

**Design & Access Statement & Impact &
Justification Statement**
22 Main Street, Great Casterton, Stamford,
Rutland
PE9 4AP

Use

The property is used as a Domestic Dwelling with a small stone outbuilding to the rear.

Amount

The proposal seeks permission extend the stone outbuilding to form a Home Office accommodation.

Layout

The internal layout of the premises alters to suit the proposed use.

Scale

The scale of the proposals do not overpower the existing Heritage Asset or indeed the Conservation area in terms of both height & positioning.

Landscaping

The proposal includes extending the existing pathway to access proposed Home Office.

Appearance

The appearance of the proposals will complement the premises & result in a positive affect on the heritage asset and wider conservation area owing to the sympathetic reclaimed stone under a blue slate roof. Black aluminium Crittall style French doors with sidelights will further enhance the proposed extension.

Access

Access is as existing.

Impact Assessment

It is a requirement to demonstrate the proposals will not harm the Heritage asset & the Conservation area itself.

The proposal is to sympathetically extend the current outbuilding (stone under a tin roof). The proposed materials and sympathetic size and

scale will not have any impact on the surrounding area.

Justification

As such the proposal will provide the occupants with much needed additional accommodation as a result of having to work from home yet will have a positive act on the Heritage Asset & Conservation Area & will not have any detrimental affect on the setting.