

## Design & Access Statement and Heritage Impact Assessment

Project: Proposed Caravan for Jane Gould  
14 Milton Terrace  
Washingley Road  
Lutton  
Peterborough  
PE8 5NF

Client: Jane Gould

Date: January 2024

### Design & Access Statement

This Design & Access Statement has been prepared in support of a householder planning application for a caravan in a residential garden. A planning application has been submitted to North Northamptonshire District Council, application number NE/23/01297/FUL.

This application has been made by Clayton Bell on behalf of his partners mother, Jane Gould. Currently Ms Gould's partner, Mr Gould, has to sleep downstairs in the living room as he is unable to climb the stairs and uses a commode. Mr Gould is registered disabled and has recently had multiple falls at 14 Milton Terrace resulting in lengthy Hospital stays. 14 Milton Terrace is not suitable for Mr Gould mainly because there is no downstairs toilet or washing facilities. It is intended that Clayton and his partner will eventually move into 14 Milton Terrace to assist with the care required for Mr Gould.

It is intended that the ground floor of the caravan will be compliant with the optional Building Regulations requirement M4(2) making it a major improvement to Mr Gould wellbeing and comfort.

No previous planning applications have been submitted for this proposal.



## Description

The proposed works involves the siting of a caravan to the east of 14 Milton Terrace in the curtilage.

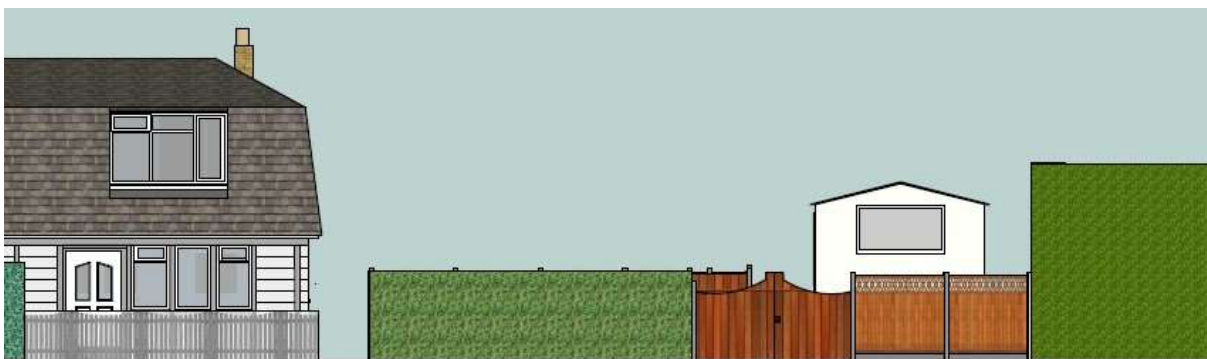
In the near vicinity of 14 Milton Terrace is a sewage works to the north and Lutton Farm to the east. Lutton Farm does contain seasonal workers accommodation approximately 100m away (UPRN 010093008860). This accommodation is made up of multiple mobile home type buildings.

## Visual impact

The application is at the end of a row of prefabricated terrace houses, the garages and outhouses will be dismantled to allow the development. The plot will not be over-developed as it is approximately 850m<sup>2</sup> in area. The intention is to provide off road parking and new gates, Whilst the new caravan will be slightly higher than the existing outbuildings and garages, the floor area will be decreased. See below for images of existing and proposed street scenes highlighting the visual impact.



Existing street scene



Proposed street scene

## **Heritage Impact Assessment**

### **Conservation Area**

This heritage impact assessment supports the full planning application for the detached caravan on land at 14 Milton Terrace, which is not situated within a conservation area. The nearest conservation area is Ashton Wold, which is approximately 1850m to the west of the site. The nearest listed building is St Peter's Church, 250m to the west of the site. There are five other listed buildings in Lutton:

- Manor Farm
- Church Cottage
- The Forge
- Brook Farmhouse
- The Thatched Cottage

Due to the location of the caravan in relation to the street and the distance to the listed buildings the impact of the proposed development to the surrounding area is minimal.