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HERITAGE IMPACT STATEMENT

Project: Proposed Dwelling
Land to the Rear of 44 South Street
Crowland

Client: Mr Paul Morriss

Date: July 2021

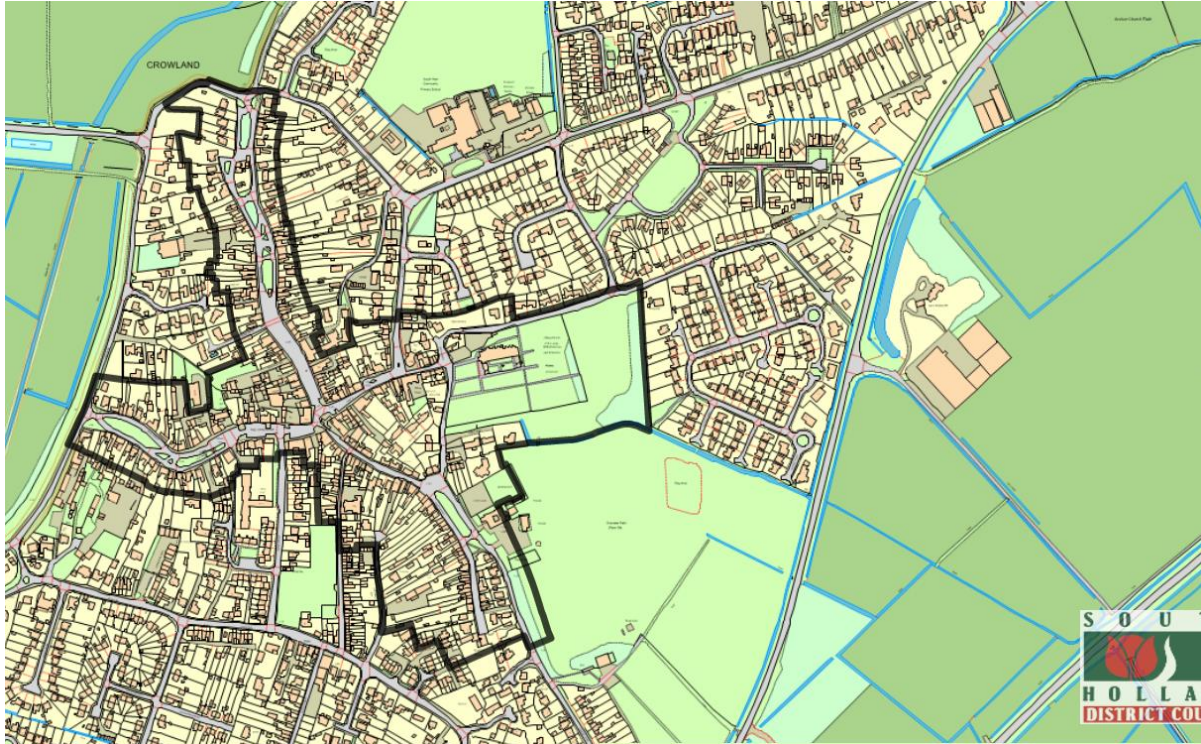
Conservation Area

This heritage impact assessment supports the full planning application for the detached dwelling on land fronting Thorney Road, (to the rear of 44 South Street), Crowland, which is situated within the conservation area of Crowland.

This assessment outlines the design proposals for the project and demonstrates how Shayne Andrews Design and Architecture 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 44 South Street, Crowland and will be accessed by vehicle from South Street but will also have pedestrian access from Thorney Road.

The plot falls within the Crowland conservation area and is surrounded by a mix residential property not only in design type and size but from age also.



There is one listed building close by all this has no real bearing on the design of the proposal due to Crawford House being at the bottom of South St, and Thorney Road But not visible from the site

Heritage Category: Listed Building

Grade: II

List Entry Number: 1166309

Date first listed: 07-Dec-1987

Statutory Address: CRAWFORD HOUSE, THORNEY STREET

County: Lincolnshire

District: South Holland (District Authority)

Parish: Crowland

National Grid Reference: TF 24148 09965



Description.

House. Late C17, refronted c.1800, late C19. Limestone rubble, stock brick. Steeply pitched canted, hipped double ridge Collyweston tiled roofs with brick eaves; single ridge and 2 lateral stacks. 2 storeys with attic, 5 bay early C19 east front with high stone C17 plinth. Central porch projects a little with pediment, pilasters, fanlight with radiating spokes, panelled reveal and door. 2 plain cross casements on either side, with 5 similar windows above. 3 gabled dormers with plain sashes. Wall attached at right angles to the left, running eastwards, with gateway, incorporating many medieval sculptured fragments, probably from Crowland Abbey. North front of C17 rubble with doorway to right with overlight and partially glazed door. Segmental headed

window beyond filled with mesh. Plain sash to left of doorway, with 2 plain sashes above, all 3 with wooden lintels. Interior with room to west with late C18 fielded panelling. Staircase of c.1800, 2 flight return with open well and a break on half landing with flight leading off it to east. Turned bannisters, moulded handrail, fielded panelled dado. Room to north with late C18 panelling said to be imported, with fluted pilasters, 2 semi-circular headed corner cupboards with keystones and fluted pilasters; fielded panelling. Most other rooms with plain late C19 and early C20 panelling.

Listing NGR: TF2414809965#

Proposal Description

No. 44 South Street is a fairly traditional bungalow which is in need of some refurbishment with dual access of South Street and Thorney Road with a through drive. With an additional single garage and driveway for further parking,

The Present owners Through Morris Developments are seeking the council's approval for a 2-bedroom infill plot dwelling. The proposals allow for the sympathetic design of the dwelling, which will respect the street scene along Thorney Road, with its traditional style buildings. This application represents an excellent opportunity to add an additional starter home within a built-up area of Crowland & will provide much needed homes.

The proposed works involves the building of a 2-storey dwelling on land that was previously used as a second garden area to the existing bungalow 44 South Street. The proposed building reflects the character, proportions, and style of buildings nearby.

Appearance: - The design floor plans & elevations accompanying the application demonstrate how the building sits within the surroundings.

The proposal reflects the linear design of the street to create a sympathetic addition. Particular attention has been paid to the traditional features of the buildings which have been incorporated into the scheme.

Traditional materials such as a stock brick, pantile roof and closed casement windows with black rainwater goods to be used.

Within the near vicinity of the proposal there is a mix of modern style dwellings including a modern bungalow next door and several relatively new dwellings.



The Site sits between a Modern bungalow to the right with a further 2 next to them before a modern 2 storey dwelling in red brick, and a modest red brick 2 storey dwelling with feature bay window to the left, which is what we have drawn inspiration from. In the distance the site of the old abbey. The proposed dwelling will not cause any impact on this building or that of Crawford House.



The site with a combination of driveways and garages.



Dwelling On Thorney Road, which has no historically importance



Agricultural buildings to the south of the site on Hereward Way which are of no historic importance in the Conservation Area setting.

Modern bungalows and garages on south st, opposite 44 South St, No buildings of any historic importance exist on South St.



Traditional terraced style housing to the front of South Street. The proposed building is of similar mass, height and form to these, and it can therefore be concluded that no adverse impact will be made on this part of the Conservation Area by the proposed dwelling.

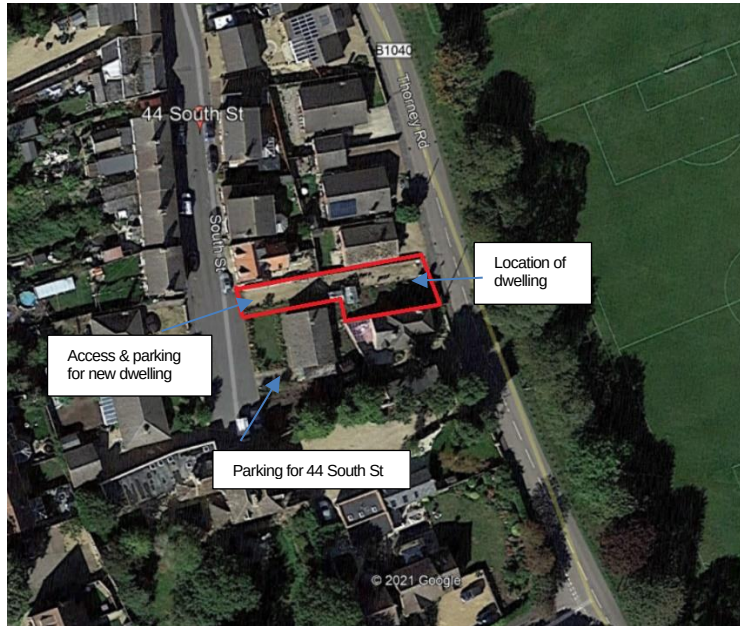
The proposed dwelling will enhance the existing conservation area by introducing a building in form in keeping to the local surroundings. The proposed dwelling, by virtue of its traditional shape and form, will reflect the more historic nature of the Conservation Area.

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



Dwelling to Left of Plot

Typical New Build on Thorney road



Over Head View.



View looking left on leaving the proposed parking area.



Parking for proposal

View looking right from

proposed parking area,