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Site:
105 North Street.
Crowland.
Peterborough.
PE6 0EG

Client:
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PE6 0BY.

Date 23rd December 2020

DESIGN STATEMENT FOR THE
DEMOLITION OF THE TIMBER SHEDS AND OUTHOUSES,
ADD LEAN TO EXTENSIONS TO THE REAR AND DIVIDE THE EXISTING BUILDING INTO 2 DWELLINGS.
AND CONSTRUCT A NEW DWELLING TO THE REAR.

Introduction.

The requirements of the Town and Country Planning (General Development Procedure) Order 1995 require the submission of a Design and Access Statement for works to a dwelling within a Conservation Area.

The statement below has been produced in response to this requirement.

PROPOSAL SITE

105 North Street. Crowland. Peterborough. PE6 0EG

SITE DESCRIPTION

The application site is situated in the rear residential gardens serving 105 – 107 North Street Crowland.

The existing dwellings sit in a group of three units.

Number 107 has recently been renovated to a high standard with the removal of 20th century materials and adaptions.

Number 105's front façade has been 'modernised' in the latter part of the 20th century with aluminium fenestration with top hung casements.

The original openings they inhabit (with splayed arches over) have thankfully been retained and will be reused as part of this scheme.

The front and part side façade of number 105 is part stone rubble with common brickwork above.

The roofs are covered in slate to number 107 and to number 105, a modern slate like material has been used.

Both forms of building are simple and rectangular with subservient additions to the rear.

The buildings are mainly double storey.

There is a good and wide access to the rear of number 105 from North Street where a double garage is located .

The site is located within the Conservation Area.

The building to the right hand side of number 105 (when viewed from the front) is of the latter part of the 20th Century construction and is 2 storeys in height.

The character and form is therefore of a mixed nature.

ACCESS & PARKING

To achieve access into the site the existing driveway will be used and in turn extended down into the site.

As well as providing access to the site and parking for the proposed new dwelling it will also provide parking to the existing dwellings of number 105 and 107, thus removing any need for on street parking.

Safety will also be improved as vehicles will now be able to enter and leave the site in a forward gear.

The existing access way is over 4 metres wide.

Space has been provided for parking.

105 which has 2 bedrooms has 2 parking spaces.

105A which has 2 bedrooms has 2 parking spaces.

The new dwelling to the rear is provided with 3 parking spaces.

A visitor's space will be provided.

DESIGN

The proposals, with regards to the conversion of the existing dwelling (105), is to rationalise the layout to provide 2 number 2 bedroom units.

Externally the roof will be reclad in a natural slate.

The fenestration will be revised using a more sympathetic design with sash window types to the front and flush casements to the rear.

The brick and stone faced will be cleaned and repointed in a lime mortar.

All gutters and downpipes will be renewed in black finished aluminium.

The rooflights to the single storey will be conservation types in a black finish.

To the rear the proposal is for a long barn like building with extensions of a subservient nature.

The building will be fronted by a central parking courtyard area.

This is following the principals of dwellings at the centre of the Conservation area in North Street.

In this instance the Street Scene and existing access is maintained and with the proposals set well to the rear of number 105 so that any harm the character of the Conservation Area will be minimised

The dwellings would use high quality materials that are acceptable in conservation areas.
Our palette of materials would be limited and of a good acceptable quality and would be as shown on the elevational drawing and as listed below.

- Roof coverings from Roofing slate to the double storey and clay pantile to the single storey.
- Walling from handmade soft coloured red bricks.
- Windows to be flush casements and finished in cream upvc
- Gutters and downpipes in black finished aluminium
- Rooflights to be black conservation type.
- The entrance screen with be in oak.

Socially & economically

As part of the development, number 105 will be upgraded and the windows to the dwelling replaced with sash windows that would have originally existed thus enhancing the immediate Conservation area.
Economically there will be the gain of much sought after dwellings and the boost to the local economy this will provide.

Planning policy

The site is located within the defined settlement limit for Crowland and so development in this location in principle is acceptable.
The development conforms to the local plan with regards to Transport, Parking, Urban Design. Quality of design and construction and Neighbour Amenity.

Involvement & Evaluation

The proposals for this scheme have not been discussed with the adjoining occupiers.
To the sides of the site (North, South and East) the proposed dwelling do not make any impact on the neighbouring amenity values due to the separating distances to them.
Overlooking does not occur as neither does overshadowing.
The walls will all be solid so there will be no noise disturbances from within the dwellings.
Their mass has been softened by being broken up into smaller areas.
Their scale is of a low level residential appearance.

Amount

The areas are as follows:
Number 105 81m2
Number 105A 81.5m2
New dwelling 272m2
These comply with the National Space Standards

Use

The use of the dwellings will be purely residential.

Layout

The layout of the building was determined by the clients requirements and the shape of the site.

Scale

All works are to scale and in keeping with buildings erected locally

Landscaping

All new landscaping (hard and soft) will be to a high quality.

Summary

The overall scheme will improve and enhance an existing building within the Conservation area and will also provide further quality dwellings that are much needed and that will sit easily within their environment.
The proposals to existing and proposed buildings make a positive contribution to the architectural and visual quality of their surroundings and enhance the local environment.
The views of the new proposals are kept to a minimum due to their location which is also helped by the extent that they are set back from the public realm.