

# MJ PLANNING CONSULTANCY

## DESIGN & ACCESS STATEMENT rev B

Project: Conversion of existing outbuilding to annex  
Site Address: Orchard House, High Street, Stretham, Ely, CB6 3JQ.  
Client: Mr C & Mrs L Roberts  
Report prepared by: Meghan Bonner BA (Hons) MSc MRTPI  
Date of report: August 2022  
Report revision: 171

## 1. INTRODUCTION

- 1.1. The purpose of this report is to set out the design process behind the proposals for the conversion of an existing outbuilding at Orchard House, Stretham to an annex.
- 1.2. This Design & Access Statement should be read in conjunction with the submitted Planning Statement which assesses the proposals against national and local planning policy and the submitted Heritage Statement which considers the impact of the development on Orchard House, a Grade II listed building and other relevant heritage assets.

## 2. THE SITE

- 2.1. The address of the property is Orchard House, High Street, Stretham, Ely, CB6 3JQ.
- 2.2. Orchard House is Grade II listed property located within the development envelope of Stretham village. Orchard House is a detached house situated in grounds extending to 2.4 acres. The outbuilding, which is curtilage listed, lies to the west of the main property, just off the entrance road. It is nestled amongst other existing residential units along High Street.
- 2.3. Orchard House and its curtilage lies within the Stretham Conservation Area.
- 2.4. Some trees within the property are subject to TPOs. The Conservation Area Appraisal makes clear that there are important trees to the south and west of the outbuilding. These are shown on Image 1 below.

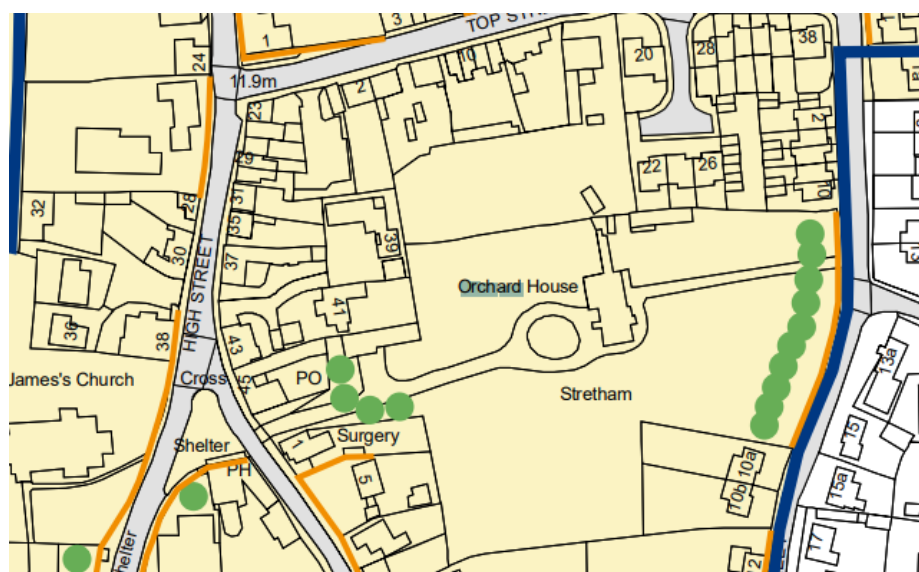


Image 1 - Extract from Appendix A Map of the Stretham Conservation Area Appraisal.

2.5. The site falls within flood risks zone 1 and is therefore not at risk of flooding.

### 3. SITE'S PLANNING HISTORY

3.1. There are a number of historic planning applications for the site available on the Council's website. These are set out below:

*Table 1: Table of planning applications*

<b>Application No.</b>	<b>Proposed works</b>	<b>Status</b>
03/00329/FUL	Erect four houses with garages and a store (2 No 5 bedroom, 1 No 3 bedroom & 1 No 2 bedroom)	Withdrawn
03/00330/LBC	Demolition of entire wall to the Reads Street frontage of Orchard House	Withdrawn
04/00419/FUL	Erection of four houses with garages and store.	Refused
04/00420/LBC	Demolition of entire wall to the Reads Street frontage of Orchard House	Refused
05/00878/LBC	Replacement entrance porch, alteration to modern extension, new fenestration, pitched roof added, chimney stack added.	Permitted
05/00964/FUL	Construction of a replacement entrance porch, addition of a pitched roof and chimney and alteration to fenestration of existing flat roof extension	Permitted
06/0016/FUL	Construction of a storage building and 2 detached dwellings (1No 2 bedroom, 2 storey dwelling and 1 No 5 bedroom, 3 storey dwelling) fronting and with access to Reads Street, including new access to highway, removal of trees and reinstatement of part north boundary wall.	Refused
06/00018/LBC	Construction of a storage building and 2 detached dwellings (1No 2 bedroom, 2 storey dwelling and 1 No 5 bedroom, 3 storey dwelling) fronting and with access to Reads Street, including new access to highway, removal of trees and reinstatement of part north boundary wall.	Refused

14/00180/TPO	T1 Horse Chestnut:- Reduce overhanging limb, pruning to suitable reduction point, to reduce end weight.	Consent
14/00821/TPO	T1 Horse Chestnut - Re-pollard to previous pollard points. Prune back two lowest side branches towards annex, back to main primary branch.	Consent
16/01354/TRE	T1 Holly (Ilex Aquifolium) - Reduce height down to previous pruning points, reduce side by 30% leaving a rounded shape T2 Horse Chestnut - Fell dead tree	Allow
19/00287/TRE	T2 False Acacia - Fell small self set tree T3 Holly - Reduce in height by 50% and prune all round to shape in tree crown	Allow
19/01368/TRE	T1 Cherry - Fell - Growing beside building and causing damage T2 Horse Chestnut - Fell - Growing in bad position and over shading Yew Hedge T3 x10 Scotts Pines - Fell - to make space for 2 maturing oak trees T4 Yew - Reduce to the same height as hedge T7 Robinia - Fell G1 Yew Hedges - Cyclical annual routine pruning G2 Boxes / Laurels - Cyclical annual routine pruning G3 Hazels - Cyclical routine coppicing G4 Beech hedge - reduce to 4m from G2 Cyclical pruning of various trees and shrubs to maintain pathways, driveway and boundaries. This will include crown raising and branch reductions	Allow
19/01405/TPO	T5 False Acacia - Fell or 50% reduction - tree has grown over neighbouring property and is resting in apple tree and causing a lot of shade. Angle of growth is such that it has become a safety hazard T6 Copper Beech - Reduce end weight of branches extending over the grass to prevent shading	Consent
74/00220/LBC	Erection of a Wall	Permitted

#### 4. THE PROPOSAL

- 4.1. The proposal is to convert an existing outbuilding to the west of the property into a one bedroom annex.
- 4.2. The work involves:
- i. Insertion of a staircase within the 1980s timber first-floor boarding.
  - ii. Reinstatement of a section of partition wall on the ground floor
  - iii. Insertion of a door opening on the ground floor through the existing partition wall
  - iv. Insertion of a door opening on the first floor through the existing gault partition wall
  - v. Insertion of a partition wall to the first floor to create a home working office and bedroom.
  - vi. Removal of the 1980s modern window frames and replacement with traditional frames set back within the reveal.
  - vii. Replacement of existing plywood timber doors with more traditional vertically boarded, framed doors in durable hardwood.
  - viii. Handing of some doors to create a more functional space.

#### 5. USE

- 5.1. Although the existing outbuilding is in reasonable condition, it is not currently actively used for any particular purpose.
- 5.2. During the pandemic, the Applicants' adult son returned to live at home. His employment is now a permanent 'work from home' role. He therefore requires space in which to live and work from Orchard House. The proposed annex will provide the required space.
- 5.3. Should the Applicants' son no longer need the space at Orchard House, then the annex would be used by non-paying, visiting friends and family or employees of the occupiers of Orchard House to ensure its use remained ancillary to the main property.
- 5.4. In that regard, the Applicant is content for an occupancy condition such as the following condition to be attached to any permission:
- 5.5. *The annexe as indicated on Drawing No 724-05A shall only be used as ancillary accommodation. The annexe shall only be occupied by members of the family or non-paying guests or employees of the occupiers of the dwelling (outlined in blue) known as Orchard House, and shall not be used at any time as a separate residential unit of accommodation.*

## **6. LAYOUT**

- 6.1. The scheme proposes a one bedroom annex.
- 6.2. On the ground floor, the layout delivers a lounge, kitchen and dining room.
- 6.3. On the first floor the scheme proposes one double bedroom, a home-working office, a bathroom and store cupboard.
- 6.4. The scheme does not incorporate any laundry facilities. It also does not benefit from any dedicated curtilage, any separate cycle storage or any separate vehicle parking. All of these amenities will be shared with the main house. In addition, it is proposed that the electricity, water and telephone lines are all connected via the main house to ensure the property remains truly ancillary.
- 6.5. The layout has been carefully designed to minimise change to the internal and external fabric of the building. Where alterations are required, these have been proposed to modern elements of the build, wherever possible.

## **7. SCALE**

- 7.1. The existing outbuilding extends to 185sqm comprising a single storey garage and store, a two-storey central store area and a single storey store area with inglenook fireplace.
- 7.2. The proposal is to convert 95qm of the outbuilding (the central two storey section and single storey store) to ancillary residential use.
- 7.3. The proposed facilities are all of a modest scale and have been determined by the available existing space and constraints within the outbuilding, including ceiling heights, window and door openings and partition walls.
- 7.4. Given that the scale of the building will not alter as a result of the proposals, the scheme is considered to be suitable in scale.

## **8. APPEARANCE**

- 8.1. The existing outbuilding was built in approximately 1880 and is constructed from gault bricks. It benefits from a clay pantile roof.



*Photograph 1 – The existing outbuilding*

- 8.2. The proposal seeks to retain the existing external appearance as far as possible.
- 8.3. The scheme includes the retention of the window openings but replacing these modern, non-openable window frames with more traditional frames set back within the reveal. The colour will match the colour of that already present at Orchard House to create a better connection between the two heritage assets. This will help to return the building to its former glory.



*Photograph 2 - Example of existing windows set forward within the reveal, flush to the window to be replaced with windows which are set back within the reveal.*



*Photograph 3 - Example of existing windows set forward within the reveal, flush to the window to be replaced with windows set back within the reveal.*



## **9. ACCESS**

- 9.1. There will be no change to the vehicular access as a result of the proposals.
- 9.2. There is more than sufficient car parking available within the grounds of Orchard House to meet the annex's needs.
- 9.3. There is more than sufficient storage space within the grounds and outbuildings of Orchard House to meet the bicycle storage needs.

## **10. LANDSCAPING**

- 10.1. Orchard House benefits from mature perimeter landscaping.
- 10.2. The trees to the south west of the property are recognised as being important trees within the Conservation Area Appraisal.
- 10.3. No trees will be removed as part of the proposals and the area nearest to the trees is the existing garage and store which will remain unaffected by the proposals. As such, it is considered that no trees will be affected by the development.
- 10.4. Additional landscaping can be incorporated within the grounds of Orchard House should the Council so require. This can be secured via condition.

## **11. BIODIVERSITY**

- 11.1. The scheme will not result in additional footprint or floor area meaning no habitat will be lost as a result of the development. As such, Biodiversity Net Gain is not considered to be required.

## **12. NEIGHBOURING AMENITY**

- 12.1. There will be no changes to the window openings as a result of the proposal.
- 12.2. The only window and door openings are on the façade of the building which faces away from neighbouring properties, with the exception of one small, high level window to the rear elevation which can be obscured glass if the Council so require.
- 12.3. As such, this ensures that there will be no impact from overlooking or loss of privacy.

### 13. CONCLUSION

- 13.1. In conclusion, the proposal is for a small scale, modest annex created through the conversion of an existing disused outbuilding.
- 13.2. The proposals will ensure the external appearance of the building is retained with very limited changes. Where changes are proposed, these include improvements to the built fabric such as new windows which will better reflect the original window detail.
- 13.3. Internally, the changes are minimal and have sought to make use of existing openings wherever possible. Two very minor new openings are proposed that will not significantly impact on the appearance of the building.
- 13.4. The site is sustainable, located within the development envelope of Stretham village and the annex will remain ancillary to the main dwelling by virtue of the laundry facilities, car and cycle parking, curtilage and services. Moreover, it is proposed that the development would be subject to an occupancy condition preventing anything other than ancillary use for friends, family or employees.
- 13.5. The design is considered to be sympathetic and only sufficient to meet post-pandemic modern ancillary living requirements.
- 13.6. Given East Cambridgeshire District Council's support for efficient use of residential land and desire to support multi-generational living, it is hoped that planning permission for the annex will be granted.