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**SITE: LAND TO THE REAR OF 75 SOUTH STREET, CROWLAND & OFF HEREWARD WAY.
CROWLAND. PETERBOROUGH.**

DATE: 9th JANUARY 2025.

DESIGN STATEMENT WITH REGARDS TO A PROPOSED DWELLING AT THE ABOVE LOCATION.

A Planning Permission was recently attained for 6 dwellings on land off Hereward Way in Crowland. This was under planning reference number H02-0151-24 and was dated 21st June 2024. My client has a half share in the land in that application which was made under the name of Mr M Strickland.

My client is also the owner of number 75 South Street, which is to the rear of the approved site and has also recently attained a planning permission for extensions to the rear of that dwelling. This was under planning reference number H02-1028-23 and was dated 16th January 2024.

Description of proposed works

The proposals are for a single dwelling, which will be accessed off the Hereward Way development. The proposed dwelling will take part of the rear garden of number 75 along with parts of the rear gardens to numbers 83 and 85 South Street that have recently been purchased.

The building will be of a single storey construction and will be L shaped in plan view with the main body of the building lying on a North to South and East to West line.

One leg of the building has been designed with a lower roof and half hipped end to appear subservient to the main body.

The main part of the building when located this way allows for the roof to flow away from Plot 6 on the approved development keeping the mass down to a minimum.

To keep a sense of separation there is a space between the proposed dwelling and Plot 6 on the approved development of 6.2 metres

The floor area of the proposed dwelling will be 134 square metres.

This is well in excess of the National Space standards which require an internal area for a 2 bedroom 3 person single storey dwelling of 61 square metres.

The design sits in well with the existing environment and the new environment that will be formed by the approved dwellings.

The design will incorporate good quality stock bricks and a clay pantile roof.

The design has been kept simple and will rely on good quality bricks, brickwork detailing and an oak porch for its design features.

Windows will be of a flush sash nature.

The pitch of the roof will be between 40 degrees and 35 degrees respectively.

The garden that is retained for the existing dwelling of number 75 South Street will be in the region of 21 metres.

For number 85 South Street the garden is now 15 metres deep.

These dimensions and resulting areas provide adequate amenity space for the existing dwellings.

Site Context.

The dwelling will be accessed from the newly approved development and then onto the existing adopted road called Hereward Way.

The land is bordered on all sides by the gardens of residential properties.

The existing boundaries are mixed in type and vary from brick, timber and wire.

The proposed development site is located in and to the Southern edge of the Crowland Conservation area.

The design using a single storey dwelling and the separation distances means that there will be no overlooking problems for this proposal and the existing dwellings.

Proposed Design and Materials

The proposal will be in keeping with those recently designed but in this case it will only be a single storey building.

As mentioned previously the scale of the building, when considering the roof spans, have been kept particularly small so as to fit replicate a span that would have existed with buildings located hereabouts and therefore sit well within the Conservation Area.

Typically the roof finish would be from natural clay pantiles. (as shown below)



The facing brickwork would be from a quality brick such as Old Cheshire Red Multi (as shown below)



Windows would be Flush Casements and would be constructed from Aluminium.

Gutters and downpipes also in black finished aluminium.

There are no openings to the East facing elevation and the roof to this part of the building has a low pitch of 35 degrees. This coupled with the single storey nature of the building means there will be a very low impact on the existing dwellings on South Street to the East.

To the North is Wisteria Barn that has no windows facing on to our proposals and which also is of a single storey nature. The distance to this dwelling from the rear of the proposed dwelling is 18 metres.

To the South are open gardens to the existing dwellings on South Street.

To the West is Plot 6 of the recently approved development and distance to this dwelling from the side of the proposed dwelling is 6.2 metres. There are no windows to the side of Plot 6 that faces this development.

Rooflights that have been located will be at a high level and located in the Cathedral type roofs to the rooms that they serve.

The location and type of the building has been so designed so as to not compromise those adjacent. There is no overlooking between the existing and proposed dwellings.

The main living areas to the dwelling are located with Westerly and Southerly views thus providing good amenity values for the occupants.

With the main sitting room facing North to South this will provide for good protection from the sun and from overheating as the main openings are to the North.

Spaces for 2 cars have been shown along with an area for turning within the confines of the site. A double garage is also provided.

3 new native trees of full standard size at planting would be located on the site in the positions as shown. These would be from Hawthorn, Mountain Ash or Flowering Cherry.

All boundaries would be from 1.8 metres high close boarded timber fencing.

As for plot 6 and 5 on the adjoining development, the bins are too far from the adopted highway and a private contractor will be nominated to undertake their emptying on a regular basis.

Yours sincerely

Paul Sharman