

**Design & Access and Heritage Statement for
Proposed Single Storey Side and Rear Extensions**

at

**23 and 24 High Street,
Chippenham, Ely,
Cambridgeshire,
CB7 5PR**



Issue Status: For Planning Application



September 2022 Rev P2

Design & Access and Heritage Statement

Site Address: 23 and 24 High Street, Chippenham, Ely, Cambridgeshire, CB7 5PR

Applicant: Hugo and Rebecca Nicolle

Proposals: Single storey side and rear extensions

Date: September 2022

Background

The two properties are located on the High Street in the village of Chippenham in Cambridgeshire and are within a residential area.

The existing buildings are located within a conservation area; however, they are not listed.

The existing properties date back to the 1911.

The existing buildings are two storey and constructed in brickwork to the ground floor and timber frame for the first floor with a plain clay tile roof.

The existing main buildings have not been altered, other than the addition of the lean-to timber conservatories to the rear.

The two properties covered by this application have no on-site parking but does benefit from on-street parking in an area.

Site Assessment

- The site is located at the corner of High Street and Palace Lane in the village of Chippenham and is within a residential area.
- High Street is designated as a 30mph highway.
- The site is within walking distance of a bus route linking the site to Newmarket, Cambridge and further afield.
- The combined site dimensions of 23 and 24 are:
 - Frontage (North): 20.3m approximately
 - Rear (South): 20.3m approximately
 - LH Side (West): 41m approximately
 - RH Side (East): 41m approximately
 - Site Area: 795m²
- The site is relatively flat with a slight fall from north to south.
- The site of the two properties are solely owned by the applicant.
- The site is within a conservation area.
- The northern and eastern boundaries of the site is bounded by the public highway and the southern is bounded by the outbuilding and western boundary is open between the site and the adjacent property.

Context of site, Design,

- The context of the site and the new extensions and their setting in High Street/Palace Way has been illustrated on the plans submitted and up-to-date photographs of the area in this document.
- The garden boundaries will remain as is.

Policies and Guidance

The following policies are deemed to be pertinent to this application which have been considered when designing the proposed dwelling:

- National Planning Policy Framework (2021):
 - 16 – Conserving and Enhancing the Historic Environment
 - 14 – Meeting the challenge of climate change, flooding, and coastal change
- Supplementary Planning Documents:
 - Design Guide
 - Climate Change SPD
- Policy ENV 1 – Landscape and settlement character.
- Policy ENV 2 – Design.
- Policy ENV 4 – Energy and water efficiency and renewable energy in construction.
- Policy ENV 11- Conservation Areas.

Involvement

- The applicant will be consulting with the adjacent neighbour (No. 25) during the planning process.

Residential Amenity

- The proposals will not cause any detrimental overshadowing of the neighbouring property as explained above.
- Amenity space for the existing dwellings will remain in excess of the minimum requirements and is shown on the plans submitted with this application.

Design:

- The relevant policies and guidance have been considered and the necessary elements have been incorporated into the design of the proposed single storey side and rear extensions and porches.
- The proposed single storey side and rear extensions have been designed to complement and respect the existing dwellings and the wider street scene and the adjacent area.
- The design aims to retain existing external features of the existing buildings; this will help to integrate the proposals to the existing building and into the area without any appreciable harm to the character of the area.

Light/Lighting:

- There will be no loss of light to the adjacent dwelling.
- There will be no flood lights to the exterior of the proposed extensions.

Use:

- The sites are classed as residential use (Class C3) and will remain as such.
- The new single storey extensions provided for additional accommodations and family friendly ground floor suitable as a family house, thus making efficient use of the existing building footprints with minimum loss of amenity space.

Layout:

- The proposals (as shown on the plans submitted with this application) make efficient use of the site given the existing constraints of the site and the locality.

Appearance:

- The appearance of the proposed single-story side and rear extensions have been designed to minimise the impact on the existing dwellings and reflects the character of the surrounding area in terms of style and choice of materials which will help the proposals to blend in with the existing.

Access:

- The site benefits from a good public transport infrastructure with bus services and local services within walking distance.
- Pedestrian access is direct from the highway as existing and as shown on the plans submitted.
- The internal layout of the existing dwellings have been re-designed to provide for modern living and to comply with current Building Regulations Approved Documents including Approved Document M.

Parking & Cycle Storage:

- Cycle storage for 2 number cycles per dwelling is proposed to be provided within the existing rear garden out building.

Refuge & Recycling:

- Storage for refuse wheelie bins and recyclable material bins will remain as currently.
- On bin collection days only, the appropriate bins are put out adjacent to the highway or on the footway as existing.

Environmental Issues:

The new proposed single storey side and rear extensions to the existing dwellings have been designed to be energy efficient thus reducing the overall carbon footprint of the dwellings by using all or a combination of the following:

- Use of high thermally insulated elements in the construction of the new extension envelopes.
- “Argon” gas filled double glazed units to all glazed areas.
- Energy efficient lighting, i.e., Low energy and LED lighting.
- Provision of water efficient appliances and WCs to reduce water usage.

Trees Hedges:

- The sites do have trees within the site boundaries; however, the new extensions will not impact on these.
- The sites do have a hedge between properties and again these will not be impacted by the proposals.

Sustainability:

- The proposals will make use of available energy saving technologies suitable for the site.
- The proposed single storey extensions will be insulated to or better than the requirements of the current building regulations Approved Documents L1A to help reduce both the energy usage and carbon footprint.
- The site is located near a bus route which links to various town centres.
- The site benefits from local shops, schools, post office, leisure facilities and several public open spaces all of which are within easy walking or cycling distance or via public transport.
- During the construction stage, it is proposed to use local labour and material suppliers to reduce the transport miles for the scheme and help the local economy.
- Existing materials arising from the site will be recycled for re-use on site where possible.

Biodiversity:

- Will remain as current.

Waste Management:

Site construction waste will be dealt with by separating it into the following main categories and disposing of it accordingly:

- General waste
- Soil & Sub-soil
- Brick/Masonry
- Timber
- Plaster/Plasterboard
- Electrical wiring
- Plastics
- Metals

Flood Assessment:

- The site is not known to flood and there are no recorded instances.
- The Environmental Agency's flood map website shows that the site is in Flood Zone 1 and not prone to flooding and that there is only a 1 in 1000 chance of this happening, therefore an FRA for this site is not required.

Drainage:

- The proposed foul water drainage from the proposed extensions will be connected to the existing drainage system on-site.
- The proposed surface water from the proposed extensions will be connected to the existing on-site system.

Contamination:

- The available records indicate that the site is not contaminated.

Conclusion

- The proposals are deemed to comply with the relevant policies mentioned in this document.
- The design of the proposed extensions are deemed to be of high quality and in keeping with the character of the area and will contribute to the existing street scene and the local conservation area.

Photographs:





