



## Land at rear of 49 High Street, Lakenheath, Suffolk.

# Design and Access Statement

## Design

### EXISTING

The site is currently part of an unkempt amenity area serving no.49. The site consists of a historic / unused / dilapidated clunch walled barn style outbuilding, an attached concrete slab, presumably from a previous building, a dilapidated double cart-lodge and a scattering of individual trees.

See 2no. appendix photos.

- Photo no.1 – Barn
- Photo no.2 – Cart-Lodge

The site lies within the village settlement boundary and is surrounded by residential dwellings on 3no. sides (houses generally) and St.Mary's church to the South. The site lies within Lakenheath's Conservation Area.

### PROPOSED

The proposal is for a single attached residential dwelling (3-bed). This will be achieved as follows:

- retaining and refurbishing of existing barn (see Photo no.1)
- retaining and refurbishing of existing cart-lodge (rebuilding as / where necessary). (see Photo no.2)
- extension 'link' between existing buildings
- extension on existing concrete floor slab, where evidence of previous building once stood.

### Design

External materials and colours have been adopted that are in keeping with those used in the Conservation Area in Lakenheath and already used on the existing barn, namely a mixture of clunch & brickwork walls and red / orange clay roof tiles. The cart-lodge timber external wall finishes will be replaced with similar, natural timber, horizontal boarding.

The dwelling, in general, has been designed so as to produce an 'eclectic' combination of individual buildings and elements, achieving a feel of an organic growth of historic established buildings over a number of years, as opposed to a single bland and contrived 'solid block' extension. This has been helped by re-using the barn, refurbishing (rebuilding as necessary) the cart-lodge and materials and re-using the existing concrete floor slab.

The proposal provides 2no. amenity areas, totalling approx. 53m<sup>2</sup> in area (not including front door access pathway between). This level of amenity area compares favourably with those at existing neighbouring dwellings 51 (approx. 30m<sup>2</sup>), 53 (approx. 28m<sup>2</sup>) & 55 (approx. 50m<sup>2</sup>) High Street, Lakenheath.

## Justification

1. The site is within the village development / settlement boundary.
2. The site is already established as suitable for use for residential purposes.
3. The proposal makes use of, and revitalises, an old / tired / unkempt area.
4. A shared access road is already in place which leads to the proposed plot.
5. The use and enjoyment of the existing dwelling at no.49 will not be adversely affected.
6. New dwellings are in demand in the area, particularly for first time buyers, of which this development will naturally serve.
7. No land contamination exists.
8. The site is not within a flood risk zone or has any contamination restrictions.
9. An extensive specialist bat survey has been carried out, the result / implications of which can be covered by condition (i.e. license) as evidence of such has already been found and, therefore, there is no uncertainty.
10. Services and infrastructure are in place which are readily available for the proposed dwelling. This means that there will be little disruption to the surrounding area with regards to digging trenches, etc.
11. A formal pre-application advice liaison was undertaken with West Suffolk Council and no adverse concerns were mentioned at this time.

The village of Lakenheath is fully established and serviced large village. There are approx. 4 500 residents. It has a Victorian Primary School, newsagent, supermarket, post office, library, beauty salon, 3no. hairdressers, multiple restaurants / takeaways and full internet access. Hence the development is **highly sustainable** both ecologically and economically.

## Impact

The proposed dwelling, though in a Conservation Area, is not viewed from the main High Street. Even so, an approach has been undertaken to provide a design that is in keeping with Lakenheath's Conservation Area and one that gives an impression of being established and historic.

Existing boundary walls (namely on South Elevation) will be used but all structural and party wall agreement legislation and guidance will be employed accordingly.

## Addressing Case Officer Concerns / Reasons for Withdrawal of First Application – as Stated on CPO Email dated 16.06.22

1. PPS DM02 / Character, scale, existing pattern of development, etc.

The original pre-application positive guidance was given on exactly the same footprint as the withdrawn proposal, with the principle difference being that it was based on a single dwelling, as opposed to the 2no. proposed. The proposal has now returned to a single dwelling. The previously proposed Northern extension has been removed from the design. This has taken approx. 14m<sup>2</sup> from the proposed overall footprint.

Please note that the existing cart-lodge will be retained, where structurally practicable to do so, and refurbished / rebuilt where necessary, to exactly the same size. The proposed extension is located in the exact same location / size to rebuild a previous / historic building (as indicated by the retained concrete slab and walls up to dpc level). Therefore, the only 'completely new' addition is the glass fronted link. The glass retains the individuality and separation of the 2no. existing buildings.

- a) The amenity space has been addressed by both reverting back to a single dwelling (i.e. in effect doubling the amenity area), extending the area in front of the proposed extension and omitting of the proposed former ground floor bedroom projecting extension.

With regard to the view from neighbouring properties (at nos.51, 53 & 55). Their back garden ground levels are approx. 700-800mm below the ground level of the application site which means occupiers are currently unable to see over the application site as the boundary treatment is 2.5m above their ground level.

2. The applicant has had basic reports of the Ginkgo and Giant Redwood that are in close proximity, with the Redwood undergoing maintenance and deemed safe in 2022. There will be no need to remove any significant trees in the area for the purpose of development. The only tree that creates detritus is the Ginkgo which remains on the land of the existing house. We believe the existing trees in the area will be largely unaffected by any development of the site. We include, with this application, a tree report for the trees within falling distance of the buildings.
3. Nocturnal Bat Report included with this application. Note the presence of bats found which, as advised by the specialist who carried out the survey, additional surveys & license, can be covered by condition on an approval.
4. Bin numbers are now reduced, due to the reduction in proposed dwelling(s). The 2no. additional bin swill be located in line with those that are currently located for the existing dwellings. There is ample space at entrance area so that the pavement (albeit a very wide one) will not be compromised.
5. It is understood that a condition my be imposed on an approval, with regard to an archaeological investigation requirement, though believe that, as it is outside of the church grounds, the likelihood of significant archaeological finds may be lower.
6. Concerns understood and appreciated. We believe these issues have been negated by the revised proposed layout.

### Addressing of Consultee Objections

Ms.N.Kilbey of 41B High Street, Lakenheath (same point numbers).

- 1) The neighbouring drive does not affect the visibility in relation to vehicles entering or exiting the driveway. The shared access will be retained 'as is'. Proposed numbers have now been halved, SCC parking standards have been met and the addition of 1no. modest dwelling I would suggest would be negligible.
- 2) No relevance to application.
- 3) The existing Oak tree will not be affected by the development.

Mrs.H.Brown of 9 Lilac Drive (same point numbers). Note that 9 Lilac Drive is not within close proximity to the application site.

- 1) Addressed by the redesign.
- 2) None.
- 3) Number of cars reduced due to reduction in scheme. Visibilty splays (43m x 2.4m, as standard) are easily met at the shared access entrance off High Street and the design is such that proposed cars can exit site in a forward gear. All criteria, including parking provision, meet SCC standards.
- 4) The gravel driveway exists. The fact that it exists means that it has become bedded down and will not therefore, offer as much noise as newly laid gravel.
- 5) None.
- 6) The wall will be protected, both structurally and visually, under the necessary Party Wall Agreement. Any works required will actually elongate the life of this important ancient structure.
- 7) States "*This infill development mitigates against preservation of the traditional / historic built environment which is increasingly at risk in the village*". I disagree with this statement in that, with this application, dilapidated historic buildings are looking to be revitalised and their future secured, whilst being sympathetic to their existing structure and appearance.

Mr.T.Parfitt of 4 Back Street, lakenheath.

- 1) Already addressed above. This new development would, ultimately, serve to strengthen the existing structure and, therefore, prolong it's life.
- 2) The current buildings are in desperate need of repair and the development of these buildings will only ensure that potential hazards will not cross the boundary into 4 back St. A party wall agreement will be entered into with Mr.Parfitt and no structure will be placed over his property unless he expressly agrees to it. Access will be afforded within the party wall agreement, foundations will be placed 'eccentrically' below proposed external wall so as not to enter onto neighbouring property and any proposed brickwork can be laid and pointed 'overhand'.

- 3) The only window that overlook's 4 Beck Street is an existing window in the East facing gable wall. The window is approx. 500x300mm in size and glazing can, of course, be opaque.
- 4) Proposed foundations will be hand or air spade dug around any existing root systems, roots cut back and ends treated and root barrier's installed. All will be agreed under the building regulations stage.
- 5) The foul drainage will be agreed under the building regulations application, in accordance with Anglian Water (for connection to existing foul system). If this is not deemed possible a sewage treatment plant will be installed.

### Addressing of Conservation Officer Comments

Para 1: The existing wall is a mix of flint, brickwork and rendered 'patching'. The areas where works are proposed as part of this application are flint and facing brickwork, plus a relatively new facing brick buttress. See photo nos. 3 & 4. The flintwork is very probably pre-1948. Therefore, the listed building part of the application forms has been completed.

No works are proposed to the barn external wall (church side facing) but works are proposed to the proposed extension wall (church side facing) to remove the existing ivy and repoint flintwork, all in accordance with a party wall agreement.

Para 2: The CA confirms the previous existence of a building on the footprint of that where the proposal is to extend / re-build. The CA confirms no objection, in principle. The large glazed roof area, looking into the church yard, has been replaced by small rooflights. If this is still unsupported they can be omitted if needed to gain an approval.

Para 3: Any works to the existing boundary **will** be carried out using materials and methods of construction to match historic work. All roof tiles will be retained or match existing.

### Conclusion

A design solution has been arrived at that offers an attractive, and highly desirable new dwelling that is traditional in appearance. Adequate parking and amenity area has been provided that meets Suffolk County Council Highways standard criteria.

A run down / unkempt and unused piece of land will be utilised to truly enhance this part of Lakenheath's Conservation Area while, at the same time, providing much needed residential accommodation.

The existing barn building is, I would suggest, of significant historic interest within the village of Lakenheath. It is dilapidated and will only get worse. In time this building will be lost completely. This proposal should be welcomed so that the future of this heritage commodity is secured.

### **Access**

This is gained into the dwellings, for private and public alike, via a single door, with flush threshold at the main front / side entrance. This will be served by a ramped approach at a gradient of no more than 1:12 and constructed from non-slip materials, all in accordance with Part M of the Approved Documents.

Further access is afforded via bi-fold doors (sitting room) and single door (kitchen / dining area), with stepped thresholds.

Internal doors will have clear openings and circulation in accordance with Part M of the Approved Documents.

APPENDIX

Photo no.1



Photo no.2



Photo no.3



Photo no.4

