DRAFT PROPOSALS
FOR

THE OLD BOAT HOUSE

WEST BANK
CROWLAND
FOR
MR T COPLAND

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 1998
Ref: 0908/98

LIST OF DOCUMENTS

1. Design brief
2. Location plan
3. Existing photographs
4. Site layout
5. Floor layout plan
6. Floor plans
7. Elevations
8. Elevations

Drawn by T F J Robinson (01778) 344005

THE OLD BOAT HOUSE, WEST BANK, CROWLAND

DESIGN BRIEF

The brief was to create a new dwelling house on land that was an old boat house which provided facilities and boats for the washes to the north of West Bank, Crowland when in flood and for the river Welland which is in close proximity to the plot
There has been some established buildings which walls were constructed of brick and timber with a terracotta pantile roof with a entrance into the site from a private roadway off West Bank Road
The West bank extends up to and into the plot and the full extent of the existing buildings have been masked by the bank creating a low level development as viewed from the road
The buildings have been demolished prior to my client purchasing the site but I have obtained some photographic evidence that has been included in this report and which has been closely considered when designing the dwelling

The garage has been sited on the line of the existing sheds which will once again benefit from the rise in the bank to mask the bulk of the garage and will use the existing entrance drive

The dwelling house has been turned 'end on' to the road to reduce the impact as seen from the road and follow the many examples of this style throughout the village
The roof line has been deliberately kept low to again ensure that any impact to the street scene is acceptable

There has been consultations with the adjoining residents and in creating a walkway between the garage and the dwelling house to the existing uninterrupted view from the house to the rear of the site this view will be maintained and together with the lack of windows looking over the rear of the site and into the neighbouring garden the normal objections of privacy can be overcome
This will also mirror the previous building design as seen from the photographs
The choice of external materials for the proposed dwelling and garage have been taken from the existing buildings

T F J Robinson
July 1998



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