

Design & Access Statement and Heritage Impact Assessment

Project: Proposed replacement outbuilding
Walnut Cottage
131 Luttongate
Gedney Hill
PE12 0QJ

Client: Jason Martin

Date: September 2023

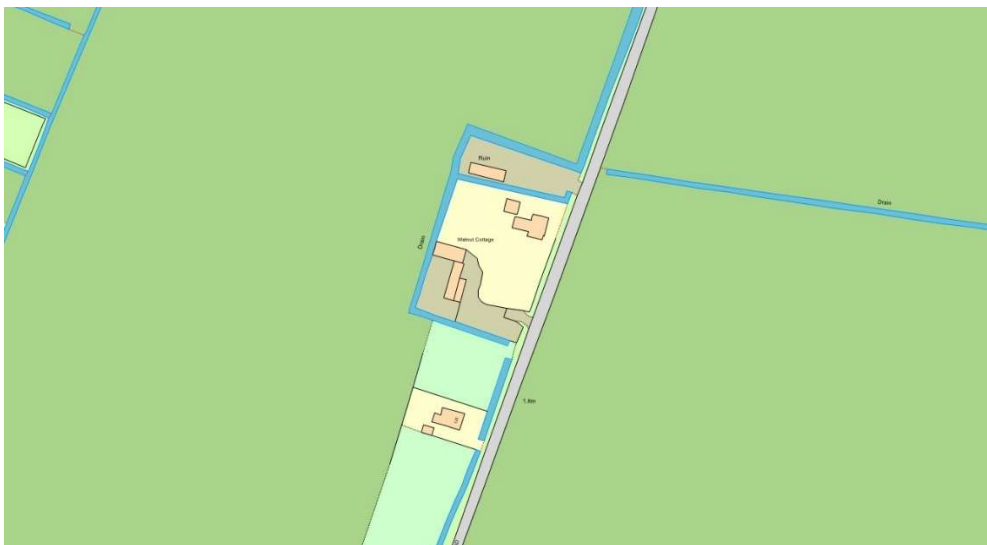
Design & Access Statement

This Design & Access Statement has been prepared in support of a householder planning application for a replacement outbuilding.

This application is made by Clint Bell. The owner, Jason Martin, intends to replace the existing outbuildings which are no longer fit for purpose. The existing buildings are timber framed with metal profile roofs and a combination of timber and asbestos walling. The condition of the buildings mean they constantly need repairing. Mr Martin uses the outbuildings to repair his own vehicles and for maintenance of 4x4 vehicles, that he races as a hobby.

No previous planning applications have been submitted for this proposal. Previous applications for extensions to the dwelling have been submitted H19-1013-08, H19-0922-10 & H19-0777-12. Mr Martin has over the years been working to tidy up his property and the outbuildings are the next part of the programme he wishes to address.

There is one adjacent property to the south, 125 Luttongate. There is a tall hedge between the two properties which means the new outbuilding will not be seen from 125 Luttongate.



Heritage Impact Assessment

Conservation Area

This heritage impact assessment supports the full planning application for the replacement outbuildings, which is situated outside of any conservation area.

The nearest Listed Building is Holy Trinity Church in Gedney Hill approximately 1,000m WSW of the proposal.

The design proposal for the project has no impact on any properties or proposed development of the surrounding area.

Description

The proposed works involves replacing the current timber, asbestos and steel clad outbuilding with a steel frame structure with metal profile cladding in olive green. The new building is slightly taller than the current one, which is difficult to get Mr Martins 4x4 vehicles into.

Visual impact

The site lies in the open countryside and causes no loss of privacy to the adjacent property, 125 Luttongate.







