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Date: 14/7/23
Ref:J185-PDA/HIA

PLANNING DESIGN AND ACCESS STATEMENT
HERITAGE IMPACT STATEMENT

FOR
PROPOSED 3 PROPERTIES
TO REAR OF WAR MEMORIAL
SEAS END ROAD
MOULTON SEAS END
SPALDING LINCS

FOR

BLM BUILDERS LTD

Introduction and the site: -
The site already has outline planning permission for 2 properties under H13-0651-20 (still extant). The client wishes to investigate the possibility of 3 properties on this site with this full application.

Use: -
The proposal is to create good size dwellings (1no 2 storey house and 2no 1 storey properties to rear) with parking or internal garage on a good sized plot for domestic use.

Amount: -
The creation of good size properties for domestic use.

Layout: -
Please refer to the drawings.

Scale: -
Please refer to the drawings.

Landscaping: -
Please refer to the drawings.

Appearance: -
Please refer to the drawings.

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

Sustainable Design: -
4 or 8kW solar panels fitted to the roof. 7kW car charger fitted to front of property.

Flood Risk: -
Please see the attached report.

HERITAGE IMPACT

The Heritage Impact of this site on the setting of the War Memorial is by virtue of H13-0651-20 (still extant) acceptable dependent on design which is still to be established for both the above outline and for this application.

I would add that whether there are one or two properties to the rear of the 2 storey property at the front makes no difference to the impact on the Memorial. Please see our set of drawings for landscaping around the Memorial in line with H13-0651-20.

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