

sharman architecture

OAK BARN. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB

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DESIGN & ACCESS STATEMENT

PROJECT: DEVELOPMENT ON LAND AT HEReward WAY. CROWLAND. PETERBOROUGH. PE6 0EW

Description of proposed works

The proposals are for 4 dwellings of one and a half stories.

The designs are mostly L shaped with the outshot being subservient to the main part of the dwelling. There are single storey elements incorporated to all of the dwellings to further accentuate the subservient feel.

The floor areas are as follows:

Plot 1 228 square metres

Plot 2 192 square metres

Plot 3 157.5 square metres plus garage at 18 square metres

Plot 4 153 square metres plus garage at 18 square metres.

The design sits in well with the existing environment and has been designed to replicates a series of barn and cottage types.

The finish will be of mixed red stock brick with slate or pantile roofs.

The proposals are set on a large block of land to what would formerly have been the rear gardens to the dwellings on South Street in the main.

Site Context

The application is for four detached dwellings with integral garages to the barn types Plots 1 and 2.

Plots 1 and 2 have 4 bedrooms and Plots 3 and 4 have 3 bedrooms with detached garages.

The dwellings are accessed from the existing adopted road called Hereward Way which is a cul de sac.

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 Southern edge of the Crowland Conservation area.

Proposed Design and Materials

The proposals to the rear are akin to a farmyard layout with barn type units and those to the front depicting a cottage style of dwelling.

Both being of one and a half storey's in height.

The proposals mimic the existing scales, materials and designs of buildings of this nature found in the locale and therefore sit neatly within the current landscape.

The material it is envisaged that will be used are as follows:

The rear barn like structures to have a slate roof with a mixed red stock brick used for the walling and with brick quoins to the corners

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

Gutters and downpipes will be of aluminium and half round in the black.

Windows to be of a flush casement. Light Ivory Colour (RAL 1015)

The front cottage style structures to have a natural clay pantile roof covering with the same mixed red stock brick used for the walling but without the quoins to the corners.
The dormers will be finished in a coloured lime render.
All roof windows will be of a conservation style rooflight in the black
Gutters and downpipes will be of aluminium and half round in the black.
Windows to be of a flush casement. Light Ivory Colour (RAL 1015)
Lintols will be Oak facing where shown.
Others to be from brick arches as shown.

The development will have no impact on neighbouring dwellings as all are located large distances away.

All living areas to the dwellings are located with East, South or Westerly views.

The northern facades have been limited to kitchen doors and windows.

The site design has been careful to make sure that the recent planning proposal for a dwelling to the rear of Wisteria Barn has not been compromised.

There is no overlooking between proposed dwellings and therefore there will be no impact upon neighbouring accommodation

The design has been based upon dwellings that are 1.5 storeys in height which should be acceptable in terms of terms of scale.

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.

Site Heritage

Refer to submitted Heritage Statement.