

DESIGN & ACCESS STATEMENT
(Incorporating Heritage Impact Assessment)

Client: Mr R White

Project: Caravan park reception / office and manager's house at Vicarage Lane, Long Sutton, Spalding, Lincs.

Ref: 061902

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INTRODUCTION

The applicant owns a caravan park (80 caravans) located off Vicarage Lane. Currently there is no reception area or accommodation for a park manager.

A reception/office, together with living accommodation for the manager will enable the park to be a far more competitive prospect for potential holiday makers who are either visiting the area or travelling through the area and are looking for an overnight stop.

It is essential in order for the caravan park to flourish that it can offer a welcoming and secure environment. Currently there is no on-site staff presence which means that the caravan park struggles to compete with other caravan parks in the area. Indeed, directly opposite there is a caravan and holiday home park under construction and it is, therefore, essential for the long term viability of the applicant's park that it can compete with similar businesses in this area of South Holland.

This is, therefore, a full planning application for a reception/office with manager's house.



View of site looking north towards Vicarage Lane

USE

The use is a reception/office with manager's house in connection with the caravan park previously approved under planning permissions H11-1093-02 & H11-0439-17.

AMOUNT

The proposal is for a reception/office with manager's house comprising 4 bedrooms. The application site area is approximately 0.32ha.

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LAYOUT

The application site is currently used in connection with the existing bungalow (no. 59), however, given the relatively small scale of this bungalow, the associated grounds are considered excessive and disproportionate.

The site has the benefit of well established screening and it is proposed to keep the majority of this apart from the section adjacent the caravan park entrance.

The reception/office is designed to be immediately apparent and visible from the park entrance, avoiding any potential ambiguity as to where the first point of contact is located.

The house is secondary to the reception/office and is set further back with its own private drive. This avoids any potential ambiguity as to what is 'public' and what is 'private'.

The existing bungalow (no. 59) would have a more proportionate sized garden in keeping with the size of the property.

SCALE

There is a varied mix of scale along Vicarage Lane, starting with the large volume of the 'barns' at the junction with Wisbech Road, and then reducing in scale to the single storey elements of the McDonald's and the adjacent bungalow no. 59. Across the road from the site is a development [under construction] of caravans and 2 storey holiday homes.

Further along Vicarage Lane there is no. 5 which is a 2 storey dwelling and beyond that yet more diversity of scale which includes the impressive Grade II listed Seagate Hall.

The mix of scales is, therefore, varied. In response to this context the scale of the proposal comprises 3 distinct scales ranging from single storey up to 2 storey. It is considered that the resultant form is sympathetic to the immediate context and its setting.

LANDSCAPING

As previously touched upon, the application site has the benefit of already having well established green screening. To the front there is a mixture of indigenous shrubs and bushes. To the side there is a dense Laurel hedge and to the rear there are well developed conifers. The intention is to retain this screening, albeit with a degree of trimming back where required.

An opening would be formed to the north-west corner to open up the site to enable visitors to clearly see the reception/office.

The site is already laid to grass and the proposed landscaping would remain as principally grassed areas which would be maintained as lawn.

The driveway will be of gravel, whilst paths will be of paving slabs.

It is proposed that the 'public' and 'private' division to the frontage side will have a simple Lincolnshire timber post and rail fence which is considered in keeping with the agricultural context. The rear garden area would be screened to the western side of the building up to the point of the existing Laurel hedge by means of a close boarded fence.

APPEARANCE

The overall form and scale of the dwelling is characteristic of the local rural vernacular. Indeed, when viewed from the north-west it would have a similar appearance to a collection of barns or traditional farmhouse.

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The materials will be a simple palette comprising red facing brickwork and pantile roof with traditional style windows and reconstituted stone cills and headers. An open timber framed porch to the front compliments the dwelling and enhances the rural character.

ACCESS

The stretch of Vicarage Lane (from the junction into McDonald's and the new caravan park) is a very quiet road. The entrance to the applicant's caravan park is the first gateway off the road. This existing access will be retained as the established entrance to the caravan park and as such there is no intention to form another vehicular access off Vicarage Lane. Planning permission was previously granted under H11-0663-17 in connection with the caravan park access.

There is excellent visibility from the established existing access both in easterly and westerly directions.



View along Vicarage Lane looking west from site



View along Vicarage Lane looking east from site

OTHER POINTS

The following statements expand on the answers provided to questions in the planning application form.

Employment:

The form allows only a single figure to be inserted. The proposed number of employees is actually between 1 and 5 people.

Hours of opening:

The precise opening hours will differ across the year, however, during the peak holiday season this could be up to 24 hours a day.

CONCLUSION

The proposals submitted here are aimed at reinvigorating and enhancing an existing [previously approved] caravan park at the gateway to Lincolnshire. There is clearly a need for such enterprise in this area of South Holland given the level of development that has taken place, and continues to take place, at this important transport node of the A17.

The proposals will enable the applicant to provide a better experience for potential holiday makers whilst securing a high level of onsite security and convenience for its users.

The submitted proposal demonstrates real commitment from the applicant in proposing a development that is tied to the use of the caravan park and further promotes South Holland as a holiday destination.

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HERITAGE IMPACT ASSESSMENT

Within the proximity of the site there are 3 listed structures as follows:

- Milestone opposite Yew Cottage (List Entry No. 1359228)
- Seagate Hall (List Entry No. 1359227)
- Stable block at Seagate Hall (List Entry No. 1064568)

MILESTONE

This was listed as a Grade II heritage asset in 1987 and comprises a late C19 painted ashlar milestone, rectangular shaft approx 1m high with a moulded head. It is inscribed with 'Wisbech 8 miles', 'Tydd 2 miles', 'Long Sutton 1 mile'.

It is located to the side of the Wisbech Road (A1101) and is separated from the application by the 'barn' and no. 59 Vicarage Lane.

Given the distance and separation afforded by the buildings in between, it is not considered that the proposal will have a detrimental effect on the heritage asset.

SEAGATE HALL

This is a Grade II heritage asset and was listed in 1987. It was constructed in the late C18 with early and mid C19 alterations. It comprises red brick with a hipped slate roof and 2 ridge and 2 rear C19 stacks. It has moulded cornice with wide bracketed eaves with band under. It is of 2 storeys and 5 bays. It has a central C19 colour-washed porch on a high stepped plinth. Part glazed double doors flanked by a single pair of pilasters, entablature decorated with pairs of palm leaves, cornice. Either side are 2 glazing bar sashes with 5 similar sashes above. All sashes with flush wedge lintels.

Given the distance and separation afforded by the buildings in between, it is not considered that the proposal will have a detrimental effect on the heritage asset.

STABLE BLOCK AT SEAGATE HALL

This is a Grade II heritage asset listed in 1987. The stables are only listed as a result of its group value with Seagate Hall.

For the same reasons as explained for Seagate Hall itself, given the distance and separation afforded by the buildings in between, it is not considered that the proposal will have a detrimental effect on the heritage asset.

CONCLUSION

The proposals do not impact upon the setting of the 3 heritage assets.

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