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SITE: PROPOSALS FOR A SINGLE DWELLING ON LAND
at
ADJACENT TO 2 BEEKENS YARD. CROWLAND. PETERBOROUGH. PE6 0EJ.

DATE: 11TH DECEMBER 2024

DESIGN STATEMENT WITH REGARDS TO AN OUTLINE PLANNING APPLICATION AT THE ABOVE LOCATION.

Description of proposed works

The proposals are for a single dwelling to replace the existing small, former barn like structure.

As a single storey building it will achieve the National Space Standards requirements (2015) for a 1 person single storey dwelling of 37 square metres.

A plan layout of a 1 bedroom dwelling is enclosed with this application only to show that the proposal is possible without overlooking and could provide adequate amenity area and other required facilities.

The proposed building will replace that which exists at the moment, which is an old building that has been converted over time and is now a garage and store room.

Originally this building would have no doubt as served as a small agricultural /horticultural unit for the local inhabitant and would date from the 19th / 20th century.

Sadly over time it has become dilapidated and converted for uses that do not reflect its original purpose.

Suffice to say, its state does not lend itself to conversion and re-use.

As there is an existing building, our proposals would merely replace this, and although it would be a little larger, it would sit much better within the Conservation Area, than the building which exists

With the proposals, adequate space has been allowed around the dwelling for a unit of this size and design.

The site reflects a low density to match those around it and in the immediate vicinity and will provide the following benefits:

- Privacy and quietness would be guaranteed in this and the surrounding space.
- 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 the front and side a brick screen wall is envisaged together with an upgrade in the Biodiversity aspect of the site.

Parking and an area for cycles and bins would be provided

At present the area is almost totally laid to buildings and 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 few years for 2 number 1.5 storey dwellings opposite and this dwelling would relate closely to those from a design and aesthetic point of view

Elevations will rely on good quality bricks used together with traditional brick detailing incorporated to the eaves and verges in the main and would match the 1.5 storey dwellings adjacent

The pitch of the roofs will be 40- 45 degrees and covered in natural slate or natural clay pantiles.

Site Context.

The dwelling will be accessed from the existing unadopted yard area which is served by North Street. The land is bordered on all sides by the gardens of residential properties. The existing boundaries are mixed in type and vary from timber and wire. The proposed development site is located in the core of the Crowland Conservation area.

Proposed Design and Materials

The proposal will be in keeping with those recently designed adjacent
Typically the roof finish would be from natural clay pantiles or 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 a 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.

Lintols will be from brick arches.

Impact

The development should have a very low impact on adjacent dwellings as in this instance the building is merely replacing one that exists and is of a single storey nature.
No windows or openings will on the North or West elevations.

General

Space for 1 car has been shown along with an area for cycles and bins
The area to the front of the dwelling provides an adequate area for entering and leaving the site.
Pedestrian visibility splays will be provided.
Visitor parking would be on the North Street

All boundaries would be from 1.8 metres high brick walling and close boarded timber fencing.

Access to the far end of the plot is less than 40 metres away so access for a fire tender would not be required.

Yours sincerely

Paul Sharman