

## Design, Access & Heritage Statement:

### Regularisation application, change of use of former Garden Centre Premises to single dwelling, High Street, Lakenheath

#### Assessment:

##### Context:

The building subject of this application forms part of the larger site of former Matthews nursery/garden centre which has been redundant for some time and has benefitted from planning consent as part of a larger scheme under Planning Ref F/2010/0338/FUL. A further application to encompass the whole site is currently being prepared and will be submitted in due course but given that work has already commenced on the building it was considered appropriate that a separate application be made in this instance.

The site is located to the West of the High Street with residential properties to either side with the building being set back from the road with a parking area to the front.

The building comprises a two storey historic structure, possibly the product of a former barn conversion with a pantile clad roof pitching east/west and solid flint and chalk walls. A modern single storey lean-to extension projects from the east elevation comprising pantiles to solid brick walls, with windows infilled with timber studwork.



Existing building prior to the commencement of conversion works

##### Brief:

The applicant, Broadacre (Lakenheath) Ltd, are seeking retrospective consent for the change of use of this redundant building (formerly use class A1) to a combination of A1 and A3, shop with coffee shop/restaurant in the new build as a single business entity. The application also seeks to build a new single modest 2 bedroom dwelling (C3) with associated parking for both the new unit and No 18 High Street. The site lies within Lakenheath conservation area and consequently planning permission is required for works which would otherwise be allowed under the General Permitted Development Order Class M (a) (i).

##### Heritage:

The existing building is not listed but sited within the Lakenheath conservation area making a valuable contribution to the street scene. Access is gained directly from the High Street with the building set back from the road.

The site has, for some time, been vacant and consequently has appeared neglected, detracting from the otherwise attractive appearance of the Conservation Area. It is felt that the restoration and re-use of building would result in a significant improvement to the character and appearance of the area.

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### Evaluation:

The scheme has been designed to meet the client's requirements, whilst carrying out the minimum alterations to the existing building to accommodate suitable living accommodation with the footprint of the building unchanged.



perspective view from across High Street

Clay pantiles have been retained as the roofing material to the main structure, with the new extension structure changing in shape, using cement board barn style cladding and steel profile roof.

The new build dwelling will use similar materials to the existing garden centre to blend with its surrounding, it will utilise the same drive as the existing building and have its own associated parking.

### Ecology:

The application is accompanied by a bio-diversity checklist. Given the age of the building and proximity of the site to water an ecology report has also been submitted. Please note that the report covers the entire larger site but concludes that the building in question (Building 4) has negligible potential for bat roosting and that no further surveys are required (see P14 & 15 of report).

### Access:

The development is served by an existing access from the High Street. The site plan indicates parking and turning areas for both the proposed converted building and No 18 within the site and allow vehicles to exit the drives in a forward gear. The topography of the site allows for level access in accordance with the requirements of the building regulations.