



DESIGN, ACCESS & HERITAGE STATEMENT

PROPOSAL:

SINGLE-STOREY *REAR* EXTENSION AND ALTERATIONS

SITE ADDRESS:

PRENTICE HOUSE, HIGH ST, CAVENDISH, SUFFOLK, CO10 8AX

APPLICANTS:

MR T THORNTON & MR D O'HARA

DATE:

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1. INTRODUCTION

- 1.1) This **design & access statement** has been prepared to accord with the requirements of Article 4C of the Town & Country General Development Procedure Order 1995, as amended, together with Section 3 of the DCLG Circular 01/06.
- 1.2) It is required for validation as this is a house-holder application for a minor proposal to a (non-listed) property located within the designated *Cavendish Conservation Area*. The aim of this statement is to demonstrate in detail why it is considered that this application is appropriate and worthy of planning permission, taking fullest account of its siting, design, context and policy constraints.
- 1.3) The proposal is for a most modest single-storey (rear) extension (following demolition of existing) and alterations to an existing two-storey dwelling.

2) SITE PLANNING HISTORY

- 2.1) No specific/ relevant planning history found on LPA website of a similar proposal. ALL planning history as noted on LA '*My house*' documents attached.
- 2.2) The dwelling was likely constructed mid-late C19 and consists of various elements: A most attractive two-storey red brick and slate dwelling fronting the street, a large modern single storey 'annex' in the rear garden of slate roof over 'Hardi-plank' elevations and a detached garage / store of corrugated sheet roofing over black boarded elevations with a red brick plinth.

Previous commercial uses have now been lost and the entire property is used as a single dwelling-house by the current owners who have only recently purchased the property as their long-term home.

As can be seen from the planning history the site has undergone considerable change and the adhoc manner of the extension and works to the rear of the dwelling has left it in a disjointed and slightly incongruous state.

The applicants intend this to be their *long-term* home for many years to come and accordingly wish to adapt and improve the internal layout, use and appearance of the property to meet their long-term future requirements.

3) THE SITE & ITS SURROUNDINGS.

- 3.1) The proposal site measures 87m max depth by 15m average width.
- 3.2) The dwelling front / abuts the High Street to the south (the main thoroughfare through the village) with a vehicular access (to the western boundary) off street parking and a garage/ store to the rear of the dwelling. Beyond that is a large private garden laid to lawn which rises gently to the north. The site appears broadly centrally within the adopted Cavendish *Built Up Area Boundary* and *Conservation Area*. Development pattern in the locality is tight urban grain / frontage of (for the most part) detached, semi-detached or terrace (two storey) dwellings.
- 3.3) To the north of the site is open countryside and to the west is a modern (late C20) infill two-storey dwelling. Opposite the site to the south are further two-storey dwellings.
- 3.4) It has established vehicular access to The Street and parking in the rear. There are number of listed buildings in the area (see HE plan attached) but given the location and scale of the proposal it is considered that none are negatively impacted / harmed (character or setting) by the proposal which will not be directly perceivable from the street (thus have NO impact on the historic visual amenity of the High Street).

- 3.5) The host dwelling is most attractive within the High Street context with red brick facades incorporating ornate parapet walls, a splayed bay and first floor balcony to the south and characterised by its vertical sash window arrangement. The 'front' door is on the west elevation however given the parking area the rear (lobby) door is the most convenient / frequently used. The rear elevation has been extended in an ad-hoc manner several times and the design and materials are of a much simpler aesthetic (including painted render, modern side-hung casement windows, mineral felt flat roofs and cement board cladding).
- 3.6) The boundaries of the site are all well established and consist primarily of the walls or fencing, all unaffected by the proposal.

4.0 ACCESS / HIGHWAYS.

- 4.1) The site is located to the north of High Street with an existing vehicular access onto the highway at its western boundary. A narrow driveway serves an parking area and garage to the rear and this is to be maintained.
- 4.2) The village is served by a local bus services and has some local services, amenities and employment.
- 4.3) The parking, access and outbuilding are all to retained.
- 4.4) Bin storage and presentation are all as currently in use as a private dwelling-house.

5.0 THE DESIGN SOLUTION

- 5.1) The proposal has been designed to reflect the brief of the applicant.

Having recognised the disjointed nature of the spaces and the practical access issues / preference for the rear lobby to be used for all visitors, the extension should provide a light, inviting and impressive entrance hall. Furthermore it should have a sense of the dramatic and in turn ensure a practical and efficient layout bringing all the existing accommodation together results. If it could be of sufficient dimension to serve as a 'garden room' on occasion then even better.

- 5.2) The outbuilding is to be adapted (structurally) so that it remains as covered parking however permits enhanced views through of the extensive garden from the house.
- 5.3) Therefore using the parapets, splayed bay and sash windows as design cues a modest but cohesive design was conceived which in our opinion fulfils the brief and is of enhancement to the existing dwelling and its constituent parts. Materials shall be painted render to match the existing and ensure the west facade with its attractive red brick / detailing remains wholly dominant and simple painted softwood joinery (its dimensions adding to the drama of the space). A pyramid lantern and high ceiling shall enhance the feeling of light, quality and drama.
- 5.4) Minor alterations to the annex bring this space into a much more relevant and practical position with clearly defined and well-placed zones including that for home working and personal fitness.
- 5.5) The overall facades shall be greatly improved in both materials and detailing and it shall be a house more befitting for its location. The proposed facades, materials detailing and forms have sought influence from the existing host dwelling and those in close proximity.
- 5.6) The accommodation has been subtly revised but has easily yielded a more modern layout and optimized natural light, views and better social interaction.

- 5.7) The finished floor levels shall be flush with the existing dwelling. The parapet height is less than the existing flat roof and annex ridge-line.

6.0 OTHER CONSIDERATIONS

- 6.1) **FOUL WATER:** Unaffected / to existing system.
- 6.2) **SURFACE WATER:** New soakaways / as existing.
- 6.3) **PROTECTED OR PRIORITY SPECIES SURVEYS:**
N/A
- 6.4) **ARBORICULTURAL MATTERS:** No arboricultural survey is attached to this proposal as the proposal has no impact on any such constraints.
- 6.5) **LANDSCAPING:** None proposed.
- 6.6) **HERITAGE STATEMENT:**

The site lies wholly within and broadly central to the Cavendish. Having reviewed the HE listings for listed asset in the locality and the adopted Cavendish CA it is considered that the proposal does not detract, affect nor harm any designated asset in character or setting. It shall be virtually unperceivable from public vantage and is sited between existing development. The LPA Local Plan inset map is also attached herein for reference.

The current dwelling contributes to the CA for its impressive southern and to a lesser extent western facade from the street both of which are unaffected by this proposal. It is considered therefore that the form, siting, materials and fenestration are appropriate in this instance/ context.

It is considered that the proposal herein is of **no** demonstrable harm to the character or setting of the surrounding listed assets given its visual / amenity improvements, subordinate scale, form and appropriate design. Its impact on the wider Conservation Area *for the reasons above* is also considered negligible.

In respect of archaeology the works affect a very small area. Accordingly it would be considered that further works in this regard are unwarranted given the scale of the proposal.

- 6.7) **FLOODING:** The site of the works are not considered at risk of flooding as expressed on the Environment Agency FRA data-base (copy attached).
- 6.8) **PLANNING STATEMENT/ POLICY ISSUES:** This proposal has been designed with regard to all *relevant* Local & National planning policies.

7.0 CONCLUSION

It is considered therefore that the proposal now before you, when judged on its merits will be one of enhancement to the property, fulfil the applicant's brief and demonstrates *no* harm to any listed asset or the wider Conservation Area.

The proposal therefore satisfies the criteria as set by the relevant local and national policies and guidance against which it is to be assessed.

We respectfully request therefore that your Authority be minded to approve this application.