



Date: 11/10/24
Ref:J195-PDA-HIA

**PLANNING DESIGN ACCESS &
HERITAGE IMPACT ASSESSMENTS.
FLOOD RISK ASSESSMENT**

PROPOSED RESIDENTIAL DWELLING
CUSTOM HOUSE BUILD
ADJACENT
THE OLD VICARAGE HIGH ROAD WESTON

FOR

MR & MRS N WALLIS

Introduction and the site: -

The site is part of the garden of 'The Old Vicarage' and within the boundary development for Weston. High Road forms the oldest part of Weston with St Mary's Church (Grade I Listed Building), Oakleigh House (Grade II Listed), Barn to Oakleigh House (Grade II Listed), The Old School House (Notable Building), The Chequers Public House and The Old Vicarage (Notable Building). Listings given at end.

Weston is a village situated approximately 2 miles north-east from Spalding. It is on a main bus route with train links out of Spalding. The site is part of the garden of The Old Vicarage as already stated. The garden area at present is grassed within an area of heavy landscaping of trees and bushes (these positions have been marked).

The Proposal: -

A new property for domestic use set within the grassed side garden of The Old Vicarage.

Use: -

The proposal is to create one for domestic use. **This is a custom house build.**

Amount: -

The creation of 1 house.

Layout: -

Please refer to drawings.

Scale: -

Please refer to drawings.

Landscaping: -

Please refer to drawings.

Appearance: -

Please refer to drawings and the Heritage Impact Assessment.

Access: -

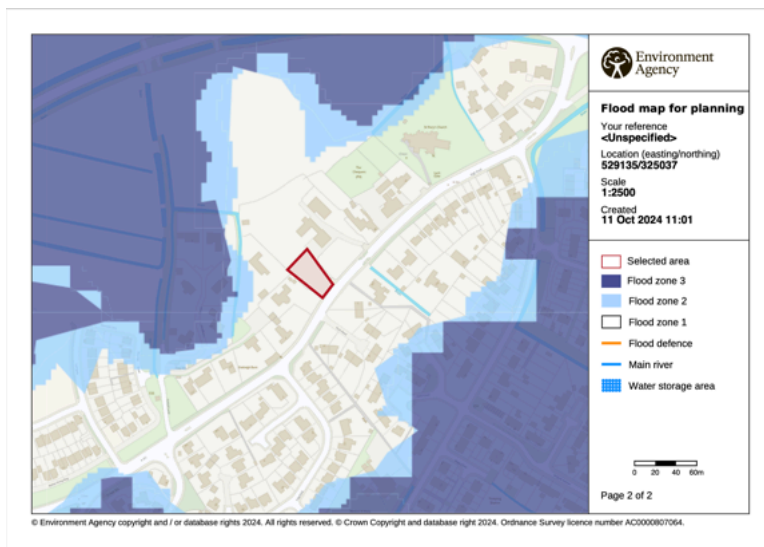
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

Sustainable Design: -

4 to 8kW solar panels fitted to the roof. 7kW car charger fitted to the front of the building.

Flood Risk: -

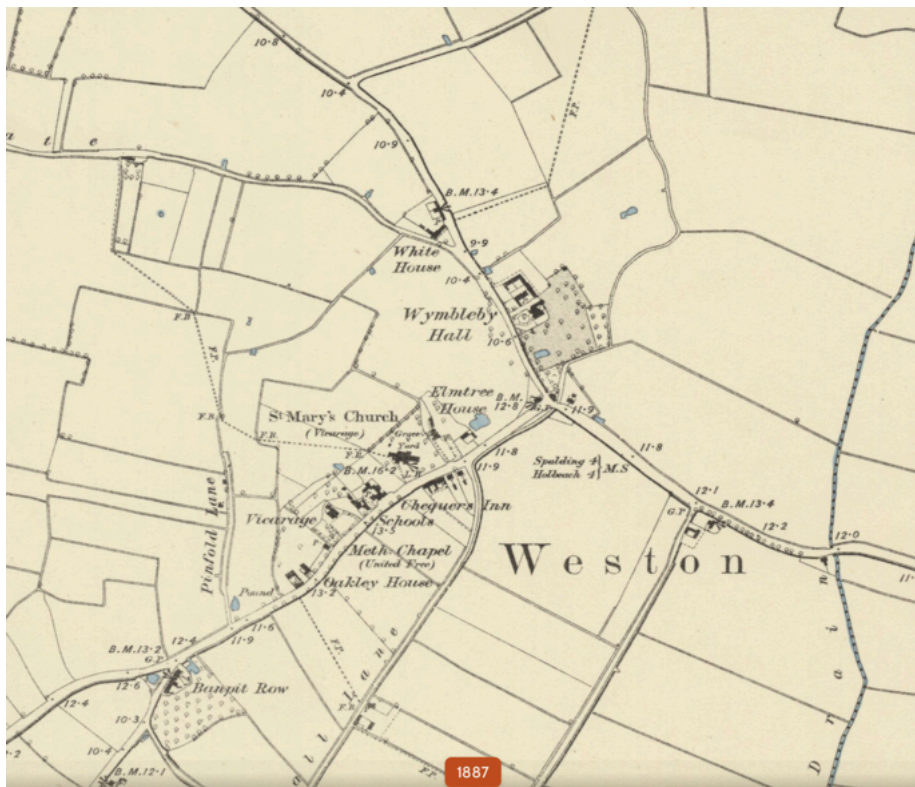
SITE IS WITHIN FLOOD ZONE 1



Heritage Impact Assessment: -

The Old Vicarage is not a listed building like the Old School House adjacent, however they are significant buildings and contributed to the growth of Weston. The Old School House was built around 1850 out of materials from Spalding Priory, which were bought from the demolition of Fulney Hall. It has excellent Tudor mullions and inside is a Tudor fireplace. The Old Vicarage looks as if it could have been built around the same time and has similar features to that of The Old School House.

Please see the attached map from 1887 showing these buildings.



The proposed dwelling is likely to be called the Black House; they want a property with distinction that is different from the normal but also a design that merges seamlessly with the mature landscaping. The clients want to sink their design within the existing landscaping so that it merges within it. The design will be lost in the shadows, however within the site it is a distinctive design. The materials used will be good quality.

Its setting with the host dwelling of The Old Vicarage will be separated by good spacing and heavy landscaping and in a way a similar relationship between The Old Vicarage and The Old School House.

We do not feel this will have any detriment to the setting of the host dwelling.

Regards

Julian Warrick