



A R C H I T E C T S

Project : 2305: Attic Conversion and Rear Dormer Extension
Date: 16.8.2023
Revision: A

DESIGN & ACCESS & HERITAGE STATEMENT

FOR JOSEPH AND EMILY MOORE

17 Abbey Lane, Lode, CB25 9EP

0.0 CONTENTS

1.0	INTRODUCTION	P3
2.0	SITE AND CONTEXT	P4
2.1	CONTEXT	
2.2	LISTED BUILDINGS	
2.3	EXISTING HOUSE	
3.0	PLANNING STATEMENT	P6
3.1	PLANNING POLICY	
3.2	PLANNING HISTORY	
3.3	HERITAGE STATEMENT	
4.0	DESIGN PROPOSAL	P8
4.1	LAYOUT, SCALE & FORM	
4.2	APPEARANCE & MATERIALS	
4.3	3D VISUALS	
5.0	ACCESS	P11
5.1	SITE ACCESS & PARKING	
5.2	INCLUSIVE ACCESS	
5.3	WASTE STORAGE & RECYCLING	
6.0	ECOLOGICAL DESIGN	P12
6.1	MATERIALS & EMBODIED ENERGY	
6.2	INSULATION	
6.3	SURFACE WATER DRAINAGE	
6.4	FLOOD RISK	

Document Revision Schedule

Rev. No	Date	Reason for Issue
-	28/7/23	DRAFT
A	16/8/23	PLANNING APPLICATION



1.0 INTRODUCTION

This statement accompanies an application for householder planning permission for an attic conversion with rear dormer extension and insertion of 1 new 'in-plane' 'velux' roof window to the existing rear facing roof slope, 1 new and 1 relocated and enlarged 'velux' roof window to the existing front facing roof slope at number 17 Abbey Lane, Lode.

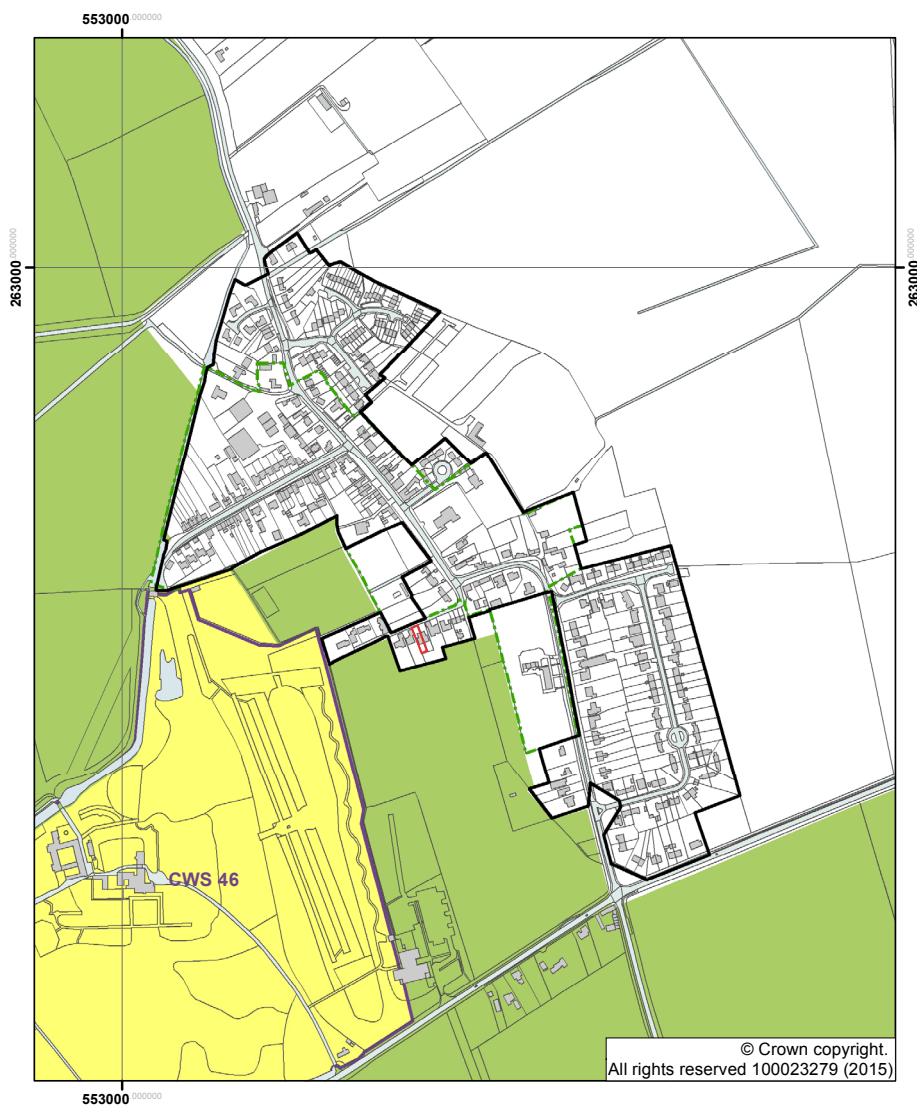


FIG 1: Aerial view of site

2.0 SITE & CONTEXT

2.1 CONTEXT

17 Abbey Lane, Lode falls outside the Lode Conservation area but is within the vicinity of Green Belt land and the Historic Park and Garden of Anglesey Abbey. The map below highlights the site location in a red outline overlain onto the East Cambs Policies Map for Lode (April 2015).



Policies Map (April 2015) Lode (Insert Map 8.26)
Key:

- Development Envelope
- Conservation Area
- County Wildlife Site
- Historic Parks & Gardens
- Green Belt


East Cambridgeshire
District Council

N

Not to scale



2.2 LISTED BUILDINGS

There are a number of Grade 1 and Grade 2 Listed buildings and structures in the village of Lode but none on Abbey Lane itself. A number of earlier cottages on this tucked away lane were demolished in the 20th Century and replaced by modern houses such as numbers 17 and 15.

Listed buildings and structures in the wider vicinity include the following:

Anglesey Abbey - Grade 1 Listed, Listing date 1/12/1951.

17 Lode Road - Grade 2 Listed Listing date 15/6/1984.

Lode War Memorial - Grade 2 Listed Listing date 11/11/2022.

St James' Church - Grade 2 Listed Listing date 15/06/1984.

Baptist Chapel and School Room - Grade 2 Listed. Listing date 15/06/1984.

2.3 EXISTING HOUSE

Number 17 Abbey Lane is a modern house, having been constructed in the 1990s alongside its semi-detached neighbour at number 15. The existing house is of timber framed wall construction, with off-white render cladding and an exposed brick plinth at low level. There are two velux roof windows inserted to the front facing roof slope. The windows are aluminium framed externally. A metal framed polycarbonate roofed carport was added to the front aspect approximately 3 years ago.



3.0 PLANNING STATEMENT

3.1 PLANNING POLICY

Current Local plan policies of relevance to this application include the following:

ENV 1 Landscape and Settlement Character

ENV 2 Design

ENV10 Green Belt

ENV 15 Historic parks and gardens

ENV 1 Landscape and Settlement Character

The proposed dormer is scaled appropriately and is designed sympathetically towards the patterns of the existing development and settlement edge.

ENV 2 Design

The proposals have been designed to a high quality, taking into careful consideration local vernacular forms of dormer windows while the detailing and material language also evidences good quality modern architectural design.

ENV 10 Green Belt

The proposals, being modest in scale and extent, do not impact adversely on the purposes of the Green Belt, and through the inclusion of high quality design, protect the purposes of the Green Belt.

ENV 15 Historic Parks and Gardens

The proposals, being modest in scale and extent, do not affect the significance of the Historic Park or Garden and would not be visible from the park except at a distance from the Anglesey Abbey car park area.

3.2 PLANNING HISTORY

There is one application listed on the East Cambridgeshire Planning Portal with respect to this property. Application 19/01176/FUL Proposed Car Port was granted permission in October 2019..



3.3 HERITAGE STATEMENT

Lode is a fen edge village with a typical mixture of 19th and 20th century cottages including some 20th/21st infill houses. Abbey Lane is a short road leading off the main High Street/Lode Road junction. Houses line the road on one side, and their gardens back on to a field in the Green Belt that separates the development envelope of the village from the adjacent countryside and the grounds of Anglesey Abbey.

17 Abbey Lane is not a historically significant or locally listed building, having been built as a replacement dwelling in the 1990s. It forms one of a number of replacement dwellings on Abbey Lane with a variety of house styles that give the lane a rather mixed appearance. The streetscape includes some houses set back with parking and driveways in front of the houses and a collection of utilitarian structures such as converted garages and oil tanks set towards the road line.

The changes proposed with the addition of a modest rear dormer window and in plane velux rooflights will not impact on the heritage significance of the setting. Consideration has been given to the appearance of the rear of the house with the new dormer visible across the open field from a distance. The proposed dormer is set in from the existing roof edge on all sides so it will not adversely affect the perceived scale of the existing house and the cat slide form of the dormer has been designed to reflect the local vernacular forms of dormer windows. The dormer cladding will be similar in tone to the existing red toned roof tiles.



Abbey Lane viewed from the front/street side. No. 17 pictured in distance with velux windows to front roof slope.



View towards the rear of Abbey Lane, across the Green Belt field. No. 17 pictured with red tiled roof slope in distance.

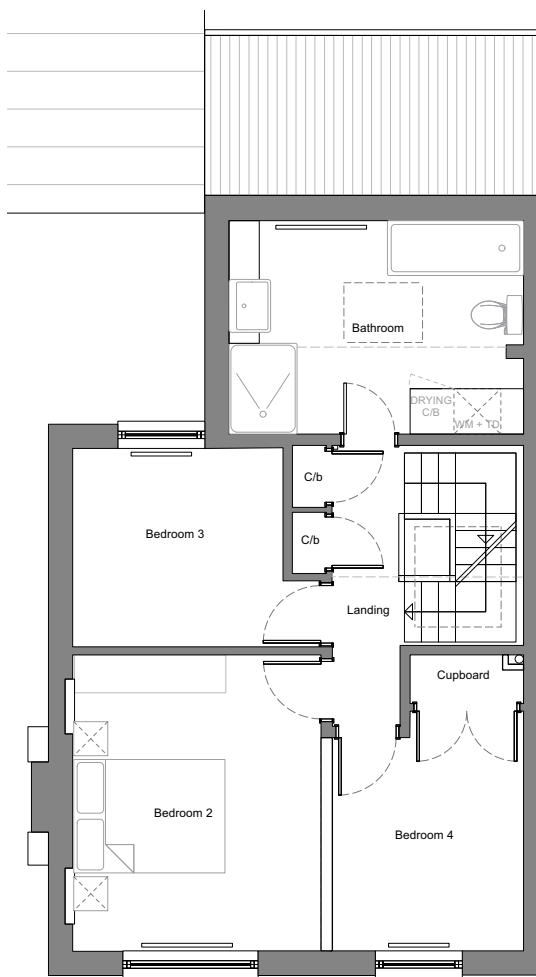
4.0 DESIGN PROPOSAL

4.1 LAYOUT, SCALE & FORM

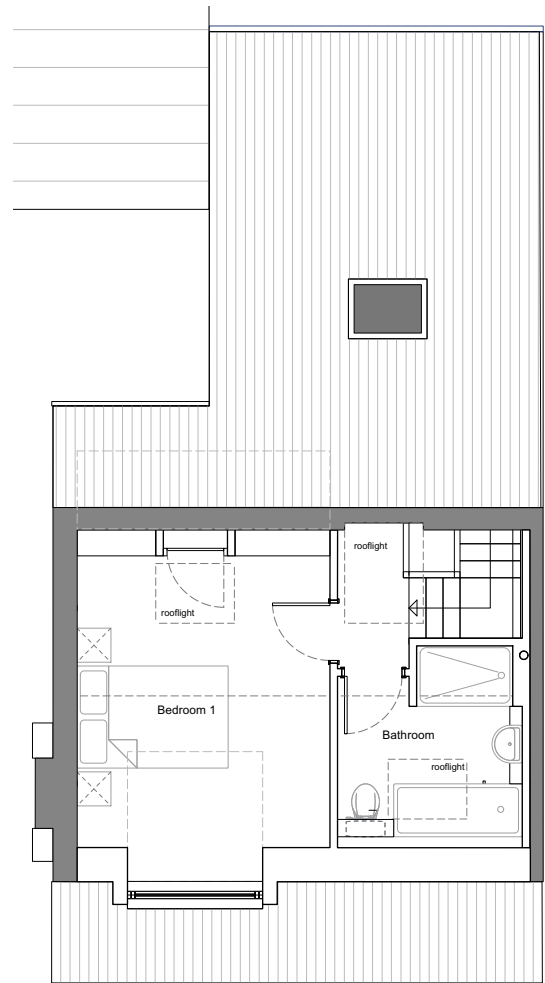
The existing house benefits from a spacious attic void with generous headroom to the top floor landing on account of the asymmetric pitched roof form.

The proposed attic conversion inserts a new stair from the first floor landing rising over the existing stair to a new second floor landing close to the roof apex with to a new bedroom and bathroom on the top floor. The new bedroom will benefit from views over the fields from the new dormer window, and natural cross ventilation provided by a smaller rooflight on the north facing existing roof slope.

The proposed catslide dormer window covers less than half the width of the existing roof so as to avoid dominating the original form and scale of the house.



First Floor Plan



Second Floor Plan



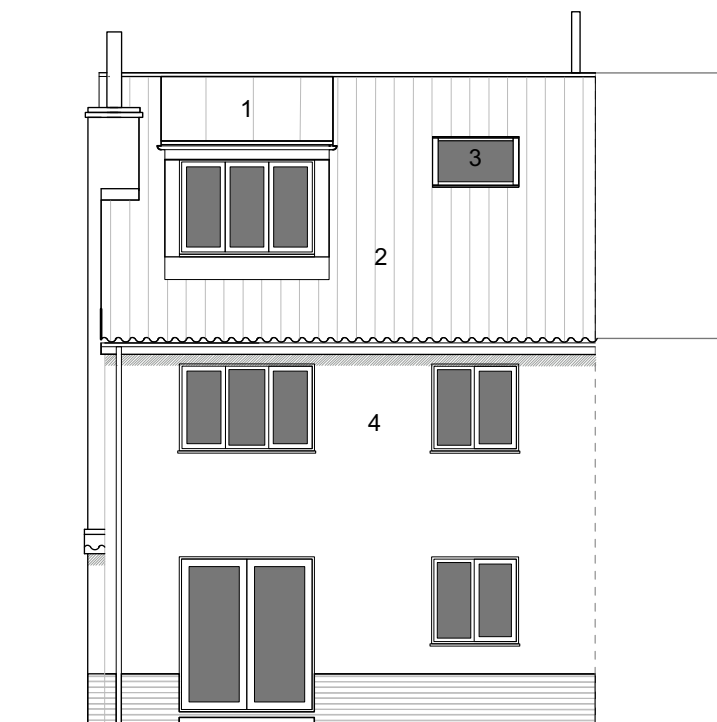
4.2 MATERIALS AND APPEARANCE

The catslide dormer window is to be clad in a pigmento red pre-patinated zinc (a soft red colour) that matches the tone of the existing roof tiles while achieving a crisp and contemporary profile as appropriate to a high quality modern insertion. Frames to the new windows and rooflights will be in dark grey aluminium to lessen their visual impact against the glass.

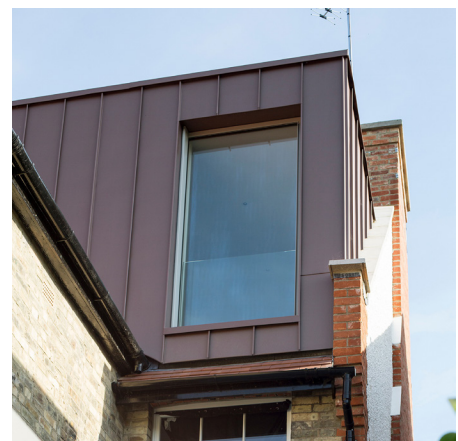
4.3 3D VISUALS

Overleaf are views of the 3D form of the proposed alterations to the front and rear roof slopes.

1. Zinc cladding on dormer extension
2. Existing pantile roof
3. New dark grey velux rooflights
4. Existing white render



South (rear) elevation



Examples of pigmento red zinc cladding to attic dormer extensions



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5.0 ACCESS

5.1 SITE ACCESS & PARKING

There is no change to the existing site access and parking arrangements. The property has a generous off-street parking area and car port to the front. There is ample parking for at least 3 vehicles on the site.



5.2 INCLUSIVE ACCESS

No changes are proposed to the current provision for inclusive access. The house has a ground floor WC, and low threshold profile to the rear patio doors leading out to the garden.

The proposed stair to the attic accommodation will be at least 750mm width between handrails, in line with the stair from ground to first floor. Handrails will be provided to the new stair in accordance with Part M of the Building Regulations Approved Documents for inclusive access.

5.3 WASTE STORAGE AND RECYCLING

No changes are proposed to the current provision for waste storage and recycling. Bins are collected from kerbside on a weekly basis. Wheelie and waste bins are currently stored behind the car port and taken to the kerb on recycling days.

6.0 ECOLOGICAL DESIGN

6.1 MATERIALS AND EMBODIED ENERGY

Materials have been selected based on their environmental properties. Zinc cladding requires much less energy to produce compared to other traditional roofing metals such as steel, copper and aluminium due to its low melting point. At the end of its useful life as cladding, the zinc can be removed from the building and completely recycled. It can also be produced entirely from recycled materials. Zinc has low toxicity levels which means it has a clear water run off and will not damage soil and ground water supply.

6.2 INSULATION

While the house benefits from a decent level of thermal insulation in the cavity insulated walls, and triple glazed windows, doors, the insulation to the existing roof is poor. As part of the works, the roof insulation will be upgraded with new insulation to be added between and under the rafters as appropriate in order to keep the roof tiling line consistent with the neighbouring property. New velux rooflights will include the use of thermally insulating and vapour control collars to ensure that thermal continuity and vapour integrity is maintained around the detailing to the new rooflights.

6.3 SURFACE WATER DRAINAGE

There will be no increase in surface water run-off as a result of adding the dormer window to the existing roof plane.

6.4 FLOOD RISK

The property is within flood risk zone 1 therefore has less than 0.1% annual probability of river or sea flooding.





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