

# **Design and Access Statement (Incorporating Heritage Statement)**

**21-2144**

For

**Erection of a fence and gate within  
the curtilage of a listed building**

At

**Market Cottage  
Lynn Road, Setchey  
Kings Lynn, Norfolk  
PE33 0BD**

Client

**Mr L Kite**

To be read in conjunction with  
Plans 21-2144-1 to 21-2144-3

17<sup>th</sup> September 2021

## **Introduction**

The design and access statement supports the listed building application for the erection of a fence and gate at Market Cottage, Lynn Road, Setchey.

The aim of the design and access statement is to outline the design proposals for the project and demonstrates how Anglia Building Consultants have addressed important guidelines from the Borough Council and Government design criteria, as well as the impact of the proposed development on the surrounding area.

Market Cottage is one of a terrace of 3 houses that are all grade two listed, situated along side the A10 running through Setchey.

The application is retrospective as the fence has already been erected.

Due to the size and positioning of the fence planning permission is not required, however as the dwelling is a listed building, Listed Building consent is required.

## **The Site**

The site of the development is Market Cottage, Lynn Road, Setchey, which is situated along side the main A10 highway running through the village.

## **Heritage Statement**

The dwelling is one of three properties in a terrace that are listed.

Historic England's listing of properties notes them formerly listed as The Bull Inn, but now 3 dwellings. 17<sup>th</sup> century constructed with carstone with brick dressings, with a steep slate roof.

The fence that has been erected, was installed by the owner to reduce noises, and fumes from the main road adjacent, as well as provide some privacy to the garden which is to the side of the dwelling and was partly visible from the main road.

The fence is not attached to the listed building and is situated some distance from it, as shown in the photograph below.



## **Use**

The site is a residential dwelling.

## **Amount and Layout**

The fence as erected is approximately 15m long and separate the parking area from the garden.

## **Scale**

The fence is approximately 2m in height.

## **Landscaping**

Other than the erection of the fence there is no change to the landscaping at the site.

## **Appearance and Materials**

The fence is constructed with close boarded vertical timbers supported on concrete posts as shown on plan 21-2144-3.

## **Access**

As existing.

Project Reference	21-2144
Date	17 <sup>th</sup> September 2021
Client	Mr L Kite
Document Title	Design, Access and Heritage Statement