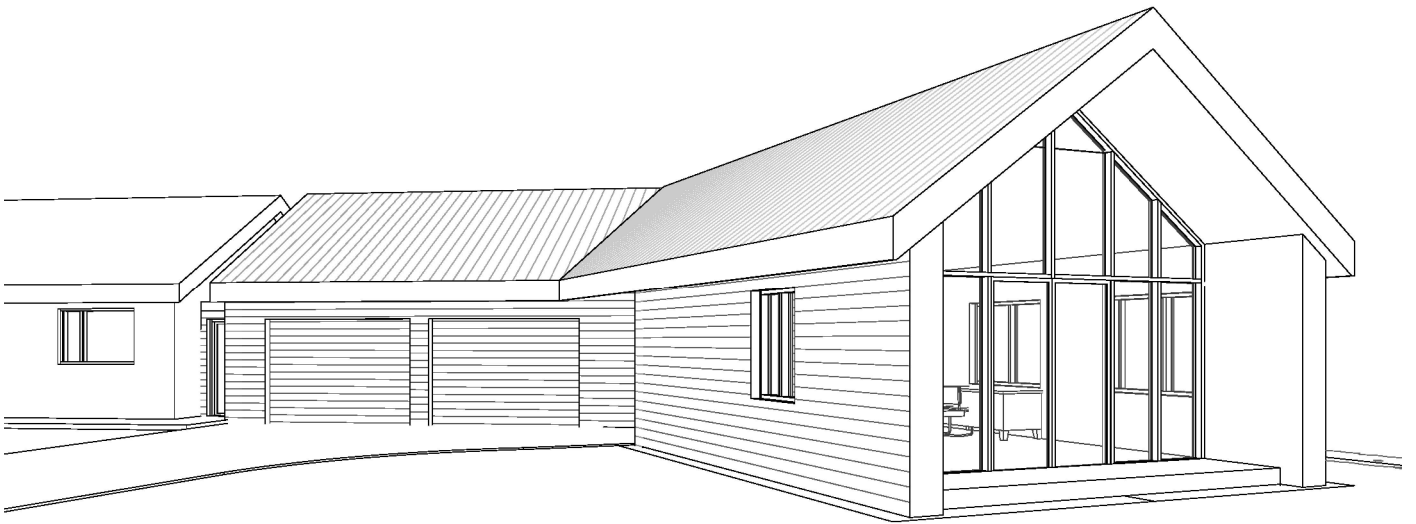


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TO ACCOMPANY THE PLANNING APPLICATION FOR
CEDAR FARM, CUBLINGTON ROAD, WING, LEIGHTON BUZZARD, LU7 OLB

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*Right; aerial view of Cedar Farm,
Cublington Road, Wing, Leighton
Buzzard, LU7 0LB
(site boundary highlighted in red
dashed line)*



1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the application for planning permission for alterations to Cedar Farm, Cublington Road, Wing, Leighton Buzzard, LU7 0LB.

The existing property at Cedar Farm is a single storey bungalow with an adjacent detached garage building to its west and sheds to the rear of the amenity space (south). The house and garage were constructed in 1980 and is of red stock facing brick with white uPVC windows and brown clay roof tiles.

The proposed alterations involve the demolition of the existing garage, and construction of new ancillary accommodation as an extension to the west of the building, with a link between providing direct access from the front to the back of the property.

The new extension will be timber clad with a low level exposed brick coursing, metal roof and concealed gutters. External doors and windows will be aluminium framed.

This Design and Access Statement describes how the alterations and extensions have been designed to enhance the accommodation and character of the existing building within the Aylsebury Vale setting.

Right; Existing Cedar Farm bungalow from the front / road side.



Right; Cedar farm, with garage to be demolished in foreground. New extension to be on this side of the existing building.



Right; Cedar farm from the rear of the bungalow.



2.0 PLANNING CONTEXT & HISTORY

There have been various planning applications pertaining to Cedar Farm and buildings in the vicinity, since the construction of the bungalow itself, that are to be noted.

18/01286/APP - Refused detached garage and offices to replace existing garage.

This proposal was refused on the grounds of overwhelming the existing bungalow. This was namely due to the height of the proposed building's ridge being taller than the existing.

17/03300/APP - Accepted replacement large industrial building.

Part of the Cedar Farm site, this large industrial building is a replacement for a previous building that had burnt down. The constructed replacement (footprint of 60 x 12m) is 36% of the size of the original building, leaving a surplus of open land in the vicinity of the house.

Right (not to scale);

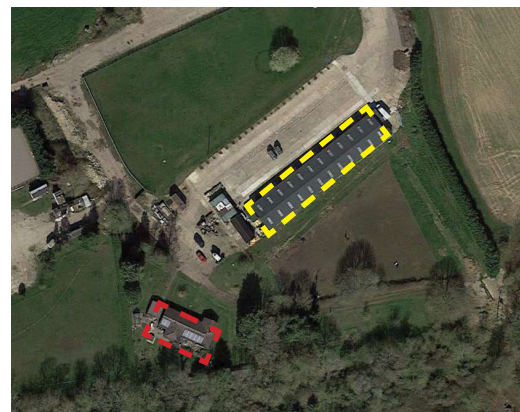
Satellite images in 2009 and 2020, clearly showing the vast reduction in the buildings on the site, as a result of the fire and consequent replacement building (17/03300/APP).

Yellow dashed line:
The previous & replacement industrial building.

Red dashed line:
The bungalow siting.



2009 Satellite image, Google Earth



2020 Satellite image, Google Earth

The house sits within a rural landscape. It is not in an Area of Natural Beauty nor does it fall within the Green Belt. And there are no Tree Preservation Orders in the vicinity of the proposal.

The site is within Flood Zone 1 (Low Risk).

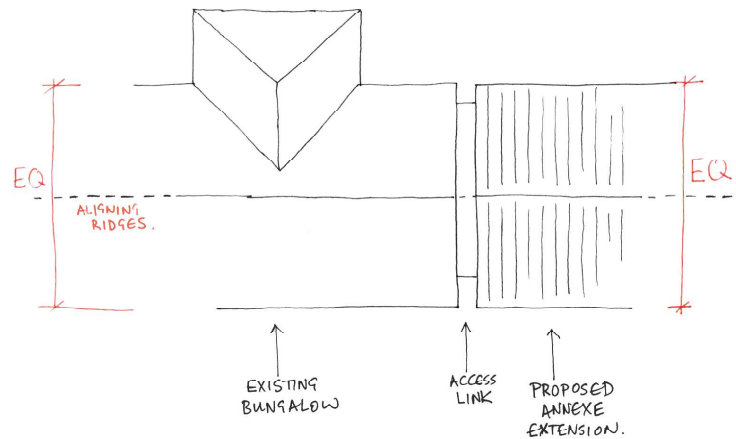
3.0 SCALE AND APPEARANCE

The late 20th century bungalow of plain red brick and uPVC window is of no historic importance or significant architectural character.

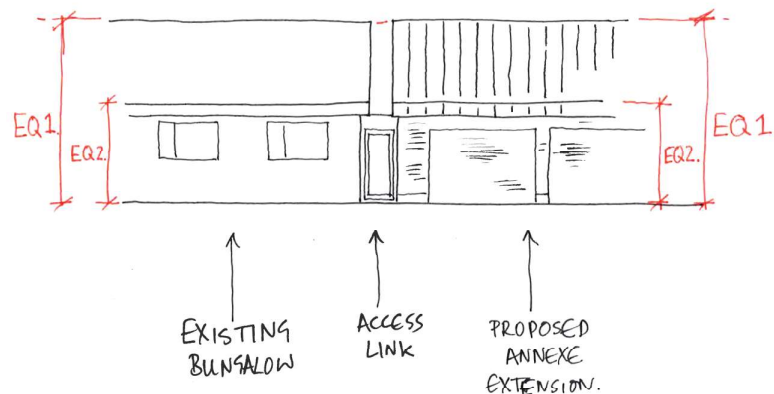
Scale:

The proposals seek to sympathetically respond to the scale, order and form of this existing building.

Right:
Diagram demonstrating alignment in building width, ridge position and front and rear walls of the proposed extension with the existing.



Right:
Diagram demonstrating alignment in height to ridge (EQ.1) and to eaves (EQ.2) of the proposed extension with the existing.



The new extension will predominantly follow through with this building in the alignment of both the ridge and eaves. The width of the building likewise can be seen as a continuation of the existing building width, which turns a corner as allowed by the site boundaries.

The scale of the access passage between is much lower in its height, to limit the impact of this extension on the existing facade, allowing much of it to remain visible externally.



As for the overall scale of the proposals in relation to the site, the footprint of the proposed extension is minimal in comparison to the scale of buildings that were formerly on the site. The industrial building that had burnt down (as referenced on page 3) had been replaced in 2017 a similar but much smaller building on the site, leaving a net reduction in the buildings in the vicinity. As demonstrated in the drawing above, when taking the proposed annexe into account, there remains a net decrease in footprint on the site.

Material:

The proposals are to be distinguished from the existing, and more in line with contemporary style, with a zinc roof and timber clad walls.

The completely different material choices will allow for the existing bungalow to continue to express itself as the original part of the building, and thus not be diluted by an extension in similar material.

Although the proposed external materials are quite contemporary choices, one could also argue that a natural timber cladding makes reference to the barn typology and the zinc roof forms a connection to more industrial uses. Both of which are present in the locality.

An exposed brick course plinth maintains some material connection to the existing bungalow.

4.0 LAYOUT

Residential Annexe:

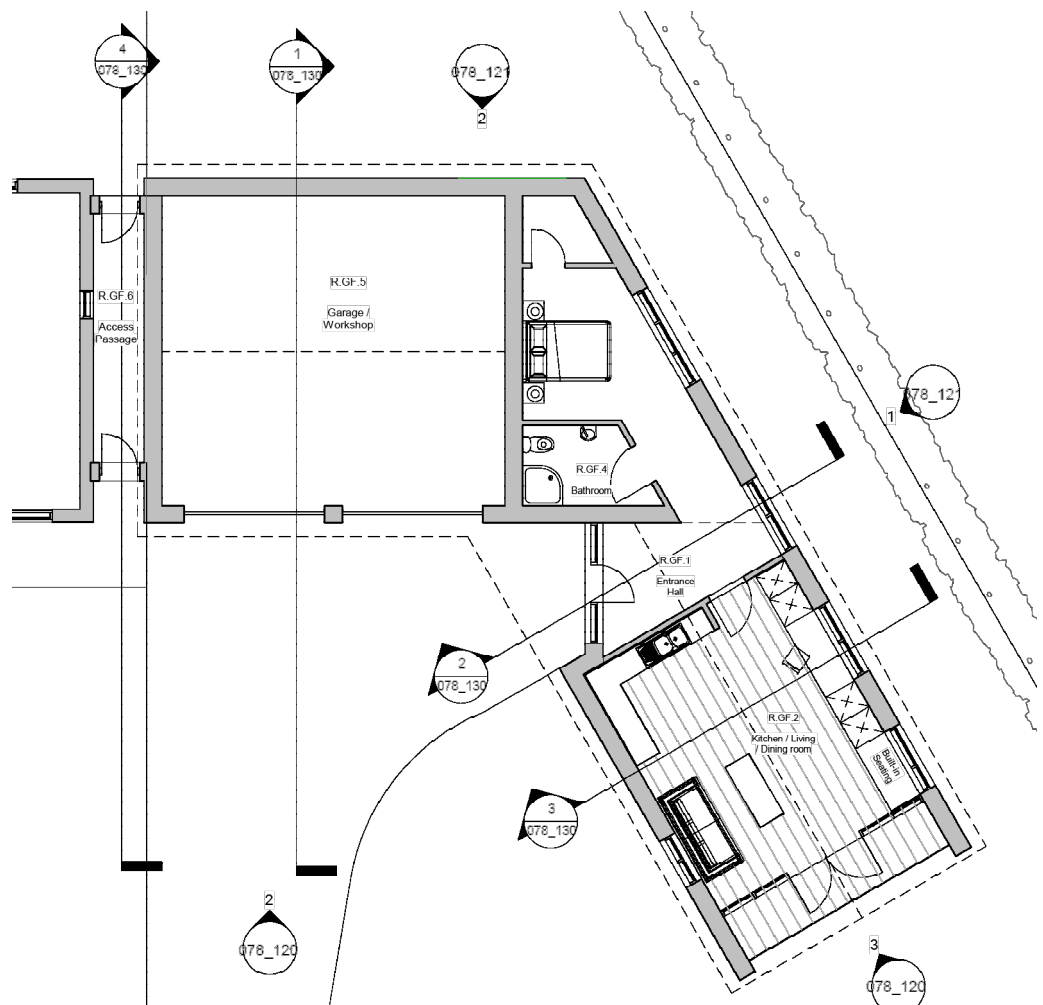
The front entrance of the new annexe extension is to the south-east on the same side of the building as the existing bungalow. From an obliquely shaped entrance hall, there is access to the bedroom and en-suite bathroom to the left and access to the open plan kitchen, living and dining room to the right. On the other side of the open plan room there is a covered terrace separated by full height fenestration.

The south-west face of the building has plenty of fenestration, giving light to the bedroom, entrance hall and open-plan space.

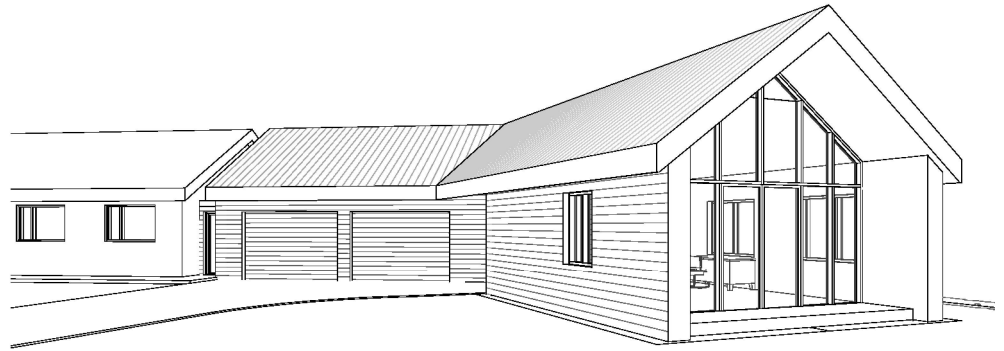
Garage & Access passage:

To the left (east) of the annexe is a double garage and workshop space with two garage doors. To the left of this, forming a connecting link with the existing bungalow, is a small access passage to allow for access to the rear amenity space.

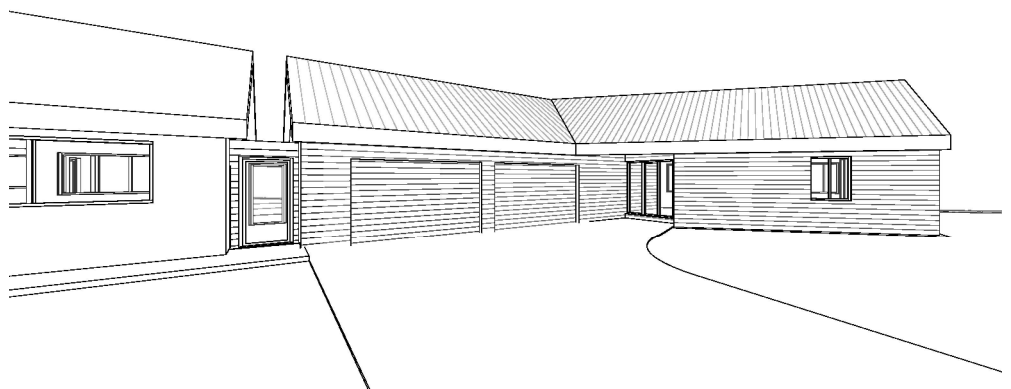
*Right (not to scale);
Proposed layout of the residential
annexe extension, with garage and
access passage between this and the
existing bungalow building.*



*Right and below;
Proposed view from glazed gabled
end of extension and existing
similar view of the bungalow.*



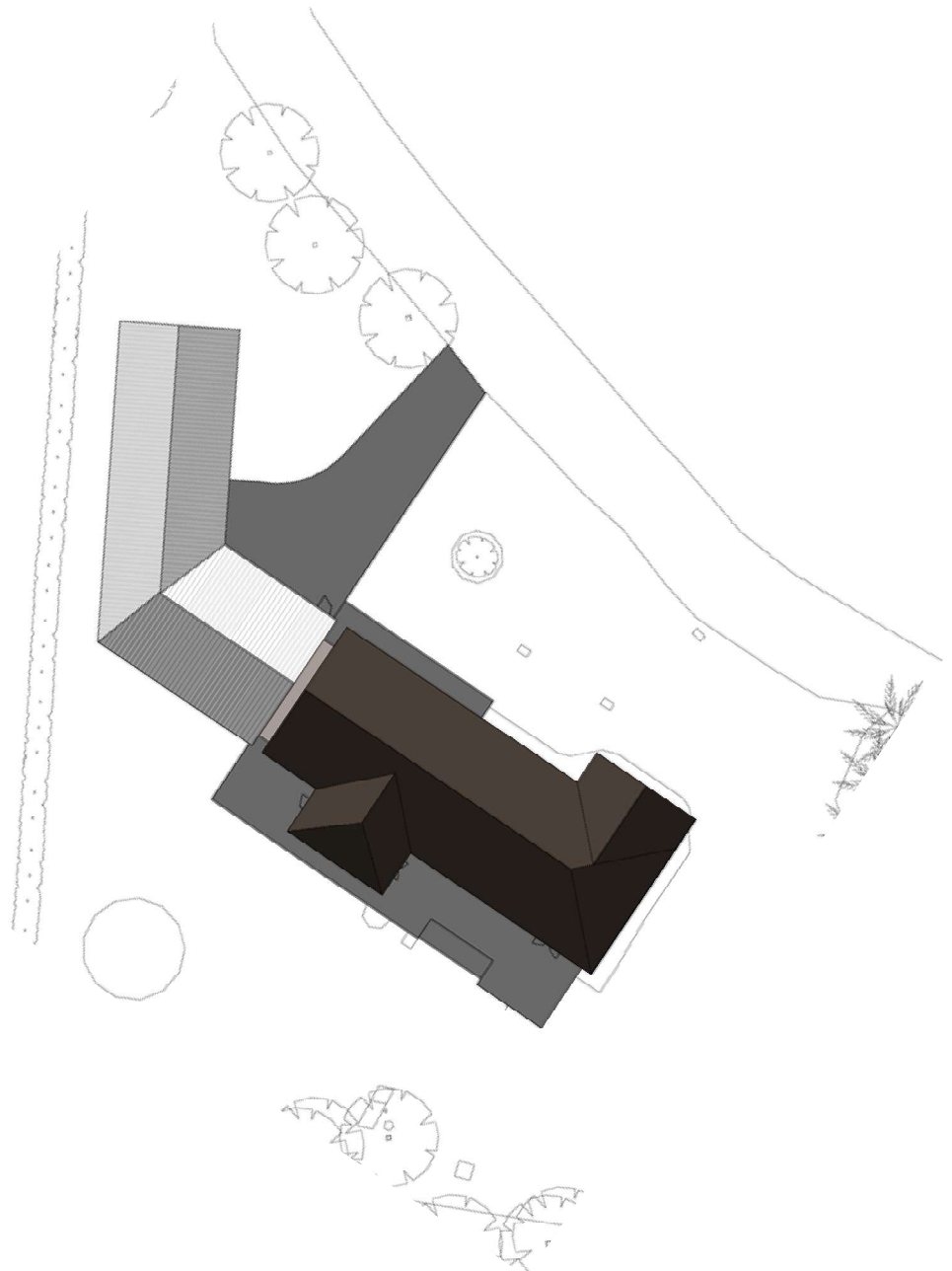
*Right and below;
Proposed and existing similar view
of the bungalow*



5.0 ACCESS

Vehicular access to the new garages will be introduced from the North as demonstrated in the site plan below. This will have shared pedestrian access also. The front entrance of the extension annexe will be from the same side, and as previously mentioned, there will be an access passage to get to the rear amenity space where the extension meets the existing bungalow.

*Right;
Site plan showing existing
bungalow with proposed
extension.
The vehicular access is shown in
grey to the north of the building.*



6.0 SUMMARY

The extension to the Cedar Farm bungalow will provide new living space and adequate garages for the property, whilst having minimal impact on the locality and street scene, maintaining a net reduction in the built up area on the site since before the original industrial building had burnt down.

The high quality of architectural detailing and carefully considered scale and alignment with the existing bungalow means that the proposed extension will be sympathetic to the existing house. The extension both contrasts and compliments the existing house without dominating it.

This Design and Access Statement aims to show that the additions to the house have been designed in line with council policies for high quality design and sustainable development by ensuring the annexe is connected to the existing property, providing a beautiful and practical living space to suit modern needs. As such we commend the proposals to the council for approval.