Proposed Extension to an Existing Dwelling

63 Stixwould Road
Woodhall Spa
Lincolnshire, LN10 6QG

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C O N T E N T S

1.0 Introduction
1.1 About JHA
1.2 Introduction

2.0 Design Statement
Existing Vernacular
Historical Vernacular
Existing Site
Site Images
Proposed Alterations & Demolition
Proposed Site
Proposed House Plans
Proposed House Elevations
Proposed Carport Elevations
Visualisation - Street View
Visualisation - Carport
Visualisation - Arrival
Visualisation - Garden
Visualisation - Terrace

3.0 Sustainability Statement
3.1 Introduction
3.2 What is Sustainable?
3.3 Solar Gain Control
3.4 Wall Construction
3.5 Thermal Insulation
3.6 Glazing
3.7 Sourcing
3.8 Rainwater Harvesting
3.9 Ventilation
3.10 Heating
3.11 Lighting
3.12 Household waste / Recycling

4.0 Access Statement
4.1 Access
4.2 Approach to the dwelling
4.3 Circulation within the dwelling

5.0 Flood Risk

1.1 About Jonathan Hendry Architects

Jonathan Hendry Architects is an award-winning, chartered architects practice based on the edge of the Lincolnshire Wolds, with a reputation for making architecture that is well-crafted, with simple forms that have a strong sense of materiality with subtle complexities.
Our work is developed through a rigorous process of investigating urban and historical context, economic and social history, landscape characteristics and geographical significance. It has a strong sense of place driven by a delight in the craft and making of buildings with a rich and diverse historical and cultural framework.

Since 2000 we have designed a wide-ranging body of work covering many aspects of the built environment, working with clients from the private, public and commercial sector. We have built projects in conservation areas, worked on listed buildings and in areas of outstanding natural beauty.
The work of the practice has been published in several architectural and mainstream publications and has received many regional and national awards including RIBA awards and Housing Design Awards.

JONATHAN HENDRY BA (Hons) Dip Arch, ARB, RIBA, graduated from the University of North London in 1996 under the tutelage of Florian Beigel and Peter St.John he then joined the ARU working for Florian Beigel as an assistant. He was commended an RIBA silver medal award in 1996. In 1997 he joined Allies and Morrison and in 1998 he joined Jamie Fobert Architects before returning to Lincolnshire in 2000 to establish Jonathan Hendry Architects. Jonathan was also awarded Young Architect of the Year in 2011.

Jonathan taught at Lincoln University alongside practicing and was a Design Fellow at Cambridge University for three years. He has spoken as a guest critic and lectured on the work of the practice at various Schools of Architecture. He was an RIBA regional awards judge in 2008 and wrote a weekly column in the Architects Journal from 2007-2008. Jonathan also judged the AJ Awards in 2018, and is currently a panel member of the Design Midlands, Design Review Panel and an external examiner at Nottingham University.

1.2 Introduction

This planning statement is submitted in support of a planning application for a proposed single and double storey extensions to an existing dwelling with a new carport addition to an existing garage.

The proposed dwelling will be of high quality design delivering a house for the 21st century whilst respecting the character and vernacular style of its location.
The statement is intended to provide explanation of the design and to demonstrate compliance with planning policy.

2.0 Existing Vernacular

The site sits on the edge of Woodhall Spa, a former spa town. Known for its golf scene, and Victorian architecture.

The site is located on the edge of the Woodhall Spa Conservation Zone. The site has been circled below for reference.

1. Woodhall Spa Conservation Zone (Below)
2. Tower on the Moor
3. The Petwood
4. Main Street

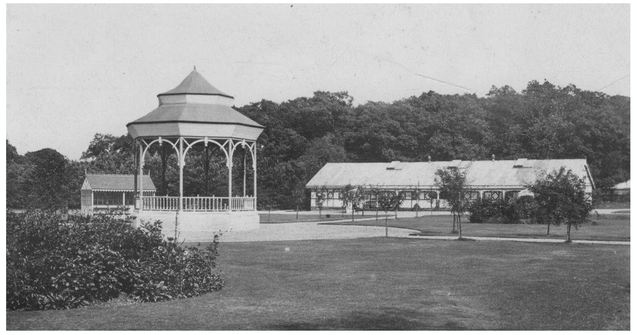
Woodhall Spa
KEY
Conservation Area Boundary
Listed Buildings
Proposed Boundary Inclusion
Proposed Boundary Exclusion
Buildings of Townscape Value
Negative Buildings
Poor Floorscape
Positive Floorscape
Negative View/Vista
Positive View/Vista
Positive Boundary
Negative Boundary
Positive Minor Detail
Tree Preservation Order
Group TPO
Important Tree
Important Tree group
Key Green Space
MAPLE AVENUE
PETWOOD ROAD
CORONATION ROAD
GREEN LANE
THE MOORHAM
THE SHOOTING
THE SPA ROAD
KING GEORGE V AVENUE
KING EDWARD CRESCENT
MELROSE CLOSE
THE CLOSE
TROON CLOSE
HOYLAKE DRIVE
ST GEORGES DRIVE
LINCOLNS CLOSE
ST ANDREWS DRIVE
WITHAM ROAD
CAMP CL
VICTORIA AVENUE
ALBANY ROAD
BANKLANDS
ST LEONARDS DRIVE
ST PETERS DRIVE
ST MARGARETS
ARNHEM WAY
DOWNHAM AVENUE
DOVEDALE AVENUE
ANGLESEY AVENUE
HUTTON MEWS
TOR-O-MOOR ROAD
GROVE DRIVE
KIRKSTEAD COURT
HEATHER CLOSE
GORSE CLOSE
WOODLAND DRIVE
OAK CLOSE
TIMBERCROFT CL
KIRKBY LANE
THE PAVILION
THE MOORHAM
THE SHOOTING
KING GEORGE V AVENUE
STATION ROAD
CLARKE ROAD
Church Walk
St Andrews Drive
B 1192
B 1191
B 1177
B 1192
B 1191
B 1192
B 1192
B 1192

Historical Vernacular

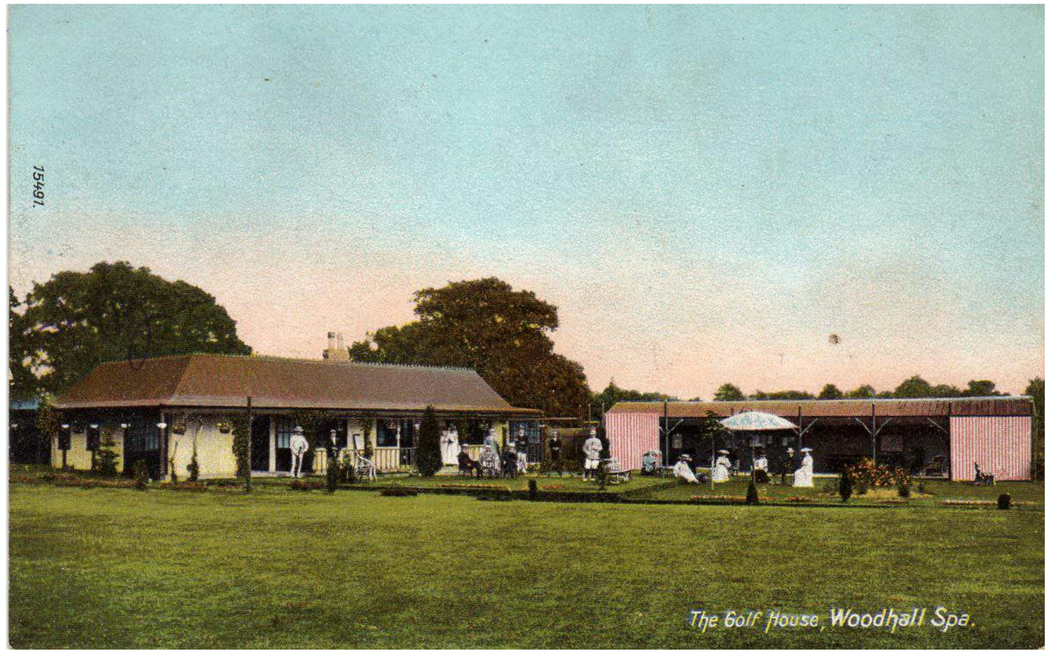
Our approach always begins with understanding the historical context to which our sites are located. This research uncovered the built history of the local golf scene, and the associated pavilions.

This historical research has helped to inform the proposed development. Particularly forms and scales of historical structures and that of the proposed.

1. The Pavilion in park context
2. The Golf House
3. The Pavilion
4. The Tea House in the Woods
5. The Golf House



1.



2.

3.

4.

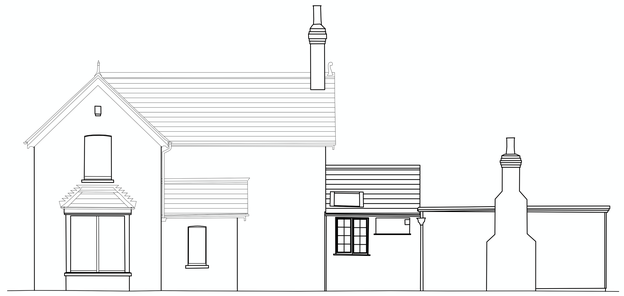
5.

Existing House

Unless indicated otherwise, this drawing is for information only

Do not scale from this drawing. Use figured dimensions only. All dimensions to be checked on site.

© Jonathan Hendry Architects Ltd



02 GA200 **Elevation A**

03 GA200 **Elevation B**

04 GA200 **Elevation C**

01 GA200 **Site Plan - 1:200**

05 GA200 **Elevation D**

06 GA200 **Elevation E**

07 GA200 **Elevation F**

Issue - Amendment	Date	Rev
Issued for Planning	11.12.2023	B
Issued for Information	04.12.2023	A

Project: Sevenoaks, Woodhall Spa, Lincolnshire, LN10 6QG

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Subject: Existing Elevations

Scale: 1:100 Date: 01.08.2023

Original Size: A1

Drawing No.: EX_200 Revision: B

Existing Site Images

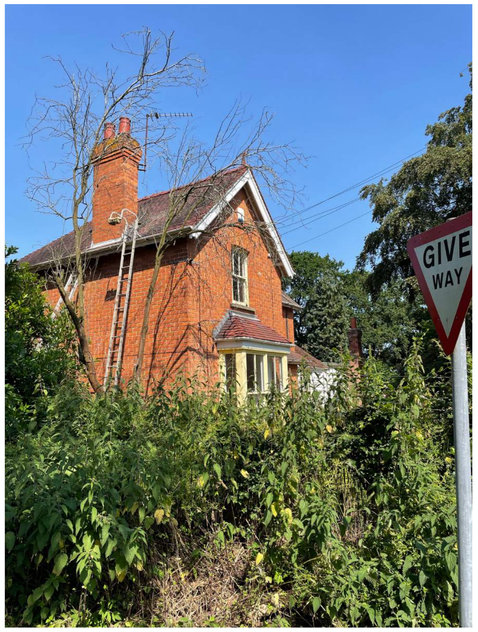
A selection of images are presented to illustrate the current condition that the property is in.

The proposals aims to renovate and extend this dwelling, and restore its usage.

1. Street View
2. 1920's Brick House
3. Current Arrival
4. Current Garden View
5. Current Outbuidlings Conditions

1.

2.



3.

4.

5.

The Existing Site - Proposed Alterations and Demolition

Unless indicated otherwise, this drawing is for information only

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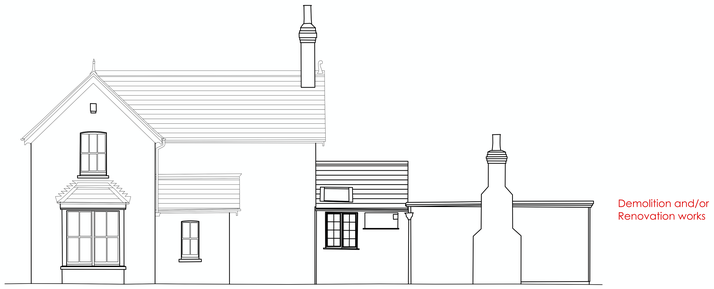
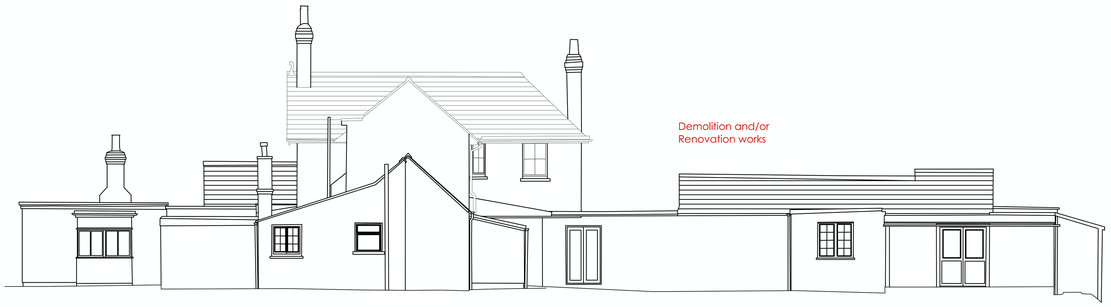


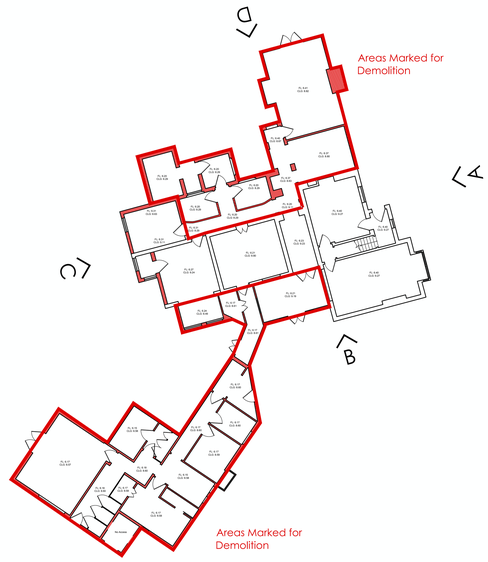
02 DM_200 **Elevation A**

03 DM_200 **Elevation B**



04 DM_200 **Elevation C**

05 DM_200 **Elevation D**



01 DM_200 **Site Plan - 1:200**

Issue - Amendment	Date	Rev
Issued for Planning	11.12.2023	C
Issued for Information	04.12.2023	B
Issued for Information	11.10.2023	A

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Subject: Proposed Demolition - Plans & Elevations

Scale: 1:100 Date: 01.08.2023

Original Size: A1

Drawing No.: DM_200 Revision: C

N

The Proposed Site

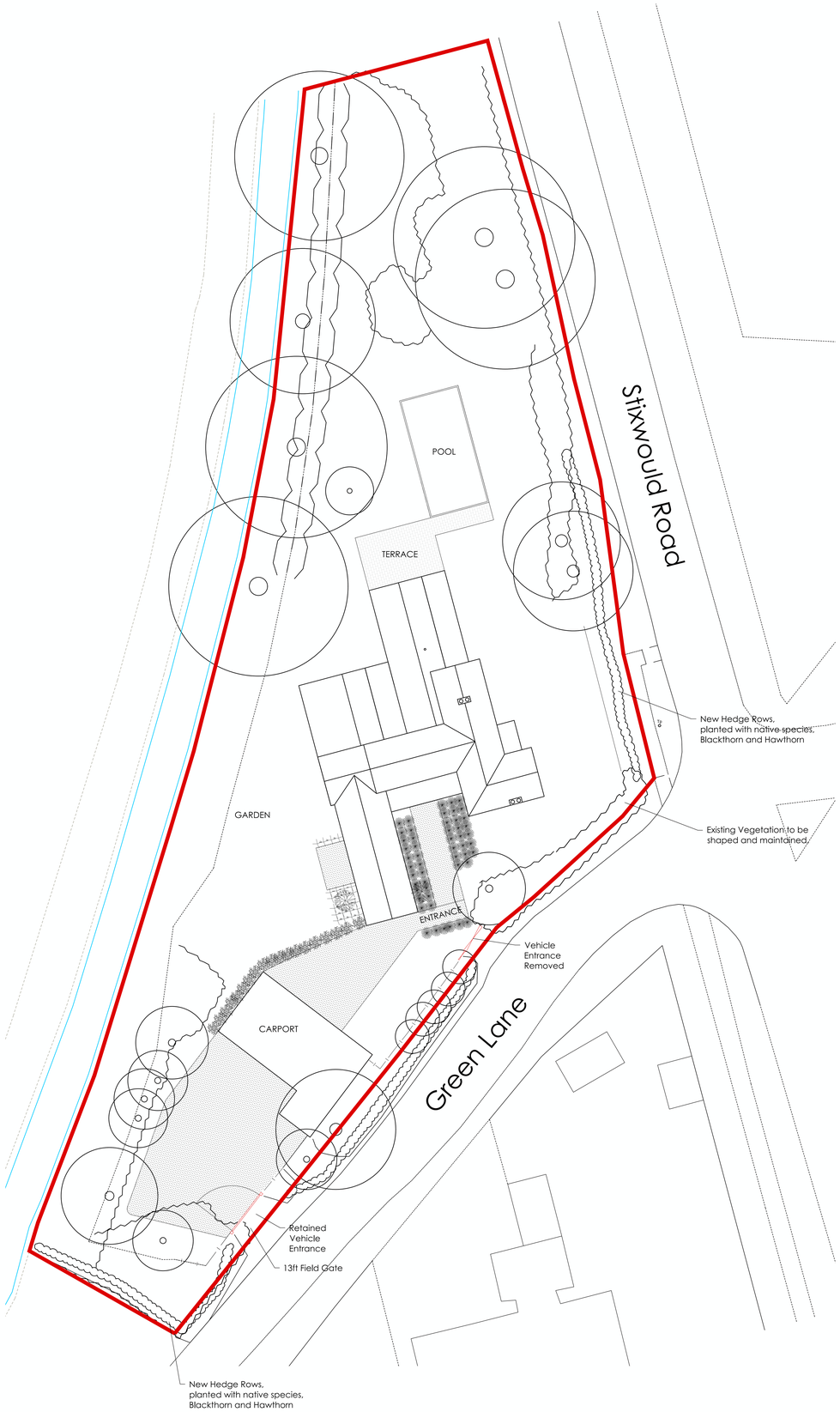
Site Layout

The layout of the proposal has been informed by the sites access, orientation and gardens whilst respecting its neighbours.

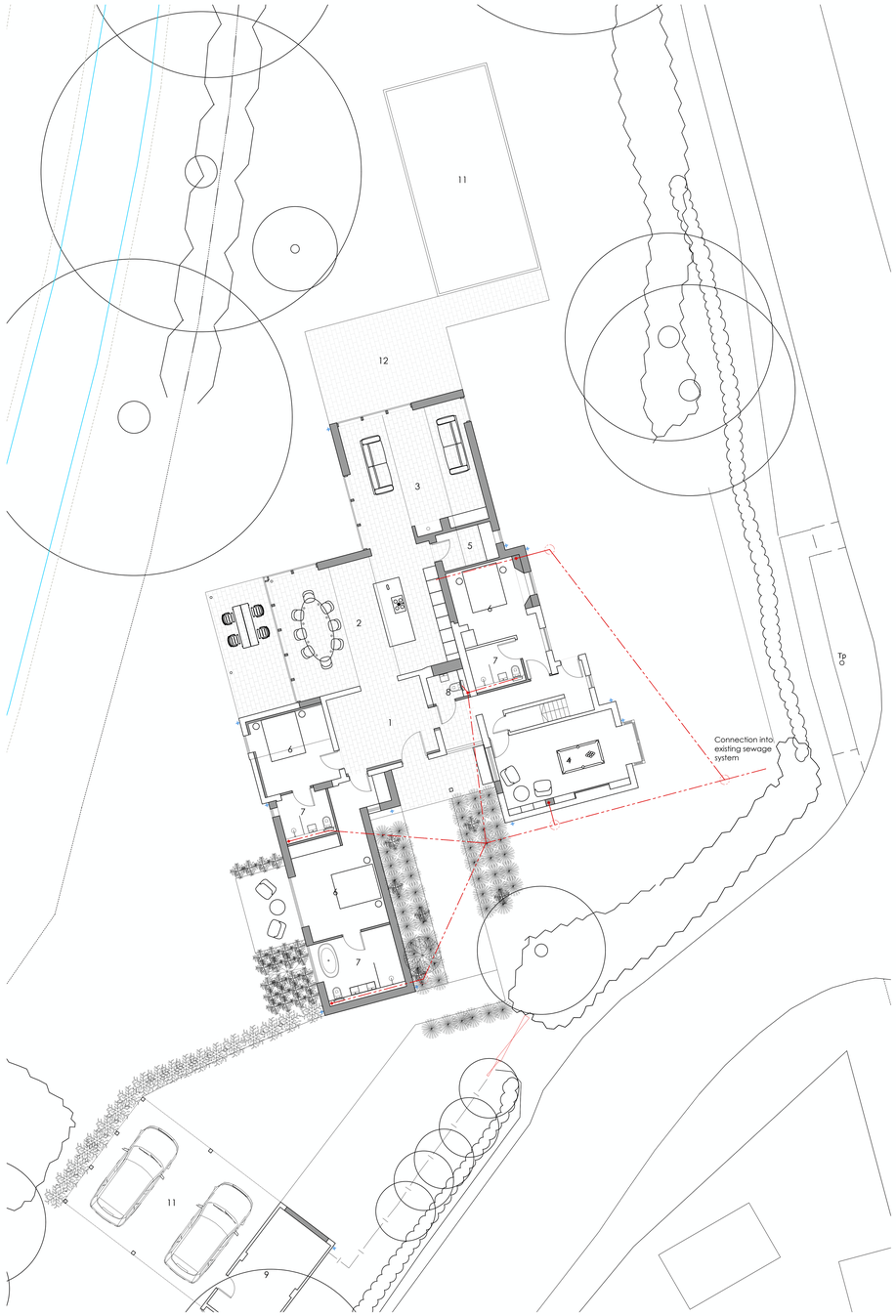
The proposals looks to use the existing vegetation and trees to inform the layout and design of the plan. This has been achieved by creating steps in the plan.

The existing single storey additions built in the late 1940's are no longer safe, or fit for use. The new proposal looks to use the original house, built in 1920's as the starting point for the renovation of the site.

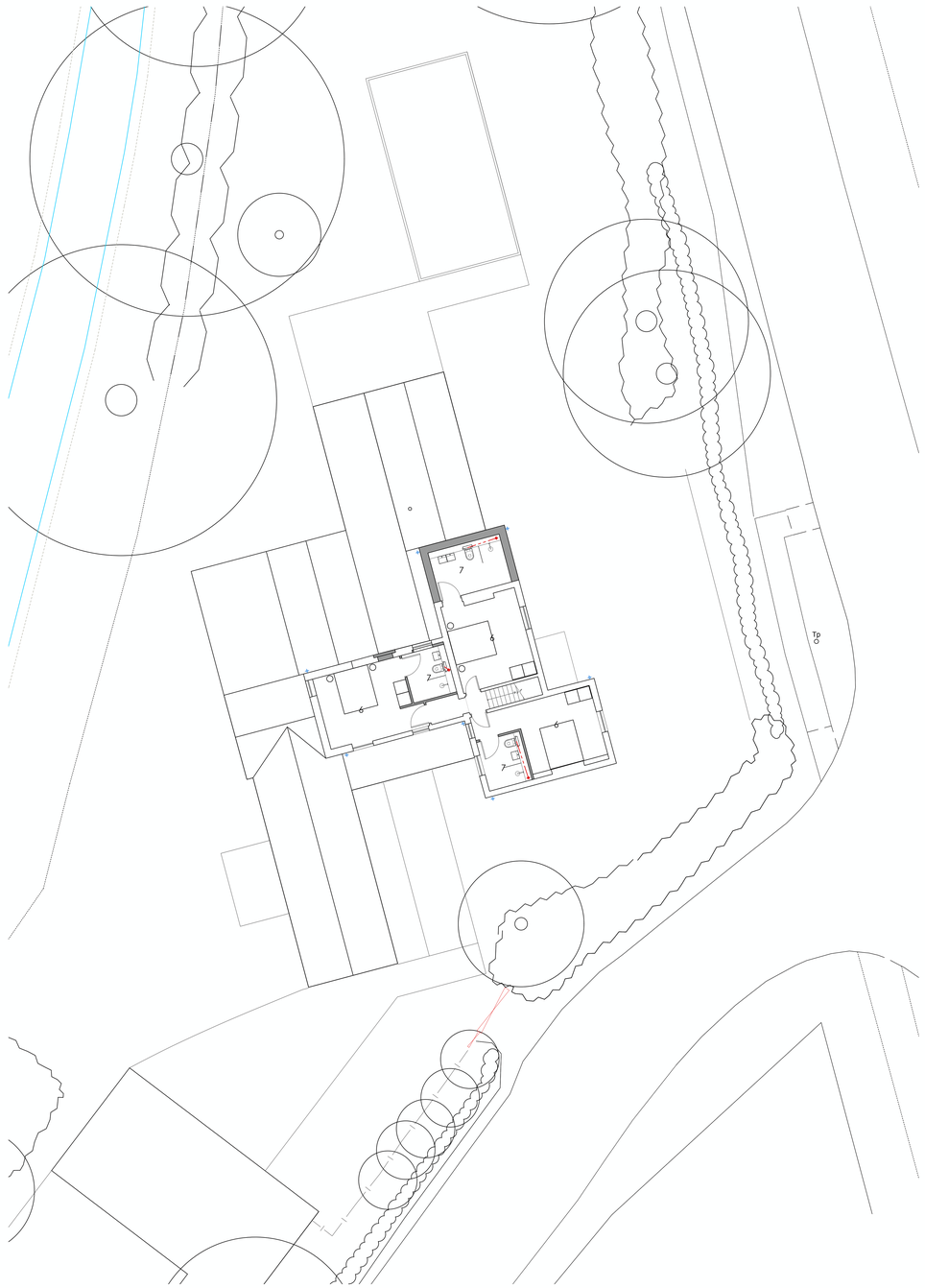
Access to the site is located off Green Lane. Vehicle access remains in the current position.



The Proposed House



Ground Floor Plan

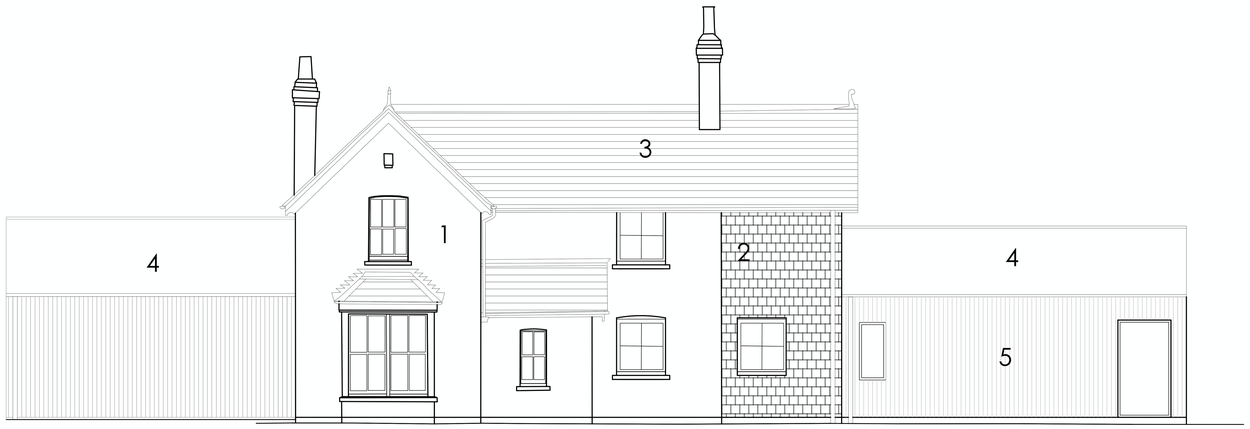


First Floor Plan

LEGEND

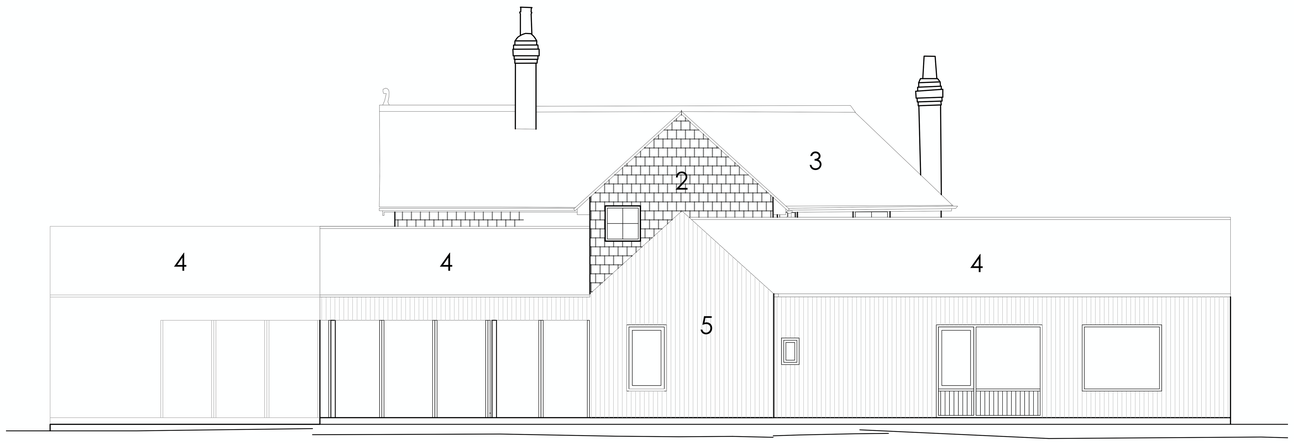
1. Entrance Lobby
2. Kitchen
3. Living Room
4. Games Room
5. Utility Room
6. Bedroom
7. Ensuite
8. W/C
9. Outdoor Storage
10. Carport
11. Pool
12. Terrace

Elevations - House

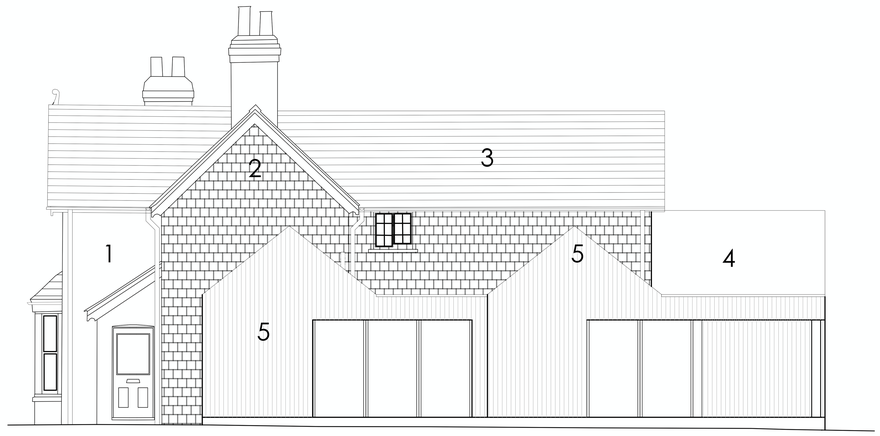


02 GA200 **Elevation A**

03 GA200 **Elevation B**



04 GA200 **Elevation C**



05 GA200 **Elevation D**

Material Legend:

1. Existing Brickwork
2. Pantile - Close colour match to existing brickwork
3. Pantile roof
4. Zinc Roof
5. Timber Cladding
6. Metal Hopper & Guttering