

# DESIGN & ACCESS STATEMEN

TO ACCOMPANY THE PLANNING APPLICATION FOR DEMOLISHION OF EXISTING REAR EXTENSION AND ERECTION OF GROUND FLOOR REAR EXTENSION, GROUND FLOOR SIDE INFILL EXTENSION AND SECOND FLOOR SIDE EXTENSION ABOVE THE EXISTING GARAGE AT 22 HIGH STREET, MEPAL, CAMBRIDGESHIRE, CB6 2AW.

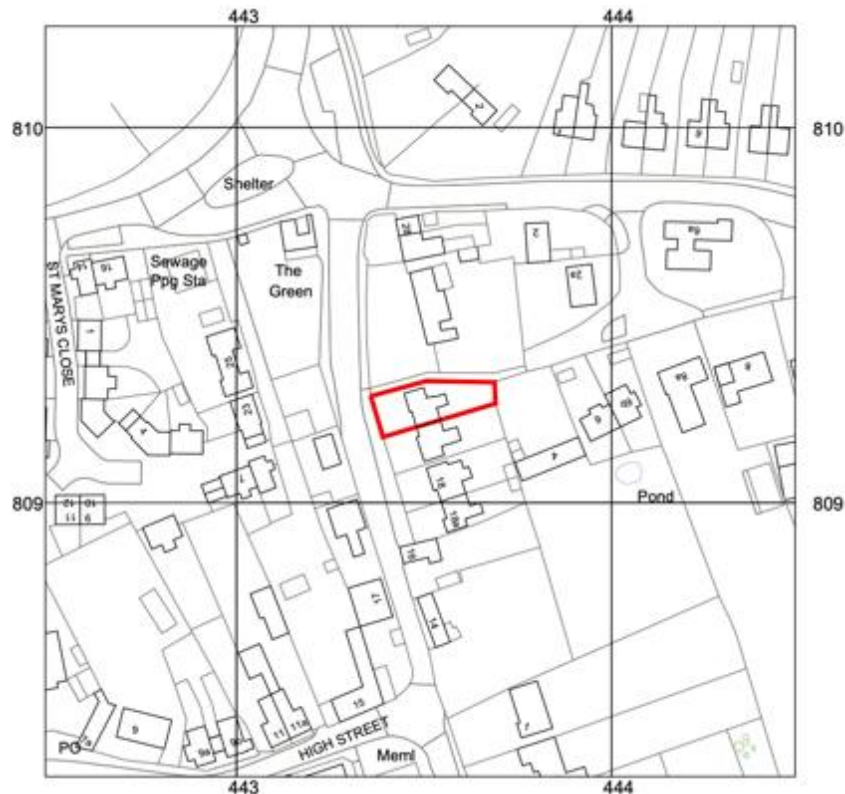


Fig 1. OS Map of 22 High St, Mepal, Cambridgeshire, CB6 2AW (Highlighted in red).

## 1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the Householder Planning Application for demolition of existing rear extension and erection of Ground Floor Rear Extension, Ground Floor Infill Side Extension and Second Floor Side Extension above the existing garage at 22 High St, Mepal, Cambridgeshire, CB6 2AW. In addition to this the current proposal is seeking to improve the living conditions of the family with the upgraded environmental performance of the house, to improve the external appearance of the property and compliment the exiting streetscape of High Street in Mepal.

The proposed works have been carefully designed in line with East Cambridgeshire District Councils planning policies.

## 2.0 PLANNING CONTEXT & HISTORY

### Local Context

The property is a typical good quality late 20th Century semidetached house with integrated side garage. It is built of brick cavity construction under a tiled roof. The property has small flat roof rear extension (*Fig.3*), a good-sized front garden with off-street concrete parking for 2 cars (*Fig.2*) and a substantial west facing rear garden. The property is not within a conservation area and is not a listed building. No Planning history is associated with the property.



*Fig 2. 22-20 High St, Mepal, Cambridgeshire, CB6 2AW*



*Fig 3. Rear Elevation 22 High St, Mepal, Cambridgeshire, CB6 2AW*

The property is located in the Hight Street in Mepal village (*Fig.4*). High street is a pleasant residential street with properties set back from the road with good sized front and rear gardens and private driveways.



*Fig 4. Location within 22 High St, Mepal, Cambridgeshire, CB6 2AW (Highlighted in red).*

The vast majority of houses in High Street has a mixed architectural style (*Figs 5-8*). Render (N24 High Street), grey bricks (N18-20 High Street) and tiled roofs are the most predominantly used materials on the neighbouring properties.



*Fig 5. 24-20 High St, Mepal, Cambridgeshire, CB6 2AW withing streetscape.*



*Fig 6. 21 High Street, Mepal, Ely, Cambridgeshire, CB6 2AW*



*Fig 7. 26-24 High Street, Mepal, Ely, Cambridgeshire CB6 2AW*

A number of neighbouring properties have had house alterations, which are mainly side and rear extensions as well as external refurbishments and modernisations. For example, N18 High Street has a second-floor flat roof extension above the existing garage, which is similar to this proposal, which will have a pitched roof more in keeping with the main house (*Fig 8*). N 20 High Street has a rear extension.



*Fig 8. 20-18 High Street, Mepal, Ely, Cambridgeshire CB6 2AW*

### 3.0 LAYOUT

The Proposed Rear Extension seeks to increase the size of the dining area to open plan kitchen-dining, more suitable for needs of a modern family and to create a new utility room (*Fig 9*). The Proposed Ground Floor Side Infill aims to square the existing garage with the existing rear wall and provide the house with the good sized ground floor toilet. Patio doors and roof lights in rear extension allow for maximum daylight into the existing kitchen as well as providing a more direct link with the garden. The Proposed First Floor Side Extension above the existing garage provided the house with the new first floor bedroom with en-suite bathroom.



*Fig 9. Proposed plans.*

### 4.0 APPEARANCE, SCALE

The Proposed Extensions are subservient to the main house by sympathetic design and the scale of extensions is proportional to the main house (*Fig 10*).

The proposed elevations designed with respect to the shape, heights and materials of the existing house. The roof tiles, brick walls, windows and doors of Extensions match the roof tiles, brick walls, windows and doors of the existing house. The new windows are similar in proportion and materials to the existing windows of the house.

The roof ridge of the Proposed First Floor Side Extension is lower than the roof ridge of the existing house and the eaves of the Proposed Side Extension are lined up with the eaves of the existing house. Marley Eternit interlocking tiles of the pitched roofs of the new Extensions match tiles of the existing house.



Fig 10. Proposed Elevations.

## 5.0 AMENITY

There is minimum impact of the proposed extensions on the residential amenity of High Street. The proposed elevations designed with respect to the shape, heights and materials of the existing house. The Proposed Rear Extension is not visible from the main road. The ridge of the First Floor Side Extension above the garage is significantly lower than the ridge of the existing house and its eaves are lined up with the eaves of the existing house. Therefore, the Proposed Extensions will not make a significant impact on the character of the area and thus there will be no loss of local amenity

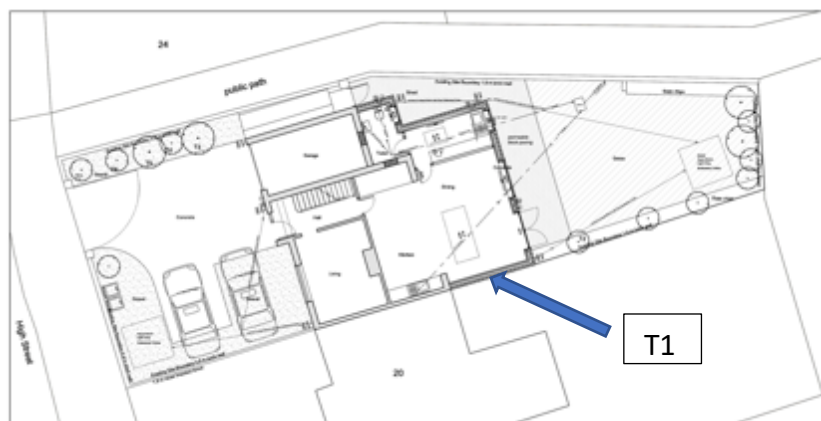
It is about 11m between the North wall of the side extension and N24 High Street. It includes public footpath between two properties, boundary fences and hedges. This distance and hedges reduce overbearing, overshadowing and overlooking impact of the proposed extensions on N24.

Measures were taken to reduce the impact of the Proposed Rear Extension on N20 High Street. The Proposed Rear Extension has a low-pitched roof, sloping to the boundary with N20. It has a concealed gutter on its boundary to avoid overhanging.

There is no potential overlooking issues associated with the proposal. The Proposed Rear and Side Extensions do not have any side windows.

## 6.0 ACCESS AND PARKING

No access work is associated with the current proposal. Emergency vehicles are able to access the property from High Street.



*Fig 11. Proposed Site layout.*

## 7.0 SOFT LANDSCAPING & TREES

The rear paving is a permeable block paving. Concrete parking for two cars is adequately provided at the front of the house. There is an existing grown-up hedge at the rear boundary of the property.

Trees T1-T4 (T3: Cypress Tree. H 3m, T4: Holy H 2m) are located in a close proximity to proposed extensions. Tree T1 (Maculata) will be removed (*Fig 11*).

## 8.0 BOUNDARIES

There is no change to boundary treatments is associated with current proposal. The 1.8m brick walls are running along the North and South rear boundaries of the property. The 1.8 m chain-link fence is running along the East Boundary of the property. The 0.8 m brick dwarf walls are running along all front boundaries of the property (*Fig 11*).

## 9.0 SERVICES

The Proposed Extensions are connected to the existing manhole at the rear of the property, which is connected to the public sewer. Rainwater is directed into Aqua Storm Light Duty Soakaway Crates at rear and front gardens (*Fig 11*).

## 10.0 LIGHTING

Four mounted outdoor glare free lights complete with PIR motion sensor are located at front, side and rear elevations of the house (*Fig 11*). Lights is strategically placed to cast light away from the boundaries and downwards, so as to illuminate only the immediately surrounding walkways, with minimal light overspill. No spill of light beyond the boundary of the property is anticipated.

Therefore, there is no increase in light pollution level associated with the proposal.

## 11.0 SUSTAINABILITY

The client wishes to create a modern family home, with sustainability being paramount in the design process. All new external walls will feature a high level of insulation aiming to greatly improve on current Building Regulation performance requirements. The increase in insulation levels seeks to lower the carbon footprint of the house through lowering users' dependency on its heating system. It will also create a more comfortable family home with less fluctuations on the internal temperature. The proposed windows and doors will have a higher level of thermal efficiency. Where larger glazed elements have been introduced this is to increase and better utilise natural daylight into the primary living areas.

## 11.0 SUMMARY

This Design and Access Statement demonstrates that the proposed extensions are well-designed, proportional to the existing house and has a minimum impact on the residential amenity of High Street and neighbouring properties. The sustainable approach to construction, going above and beyond the standards set out in the Building Regulations, seeks to provide an improved living environment for the occupants and a positive addition to the local built environment.