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## **Design & Access Statement**

- i) Proposed single storey front extension.**
- ii) Proposed two storey side extension.**
- iii) Proposed two storey rear extension.**
- iv) Demolition of existing garage and sheds to allow for construction of new shed.**
- v) Internal alterations.**

**No.7 Fountain Lane, Lane, Soham, CB7 5ED.**

**Contents**

- 1.0 Introduction**
- 2.0 Site Analysis and Content**
- 3.0 The Need**
- 4.0 The Proposal**
- 5.0 Amount**
- 6.0 Layout**
- 7.0 Scale**
- 8.0 Design Considerations**
- 9.0 Landscape & Boundaries**
- 10.0 Drainage & Services**
- 11.0 Sustainability**
- 12.0 Access**
- 13.0 Conclusion**

## **1.0 Introduction**

- 1.1 This design and access statement provides details to construct a single storey front extension, two storey side and rear extensions with additional internal alterations as well as the demolition of the existing outbuildings to construct a new shed. TAB will address any relevant planning issues and a range of primary considerations which collectively impact upon the development of the site.
- 1.2 This statement is to be read in conjunction with drawing numbers TAB538 (01-07) and is submitted as a part of a house holders' application to East Cambridgeshire District Council. The application is being made on behalf of Mr & Mrs Dawson who are the owners of the site outlined on TAB538-01.

## **2.0 Site Analysis and Content**

- 2.1 The proposed site is accessed from Fountain Lane located in the centre of Soham. The property is not listed, nor in a conservation area and falls within East Cambridgeshire District Council. There are amenities available within the town of Soham and the site possesses good transport links into surrounding towns and cities such as Newmarket, Cambridge and Thetford.
- 2.2 The site is currently occupied by a 3-bedroom detached House. The approximate plot size is 528m<sup>2</sup> (approx.). The site currently has a driveway which allows for onsite parking for three vehicles.
- 2.3 The surrounding area and context is made up of a mixture of residential dwellings along with being adjacent to Soham Bowls Club and opposite the Fire station. The surrounding properties vary in character and architectural design, it is appreciated that any development of this site needs to make a valid contribution to the site and its surroundings.

## **3.0 The Need**

- 3.1 Having made an initial review of the local property market there is a need for greater living space at this property. The client requires suitable living accommodation for their growing family, with the existing layout in need of modernising, particularly within the communal areas that the family uses along with the additional bedroom.

#### **4.0 The Proposals**

- 4.1 The proposed application seeks to construct a single storey front extension, two storey side and rear extensions with additional internal alterations as well as the demolition of the existing outbuildings to construct a new shed.
- 4.2 The front extension extends 2m out from existing front elevation to create a larger living room and new entrance porch. The proposed roof will be a mono-pitch roof abutting against the existing dwelling.
- 4.3 The two storey side and rear extension extends to the side approximately 3.6m and extends to line through with the existing kitchen rear wall. At ground level this allows for a larger dining area, a new single garage and a new utility room which provides side access to the property. At first floor level the eaves are to be stepped to make the extension subservient to the original dwelling. This will create a new Bedroom and en-suite accessed off the existing first floor landing.
- 4.4 A second two storey rear extension to infill the rear corner of the dwelling is proposed and will create an office at ground floor level accessed via a new opening from the living room and will also provide direct access to the rear garden. At first floor level this extension will create a new family bathroom and storage cupboard accessed from the existing landing.
- 4.5 Other alterations include, the reconfiguration of the ground floor with the kitchen being located to the front of the property and the dining area to be to the rear. (Please see drawing TAB538 – 06).
- 4.6 It is also proposed to demolish the dilapidated existing outbuildings that currently form a single garage and storage sheds and replace them with a new 8x6ft shed to provide additional storage for the dwelling.
- 4.7 All new windows are to be white uPVC and the roof window will be grey anthracite. New front door to be confirmed and all other doors to be white uPVC. The proposed works will be in cream render with a quoin detail surround, all other materials used will be to match the existing, including roof tiles and additional brickwork.
- 4.8 The proposed layout and elevations can be seen on drawings TAB538(05-07) illustrating the general use of space. We have also included the position of the structural steel work that would be required following the removal of a load bearing walls (B1-B2), please see drawing TAB538-06.
- 4.9 The sites physical constraints, together with the aspirations of our clients to develop a sustainable development influenced by the setting, layout, size, scale, mass and appearance including the relationship it has with the neighbouring structures, topography, orientation and existing site features.

## **5.0 Amount**

5.1 It is proposed to construct a single storey front extension, two storey side and rear extensions with additional internal alterations as well as the demolition of the existing outbuildings to construct a new shed. No alterations will be made to the existing vehicle access or boundaries as part of this application.

## **6.0 Layout**

6.1 The general layout and design of the proposed extension is illustrated on the accompanying drawings TAB538 (05-07). The layout, orientation and siting of the extensions has been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints; site orientation, potential overlooking and daylight/sunlight.

## **7.0 Scale**

7.1 The scale of the proposal has been carefully considered by restricting the scale of the extensions to be single storey as shown on TAB538(05-07). The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale and unobtrusive to the setting and neighbouring properties.

## **8.0 Design Considerations**

8.1 The immediate area surrounding the property is predominantly a mixture of residential dwellings along with being adjacent to Soham Bowls Club and opposite the Fire station. Numerous surrounding properties have been altered or have been subject to an array of extensions within the proximity of our site. The proposed extensions have been designed to be as sympathetic to the surrounding character of Fountain Lane.

8.2 The detailed design and layout of the proposed extensions will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a modern contemporary and healthy living environment.

8.3 The extensions will be built using materials to match the existing, including the bricks, tiles. Joinery items such as doors and windows are to be dark grey with black rainwater goods unless otherwise stated.

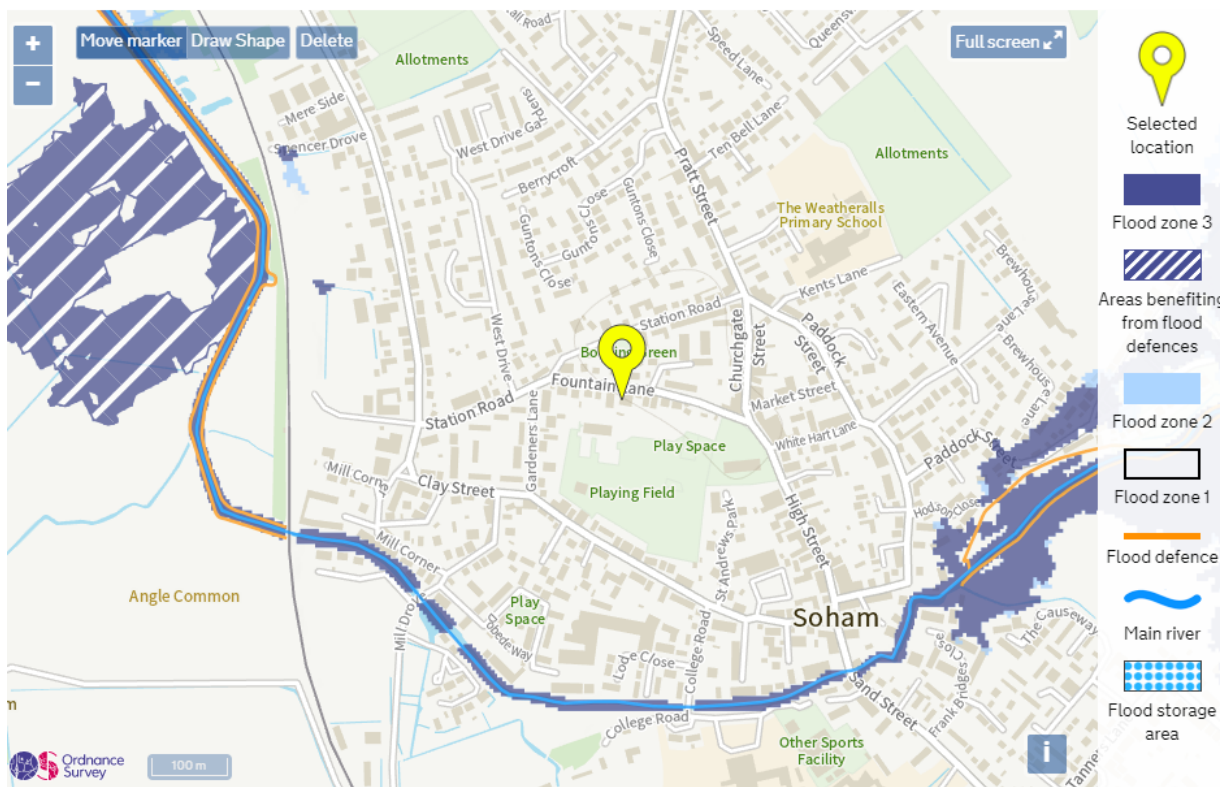
## **9.0 Landscape and Boundaries**

9.1 The landscaping and existing boundaries will not be altered as part of this application.

## 10.0 Drainage and services

10.1 Foul water drainage provision from the dwelling will be via mains drainage, running into the main road. Surface water drainage is to be via 'grey water' storage crates.

10.2 Mains services in the form of electricity, water and telephone are all available to the site.



10.3 As seen in the image below the site is not in a flood risk zone as per Environment Agency Flood map for planning (Rivers and Sea).

## 11.0 Sustainability

11.1 An extension in any form has an environmental responsibility, where we have to look to reduce energy consumption and construct all buildings in a sustainable manor.

11.2 Our clients' aspirations for this project at the outset will be to promote sustainability through good quality design incorporating appropriate established sustainable design principles together with additional sustainable technologies and material selection to optimise the extensions overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.

**12.0 Access**

- 12.1 The current vehicular access allows for off street parking for three vehicles. A new driveway to the front of the dwelling is proposed to allow for three new parking spaces including the new garage. No alterations will be made to the existing vehicular access.

### **13.0 Summary and Conclusion**

- 13.1 This is a reasonable and legitimate proposal to construct a single storey front extension, two storey side and rear extensions with additional internal alterations as well as the demolition of the existing outbuildings to construct a new shed.
- 13.2 The front extension extends 2m out from existing front elevation to create a larger living room and new entrance porch. The proposed roof will be a mono-pitch roof abutting against the existing dwelling.
- 4.3 The two storey side and rear extension extends to the side approximately 3.6m and extends to line through with the existing kitchen rear wall. At ground level this allows for a larger dining area, a new single garage and a new utility room which provides side access to the property. At first floor level the eaves are to be stepped to make the extension subservient to the original dwelling. This will create a new Bedroom and en-suite accessed off the existing first floor landing.
- 4.4 A second two storey rear extension to infill the rear corner of the dwelling is proposed and will create an office at ground floor level accessed via a new opening from the living room and will also provide direct access to the rear garden. At first floor level this extension will create a new family bathroom and storage cupboard accessed from the existing landing.
- 13.5 Other alterations include, the reconfiguration of the ground floor with the kitchen being located to the front of the property and the dining area to be to the rear. (Please see drawing TAB538 – 06).
- 13.6 It is also proposed to demolish the dilapidated existing outbuildings that currently form a single garage and storage sheds and replace them with a new 8x6ft shed to provide additional storage for the dwelling.
- 13.7 All new windows are to be white uPVC and the roof window will be grey anthracite. New front door to be confirmed and all other doors to be white uPVC. All other materials used will be to match the existing, including roof tiles and additional brickwork.
- 13.8 The current vehicular access allows for off street parking for three vehicles. A new driveway to the front of the dwelling is proposed to allow for three new parking spaces including the new garage. No alterations will be made to the existing vehicular access.
- 13.9 The proposal will provide a high standard of living with sustainability through good quality design incorporating sustainable design principles, with additional sustainable technologies and material selection. This will optimise the developments overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.
- 13.10 The detailed design and layout of the proposed extensions will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a modern, contemporary and healthy living environment.



13.11 The Applicant respectfully requests that this application be granted conditional planning consent accordingly.