

Online Comment

Application H02-0086-19
Location Land rear: 40 North Street Crowland PE6 0EF
Proposal Proposed two-bed single-storey dwelling

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Date Submitted 11-02-19
For/Against Comments

The proposed development is situated within the historic core of the medieval town of Crowland, within its conservation area, and within the setting of a number of locally buildings identified as of local significance by SHDC's local list.

Whilst the Design & Access statement does consider its historic surroundings, and recognises the need for any replacement building on this site to 'read' as a historic outbuilding to the host dwelling, this does not seem to be born out in the design of the building. The form of the building with a projecting gabled porch, minimal architectural detailing and large late 20th century style windows and doors is more characteristic of a contemporary bungalow.

The proposed house will also be much more visible than the current outbuildings, following the removal of the existing gates, and therefore would serve to harm rather than enhance the Crowland Conservation Area as it would stand out as unsympathetic backland infill development. This is surprising as this issue is identified in the Design & Access Statement as something the project sought to avoid.

It is recommended that the developer works with the local planning authority's conservation officer to amend the design to better reflect the form and detailing found in historic outbuildings elsewhere in the conservation area. These include a variety of openings often with brick segmental arches, such as sash windows (as present on existing outbuildings), carriage arches and stable doors. They are linear in form and often of varying height, having been built in several different phases to fulfil different functions, usually decreasing in height and width the further they get from the host dwelling.

The location of the proposed development inside the core of the medieval town, along one of the its principal historic streets, and within what appears to be a historic burgage plot (a medieval urban land division), means there is a high potential to disturb archaeological remains of medieval and post medieval date. Given this, it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03.

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible" National Planning Policy Framework Section 16, paragraph 199.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features. This will also include during the grubbing out of the foundations of the present outbuildings.