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SITE: PROPOSALS FOR 6 DWELLINGS ON LAND .
at
HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0AW.

DATE: 15th FEBRUARY 2024

DESIGN STATEMENT WITH REGARDS TO A NEW PLANNING APPLICATION AT THE ABOVE LOCATION.

We recently attained a Planning Permission for 4 dwellings on land off Hereward Way in Crowland. which was under the planning reference number H02-0234-22 and of whom the applicant was Mr M Strickland.

Upon receiving the permission the land was marketed locally and also further afield through Estate Agents but the response has not been good.

With the continuing trend of a downward spiral in the housing market, my clients have decided that the large dwellings are obviously not cost effective at the moment and may not be for quite a while.

It has therefore been decided to redesign the site and to locate a total of 6 number smaller dwellings with a basis of 4 house types.

Description of proposed works

The proposals are for 6 number dwellings which are in the main 1.5 storey in height and have 3 bedrooms with the exception being plot 2 which as 4.

All are in excess of the National Space Standards and have internal areas as follows:

AREAS	M2
PLOT 1	102.50 SQ METRES
PLOT 2	136.00 SQ METRES
PLOT 3	105.94 SQ METRES
PLOT 4	112.00 SQ METRES
PLOT 5	112.00 SQ METRES
PLOT 6	102.50 SQ METRES
TOTAL	670.94 SQ METRES

The site design sits in well with the local environment and ample space has been allowed all around the proposed dwellings for a unit of this size and design.

This site design reflects a low density together with the following benefits:

- A bedroom has been designed on the ground floor which would be for elderly relatives or visitors or a carer if need be.
- Privacy and quietness on a small development.
- A lack of any problems associate with overlooking
- A site that gives the occupants a sense of place.
- A site close to the town that can be easily accessed for the active elderly or the ambulant disabled.
- An alternative to the new dwellings that have a little less soul that are being constructed locally.

To all of the fronts a high quality of soft landscaping is envisaged together with an upgrade in the Biodiversity aspect of the site.

At present the area is almost totally laid to hardcore which gives a minimum chance of wildlife in the form of plants and animals surviving or expanding.

Planning permission has been granted within the past year to 2 number chalet bungalows opposite the site which adds to the area in question as a whole.

Although they are not in the Conservation area they do relate closely to it and to this site

I have marked these on the proposed site plan and the relationship of the proposals to these can be seen.

Elevations will rely on good quality bricks used together with traditional brick detailing incorporated to the eaves and verges in the main.

Barge boards will also be used to give a variation.

The pitch of the roofs will be between 35 and 55 degrees and are broken up into smaller elements to prevent massing and to give the buildings more interest as well as to relate better to the human scale.

Site Context.

The dwelling will be accessed from the existing adopted road called Hereward Way which is served by Broadway.

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.

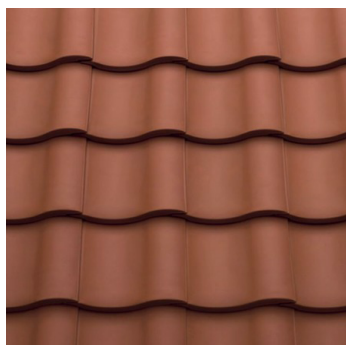
The proposed development site is located to the very Southern edge of the Crowland Conservation area.

Proposed Design and Materials

The proposal will be in keeping with those recently designed and for which a permission was obtained and will be 1.5 storey buildings which could all be described as room in the roof types.

Typically the roof finish would be from natural clay pantiles. (as shown below) to plots 1. 2. 3 and 6

With plots 4 and 5 in a natural slate finish



The facing brickwork would be from a quality brick such as Old Cheshire Red Multi (as shown below) of which final details would expect to be agreed with aa Planning Conditions application.



Windows to be of a flush casement. Light Ivory Colour (RAL 1015) and in UPVC or aluminium



Gutters and downpipes would be circular and half round and in black finished aluminium.

The dormers will be finished in a coloured lime render.

All roof windows will be of a conservation style rooflight in the black

Lintols will be Oak facing where shown.

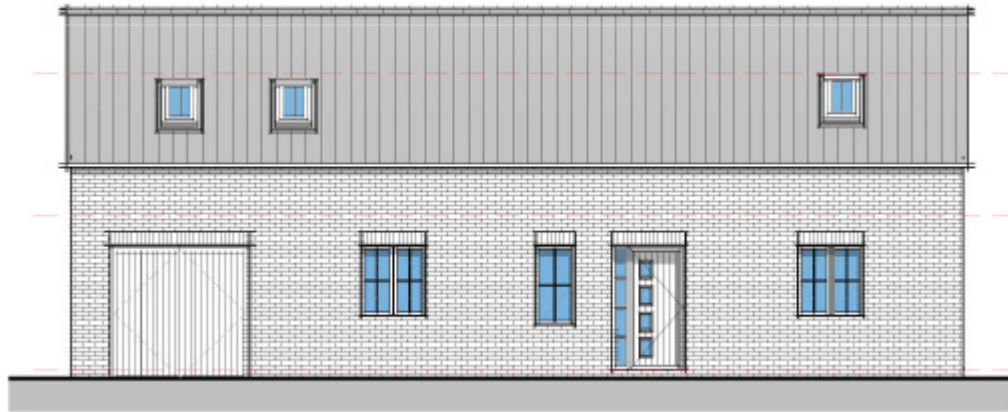
Others to be from brick arches as shown.

Impact

The development should have a very low impact on adjacent dwellings, with the existing dwellings to the East on South Street being an average of 25 to 28 metres away.

To the North is another recently approved dwelling that is still to be built which is 3500mm off the northern boundary.

The dwelling that faces this (plot 3) has a small dormer facing that could be re positioned in the west gable of this dwelling if required.



RECENTLY APPROVED DWELLING TO THE NORTH

To the South are open gardens to the existing dwellings on South Street and Broadway and the building to building separation distance is in excess of 25 metres..

To the West are 2 chalet bungalows that have been recently approved but are not yet built but achieve a good separation distance of 23 to 25 metres.

The main living areas to the proposed dwellings to plots 1 . 2. 4 and 5 are located with Easterly and Westerly views thus providing good amenity values for the occupants.
Plots 3 and 6 have a combination of Northerly, Westerly and Southerly.

The location and type of the building has been so designed so as to not compromise those adjacent and adjoining.

General

Spaces for 2 cars have been shown along with an area for turning within the confines of the site.
This being a 7000mm diameter area at the end of the Access Way.
Visitor parking has been allowed with 2 parking spaces being shown..

All boundaries would be from 1.8 metres high close boarded timber fencing.
A brick wall has been added to the rear of plot 2 to give variation and added quality.

The bins to plots 5 and 6 are too far from the adopted highway and a private contractor will be nominated to undertake their emptying on a regular basis.

The road will be designed for a fire tender as the last dwelling is over 45 metres away.

Again as for the previous development the proposed dwelling will be sited a minimum of over 3 metres away from the public foul sewer located in the land adjacent.

Access details

The existing adopted road to the development (Hereward Way) is finished with tarmac and up to the development is 6 metres in width.

After this it reduces to 3 metres in places.

This has not been detrimental to the local planning Authority granting permission for dwellings along this reduced width route.

The access way to the new dwellings will be off this area and will enable cars to enter and leave in a forward gear.

The access way will be 5 metres wide for the first 12 metres and then reducing in width to 4200mm.

The finish will be from tumbled setts of varying sizes that gives an acceptable appearance in Conservation Areas.

The property will be built in accordance with Building Control Approved Document M with level thresholds and accessible toilets and rooms.

A bin collecting point for the local authorities refuse department is located as shown on the site plan.

This can be moved further forward if required.

Site Heritage

Refer to submitted Heritage Statement.

Yours sincerely

Paul Sharman