

Design and Access Statement

FULL PLANNING APPLICATION FOR PROPOSED NEW TWO STOREY DWELLING

Land adjacent to the Old Rectory, Station Rd, Potterhanworth, LN4 2DX

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1.0 Practice Profile

As architects, our role is to create great buildings that work well, are cost effective and are a pleasure to use. We aim to design buildings that integrate with their context and maximise their potential, bringing delight to their users and the surrounding community.

We work closely alongside our clients, to develop their brief and gain a thorough understanding of their aims and aspirations. The building design will evolve in response to the brief, an analysis of their context and an exploration of space, light and materials.

We enjoy simplicity and the craft of making architecture, believing that coherent and modest buildings, with an integrated sustainable approach, will stand the test of time. We strive to provide buildings that are both appropriate and inspiring inside and out. Quality underpins all that we do.

Evans McDowall Architects are an RIBA Chartered Practice based in Lincoln. Established in 2018, by founding directors, Alan Evans and Andy McDowall, we work on projects throughout the UK. Our clients are diverse: from individual homeowners to Higher & Further Education providers and major international organisations. The work of the practice ranges from architecture, interior design and conservation to planning, technical design and consultation.



2.0 Introduction

2.1 Statement

This design and access statement is submitted in support of a full planning application for the erection of 1no. two storey dwelling on the garden land to the north of the Old Rectory site on Station Rd, Potterhanworth, LN4 2DX.

This document outlines the process of design and illustrates how the analysis, research and consultation have informed the final proposals for the scheme. The statement is intended to provide an explanation of the design and to demonstrate compliance with planning policy and should be read in conjunction with the submitted detailed drawings.

3.0 Existing Site Context

3.1 Site Location

The proposed development site is located on existing garden land to the north-east of the Old Rectory, located on Station Rd, Potterhanworth, LN4 2DX. The site will be sub divided to form two separate plots. The site is well-connected to nearby villages and attractions, situated approximately 1.6 miles (2.5 km) from Nocton, 2.5 miles (4.6 km) from Branston, 3 miles (4.85 km) from Heighington, and 8 miles (12.8 km) from Lincoln.

3.2 Site Context

The site sits within the existing settlement boundary to the west of the village of Potterhanworth and is surrounded by other residential developments. The immediate context consists of single and two storey detached dwellings of different architectural styles and ages. These houses are situated on generous plots and feature red brick facades and clay pantile / concrete tiled roofs.

To the east of the site, a housing scheme has been recently granted planning permission. The proposals are for the erection of 10 dwellings including a variety of detached and semi-detached dwellings as well as barn extensions (21/0258/FUL).



Site Location Plan

— Site



3.3 Public Amenities

The below figure has been produced to show the proximity of the Site to a number of key services. As can be seen, the site is situated in a walking distance from a number of amenities including a country park, public transport, pub, primary school and the Village Hall. While the site is situated a greater distance from some key services including post office and pharmacy/GP, given the village's rural location it is considered that these distances are acceptable and commensurate with the countryside location and the small size of the village.

1. Hanworth country park - 500m from the site
2. The Chequers pub - 210m from the site
3. Potterhanworth C of E Primary School - 350m from the site
4. Potterhanworth Village Hall - 680m from the site
5. Potterhanworth Park - 710m from the site



3.4 Site Photos



View looking south towards the proposed area of development with existing mature trees to the left and the Old Rectory to the right. Towards the back of the site it is possible to see the development of the afore mentioned development of 16 dwellings.



View looking south towards the existing drive adjacent to the development site, where the scheme for 16 dwellings is under construction.



View looking east towards the proposed area of development, with existing access drive to the left.



View looking south-east towards the proposed development site next to the Old Rectory to the right.

4.0 Design Statement

4.1 Amount and Use

Proposals are for the development of a 1no. two storey dwelling arranged to reflect the scale and character of development in this part of the village.

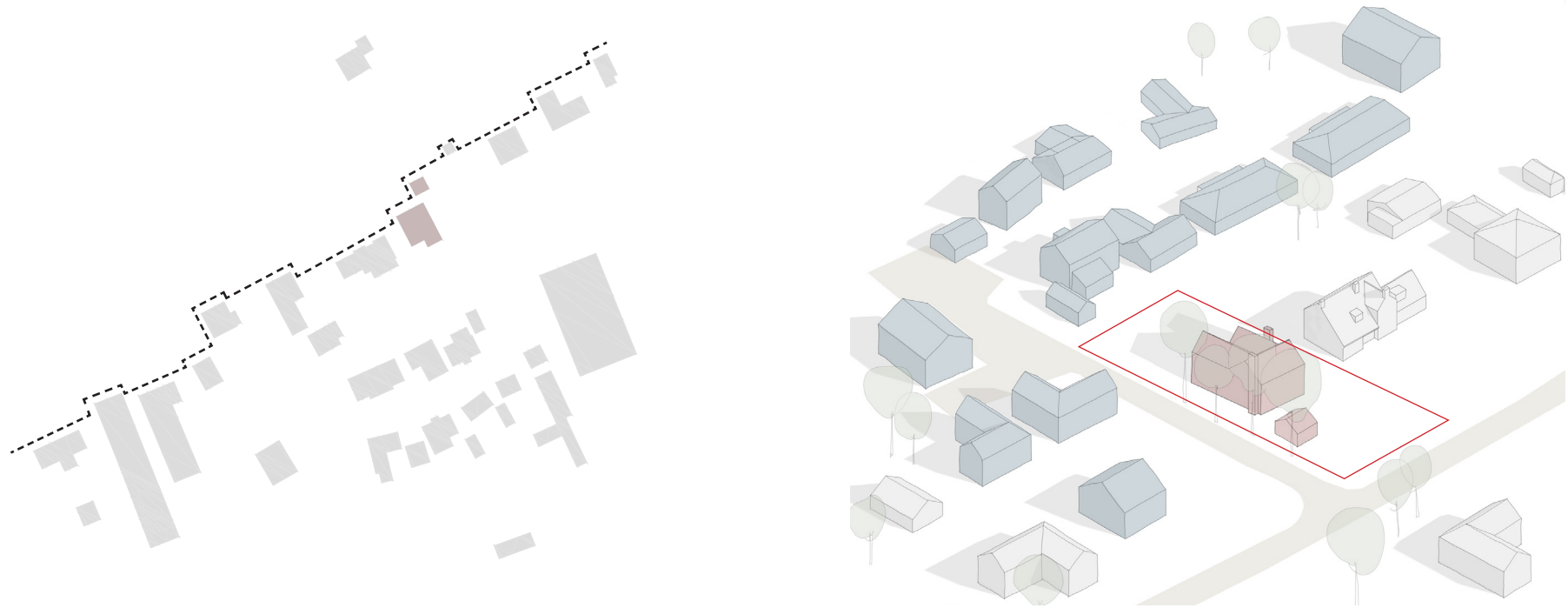
The proposed plot has been carefully designed to respect the neighbouring context, maximising separation and minimising overlooking. The holistic design approach for the development draws upon the need for high quality, sustainable homes.

The design focuses on a passive environmental strategy that, where possible, minimises the environmental impact of the buildings through sensitive use of materials, plan and form. Alongside the dwelling's environmental credentials, the design draws upon the immediate site context and the vernacular architectural context, which in turn helps to inform a unique and contextual response to the site. We have sought to create a contemporary development that draws on the Potterhanworth vernacular with careful observation of the surrounding village context. Key principles that have informed the overall approach to the proposed site include the following:

- Two-storey dwelling to match the scale of the immediate context.
- Formal fronted elevation to the main road, with a more informal layout and varied fenestration pattern within the site.
- Use of a harmonious materials palette of brick, stone and clay tiles to reflect the character of more historic properties in Potterhanworth.
- Landscape developed to enhance biodiversity gains.

4.2 Scale

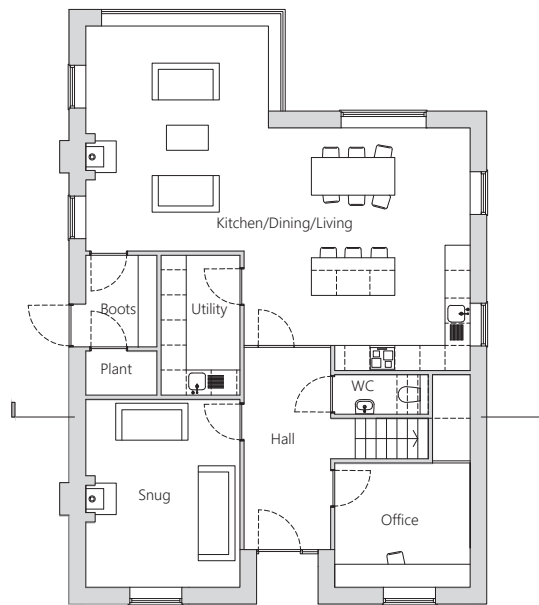
The proposed dwelling takes precedent in form and scale from the existing houses in the surroundings. As demonstrated on the site layout below, the proposed house position respects the natural rhythm of the line of the neighbouring buildings, illustrated with a black dashed line. The development proposals have been designed to reflect the scale and character of development in this part of the village. The proposed dwelling has been carefully designed to respect the neighbouring context, maximising separation and minimising overlooking. The proposed development site has a total area of approximately 895m². The gross internal floor area of the proposed dwelling is approximately 220m² with an additional 19m² garage designed as an outbuilding.



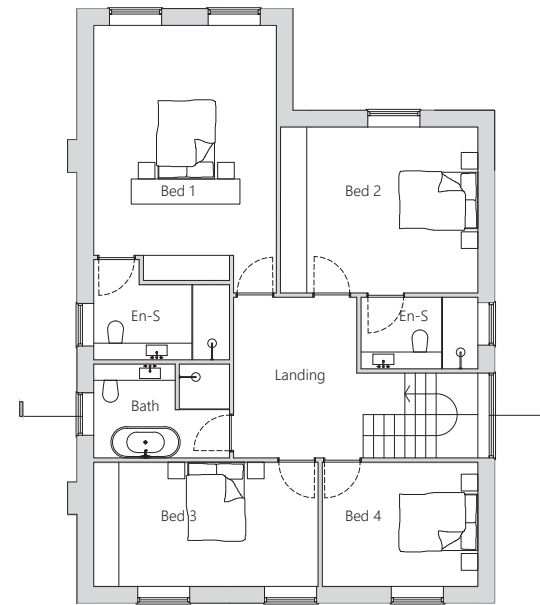
4.3 Layout

The proposed dwelling will be situated centrally within the plot to follow the existing building line and plan form of the adjacent residential properties. The garage and main access to the property are located to the front of the plot. To the rear of the site, proposals are for a private garden space.

Internally, the proposed layout responds to the client needs and the existing site conditions. The house features 4 bedrooms, with 2 ensuites, 1 shared bath, open plan kitchen, living and dining, snug, office, utility, boots room and WC. Their location and orientation is determined by aiming to maximise natural light into the spaces and creating a hierarchy between public and private areas.



Ground Floor Plan



First Floor Plan

4.4 Access

Access to the site will remain from the North, via Station Rd. The existing drive will be reallocated to be more central to the site and provide access to both the dwelling and a proposed garage which will sit to the east of the plot. The proposals for the dwelling and reallocated drive have no impact on Station Rd nor existing pedestrian paths.

4.5 Landscape

An arboricultural impact assessment has been prepared in support of this application. The report of this assessment highlights the importance of the 4no existing mature trees to the east of the site. The proposed dwelling has been designed to respect the existing trees, positioned outside of the tree root protection zone, with preventative measures put in place to mitigate any potential impact from development. The existing soft landscaping on site will be enhanced to deliver bio-diversity gains by planting new plants and hedges. A 1.2m high Lincolnshire post and rail fence with native species hedge planting will delineate the proposed development site from the neighbouring residential dwelling to the west.

4.6 Architecture

Architecturally, our design draws upon the local vernacular. As demonstrated on the street scene elevation below, our proposals are in keeping with the surrounding architectural language whilst providing a more contemporary style. The materials chosen consist of materials present in the neighbouring buildings, including natural brick, clay tiles and timber doors. Furthermore, the dwelling's front elevation features a modest porch, which adds depth to the facade and breaks up its formality.



5.0 Energy Statement

As part of the development of the scheme, an energy statement has been produced (*the full document has been submitted as part of this planning application*). It seeks to demonstrate compliance with the new policies outlined in the Central Lincolnshire Local Plan (CLLP).

The document addresses the following policies:

Policy S6: Design Principles for Efficient Buildings

Policy S7: Reducing Energy Consumption - Residential Development

Policy S11: Embodied Carbon

Policy S12: Water Efficiency and Sustainable Water Management

Policy S14: Renewable Energy

Policy S20: Resilient and Adaptable Design

6.0 Arboricultural Impact Assessment

As part of the development of the scheme, an arboricultural impact assessment has been produced (*the full document has been submitted as part of this planning application*). It considers the development proposals at the Old Rectory and whether they can be undertaken with minimal risk of adverse impact on the existing 4no. trees within the development site. A summary of the conclusions and findings is listed below:

1. The construction project's success hinges on preserving the health of the trees, as they are currently in good health with well-defined crowns and no signs of disease or decay. Pruning small branches is acceptable, and given their mature stage, there is no immediate need to reduce their size.
2. To protect the vulnerable tree roots during construction, the use of special foundations, non-invasive ground protection, and avoiding traditional excavation methods in Root Protection Areas (RPAs) is recommended.
3. Some minor intrusion into RPAs might be acceptable, especially for resilient species like Sycamore.
4. When installing or upgrading surfacing near the trees, the design should prioritize non-invasive methods, such as cellular confinement systems or elevated paths, while maintaining a safe distance from tree trunks and roots.
5. The guidelines from BS 5837 (2012) should be followed, including avoiding excavation in surface design and using alternative methods for edge support to minimize tree root disturbance. Ground levels should not be reduced when establishing new hard surfaces near trees to ensure their long-term well-being.

The proposed new dwelling is to be positioned away from the existing trees, respecting the protected root area. During construction works, all care will be taken to prioritise non-invasive approaches and stored materials and construction activities will also be allocated away from the trees. This will ensure the protection and preservation of the existing mature trees.

7.0 Biodiversity Assessment

Archer Ecology was commissioned to complete a Biodiversity Assessment (*the full document has been submitted as part of this planning application*) in support of the two storey dwelling development. The assessment appraises the extent of habitat loss/modification required to facilitate the proposed works and determines the potential for positive biodiversity credits to be achieved as a result of enhancing the existing landscape.

The assessment consists of two stages:

1. Phase 1 - Habitat Survey: a comprehensive JNCC Phase 1 Habitat Survey is completed for the purpose of identifying the current habitat and floral species composition of the application site. This forms a sufficient baseline for the accompanying BNG assessment.

2. BNG Assessment - Based on the findings of the site walkover, biodiversity calculations have been determined using the Biodiversity Metrics Calculator v4.0, issued by Natural England in April 2023. The calculator involves assigning different areas of ecological habitat based on habitat type, condition, distinctiveness, and difficulty to recreate. This enables the production of a balanced scorecard to compare the pre-works and post-works scoring.

A comprehensive Biodiversity Assessment report has been produced detailing the results of the calculations and recommendations for offsetting any post-works loss in biodiversity units.

The report concludes that the scheme will achieve a gain in biodiversity units by +1%. Whilst this outcome falls below the standard +10% biodiversity net gain requirements for most housing developments (as mandated within the Environment Act 2021), it is understood that self builds are presently exempt from the requirements of the Act. Subsequently, all compensatory units are provided as a voluntary contribution to biodiversity.

8.0 Flood Risk Assessment

The site falls within zone 1 on the Environment Agency's Flood Map, comprising of land assessed to be at a low risk of flooding. There is less than 0.1 per cent (1 in 1000) chance of flooding occurring each year.



9.0 Conclusion

The report is in support of the full planning submission for the erection of a new 1no. two storey dwelling on garden land adjacent to the Old Rectory site on Station Rd, Potterhanworth, LN4 2DX.

This scheme has taken into consideration the qualities of the site location and the policy framework for the area. The design and layout of the site has been carefully considered to take into account the surrounding context and natural constraints.

The NPPF and CLLP strongly support development to promote sustainable growth and enhance the quality of villages. This statement alongside supporting technical information, demonstrate that the site is sustainable and that all material considerations have been satisfied. It is clear that the development would not lead to harm that would significantly or demonstrably outweigh the significant benefits that the scheme would bring.

We believe that the proposed development contributes towards sustainable development. Furthermore, the proposals have sensitively considered the character of the application site and aim to provide high quality accommodation to new residents living in the village.

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