



## DESIGN & ACCESS Statement

PROJECT:  
Workshop / Store Stonelea Cottage, North  
Rauceby

PROJECT NO:  
NWK 220100

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PREPARED FOR:  
Mr & Mrs Enstone



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<b>1.0 Introduction</b>	
1.1 Document Overview	05
1.2 Report Content & Structure	05
1.3 Summary of Key Proposals	06
<b>2.0 Policy Context</b>	
2.1 National Policy	08
2.2 Local Planning Policy	10
<b>3.0 Site Context</b>	
3.1 Site and Surroundings	15
3.2 Background	15
3.3 Planning History	16
3.4 Site Location Maps	17
<b>4.0 Design Statement</b>	
4.1 Use and Amount	19
4.2 Layout, Scale and Appearance	19
<b>5.0 Access Statement</b>	
5.1 Access to Site	22
5.2 Pedestrian Access	22
<b>6.0 Summary</b>	
6.1 Development Summary	24



# 1

## Introduction

# 1.0 Introduction

## 1.1 Document Overview

This Design and Access Statement has been prepared on behalf of Mr and Mrs Enstone as part of the supporting documentation for a planning application submitted to demolish an existing garage and construct a workshop / store.

This document describes the proposals and principles leading to the design decisions made in formulating the detailed design, including illustrative material for the Council's consideration.

This statement should be read in conjunction with the additional supporting documentation and drawings.

## 1.2 Report Content and Structure

The content and structure of this Statement has been informed by DCLG Circular 01/2006 'Guidance on Changes to the Development Control System' (12 June 2006), CABE advice 'Design and Access Statements'.

Together these provide advice on what a Design and Access Statement should include.

There is a need to:

- i) Provide a review of the sites immediate and wider context in terms of its physical, social, and economic characteristics and relevant planning policy and guidance.
- ii) Provide a rationale for the scheme's design based on (i);
- iii) Explain and illustrate the design principles in terms of the development's layout, density, scale, landscape, and visual appearance;
- iv) Explain how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen;
- v) Explain how the development will meet the local authority's planning and urban design objectives.

This Statement is structured as follows:

- Section 2 'Policy Context' 'Policy Context': outlines any relevant national or local policy that should be considered for the project duration.
- Section 3 'Site Context': provides a review of the existing physical, social, and economic characteristics of the site and its surroundings.
- Section 4 'Design Statement': describes the proposal and its evolution. This section outlines the approach taken in terms of use, scale, layout, and appearance.
- Section 5 'Access Statement': looks at external and internal access to the site.
- Section 6 'Summary': provides a brief overview of the proposal and outlines the character and philosophy of the building's design.

### 1.3 Summary of Key Proposals

The development is located at Stonelea Cottage, Church Lane, North Rauceby, Sleaford, Lincolnshire NG34 8QU. The proposal is for the demolition of a single storey disused garage and the construction of a single storey workshop / store. The workshop / store measures 23 sqm GIA.

In addition to the proposed workshop, a solar canopy is proposed to the existing property on the south elevation. The canopy will span 5m and will provide shading into the property. The proposed canopy will be suspended from the existing wall and have the same pitch as the existing roof.



2

# Policy Context

## 2.0 Policy Context

This section assesses policy both nationally and locally; noted policies are most applicable to the current project in respect of design matters.

### 2.1 National Planning Policy Framework

The National Planning Policy Framework sets out the Government's Planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

## Chapter 11 Making effective use of land

122. Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and

## Chapter 12. Achieving well-designed places

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is



likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## 2.2 Local Planning Policy

### Central Lincolnshire Local Plan April 2012 – 2036

#### Policy LP26: Design and Amenity

All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape, and townscape, and supports diversity, equality, and access for all. Development proposals will be assessed against the following relevant design and amenity criteria. Design Principles All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:

- a. Make effective and efficient use of land;
- b. Maximise pedestrian permeability and avoid barriers to movement through careful consideration of street layouts and access routes;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form, and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- e. Not result in ribbon development, nor extend existing linear features of the settlement, and instead retain, where appropriate, a tight village nucleus;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings, or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;

j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;

k. Use appropriate, high-quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern, and durability;

l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility but should also include accessibility for people with conditions such as dementia or sight impairment for example.

### Policy LP18: Climate Change and Low Carbon Living

Development proposals will be considered more favourably if the scheme would make a positive and significant contribution towards one or more of the following (which are listed in order of preference):

Reducing demand: by taking account of landform, location, layout, building orientation, design, massing and landscaping, development should enable occupants to minimise their energy and water consumption, minimise their need to travel and, where travel is necessary, to maximise opportunities for sustainable modes of travel;

Resource efficiency: development should (a) take opportunities to use sustainable materials in the construction process, avoiding products with a high embodied energy content; and (b) minimise construction waste;

Energy production: development could provide site based decentralised or renewable energy infrastructure. The infrastructure should be assimilated into the proposal through careful consideration of design. Where the infrastructure may not be inconspicuous, the impact will be considered against the contribution it will make;

Carbon off-setting: development could provide extensive, well designed, multi-functional woodland (and, if possible, include a management plan for the long term management of the wood resource which is produced), fenland or grassland. The Central Lincolnshire Biodiversity Opportunity

Mapping (or subsequent relevant document) should be used to guide the most suitable habitat in a particular area.

In principle, proposals will be supported where occupiers of existing developments (whether that be a dwelling(s) or business(es)) are seeking to reduce their resource use. However, the authority's preference, if options exist, is as set out above.

Proposals which address one or more of the above principles (whether in relation to an existing development or as part of a wider new development scheme) which are poorly designed and/or located and which have a detrimental impact on the landscape, the amenity of residents, or the natural and built environment, will be refused.

### Policy LP19: Renewable Energy Proposals

#### Proposals for wind energy development

This Local Plan does not identify areas which are suitable for wind energy development. As such, proposals for wind energy development will only be permitted if:

- the proposal is in an area that has been identified as suitable for wind energy development in an adopted Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

#### Proposals for non-wind renewable energy development

Proposals for non-wind renewable technology will be assessed on their merits, with the impacts, both individual and cumulative, considered against the benefits of the scheme, taking account of the following:

- The surrounding landscape and townscape; Heritage assets;
- Ecology and diversity;
- Residential and visual amenity;
- Safety, including ensuring no adverse highway impact;
- MoD operations, including having no unacceptable impact on the operation of aircraft movement or operational radar; and
- Agricultural Land Classification (including a presumption against photovoltaic solar farm proposals on the best and most versatile agricultural land).

Proposals will be supported where the benefit of the development outweighs the harm caused and it is demonstrated that any harm will be mitigated as far as is reasonably possible.

Renewable energy proposals which will directly benefit a local community, have the support of the local community and / or are targeted at residents experiencing fuel poverty, will be particularly supported.

## Policy LP43: Protecting Sleaford's Setting and Character

Proposals for development should seek to make a positive contribution to the built and natural environment and quality of life in the Sleaford area. All development proposals should contribute to the realisation of the following key principles, aided by the Sleaford Masterplan, Sleaford Town Centre Regeneration SPD and any subsequent guidance:

- a) Protect, conserve and, where appropriate, enhance the benefit of heritage assets, key landmarks and their settings to local distinctiveness and sense of place, including the Castle Site, Market Place, 17 Market Place, the Bass Maltings, Money's Mill and Yard, Handley Monument and Northgate, through sensitive development and environmental improvement;
- b) Protect important local views of Sleaford, including the Bass Maltings complex and its setting, from both within and outside the town;
- c) Deliver improvements to the public realm that will enhance Sleaford's attractiveness as a destination;
- d) Support the development of art, cultural and leisure assets and facilities within or close to the town centre, and improvement of access to such assets and facilities, such as the National Centre for Craft and Design;
- e) Protect and enhance the River Sleas Navigation Corridor as a major focal point for the town, optimising its use and value for recreation, tourism and biodiversity, and taking into account the opportunities identified in the Sleaford Urban Opportunities Study;
- f) Protect and enhance the landscape character and setting of Sleaford and the surrounding villages, by ensuring key gateways are landscaped to enhance the setting of the town, minimise impact upon the open character of the countryside and to maintain the setting and integrity of surrounding villages;
- g) Support the development of the Sleaford East West Leisure Link as the key component of the Sleaford Urban Green Grid in accordance with the Sleaford Masterplan and Central Lincolnshire Green Infrastructure Study and take opportunities to deliver improvements to the wider Green Infrastructure network.



3

Site Context

## 3.0 Site Context

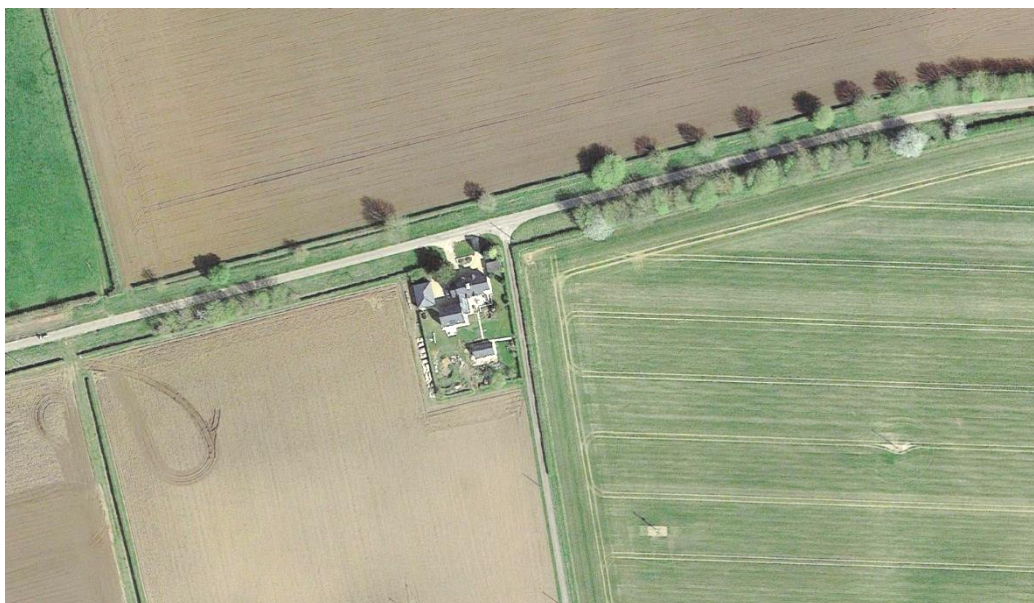
### 3.1 Site and Surroundings

The application site is located to the left and front of the existing dwelling as viewed from Church Lane. An existing garage is currently unused, other than for storage. The dwelling sits centrally at the front of the site and has an extension to the rear which was completed in 2015.

Geographically the site is located in North Rauceby which is five miles from the town of Sleaford. Ancaster is the closest village to the site being four miles away. Lincoln is located 20 miles north of the site. The site is surrounded by agricultural fields and has a few properties scattered around the area. There is also a farm to the south of the site which has a private road which runs along the eastern boundary.

### 3.2 Site Background

The property Stonelea, was originally two agricultural cottages built in 1872 as part of the Rauceby Estate. In the 1970s, two extensions were built at the back of each property, at the same time two concrete block garages were built at the front of the properties. The two extensions have since been demolished and replaced with a new and more in-keeping extension. The garage to the right of the property was demolished and replaced with a new double car shelter. The existing garage to the left of the property is in need of demolition.



*Historic Aerial View of Site (taken April 2018)*



*Existing images of the garage to be demolished*



*Existing images of the existing extension where the proposed solar canopy will be situated*

### 3.3 Planning History

The planning history is as follows:

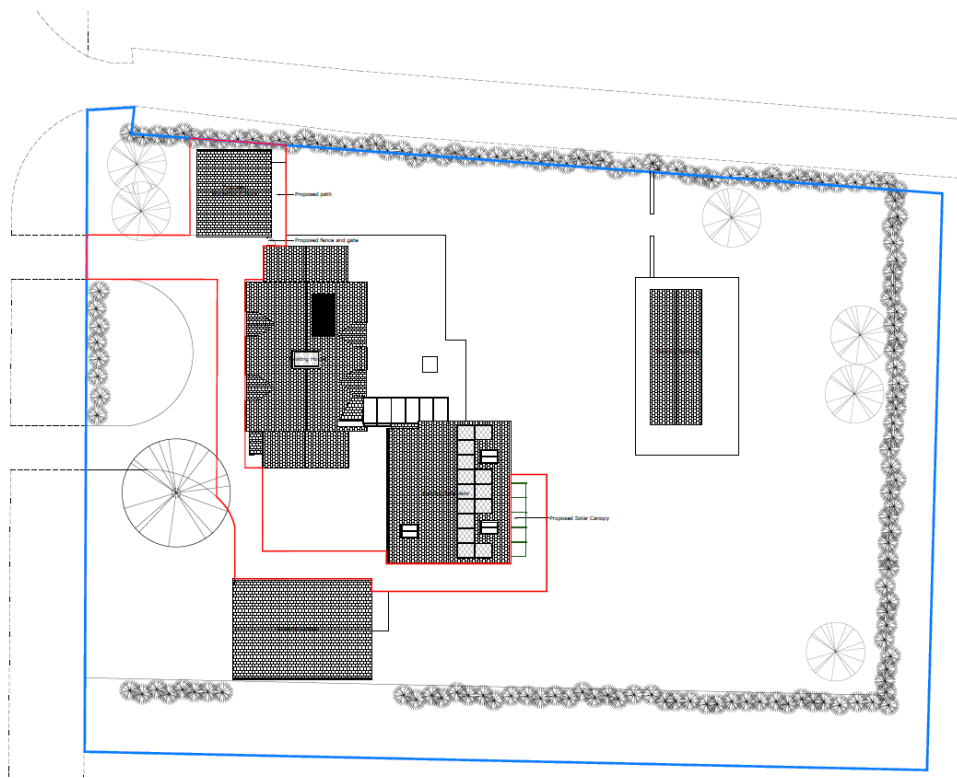
15/1029/HOUS | Erection of a two-storey extension to the rear (Re-submission of planning application 14/0012/HOUS)  
Decision: Approved

14/0012/HOUS | Demolition of 2no detached single garages to front and 2no single storey extensions to rear of property. Erection of detached garage and two storey side and rear extensions to property.  
Decision: Approved

Both applications were approved including the demolition of the garage proposed to be demolished.



### 3.4 Site Location Maps



*Site Location Map*



*Aerial View of Site*



4

Design  
Statement

# 4.0 Design Statement

## 4.1 Use and Amount

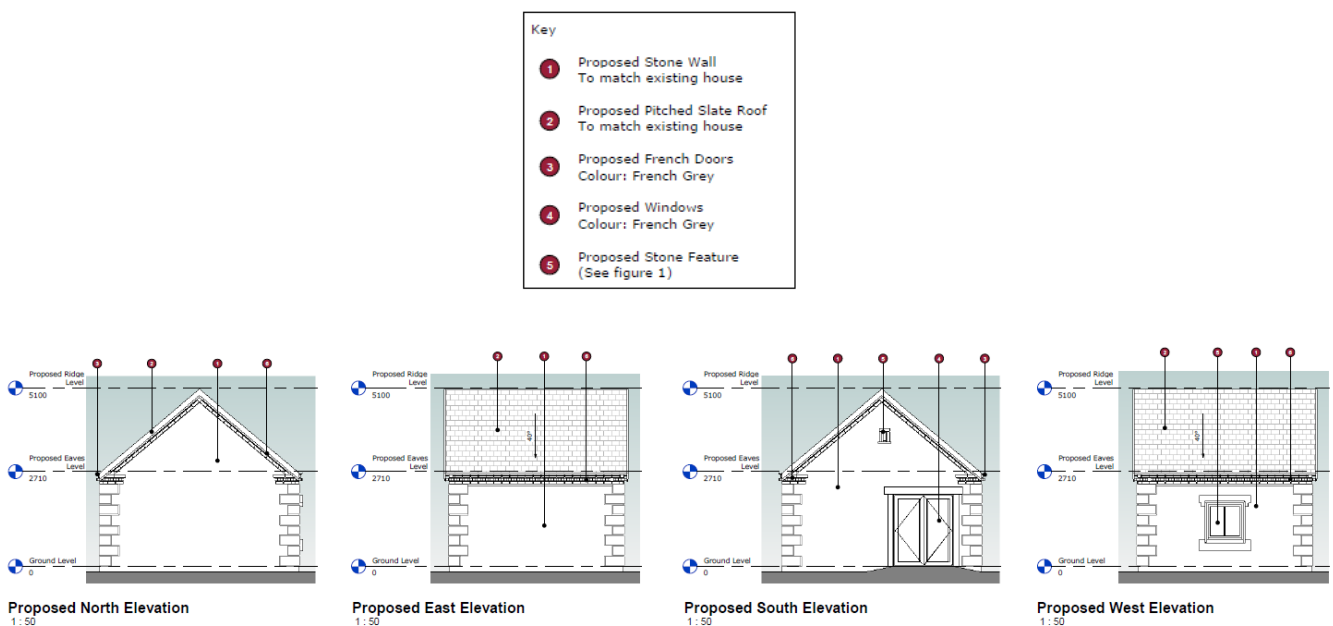
The application seeks planning permission for the demolition of a single storey garage that currently isn't in use. A new single storey workshop / store with a pitched roof is proposed to take the place of the existing garage but also having a slightly larger footprint to ensure maximum use of the space. The building will have a floor area of 23 sq m.

The application also seeks permission for the installation of a solar canopy on the south elevation of the existing extension.

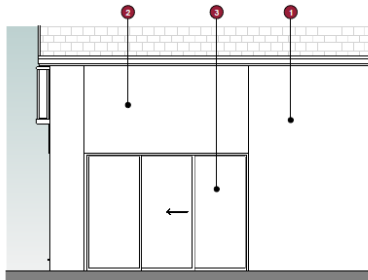
## 4.2 Layout, Scale and Appearance

The proposed workshop is to have a similar appearance to the existing house with a natural slate pitched roof and stone walls. This is more in keeping than the current garage as this is concrete block with a flat roof.

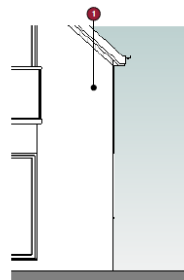
The proposed workshop will have a ridge height of 5.1m this will remain muted from Church Lane due to the existing trees along the boundaries. The style of the proposed building is vital that it matches its surroundings.



*STONE-BED-ST-ZZ-DR-A-0103*

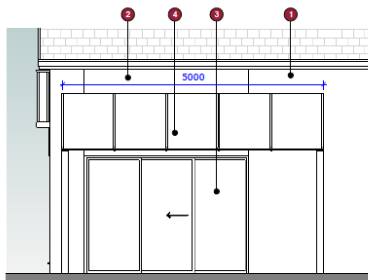


**Existing South Elevation**  
1: 50

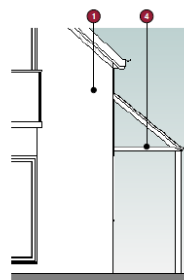


**Existing West Elevation**  
1: 50

Key	
1	Existing Stone Wall
2	Existing Timber affect Rainscreen
3	Existing French Doors
4	Proposed Solar Canopy



**Proposed South Elevation**  
1: 50

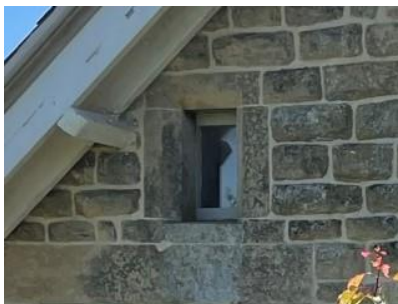
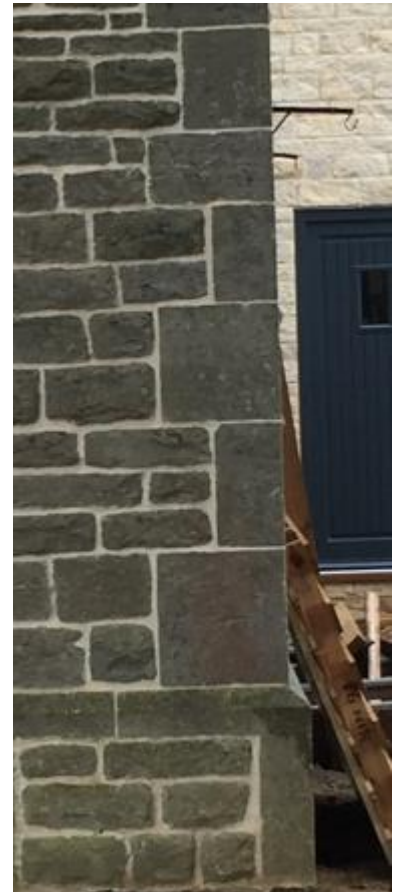


**Proposed West Elevation**  
1: 50



*STONE-BED-ST-ZZ-DR-A-0105*

*Example of solar awning / small canopy*



*Existing features where inspiration has been taken.*



5

Access  
Statement

## 5.0 Access Statement

### 5.1 Access to Site

The site is currently accessed via two separate driveway entrances from Church Lane, linked to from an in-and-out drive. As a result of the development, there is no change to this access.

The existing garage is no longer required to be used for its original purpose as there is a new purpose-built garage in place of the previous one on the opposite side of the entrance. This was added when the house was fully renovated in 2015.

### 5.1 Pedestrian Access

There is a separate pedestrian access on the eastern boundary, to the private lane, which will be maintained.



6

Summary

## 6.0 Summary

### 6.1 Development Summary

This document demonstrates that the proposed development has been carefully considered and will result in a well-designed and high-quality scheme.

The proposal will be sympathetic to the surroundings and incorporate a large amount of features and designs from the existing house. The new workshop will be more in keeping than the current structure.

Overall, it is believed that the proposals comply with all policies.