

Design & Access Statement and Heritage Impact Assessment

Project: Proposed Dwelling
Wisteria Barn
Hereward Way
Crowland
PE6 0BL

Client: Clinton Bell

Date: January 2022

Design & Access Statement

This Design & Access Statement has been prepared in support of a householder planning application for a new dwelling.

This application is to be made by Remway Design on behalf of their client who intends to develop the building to create a modern family disabled friendly home at the rear of his garden.

The proposed dwelling is intended to be in character with the barn conversion (Wisteria Barn) undertaken under planning application H02-0424-05 and Building Control application B02-1606-05.

It is intended that the ground floor will be compliant with the optional Building Regulation requirement M4(2).

No previous planning applications have been submitted for this proposal.

Heritage Impact Assessment

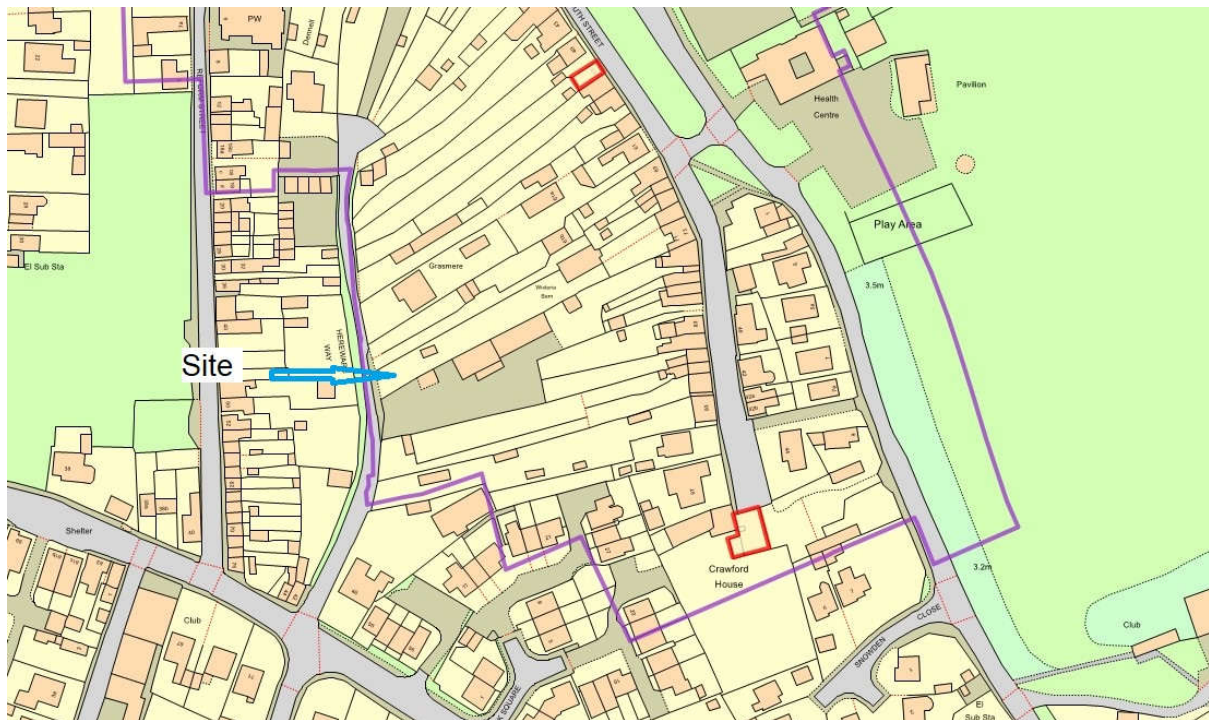
Conservation Area

This heritage impact assessment supports the full planning application for the detached dwelling on land at Hereward Way (to the rear of Wisteria Barn and 71-73 South Street), Crowland, which is situated within the conservation area of Crowland.

This assessment outlines the design proposals for the project and demonstrates how Remway Design has addressed important guidelines from the District Council, as well as the impact of the proposed development on the surrounding area.

The site is situated to the rear of Wisteria Barn and 71-73 South Street, Crowland and accesses directly on to Hereward Way.

The plot falls within the Crowland conservation area and is surrounded by residential properties and old agricultural buildings.



Description

The proposed works involves the building of a 1 1/2 storey dwelling in the applicant's garden. The design floor plans & elevations accompanying the application demonstrate how the building sits within the surroundings.

In the near vicinity Hereward Way is largely made up of rear access with modern style garages, a modern bungalow and several agricultural buildings in various states of repair.

Visual impact

The proposed dwelling, by virtue of its traditional shape and form, will reflect the more historic nature of the Conservation Area.

The site lies between driveways and garages and causes no loss of privacy to any of the adjacent properties.