



**Project 20-696 Design and Access Statement:** In support of 2.no residential dwellings at Long Lane, Feltwell.

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## 1.0 Contents:

2.0	Site Assessment and Proposed Development	3
3.0	Constraints and Opportunities	4
4.0	Energy, Water and Construction	4
5.0	Flood Risk Assessment	5
6.0	Planning Items	6
	6.1 Access	6
	6.2 Layout	6
	6.3 Appearance	6
	6.4 Scale	7
	6.5 Landscaping	7
7.0	Conclusion	7



## 2.0 Site Assessment & Proposed Development:

The application site is located to the north of 'Long Lane' and south of 'Haythill Lane' with the wider site currently used for residential purposes providing a total of 19 affordable units as part of a development with The Flagship Group.

This application seeks to erect 2.no 4 bedroom market sale dwellings on a discussed area of the site, incorporating the existing 'Chalky Barn' which would be converted and extended to form Plot 21. The existing barn is currently in poor condition, as shown by the below photographs and would greatly benefit from the being converted - This would also benefit the wider site and surrounding area, making best use of a current eye sore.

In addition to this, there is also a large area of disused land located behind the existing 'Fast Food Outlet' which would form the location for Plot 20. This disused land is more than sufficient to accommodate a 4 bedroom market sale dwelling with suitable off road parking and external amenity.

Both proposed dwellings are of a suitable scale, sitting comfortably alongside the adjacent affordable units.



### 3.0 Constraints and Opportunities:

The site has the potential to be enhanced and enhance the area, dramatically improving the existing condition. This should be recognised as the main opportunity in developing this site, along with providing two bespoke market sale dwellings.

#### Constraints:

- Retain, refurbish and reuse the existing 'Chalky Barn' as part of Plot 21.

#### Opportunities:

- Generally enhance the site and the surrounding area of Feltwell.
- Improve the curb appeal of this area of the site.
- Provide much needed Market Sale dwellings within Feltwell.

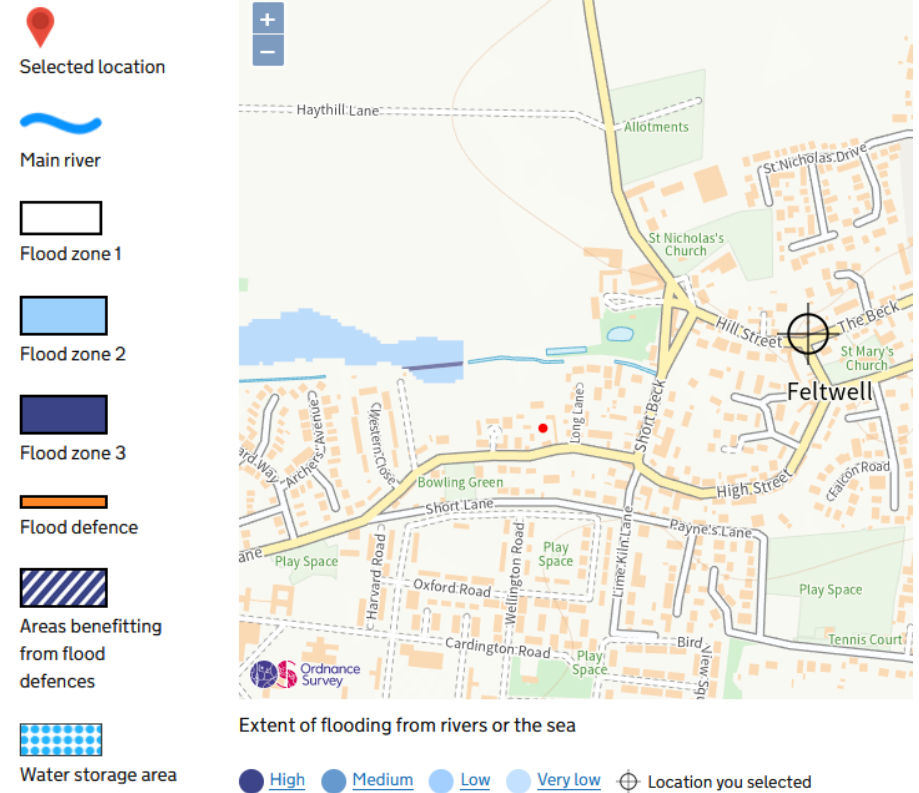
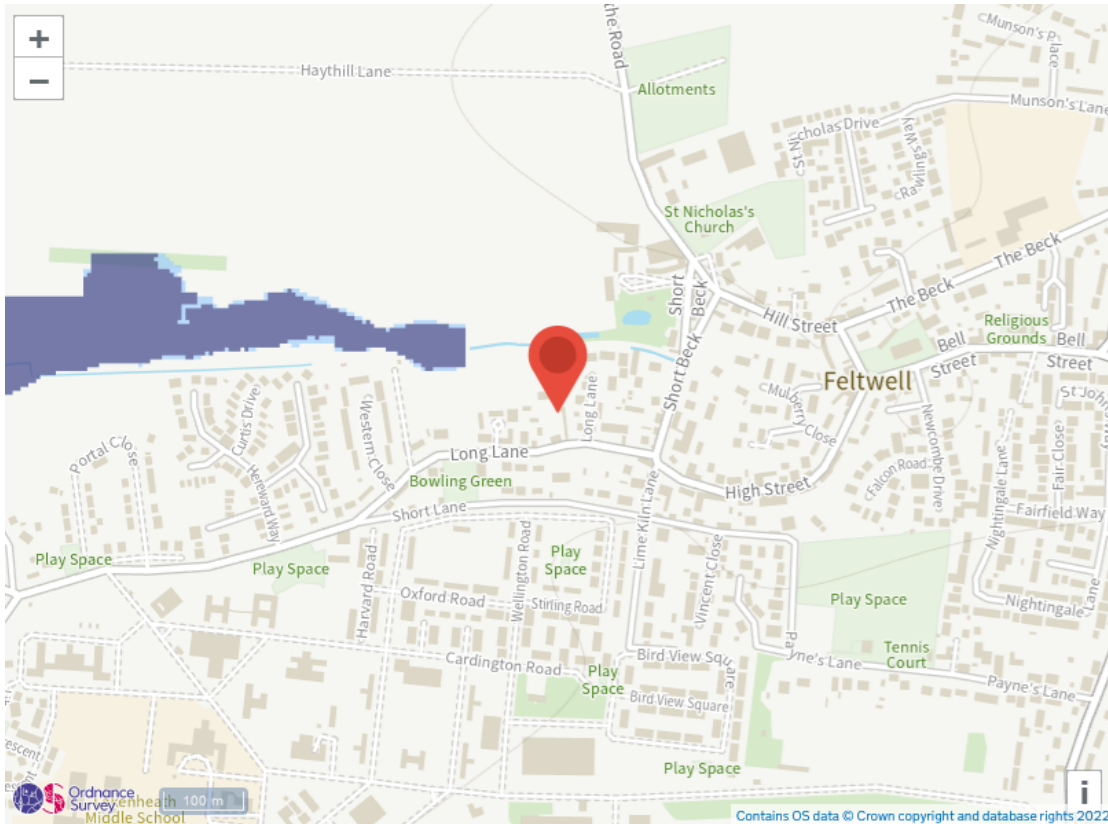
### 4.0 Energy, Water and Construction:

It should be noted that as a minimum, the proposed dwellings will conform with the requirements of the Building Regulations Part L (*Conservation of Fuel and Power*) resulting in efficient, well insulated homes which make efficient use of water usage, conforming to the permitted litres per person, per day.

In addition to this, both units will include the use of Air Source Heat Pumps (ASHP) at locations shown on the proposed site plan, to omit the need for reliance on fossil fuels once the electric grid de-carbonises.

## 5.0 Flood Risk Assessment:

The proposed application site is located within 'Flood Zone 1' as shown on the below mapping, and will follow the general principles established within the adjacent scheme. It is therefore anticipated that no formal 'Flood Risk Assessment' is required for this minor development.



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## 6.0 Planning Items:

As part of this full planning submission, in accordance with the drawings and supporting information, we summarise the following items:-

### 6.1 Access:

As shown on the proposed site plan, this application does not seek to vary or alter the existing vehicle access point to/from Long Lane, which was agreed and approved as part of the adjacent scheme through an Outline Planning Approval and a Reserved Matters Planning Approval. Once inside the site, our intention is to simply connect to this existing road for the purposes of vehicle access to/from the individual plots. This approach ensures minimal disruption whilst ensuring that suitable turning areas are maintained for both large and small vehicles, at the end of all sections of road. In addition to access, both dwellings include 3 no off road parking spaces in accordance with local parking standards.

### 6.2 Layout:

The layout of the two dwellings has been purposefully designed to include natural surveillance to the main access road and site entrance whilst avoiding any potential impact to the adjacent scheme or existing dwellings outside of the site. The dwellings have also been positioned to follow the principles established within the adjacent scheme, with plot 21 including an 11m deep garden, and plot 20 positioned to avoid any overlooking to no.36 outside of the site - To this point, the existing garage of no.36 also acts as a further buffer to mitigate any impact.

### 6.3 Appearance:

The appearance of the proposed dwellings have been designed to reflect both, examples of local architecture, but also to be mindful of the adjacent scheme for 19 affordable units. As a result, the proposed dwellings are largely reflective of both, with simple building forms, facing brickwork and traditional pitched roofs.

## Planning Items Continued:

### 6.4 Scale:

The scale of the proposed development is in keeping with its surroundings and adjacent buildings in terms of height, and in keeping with the recently approved dwellings within the adjacent scheme. Two storey dwellings are proposed which is heavily reflective of the local architecture and the adjacent scheme. Plot 20 also includes a single storey element to aid the transition / ridge line down to the existing 'Fast Food Outlet'.

### 6.5 Landscape:

As part of this full planning application, a fully detailed landscaping scheme has been commissioned and produced to visually enhance the site, whilst providing the proposed development with native trees, shrubs and plants. Features within the landscaping scheme have been included to reflect the adjacent scheme, again adding quality to the proposed development and wider site. A full planting specification and schedule has been produced and submitted, detailing all items of landscaping.

### 7.0 Conclusion:

In conclusion and on balance, we believe this development should be supported as it represents a good opportunity to further enhance the existing site and the surrounding area, whilst making best use of the existing chalk barn. It provides the local area with much needed, high quality, market sale housing constructed to modern standards of energy and water efficiency.