



DESIGN AND ACCESS STATEMENT

HERITAGE, IMPACT & JUSTIFICATION
STATEMENT.

WIDENING EXISTING ACCESS TO CREATE
SINGLE PARKING SPACE.

45 Main Street
Barnwell
Peterborough
PE8 5PS

December 2021.

1.1 Introduction and Brief

1.2 This Design and Access Statement is prepared in support of a Householder Planning and Listed Building Application for altering the width of an existing access to accommodate a single off road parking space to the front of an existing dwelling in Barnwell. It is written to meet the provisions of The Town & Country Planning (Development Management Procedure) Order 2010 and follows the National Planning Policy Framework. The property falls within the established Conservation Area of Barnwell and the Cottage is Grade II Listed.

1.3 The foregoing proposals are indicated upon the following drawings forming part of the application documentation.

1263-01 Existing & Proposed Plans, Elevations and Ordnance Survey.

1.4 Paul Bancroft Architects have been engaged to by the applicants to prepare a detailed solution to modestly adapt their front garden to accept a single parking space whilst ensuring the solution remains sympathetic to its area and surroundings. This Design & Access Statement and Heritage Statement demonstrates that, rather than being harmful to the setting of the Listed Building and the character and appearance of the Conservation Area, the proposal is entirely sensible and appropriate by virtue of removing a motor vehicle from the narrow road.

1.5 The property is a single Grade II listed residential dwelling (cottage) and the use will not alter.
The proposed works are to the front of the cottage directly off Main Street.
The proposed would be similar and consistent with adjoining land uses and would not cause any harm.
The site falls within the residential characteristics of the wider community and its setting.

1.6 Previous Planning consultation had been sought Ref. 19/00553/QRY. The Officers' comments on the proposal were brief solely focused on the Conservation Officers comment

"in my view the loss of boundary wall, together with the creation of a car parking space, would have a detrimental impact on the setting of the listed buildings (namely, No. 44, 45,46) and the character and appearance of the Barnwell Conservation Area"

Based on this comment we have reconsidered the proposals and prepared a less invasive approach. This applications drawings, statements and the design has been reconsidered to reflect and addresses the salient points.

2 DESIGN PRINCIPLES AND CONCEPTS

2.1 AMOUNT

2.2 The proposed works is one of access and part removal of a low garden wall to enable a motor vehicle to park off road relieving a highway verge that is historically congested with parked vehicles. The proposals in this case will create improved functionality for this dwelling.

No alterations to the dwelling are proposed.

2.3 The Pre application Enquiry sought to remove the majority of the garden wall, in response to the Conservation Officers concerns this has been greatly reduced to only provide 3.2m opening, ample for a car to safely enter and safely manoeuvre back onto the road.

2.4 Site Areas:

a) Existing Site Area is 275m²

3 **HERITAGE, LAYOUT, IMPACT & JUSTIFICATION**

3.1 The existing layout of the house remains unaltered.

3.2 The existing low limestone garden wall appears to have been much altered over time. The photographs below seem to show a former larger opening to the RHS of the personnel gate coinciding with the dropped kerb. This tends to indicate an historic wider opening presumably infilled to what we see today. The red-line below highlighting the different wall construction/ rebuilding.

3.3



View of existing garden wall



View to existing drop kerb and opening within wall



Neighbouring properties dropped kerb and garden wall.



Close up of garden wall.

- 3.4** The Grade II listing principally reflects the Cottage's importance and whilst it is acknowledged the curtilage is similarly important we suggest that removing a 2 metre section would not interfere with the overall setting of the property nor the wider setting.
- 3.5** Structural inspection will confirm the general structural soundness of the wall however its repointing and the rebidding of some stones would be beneficial.
- 3.6** The works generally will include the careful repair and consolidation of all existing fabric to ensure that the existing purpose and context of the properties setting is not lost.
- 3.7** The works will incorporate appropriate traditional materials, where required and where practicable reuse materials from within the existing building.
- 3.8** The direct neighbours will not be affected by the works in fact many residents can benefit from a further off road parking space reducing the congestion and restrictions.
- 3.9** Overall, we consider that neither the listed building, its setting, nor the Conservation Area character will be harmed by the proposed development, and paragraphs 133 and 134 of the NPPF are not engaged.

3.10 It is considered that the proposals will have no wider impacts upon the surrounding area or any adverse amenity impacts in this instance. This is an opportunity for a simple adaptation to be carried out to provide a vehicle space off road without distorting its visual importance. The Conservation Area of Barnwell will remain unharmed.

4 SCALE

4.1 Remains unaltered

5 LANDSCAPING

5.1 The existing garden will essentially remain unchanged except for the creation of a small permeable hardstanding in Victorian styled pavers for the parking space.

5.2 No trees will be affected by the proposals.

6 APPEARANCE

6.1 The use of blue Victorian pavers will sit well alongside lawn and the limestone wall etc. The external wall will be repointed and repaired as a result of the proposals.

6.2 All alterations/repairs will be carried out seamlessly in close matching materials & construction techniques. All will follow existing patterns and styles to ensure that the external appearance remains sympathetic and in keeping with its current architectural aesthetics.

7 ACCESS

7.1 The building lies within an existing established settlement area within close walking and/or cycling distance of good local services and with links to public transport services to more distant destinations.

7.2 Currently there is extremely minimal and restricted opportunity to park ones vehicle, the proposals do not require a dropped kerb (existing) and minor alterations can establish a new driveway and parking space. This will help reduce parking pressure on Main Street for all.

8 CONCLUSION

8.1 The proposals will very modestly alter the curtilage stone wall to provide essential off street parking whilst respecting the fabric and setting of the building with minimal compromise.

The historical qualities and of the whole will be respected and preserved whilst providing simple off street parking for the future.

PAUL BANCROFT ARCHITECTS December 2021