

- Outline Planning Application for 2 proposed dwellings (19/00048/OUT) refused in April 2019.
- Construction of 2no. detached dwellings. Ref. No: 19/00799/OUT. Application Permitted. 20 Aug 2019.
- Reserved matters for appearance, landscaping and scale relating to Plot 2 of previously approved 19/00799/OUT (Construction of 2no. detached dwellings). Ref. No: 21/00969/RMA. Application Permitted. 1st November 2021
- Non material amendment to previously approved 21/00969/RMA for Reserved matters for appearance, landscaping and scale relating to Plot 2 of previously approved 19/00799/OUT (Construction of 2no. detached dwellings). Amendment to the design for Plot 2 (removing chimney). Ref. No: 21/00969/NMAA. Accepted. Tue 15 Feb 2022.
- To discharge Condition 5 (Archaeology), 6 (Contamination), 7 (Drainage), 8 (Trees), 11 (Biodiversity), 12 (Boundary) of decision dated 20/08/19 for Construction of 2no. detached dwellings in respect of Plot 2. Ref. No: 19/00799/DISC. Condition/s Discharged. 23 Feb 2022.

3.0 BACKGROUND & LOCAL CONTEX

Plot 2 (26.5mx13.5m) is located between Plot 1 (19/00799/OUT) and access road (6m wide) to the land at rear (*Fig 3*). The houses on Plot 1&2 are constructed up to the ground floor level (*Fig 2*). The construction is stopped at present. There are no existing trees or hedges on the site.

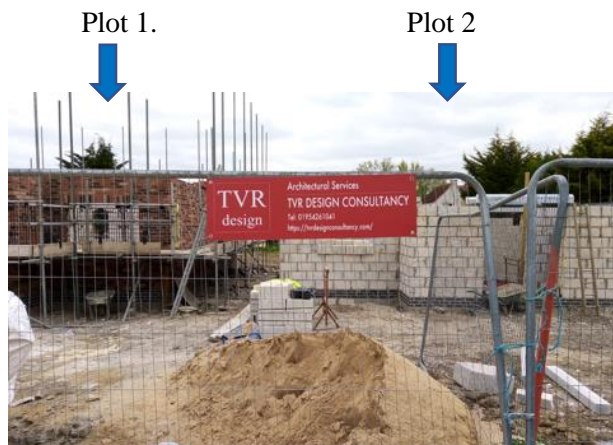


Fig 2. Plot 1 & Plot 2 "As Build".

Plot 2 is located at the edge of Mepal village at the north part of Bridge Road, close to the bridge over New Bedford River. It is opened to countryside and is not in conservation area (*Fig 3*).



Fig 3. Location within Horticulture site between 12 & 14 Bridge Road, Mepal, Cambridgeshire, CB6 2AR (Highlighted in red).

Bridge Road is a low-density residential road with properties set back from the road with good size front and rear gardens and private driveways. The majority of houses on the Bridge Road are detached homes of mixed architectural styles (*Figs 4-7*). Render and red and yellow bricks with some timber detailing and tiled roofs are the predominantly used materials.

The nearest residential development of 6 affordable houses (08/00439/FUL, 2008) is a mixture of rendered and beige bricks houses with red and grey roof tiles (*Fig 4*). 14 Bridge Road a red brick house with red tiled roof is located from the North of Plot 2 (*Fig 5*).

Plot 2



Fig 4. Plot 2. Location within streetscape. Site between 12 & 14 Bridge Road, Mepal, Cambridgeshire, CB6 2AR 12 Bridge Road, Mepal.



Fig 5. 12 Bridge Road, Mepal within streetscape.



Fig 6. View of 14 Bridge Road, Mepal within streetscape.



Fig 7. 14-18 Bridge Road, Mepal within streetscape.

4.0 LAYOUT (as per 21/00969/RMA)

The design aim was to create a sustainable detached two storey family home for the long-term future. The proposed ground floor layout (Fig 8) provides a space for family gathering (open plan kitchen and dining/living area), socialising or working (office space) from home if required. It is a flexible arrangement suitable for the current and future needs of the family. Four bedrooms and two bathrooms are situated on the first floor.

The front elevation of the house has a projected entrance. This feature provides an additional space for a lobby on the ground floor and a sitting/working area on the first floor.

The house is designed with the strong connection with a nature. Glass rear patio door connects living space with the rear garden. The projected front elevation enables residents to enjoy the first-floor views of Mepal countryside.

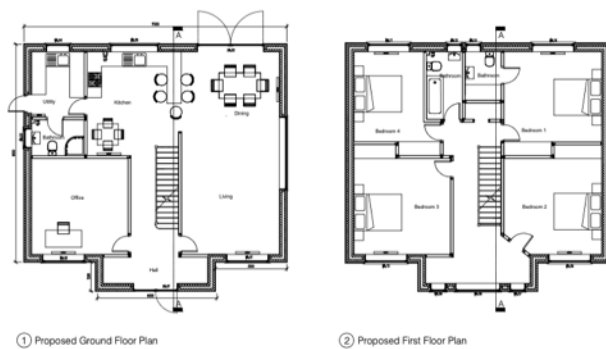


Fig 8. Proposed plans.

5.0 APPEARANCE, SCALE (As per 21/00969/RMA)

The proposed external elevations of the house designed with respect to the shape, height and materials of the existing houses on Bridge Road and proposed house at Plot 1 (*Figs 9-10*).

Proposed materials:

- Roof: Marley Modern Roofing Tile Old English Dark Red - Pallet of 192.
<https://www.travisperkins.co.uk/concrete-roof-tiles/marley-modern-roofing-tile-old-english-dark-red-pallet-of-192/p/849084>
- GF Walls: Render for ground floor - white render
- FF Walls: Marley Cedral Lap Classic Weatherboard - 3.6m x 190mm x 10mm - C05
<https://www.roofinglines.co.uk/product/marley-cedral-weatherboard-36-190-10-c05-grey>



Fig 9. Proposed house within streetscape.



Fig 10. Proposed Elevations.

6.0 AMENITY

The proposed house is set back from the adopted footpath by 9.45m at its front north corner and 8.8m at the front south corner. The pedestrian access leads through to the rear garden of approximately 136 m². Available amenity space exceeds required standards for 4 Bedroom house.

There is minimum impact of the proposed house on the residential amenity of Bridge Road. It is about 10.5m from the South boundary of the Plot 2 to the residential development of 6 affordable houses at 12 Bridge Road and over 40m to 14 Bridge Road.

The proposed elevations of the house are designed with respect to the shape, heights and materials of the existing houses on Bridge Road (*Fig 9*). There are no side windows at the North elevation of the proposed house. There is one side window at the South elevation of the proposed house. There is over

Traffic visibility spay is 2.4m x 215 in North Direction. Tangential visibility spay in North direction falls within public highway (*Fig 13*).

Traffic visibility spay of 2,4x70m is in South Direction from the nearside of the carriageway edge (*Fig 13*). Forward visibility spay of 70m achieved for a northbound vehicle going around the bend. The area within each spay will be kept clear of any obstruction exceeding 600mm in height at all times.



Fig 13. Proposed Site Plan, showing traffic visibility splays

Pedestrian visibility splays of 2m x 2m provided within either the highway boundary from each side of the vehicular accesses from Bridge Road (*Fig 14*). It will be kept free from obstruction exceeding 0.6m above the level of the adopted public highway.

Two car parking spaces are provided 2.5m x 5m (*Fig 14*). Turning heads for the passenger car with the swept path entering and exiting the site in a forward gear as per site plan (*Fig 14*).

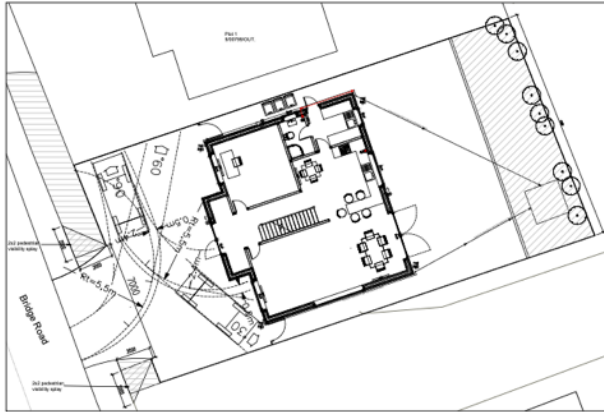


Fig 14 Study of the turning of passenger car entering and exiting the site in a forward gear.

Materials used: is tarmac for access road and permeable block paving for private driveway. The proposed access road will be constructed using a bound materials, to prevent debris spreading onto the adopted public highway. Its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

8.0 HARD LANDSCAPING

9.1 Block paving (Fig 15):

Marshalls permeable block paving Driveline Priora grey is used for the paving within the site boundary (<https://www.marshalls.co.uk/gardens-and-driveways/product/driveline-priora-permeable-block-paving>). The access road is tarmac.

Fences:

- Heras 1.6m fencing during construction.
- 1m high Post & Rail Fence at the North boundary from the front of the property to garden gates followed by 1.8m high Close Boarded Fence from the garden gates to rear (between Plot 1 & Plot2) .
- 1.2m Post & Rail Fence at the East (rear) boundary.
- 1 m high Post & Rail Fence at the South boundary of the site from the front to the garden gates followed by 1.8m high Close Boarded Fence from the garden gates to rear.
- A section of 1 m high Post & Rail Fence at the front of the property.

9.0 SOFT LANDSCAPING

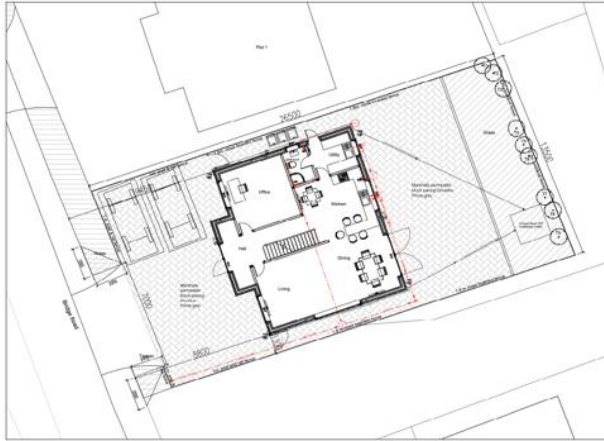


Fig 15. Proposed Site Plan, showing soft & hard landscaping

9.1 Implementation:

Planting should not take place before mid-late spring. Planting to be commenced on completion of hard and soft landscaping.

9.2 Planting Plan and Specification:

Planting stock should be in nursery pots. The saplings should be dug in at a size in excess of the roots to allow the roots to grow at their natural depth. Plants should be planted in a good quality topsoil with 75 mm of medium grade bark mulch.

9.3 New trees:

New planted saplings are proposed at West (rear) boundary of the site (numbers T1-T9 on Proposed Site Plan_(P-)00). These saplings include Maples and Sorbus species (White beam, mountain ash, Photinia) and Evergreens (Holly (Variegated), Bay tree, Cherry laurel, Conifers: Thuja, Chamaecyparis, Golden Cupressus).

9.4 Maintenance:

The trees will be staked and tied, mulched and watered in the first year of establishment.

9.5 Replacement Planting:

If within a period of five years from the date of the planting or replacement planting, any tree or plant (including existing hedgerows) is removed/uprooted/ destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation

9.6 Protection of trees during construction:

Erect temporary fencing around trees at the outer limits of the crownsread or at a distance of 0.5m of the height of the tree. Fencing should be at least 1.2m height well braced to resist impacts. Fencing should be maintained during the development. Avoid excavations near fences. Within root protection areas the existing ground level should be neither raised or lowered. If trenches or services are required

within fenced areas, they should be excavated and backfilled by hand and any tree roots with the diameter of 25mm or more should be secured. All details in accordance with BS 5837:2012

11.0 SCHEME TO DISPOSE SURFACE & FOUL WATERS.

The Proposed house is connected to the existing manhole on the site, which is connected to the public sewer. Rainwater is directed into Surface water 6 Aqua Storm 20T Soakaway Crates each 1000 x 1000 x 400mm in the rear garden 5 meters from the house (*Fig 15*). We contacted Littleport and Downham Internal Drainage Board and discussed the flood mitigation measures with Engineer Mr. Andrew Newton for Plot 1, which is located next to proposed Plot 2. Mr Andrew Newton confirmed that he is satisfied with the proposed measures for the Plot 1 and we are proposing the same measures for Plot 2.

12.0 LIGHTING

Four mounted outdoor glare free lights complete with PIR motion sensor are located at each elevation of the house (*Fig 15*). 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.

12.0 SUSTAINABILITY

The client wishes to create an energy-efficient 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. This 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.

14.0 SUMMARY

This Design Statement demonstrates that the proposed house is well-designed, proportional to the existing streetscape of the Bridge Road and significantly improves the local amenity.

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, as well a positive addition to the local built environment.

Plot 2. Horticulture site between 12 & 14 Bridge Road, Mepal, Cambridgeshire, CB6 2AR