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Design & Access Statement – issue 01



Change of Use to Museum
Kennulphs Farm, Wrights Drove, Crowland

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Contents

1.0	INTRODUCTION	3
2.0	SITE LOCATION AND CONTEXT	
2.1	The Site	4
2.2	Photographs	5
3.0	PROPOSALS	
3.1	Description	7
3.2	Use	8
3.3	Amount	8
3.4	Layout	8
3.5	Scale	9
3.6	Appearance	9
3.7	Landscaping	9
3.8	Access Statement (Inclusive Design)	9
4.0	PLANNING STATEMENT	9

1.0 INTRODUCTION

This Design & Access Statement has been prepared in support of a Planning Application for a Change of Use from Agricultural to Museum (F1) at Kennulphs Farm, Wrights Drove, Crowland PE6 0AB.

The museum facilities will make use of existing buildings and existing hard standing areas to provide parking facilities.

The purpose of this statement is to provide readers with an understanding of the analysis that has underpinned the design process leading to the final proposals submitted for approval.

It explains how the design has responded to the site and its context and how the development will be accessed by users.

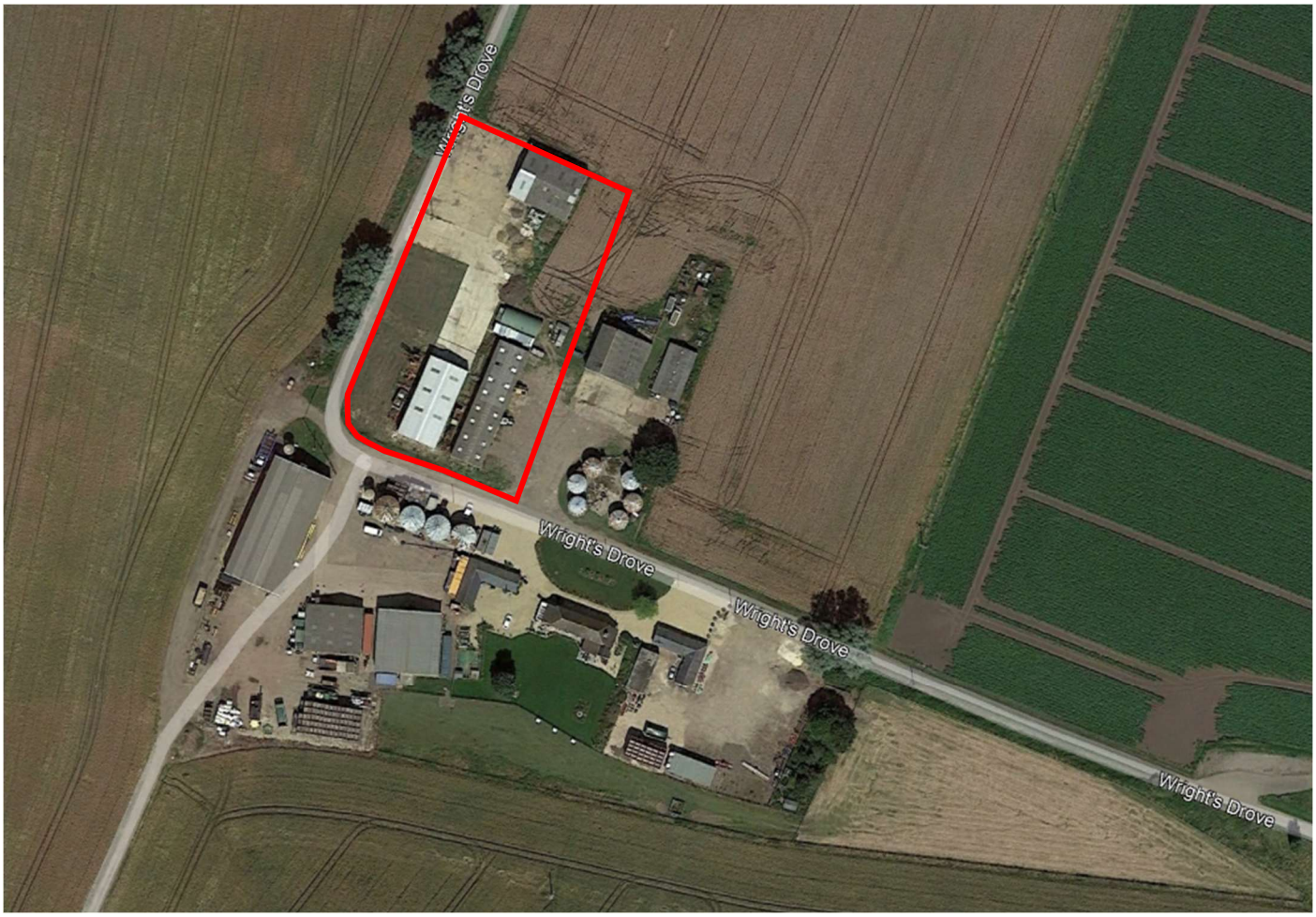
In accordance with Planning Practice Guidance, the statement is concise, with a level of detail appropriate to the complexity of the application.

The statement is to be read in conjunction with the application drawings:

D028-DR-E01	Existing Site Location Plan
D028-DR-E02	Existing Block Plan and Site Sections
D028-DR-E03	Existing Site Plan
D028-DR-E04	Building 1 Existing
D028-DR-E05	Building 2 Existing
D028-DR-E06	Building 3 Existing
D028-DR-P01	Proposed Site Plan
D028-DR-P02	Building 2 Proposed
D028-DR-P03	Building 3 Proposed

2.0 SITE LOCATION AND CONTEXT

2.1 The Site



Aerial View © Google Earth Pro 2023.
The red line denotes the approximate site boundary (refer to drawings for accurate boundary).



Extract from drawing DR-E01 Location Plan – Not to Scale.

2.2 Photographs

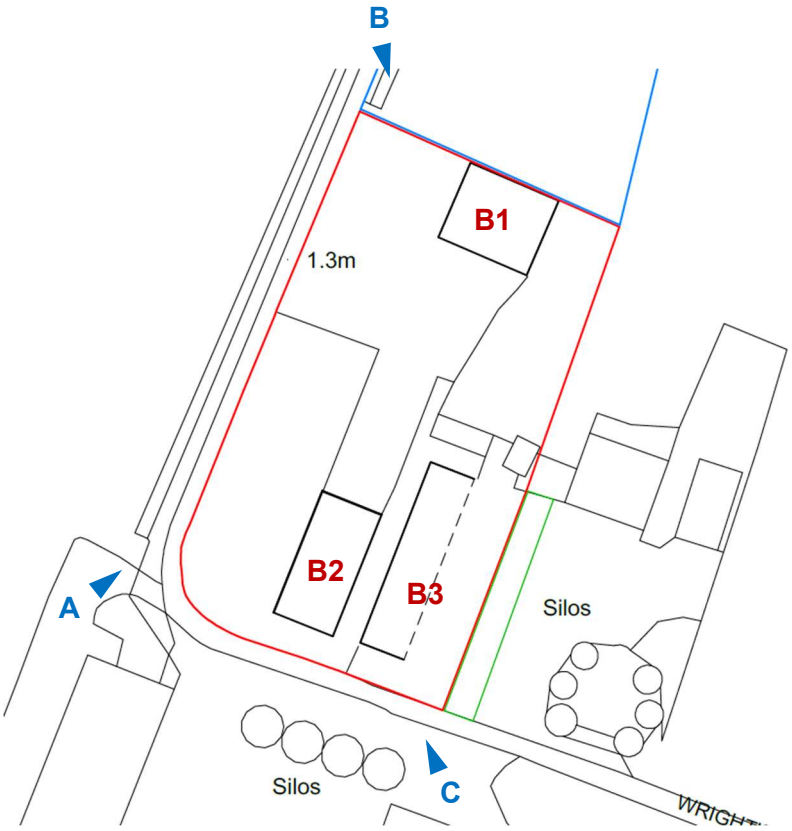




PHOTO A – General view of site looking north.

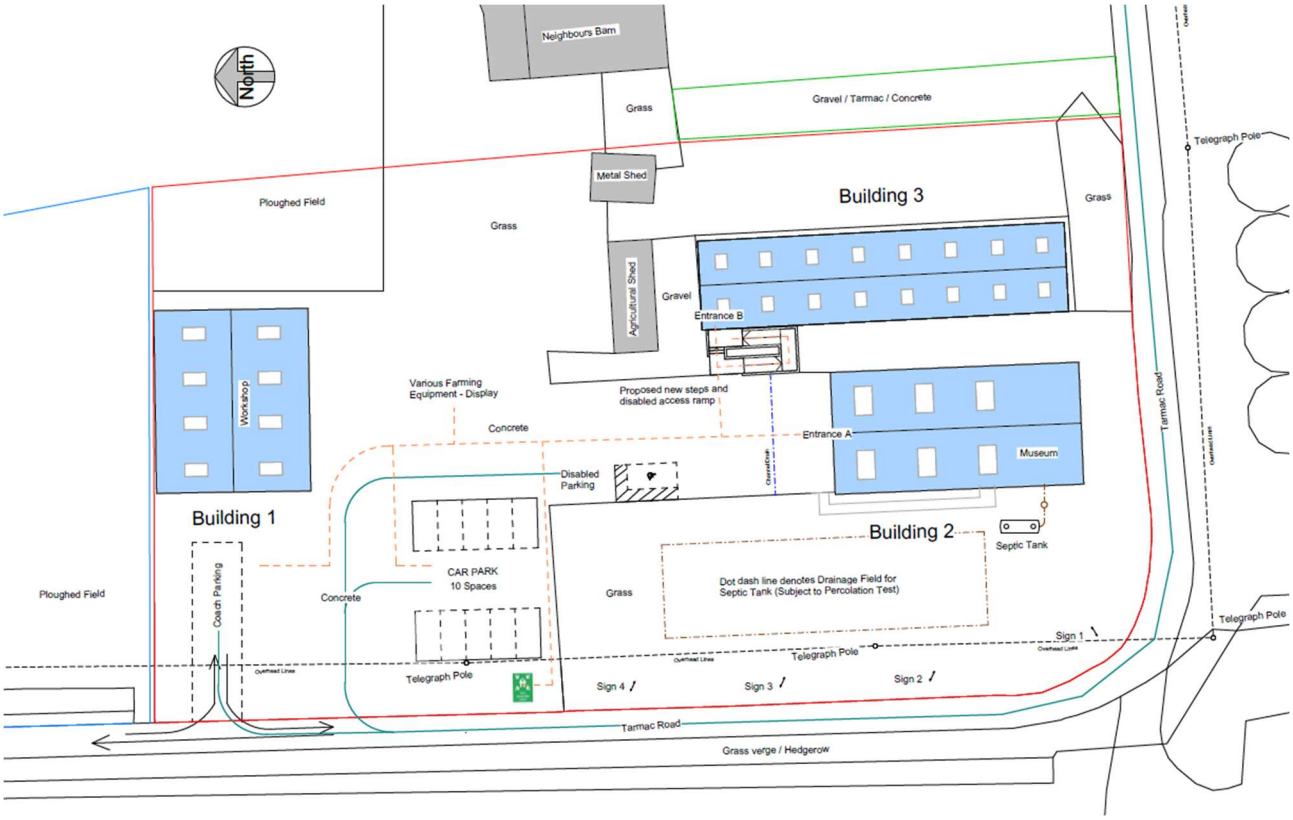


PHOTO B – General view of site looking south with parking area in foreground.



PHOTO C - View of building 3 and building 2 in the background.

3.0 PROPOSALS



Extract from drawing DR-P01 – Not to Scale.

3.1 Description

In 2021 a WWII landing craft buried 9m underground since 1947 was unearthed by volunteers from the Crowland Buffalo LVT (Land Vehicle Tracked) group.

The amphibious vehicle was one of 16 deployed to protect the town in March 1947 after floods caused the nearby River Welland to burst its banks. The Buffalo LVT was brought in to provide flood defences around Crowland but as the flood waters were pumped back, five of the 26ft-long machines floated away. One was later recovered, two sank in fishing pits and two sank into a hole.



The vehicle excavated by the team of volunteers has since undergone extensive restoration and it is hoped that it can be put it on display, as a memorial to the 1947 floods, the efforts made at the time to repair the bank and remove the flood water and become a focal point for local children to learn about the floods.

The above has been sourced from a BBC report dated 21 April 2021.

The story of the recovery and restoration of the Buffalo Tank can be seen in the following video:

https://www.autoevolution.com/news/wwii-buffalo-tank-discovered-buried-after-74-years-will-be-drivable-by-next-summer-192036.html#

The proposals are to change the use of the application site from agricultural to create a site to accommodate a museum and associated facilities to house and display the Buffalo Tank to the public.

The museum will also display agricultural machinery and artefacts.

The Museum facilities will be housed in existing buildings on site.

The existing hard standing areas will be used for parking.

3.2 Use

The proposed use is Museum and associated facilities (Use Class F1).

To start with, the Museum will only be visitable by appointment, on pre-arranged visits and visiting times will be limited to possibly one day per week. It is envisaged to organise weekly visits for school children, once a week.

However, this application does not seek to limit operating hours, as the facilities have the potential to be visitable by more people, more often, as the Museum becomes known.

3.3 Amount

The overall area of site area = 5,625 m^2.

Building 1 Gross External Area = 282 m^2.
Building 2 Gross External Area = 305 m^2.
Building 3 Gross External Area = 325 m^2.

All areas are existing, nothing is added.

3.4 Layout

The most recent building on site, building 2, which is a metal clad steel frame building erected in 2017 (planning permission H02-0350-17) will house the tank and visitors' facilities.

Prefabricated modular units (containers) will be installed in building 2 to house an office, a classroom and toilet facilities. The use of modular units will allow to leave building 2 mostly untouched, apart from the addition of a fire escape door.

Building 1 will be used as a workshop; building 3 will be used mostly for storage of agricultural artefacts and made accessible to the public.

3.5 Scale

N/A.

3.6 Appearance

The existing buildings will remain as existing in appearance, except for the addition of grey single skin cladding to the east elevation of building 3, a door to the west elevation of building 3 and a door to the west elevation of building 2.

3.7 Landscaping

N/A.

3.8 Access Statement (Inclusive Design)

There is level access to building 2 through the roller shutter door, which will be open when visitors are on site.

The facilities provided in the modular units in building 2 will have level access via ramps.
A ramp will be installed to access building 3.

There is provision for an enlarged parking space on site.

4.0 PLANNING STATEMENT

Relevant Policies from the South East Lincolnshire Local Plan 2011-2036:

Policy 4 - Approach to Flood Risk:
The submitted Flood Risk Assessment concludes that the proposed change of use is compatible with the flood zone.

Policy 9 – Promoting a Stronger Visitor Economy:
This small-scale development (farm diversification) is in keeping with the character of the locality and demonstrate a functional link with farming activities and local history (1947 floods).

This assessment concludes that the proposed development is in accordance with planning policy, will contribute positively to the local area by providing facilities promoting the local history interest to the community and is therefore suitable for the proposed location.