



DESIGN AND ACCESS STATEMENT INC HERITAGE STATEMENT

HIGH CAUSEWAY WHITTLESEY

Introduction

This Design & Access Statement supports the change of use application from a 6 bedroom dwelling to a HMO with annexe accommodation to support 6 bedrooms with en suite and 2 kitchens .

The new owners wish to develop and upgrade the site to provide high quality accommodation on a temporary and permanent basis with flexible spaces and contracts, Some rooms will have seating areas and most with ensuite.

The previous application was for upto 10 occupants , the new occupancy will be 6 which is less than the approved guest house and flat that it was approved for previously.

The annexe has been removed and the area used for parking

Previous Planning

- **Change of use at first floor level from store to flat**
Ref. No: F/90/0766/F | Status: Application Withdrawn
- **Change of use from storeroom to additional living accommodation**
Ref. No: F/98/0774/F | Status: 21
- **Change of use from residential to part bed & breakfast, part residential**
Ref. No: F/YR04/3164/F | Status: Granted

Design

No change to the main building

Residential amenity

The existing gravel area to be upgraded to provide seating area and private area to the annexe.

Access & Highways

Policy LP15 states that safe and convenient access for all the existing access is to be retained and existing parking on site for 2 cars and cycles

Due to the nature of the site being in the town center and free parking and ample on street parking other developments have been approved locally with no parking these include :

F/YR23/O419/F (5no flats)

F/YR22/1276/F (3 bed hmo)

F/YR22/1278/F (1 bed dwelling)

F/YR22/OO63/F (3 Flats)

F/YR19/O286/F development including commercial and residential.

Flood Risk :

The site is within flood zone O1 . A sustainable drainage system will be designed and approved under approved document building regulations if gained consent for development.



Extract of flood map

Drainage

No works to existing or non additional required

Landscaping

The site has zero landscaping on the site currently. To increase the quality of the amenity space we have allowed to relay the existing gravel area with a paved seating area and some low level planting to the perimeter

Public Transport & Amenities:

The site is located within the town center with doctors, schools, and shops. The nearest public transport providing links to Peterborough, March, Kings Lynn, and the train station is within walking distance.

Impact on heritage assets

The area has a mix of development and backland development including new build opposite . There is no works to the building externally that will impact on the area negatively