

# Design and Access Statement

for

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

April 2023

for Extension and Alteration to the Main 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 partly first floor extension to the bungalow, two storey rear extension and fenestration alternations, external cladding with insulation as well as solar array to the roof.

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-01  
207-SP-02  
207-SP-03  
207-SP-04 rev B  
207-SP-05 rev B  
207-SP-06 rev B  
207-SP-07 rev C  
207-SP-09  
207-SP-10  
207-SP-11  
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.

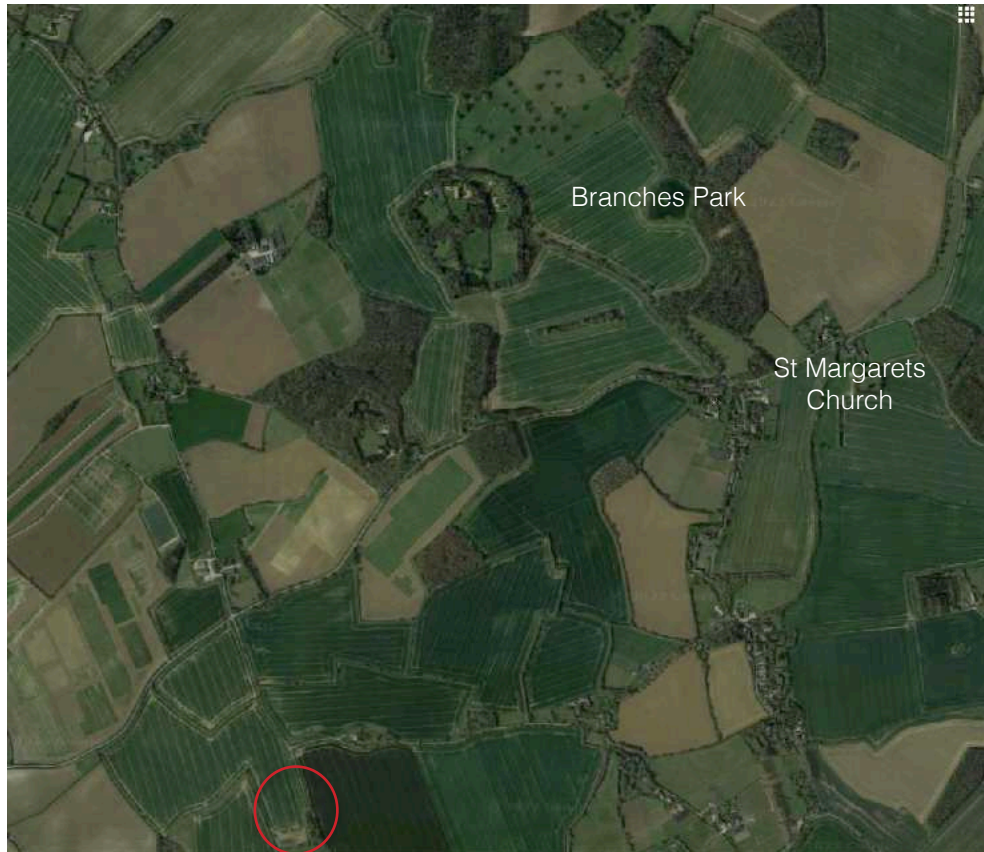


Figure 1: Application site indicated in red, wider area of Cowlinge

## 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. The current carport is located close the the site entrance, there is an application for a replacement carriage house in a new location. (Ref: DC/23/0673/HH)



Figure 3: Application site indicated in red

The main dwelling sits back from the road with a long drive leading to the front of the property. The existing property is a linear building with pitch roof, at both ends there are gable ends as well as a central porch area over the front door.



Figure 4: Property viewed from the access road

The plot also benefit from a carport close to the entrance. Plans has been submitted to replace this with a Carriage House in a new location, please refer to application Ref: DC/23/0673/HH for more details.

The existing carport is located to the south of the main dwelling, with a gravel drive that extents 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 a partly first floor extension over the central part of the property that extends to the rear. The proposal also include cladding the external envelope of the property that incorporate external insulation behind the cladding system. Replacement windows and doors as well as some changes to the current fenestration. The current pantile rooftiles will be replaced with slate and install a solar array as part of an integrated system into the roof.

### 2.2 Amount

The proposed additional volume will be added to the central element of the existing dwelling, including a two storey element to the rear. The existing rooftiles will be removed and replaced with slate and a large solar array. The external enveloped of the building will be cladded with timber effect cladding and an insulation system behind. The window and doors will be replaced and in some areas slightly altered. The proposal also include the installation of a woodburner with twin line chimney visible beyond the roofline to the south.

### 2.3 Layout and Scale

The existing dwelling has a very linear feeling when viewed from the front with both end ending in perpendicular element with gable ends. The central area that leads to the entrance of the property has a double gable end roof form with open porch below.



Figure 6: Existing porch

The proposal increase the volume of this central element to add another storey to the bungalow with will provide a break in the linear feel of the building. To the rear the two storey extension will continue with a covered rear porch. The additional storey will provide a Master Bedroom with E/S and wardrobe as well as a partly balcony to the south to provide an elevated view towards the fields in the south.





Figure 7: Proposed front porch

This will provide a focal point as you approach the dwelling as well as reduce the linear feel of the dwelling.

### 2.3.1 Site Access

No change to the vehicular access to the site.

### 2.3.2 Car & Cycle Parking

Changes planned for the parking arrangement is covered under another application. (Ref: DC/23/0673/HH).

### 2.3.3 Building Scale and Arrangement

The scale of the proposed dwelling will provide a focal point with the introduction of the raised central element which will provide a break in the linear feel of the dwelling that is more in keeping with building in the area. In terms of arrangement the additional volume will be positioned in the same location as the covered porch area although it will extend beyond the current building line at the rear.



Figure 8: Existing approach



Figure 9: Proposed approach

### 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

The additional surface water run off will be managed by a soakaway system.

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 gable end to the approach of the building. The proposed raised part of the dwelling, create another storey which is located some distance away from the boundary and views from the first floor extension have been limited to ensure no overlooking of The Long House amenity space located to the north of the site.

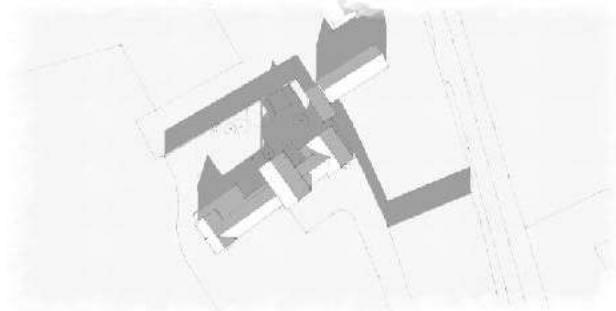
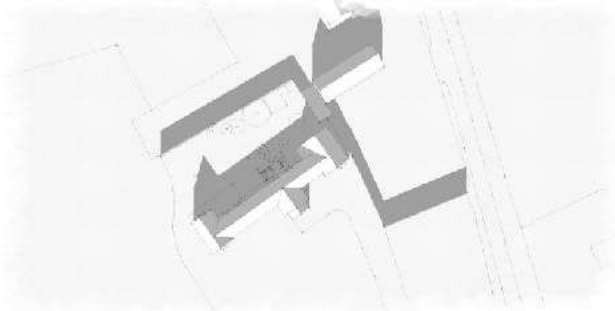


Figure 10: Proposed fenestration to First Floor extension

A daylight assessment has also been conducted to ensure the proposal will have no impact on the amenity space of The Long House.

Existing

Proposed



January 15 @ 12am



April 15 @ 12am



June 15 @ 12am



October 15 @ 12am

## 2.4.2 Materials

The proposal material will change the appearance of the dwelling. The existing external material consist of render with red brick plinth as well as the southern element that replaced a previous conservatory done by the previous owners. The roof is covered in brown coloured pantiles, with timber frame windows and doors. The proposal included timber effect fibre cement cladding with an external insulation system behind. The single storey element will be horizontal in orientation in a dark colour (grey) and the two storey element will have vertical cladding in an oak effect colour. The proposal included replacing the pantiles with slate type tile with integrated solar array, this will help to disguise the panels due to both being similar in colour. The windows and doors will be replaced with a aluminium clad windows and doors.



Figure 11: Proposed materials

## 2.4.3 Window and Doors

The windows and doors will be replaced with a aluminium clad windows and doors.

## 2.5 Landscape

### 2.5.1 Landscaping

The client will develop 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.

Care has been taken ensure the development will function well and add to the overall quality of the area as well as being visually attractive as a result of layout and appropriate in scale. The proposal establishes a strong sense of place to optimise the potential through appropriate and an effective design solution.

The building will not only improve the quality of life for the applicant and provide them with a home for life, but the improvement in thermal performance of the building envelope as well as the introduction of the solar array will reduce the carbon emissions requirement for the building in the long term.