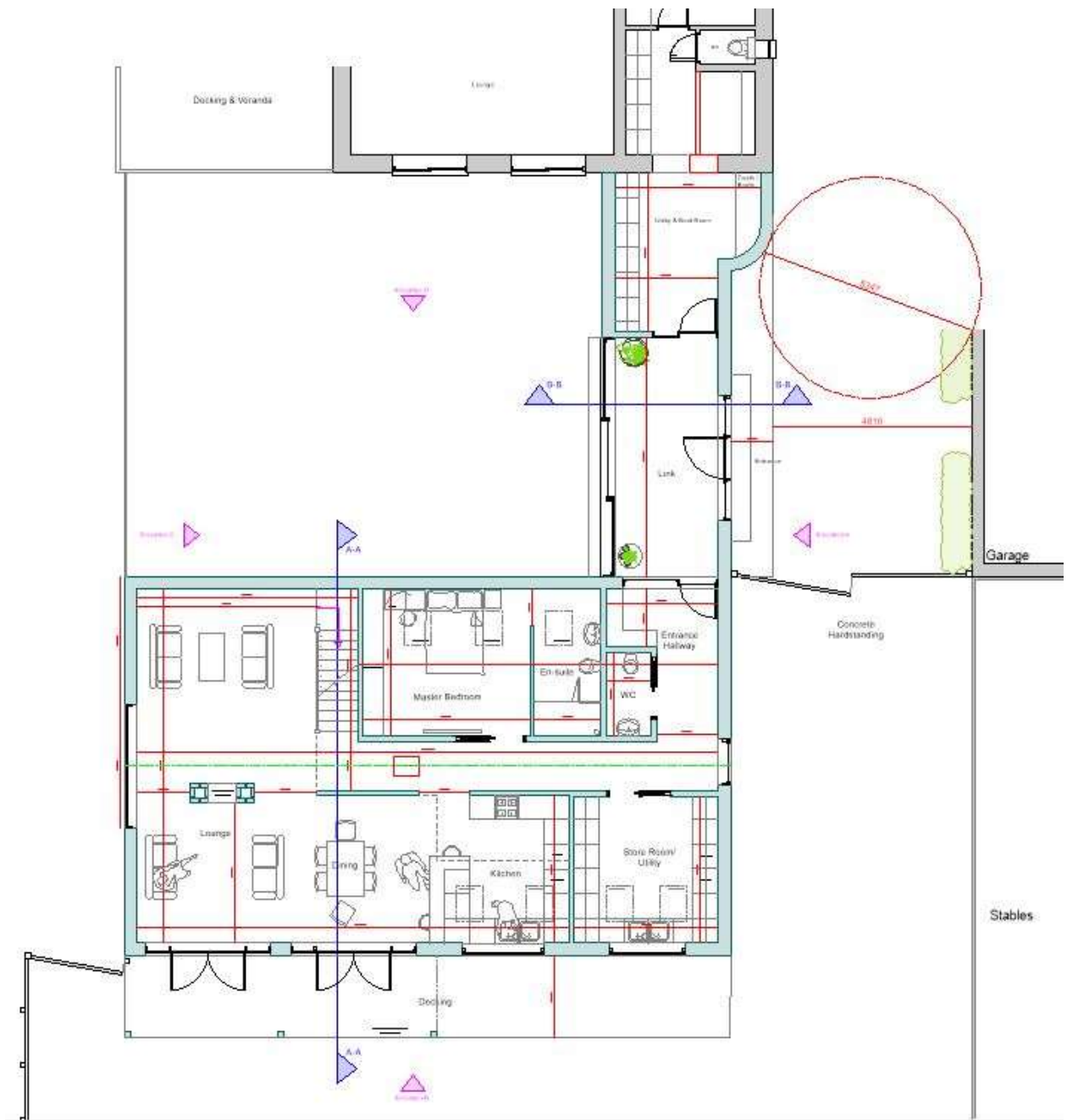


Fig 10 – Proposed Ground Floor Plan



Fig 11 – Proposed First Floor Plan

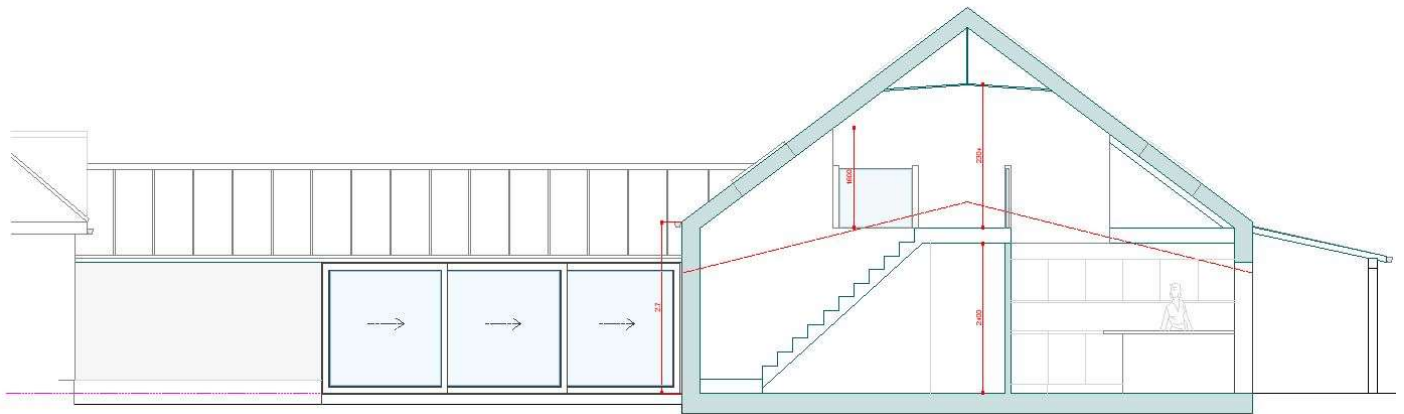


Fig 12 – Proposed Section A-A

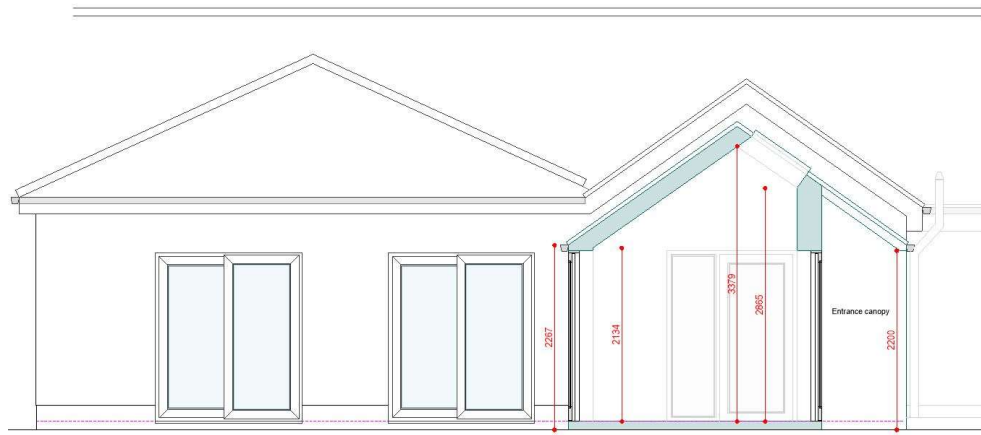


Fig 13 – Proposed Section B-B

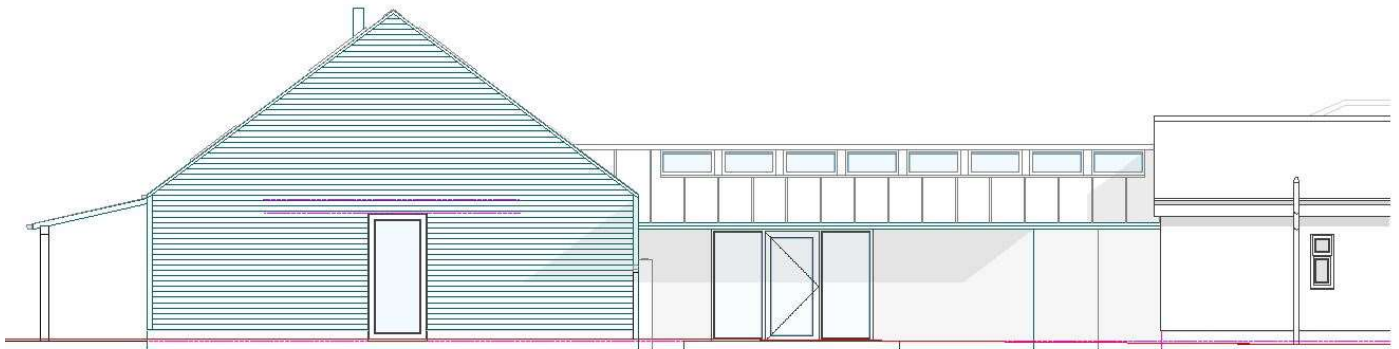


Fig 14 – Proposed Elevation A

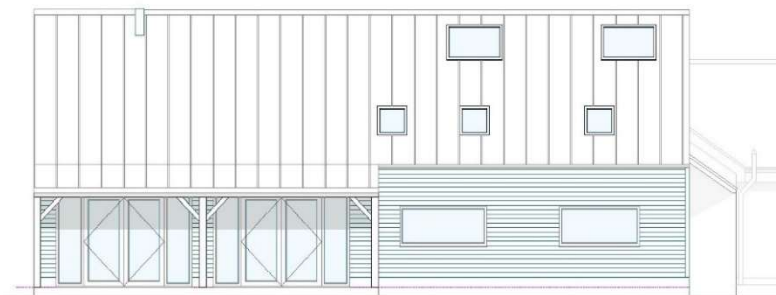


Fig 15 – Proposed Elevation B

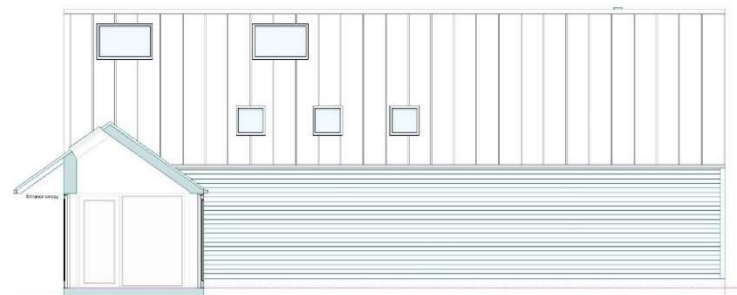


Fig 16 – Proposed Elevation D

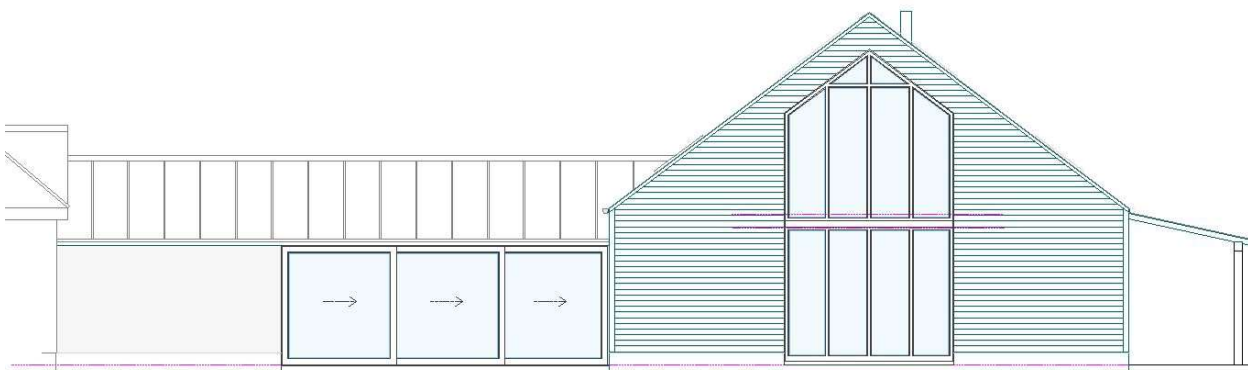


Fig 17 – Proposed Elevation C