



**DOWLMAN**  
Neil Dowlman Architecture

Planning | Design | Project Management

## **DESIGN & ACCESS STATEMENT**

**FOR**

**PROPOSED REPLACEMENT DWELLING**

**AT**

**COMMON LANE**

**OLD LEAKE**

**BOSTON**

**LINCOLNSHIRE**

**PE22 9RH**

**FOR**

**MR G ELSAM**

**Job No B4302**

**June 2020**



**DOWLMAN**  
Neil Dowlman Architecture

Planning | Design | Project Management

<b>Date:</b>	June 2020
<b>Project Number:</b>	B3402
<b>Prepared By:</b>	<b>Nick Gazda BArch MArch</b> Designer/Architectural Assistant
<b>Checked and Approved By:</b>	<b>Neil Dowlman</b> MCIAT, C.Build E MCABE Managing Director Chartered Architectural Technologist Chartered Building Engineer
<b>REVISIONS</b>	



**DOWLMAN**  
Neil Dowlman Architecture

Planning | Design | Project Management

## **CONTENTS**

1.0 INTRODUCTION/ CONTEXT

2.0 USE/ AMOUNT

3.0 LAYOUT

4.0 SCALE

5.0 APPEARANCE

6.0 LANDSCAPING

7.0 ACCESS

8.0 CONCLUSION

## 1.0 INTRODUCTION/ CONTEXT

- 1.1 Neil Dowlman Architecture Ltd. has been engaged by Mr G Elsam to submit a planning application as follows:
- 1.2 Full Planning Application for a replacement dwelling at Common Lane, Old Leake, Boston, Lincolnshire, PE22 9RH.



Figure 1: Aerial view of existing site

- 1.3 The site is situated in open countryside approximately 2.5 miles north of Old Leake village. Old Leake is situated 8 miles north east of Boston on the A52 road between Leverton and Wrangle at the junction of the B1184. The coast of The Wash lies 3 miles to the east of the village.

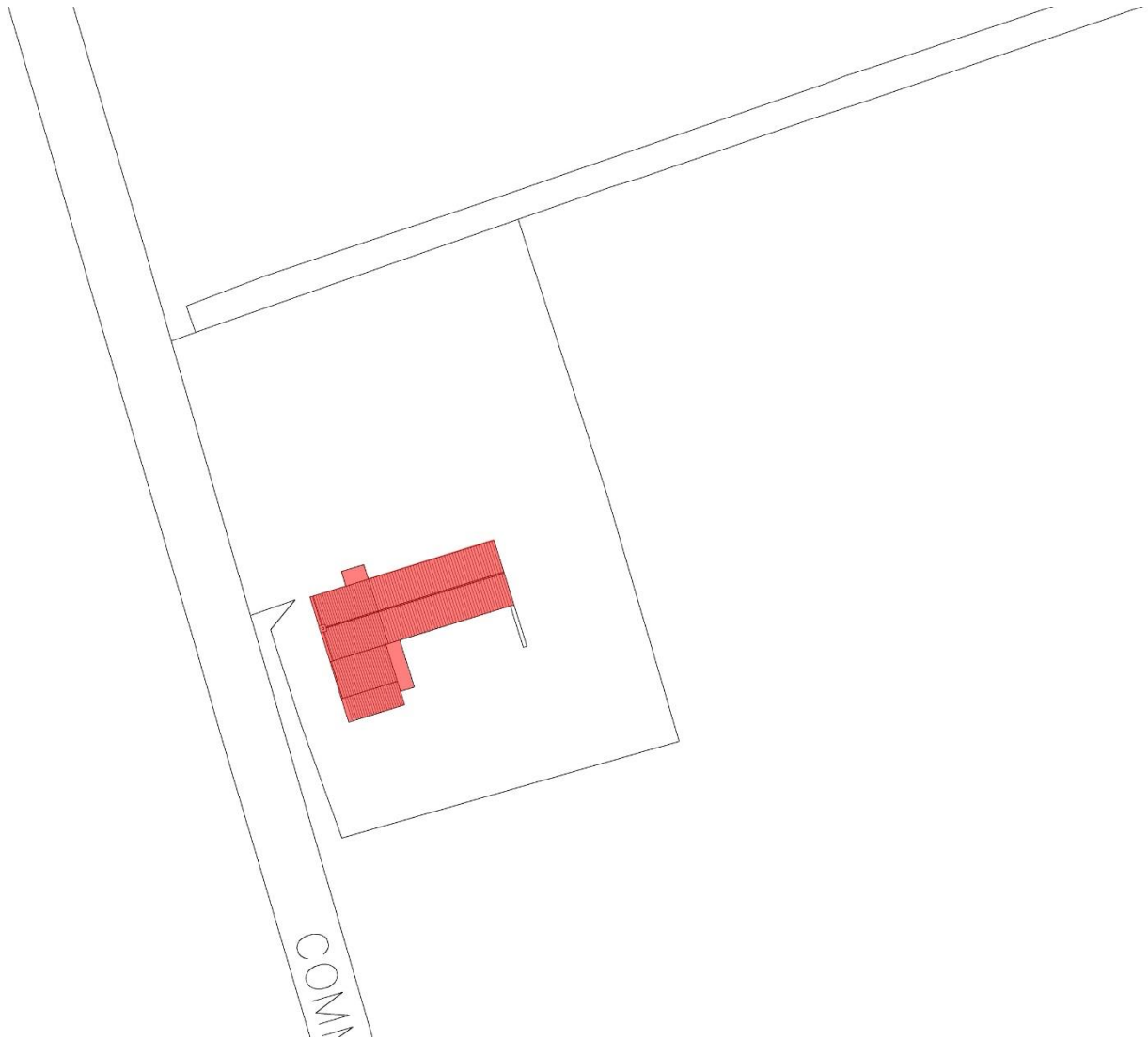
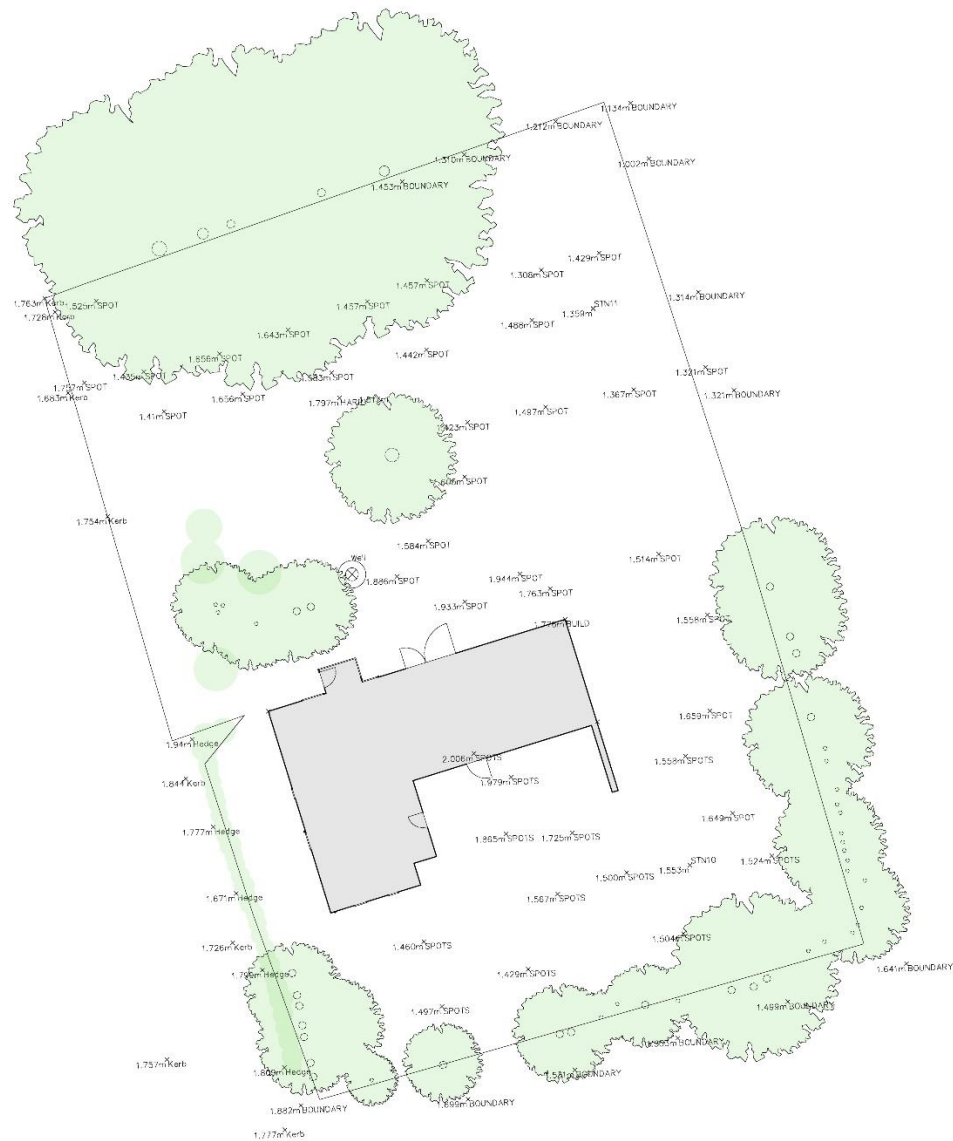


Figure 2: Location Plan

1.4 The existing site comprises an unoccupied cottage and associated garden in open countryside at Common Lane, Old Leake, Boston, Lincolnshire, central grid reference TF396534.



*Figure 3: Site Plan*

- 1.5 The existing farmhouse is a two-storey unoccupied dwelling, constructed of red brick with a clay pantile roof, situated on the south side of the site. There is a single-storey outbuilding extension off the east gable constructed of brick with a clay pantile roof. On the south side there is a one and a half-storey brick extension with a clay pantile catslide roof. This steps down to a single-storey brick extension with a clay pantile lean to roof.
- 1.6 There are two access points to the building, a single-storey lean to porch on the southeast corner of the building and a single-storey lean to porch on the north side of the building. Over time there have been a number of visible alterations within the building envelope and brickwork, rainwater goods and woodwork are generally in disrepair. Surrounding the farmhouse is an overgrown garden bounded by hedgerows and trees.



Figure 4: Existing development on the site to be demolished



- 1.7 Historically there has been a house at this location since before 1888 as represented on the historic Ordnance Survey map below. The area has remained similar in appearance since this time and is still rural in character.

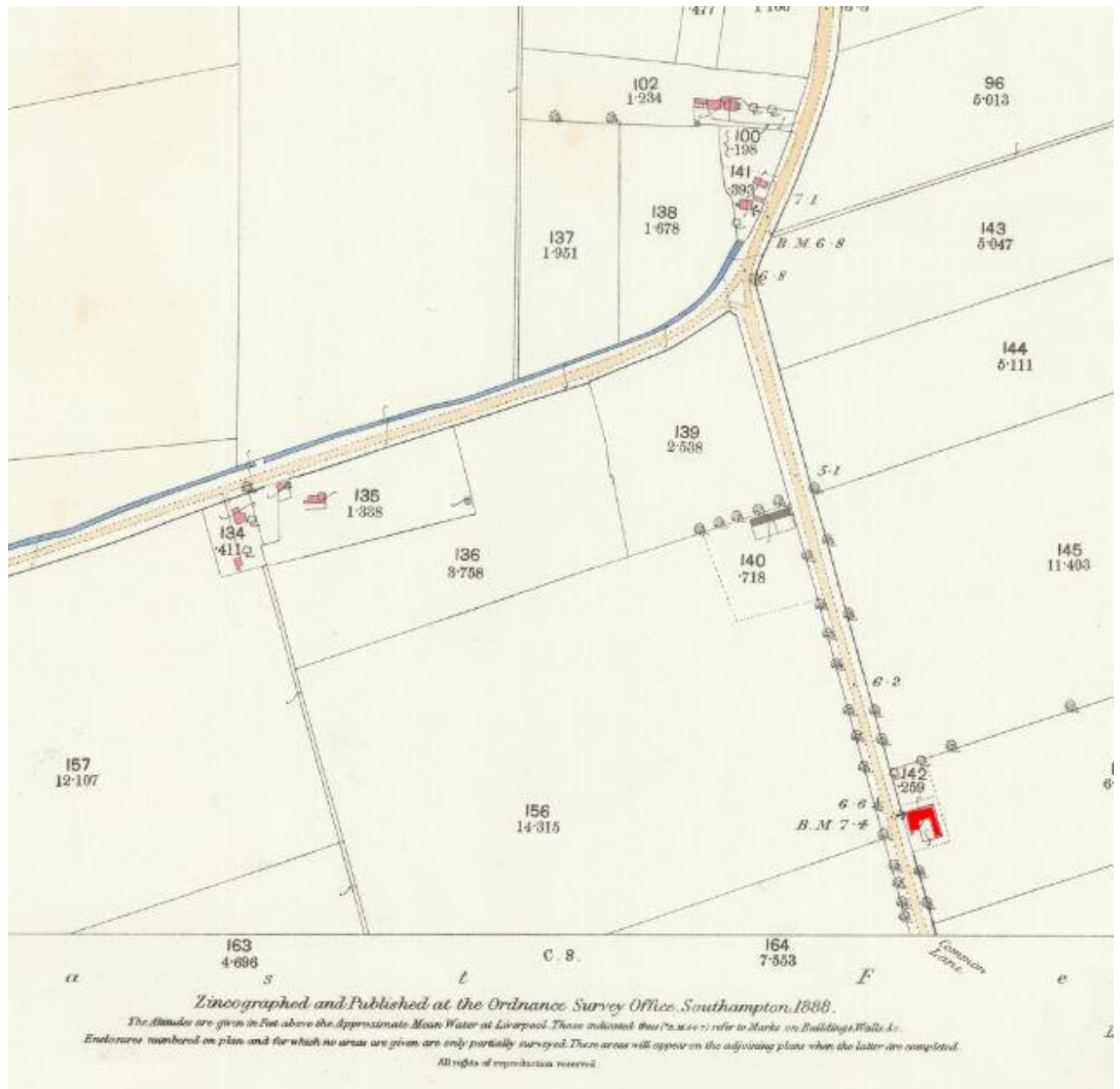


Figure 5: Ordnance Survey Map 1888 (Existing building on site indicated in red)



- 1.8 The site is in flood zone 3 as indicated on the Environment Agency Flood Map for Planning. A separate flood risk assessment for the site accompanies this application.

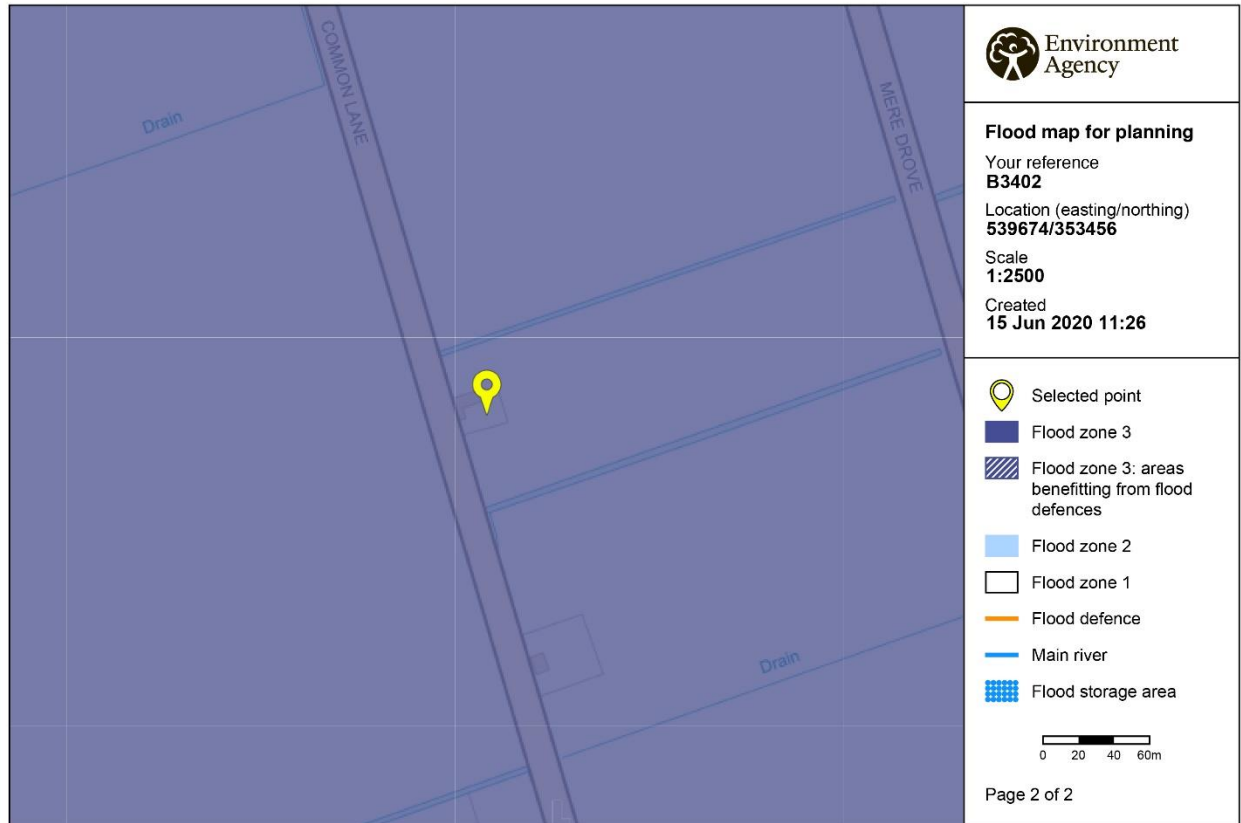


Figure 6: Environment Agency Flood Map for Planning

---

## 2.0 USE/ AMOUNT

- 2.1 The proposed use is for a full planning application for the erection of a replacement dwelling including the demolition of an existing dwelling at Common Lane, Old Leake, Boston, Lincolnshire, PE22 9RH. As the use designation is unchanged it is believed that the proposed use is appropriate for its setting.
- 2.2 The amount of development on the ground floor of the proposed development comprises of: living room; dining room; kitchen; pantry; bathroom; recreation room; utility; and entrance hall. First floor accommodation is to comprise of: 4 bedrooms (2 with ensuite shower rooms); and a bathroom.
- 2.3 Adjacent to the proposed dwelling is a proposed ancillary building which will contain a swimming pool and gymnasium with associated changing and shower facilities on the ground floor, and a two bedroom annexe on the first floor. North of the proposed ancillary building is a proposed garage for 3 vehicles.



*Figure 7: South-westerly view of proposed development*

### 3.0 LAYOUT

- 3.1 The site is located in a rural area within open countryside. Its connection to place and the language of the surrounding agricultural forms were instrumental in defining the layout.
- 3.2 The proposed development comprises of three structures: a dwelling; an ancillary building; and a triple garage.



*Figure 8: South-westerly aerial view of proposed development*

- 3.3 On the south side of the site a two-storey dwelling is proposed. The ridge of the proposed dwelling is aligned east/ west allowing the building to enjoy a long south facing elevation which will benefit from solar gain and good levels of natural lighting throughout the day.

- 3.4 Internally the dwelling focuses on long distance views and solar gain. The ground floor is subdivided by objects/ furniture with living spaces occupying the spaces between. The large areas of glazing are to become less perceptible, allowing the surrounding landscape to become the envelope of the dwelling, making the connection to nature the most important aspect.
- 3.5 An open plan layout on the ground floor provides good circulation and the opportunity to provide a wheelchair user friendly space. Located on the east side of the ground floor is a recreation room that could be used as a bedroom. This room is located adjacent to the ground floor bathroom and has an easterly aspect, which would take advantage from the morning sun.



Figure 9: Proposed dwelling ground floor plan

- 3.6 On the first floor, circulation space is located on the north side of the volume allowing the four bedrooms and bathroom to benefit from a southerly aspect.

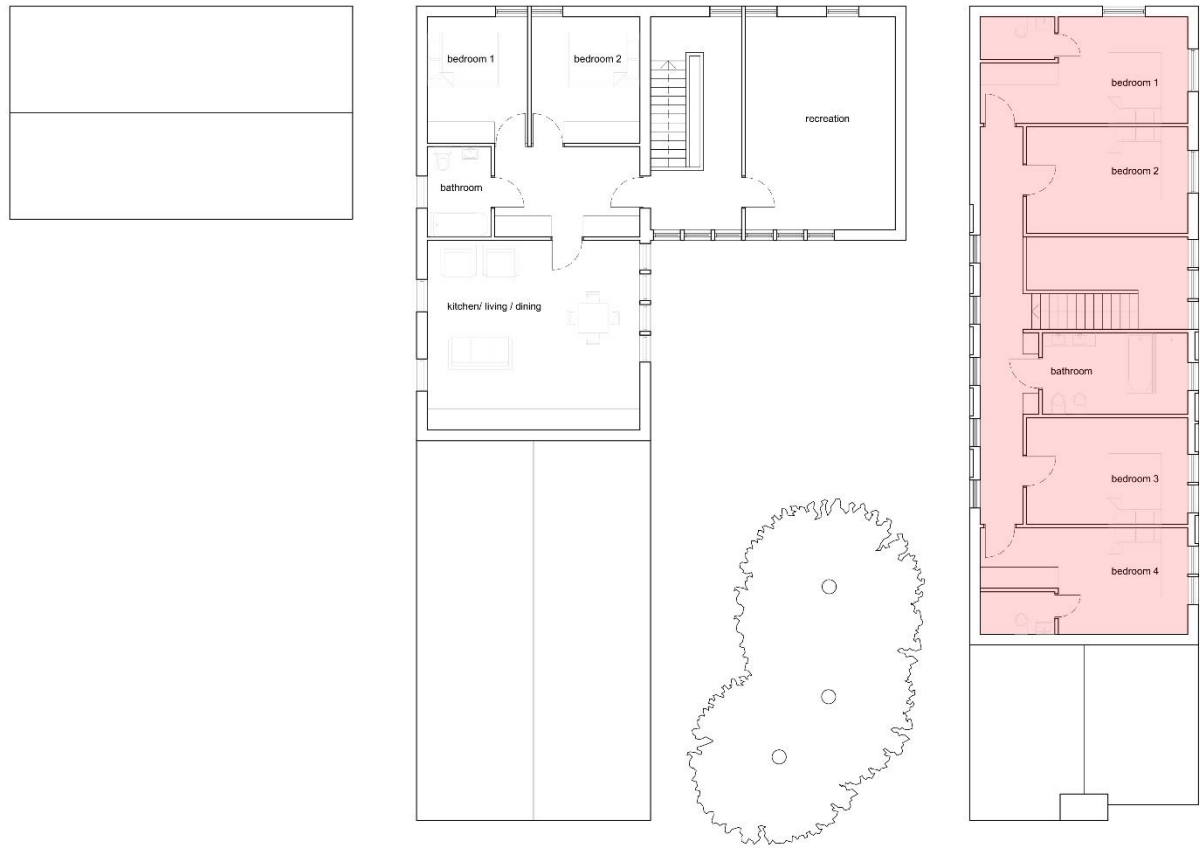


Figure 10: Proposed first floor plan

- 3.7 North of the dwelling is a two-storey ancillary building. On the ground floor of the ancillary building is a swimming pool and a gymnasium, which opens onto a courtyard providing shelter from the elements and an indoor/ outdoor recreational area. On the first floor of the ancillary building is a two bedroom annexe and an associated recreation room. The bedrooms are placed on the east side of the annexe to benefit from the morning sun. There are no windows in the ancillary building on the ground floor of the north elevation, in order to provide privacy and maintain the agricultural influenced aesthetic as the building is approached from the driveway.

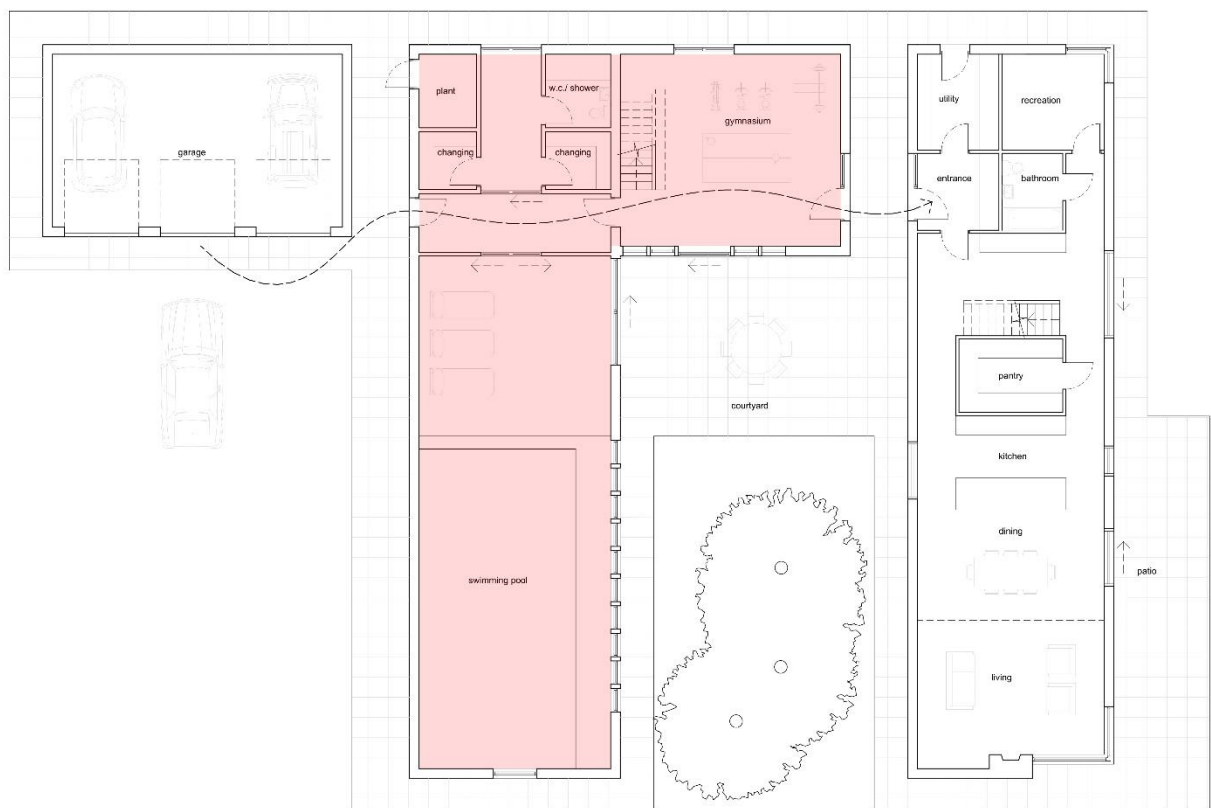


Figure 11: Ancillary building ground floor plan

- 3.8 The triple garage/ storage building is located on the northeast corner of the site and is screened by the existing trees.



Figure 12: Ancillary building first floor plan

#### 4.0 SCALE

- 4.1 The existing two-storey house has a Gross Internal Floor Area of 165m<sup>2</sup> and the proposed two-storey dwelling has a Gross Internal Floor Area of 231m<sup>2</sup>. This results in a growth in floor area of about 66m<sup>2</sup>, which is an increase of 40% over the existing.



---

## 5.0 APPEARANCE

- 5.1 The form of the proposed development comprises of simple volumes in a courtyard configuration, synonymous with traditional farmsteads. It is proposed that the project is constructed using local materials that characterise the local vernacular, including clay pantiles and multi red brickwork.



*Figure 13: Westerly view of proposed development*

## 6.0 LANDSCAPING

- 6.1 Predominantly the existing boundaries to the proposed development are to remain as existing. Supplementary planting is to be incorporated within the design through the addition of native hedging on the western boundary adjacent to Common Lane.
- 6.2 Hard landscaping is to consist of a gravel driveway, with permeable paving around the perimeter of the development.
- ## 7.0 ACCESS
- 7.1 Access to the proposed development is planned on the north side of the site off Common Lane. The open nature of the dwelling provides good access throughout the proposed development. External and internal access is planned to be compliant with legislation imposed by the current building regulations, access to and use of buildings, Approved Document M – Volume 1: Dwellings.

## 8.0 CONCLUSION

8.1 Local Planning Policy 22, states that replacement dwellings in the countryside outside defined settlement boundaries will be permitted provided that:

1. the residential use of the building to be replaced (the original building) has not been abandoned;
2. the original building is permanent, has not become derelict and is not the result of a temporary permission;
3. the original building is not of architectural or historic merit and is not capable of repair;
4. the replacement building is of a high standard in terms of architectural detailing and materials of construction;
5. the replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as improving the character and appearance of the site and its locality; and
6. the replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency.

8.2 Although National planning policy is relatively silent regarding replacement dwellings, paragraph 145 of the NPPF states that the replacement of a building within the Green Belt is acceptable, *'provided the new building is in the same use and not materially larger than the one it replaces'*.

8.3 In accordance with the South East Lincolnshire Local Plan Policy 3 Design of New Development, and section 12 of the NPPF, the proposed scheme looks at achieving good quality design through the use of high quality materials and a development which reflects the character of the surrounding area.

- 8.4 It is believed that the development will function well and add to the overall quality of the area, not just for the short term but over its lifetime. The proposal integrates well within the extent of the existing surroundings and the proposed design and choice of materials will add to the character and interest of the area and will have minimal impact on the infrastructure and visual amenity of the landscape. It is considered that the proposal complies with both local and national planning policy and therefore it is respectfully suggested that the scheme should be considered for approval.