

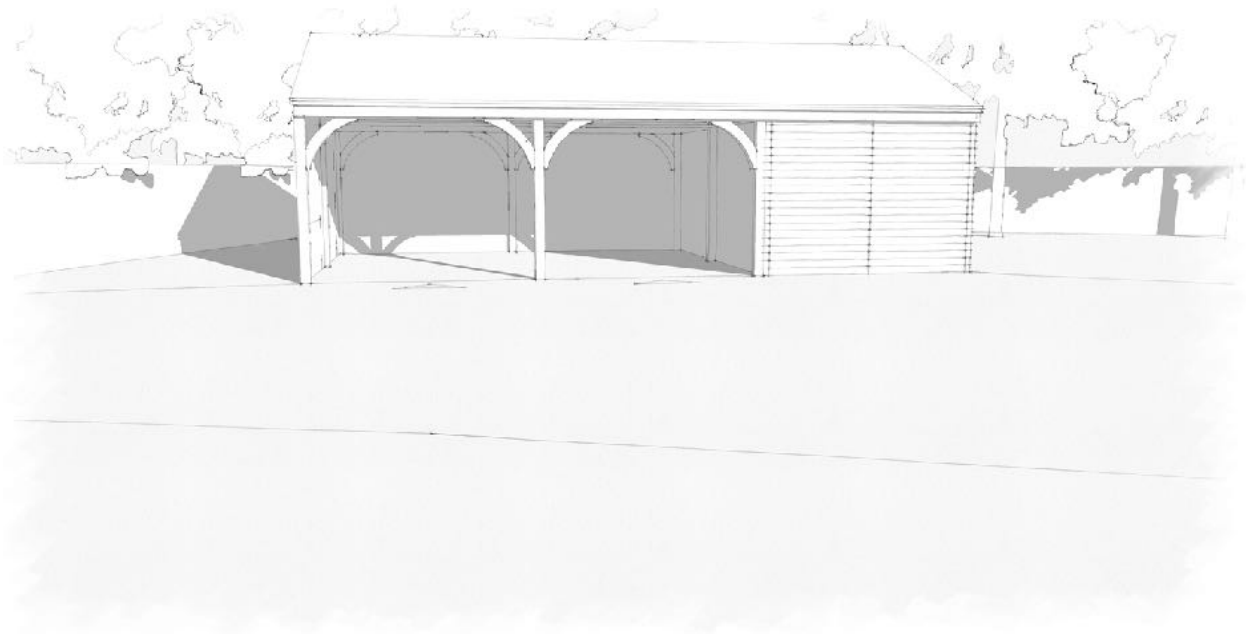
Design and Access Statement

for

Hazelhurst, Hobbles Green, Cowlinge, Newmarket, CB8 9HX

March 2023

for Proposed Carriage House



for and on behalf of Mr S & Mrs S Wilson

Prepared by:

SPACE+

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1.0 Introduction

This design and access statement has been prepared by SPACE+ on behalf of Mr S & Mrs S Wilson (herein referred to as the applicant) and forms part of a Householders application for the proposed demolition of the existing carport and new carriage house in a different location.

The site is located at Hazelhurst, Hobbles Green, Cowlinge, Newmarket, CB8 9HX.

This statement should be read in conjunction with the following supporting documents and Statements:

207-SP-08 rev B
207-SP-10 rev B
207-SP-12

1.1 Site Location

The application site is located in the village and civil parish in the West Suffolk district of Suffolk in eastern England close to the Cambridgeshire and Essex border.

Cowlinge village encompasses a large area of countryside and the local parish stretch some three miles from its northern border with Lidgate to its southern border near HMP Highpoint, formerly Stradishall airfield. Its north-west borders is the county boundary between Suffolk and the parish of Kirtling in Cambridgeshire. At the end of the parish is the 200-acre estate of Branches Park, which was laid out by Lancelot 'Capability' Brown. The oldest building in the village is the mediaeval Church of St Margaret of Antioch. The church is approximately 650 years old and is still used for worship. Another prominent feature in the village is the WWI Memorial situated at Tillbrooks Hill.



Figure 1: Application site indicated in red, wider area of Cowlinge

1.2 Site Character

The application site is located in an area known as Hobbles Green which is located to the south west of the centre of Cowlinge. The centre section of the area formed a green on various maps dating around 1780 and was also know as Gobble Green although much of the green had been built over. The site form part of a cluster of dwelling around Hall Road that runs south to north. All the properties that forms part of the cluster benefit from mature gardens although the wider area is agricultural land.



Figure 2: Application site indicated in red

The application site is located to the west of Hall Road; it has a long drive that leads to the main dwelling that is located the the northern part of the site orientated west to east and facing a large south facing garden. A current carport is located close the the site entrance which will be demolished as part of the application.



Figure 3: Application site indicated in red

The existing car port is timber framed and clad with stain featheredge boarding with pantiles,. It consist of a covered area to accommodate 1no. car parking space with a store area next to the open carport.



Figure 4: Existing carport viewed from the automated entrance gate with the main dwelling in the rear view.

The existing carport is located to the south of the main dwelling, with a gravel drive that extends to the main dwelling.



Figure 5: Existing carport viewed from dwelling

1.4 Site Access

The property benefit from an automatic gate set back from the road with drive that leads to a hardstanding next to the existing carport. The drive then continues up to the front of the house.

2.0 Design

2.1 Use

The outline scheme is for the demolition the existing carport and replace with a carriage house in a new location but retain the existing access and part of the drive arrangement.

2.2 Amount

The new carriage house will be located to the north east of the the existing structure on the opposite side of the drive.



Figure 6: Existing carport in green with proposed carriage house in blue

2.3 Layout and Scale

The footprint of the proposed carriage house will be larger than the carport but will provide covered parking for 2no. vehicles with a storage for garden tool etc. at the end. The drive to the house will be retained for visitors parking as is the current arrangement. Although the proposal has increased in scale the proposed location is more in keeping with the site arrangement as well as a typical 'farm stay' arrangement in the wider area.



Figure 7: Existing carport viewed from dwelling

The client plans to developed the grassed area to the south west of the plot into a garden area and introduce hedges, trees etc.

2.3.1 Site Access

No change to the vehicular access to the site.

2.3.2 Car & Cycle Parking

The proposed carriage house will provide 2no. parking spaces that is 2.4x4.8m, with additional visitor space available on site. The storage section can also provide cycle storage if needed.

2.3.3 Building Scale and Arrangement

The scale of the proposed Carriage House is similar in scale to the existing carport. The eaves are approximate 2.6m from the natural ground level and the ridge approximate 4.1m in height. This will be places approximate 3m away from the boundary. Due to the distance from the boundary and the low ridge height, as well as the trees in the area the proposal will not create any overshadowing onto the neighbouring amenity space.

2.3.4 Private Garden and Amenity Space

The property benefits from a large south facing garden with open views to the fields beyond. Timber fences between neighbouring plots provides privacy and a mature hedge to the western boundary defines the property boundaries.

2.3.5 Drainage

A soak ways will be installed to deal with surface water from the roof as well as water butts.

The site lies within a Zone 1 flood risk area as defined by the NPPF.

2.4 Appearance

2.4.1 Form

The proposal consist of a rectangular shape and pitch roof, and is what you expect to see as an outbuilding in the wider area.

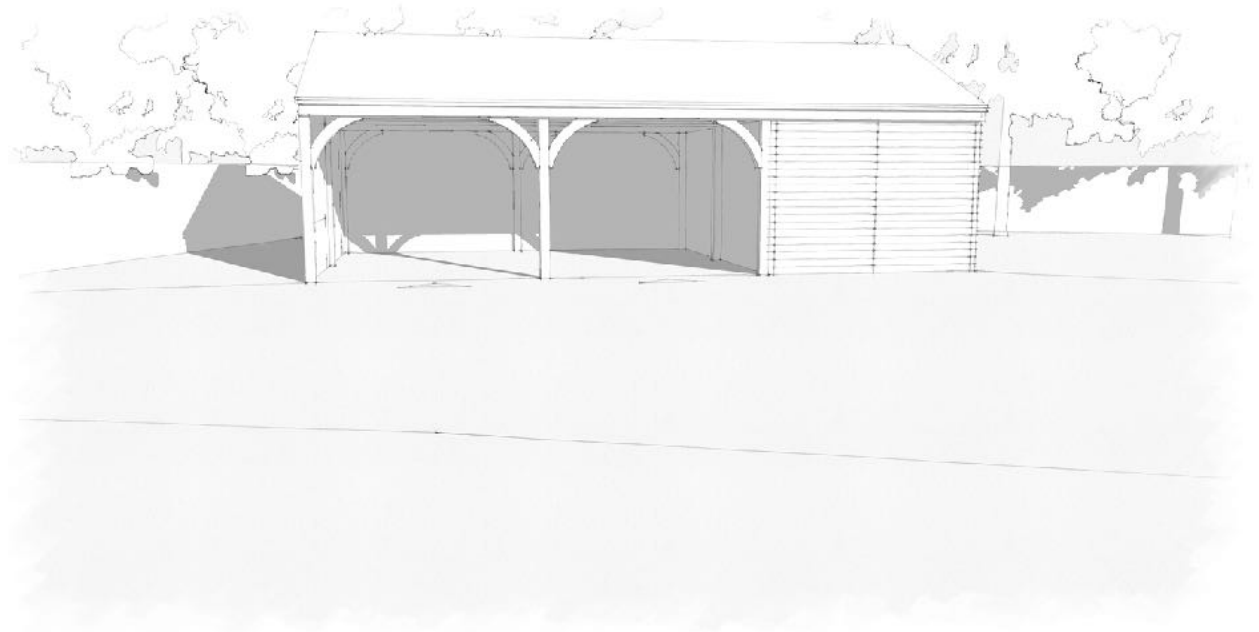


Figure 8: Proposed Carriage House

2.4.2 Materials

The Carriage House consist of a simple palette of material that is common for this style of outbuilding; Oak support post, strengthened oak headers and oak curved bracing to the front of the open bays and high pressured treated shiplap cladding to the enclosed bay. Natural timber finish. The roof material proposed to reuse the pantiles on the carport and new to match existing.

2.4.3 Window and Doors

The double floor in the front will be timber with shiplap cladding and timber window to the side. All timber to be natural finish.

2.5 Landscape

2.5.1 Landscaping

The removal of the current carport will increase the visual effect of the garden and the client will developed this area in the future to provide a wider variety to attract biodiversity.

2.6 Access and Security

The current access arrangement into the property will remain unchanged.

3.0 Conclusion

The application provides an appropriate design solution and improves the visual impact of the existing building on the site by creating an appealing domestic aesthetic that meets relevant local and national planning policies.

The form and quality of the proposal enhances the visual vistas to and from the locality and are strengthened by the use of high quality durable materials.