

DESIGN, ACCESS & HERITAGE STATEMENT

PROPOSED NEW 2 BED DWELLING ON LAND AT 4A WILLINGHAM ROAD, OVER



REV B

PREPARED BY- MR. JASON TYERS BSC (HONS)

1. INTRODUCTION

JPT Design Consultants has prepared this Design and Access Statement on behalf of the applicant, Mr Cockram. It has been produced to help support a planning application for the redevelopment of residential land to form a new 2 bed 1 storey dwelling with associated car parking, landscaping and access arrangements.

The purpose of this Design and Access Statement is to ensure that the Local Planning Authority (South Cambridgeshire District Council) has a proper understanding of the proposal and that the local community is fully and accurately informed about what is proposed.

As the land is within the residential area we consider that this application does not require a pre application and have therefore decided to go straight in with a full application.

This application follows on from the previously refused application Ref. 21/05429/FUL and planning Ref. 22/05471/FUL

In the previous application (Ref 21/05429/FUL) we reduced the height so the new dwelling was a bungalow. We moved it away from the open space to the west of the site. The rear windows on the proposal are obscurely glazed and non habitable rooms. It is also worth noting that there is backland development of a 1.5 storey house on Willingham Road to the south east under 100m away from this site, so believed application should have been considered.

Further to the reasons for refusal in application Ref 22/05471/FUL these are the responses and changes we have made –

- 1. We have reduced the bulk and height of the proposal further to a 3 Person dwelling following the design guide for room sizes and overall size of the dwelling. We have introduced mature 2m high laurels to screen the new dwelling from the road continuing the theme of green frontage from No.6 and therefore protecting the adjacent Protected Village Amenity Area. It is worth noting that the client can grow soft landscaping screening at the front of the site without planning.**
- 2. The access does comply with highways regulations and we have shown that visibility splays work, see accompanying plans**
- 3. The proposed building is 1m from the boundary to the west and there is no intention to lose any trees and necessary measures will be put in place to protect the boundary treatment subject to a successful planning application. This can also be conditioned with a successful planning application.**
- 4. The building and floor areas now accord with a 3 person dwelling and meet the minimum requirements as set out in Policy H/12**

5. **We have moved the reduced sized dwelling to have a 14.1m therefore reducing the overlooking impact. We could increase this by reducing the garden of the new dwelling if required or introducing mature trees to screen the overlooking if the case officer deems this a requirement.**
6. **The detached garage has been removed from this application and we have kept existing garages for No 4a**

2. SITE AND LOCATION

The site lies to the north east of the center of the village of Over, Cambs. The OS grid reference for the site is TL379705.

The site is relatively flat and the site is not located within a flood zone.

The site is not located within the local conservation area and the current buildings are not listed.

3. PROCESS

The proposal of a new dwelling is to be built detached on the site and will not be overbearing to any of the neighbouring properties.

The proposed rear garden is modest and will cater for modern living requirements.

Parking for 2 vehicles will be provided as shown on the accompanying plans.

Secure cycle storage for 4 bicycles will be provided for the new dwelling, within the shed as shown on the accompanying block plans..

A Bin storage area will be provided for the new dwelling as shown on the block plan, hidden from view of the road by being to the rear of the property.

It is hoped that a simple design will contribute to the character of the area whilst ensuring that the design does not detract from the existing vernacular.

4. USE

The proposed unit will be for residential use and pedestrian/vehicular access to the proposed unit will be taken from Willingham Road.

5. SCALE

The proposed structures sits well on the site and are of a scale that compliments the existing site without dominating it.

6. LAYOUT

The plan layout of the proposed dwelling can be seen on the accompanying drawings.

This finished floor level for the new dwelling will be 150mm above ground level of the site.

7. APPEARANCE

The proposed external finish will be a mixed pink external facing brickwork for the proposed dwelling to match the surrounding houses.

The proposed new roof will be finished in plain, brown, concrete tiles.

All new windows and doors will be white, double glazed, upvc or aluminium units of similar appearance to that on nearby buildings so that there is consistency throughout the development.

8. LANDSCAPE

A hard and soft landscaping plan can be conditioned subject to a successful planning application.

9. ACCESS

Pedestrian/vehicular access to the proposed unit will be taken from the existing access on Willingham Road.

10. HERITAGE STATEMENT

The nearest listed buildings details are as follows –

Heritage Category: Listed Building

Grade: II

List Entry Number: 1127306

Date first listed: 14-Sep-1984

Statutory Address : 4, HIGH STREET

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

The building or site itself may lie within the boundary of more than one authority.

County: Cambridgeshire

District: South Cambridgeshire (District Authority)

Parish: Over

National Grid Reference: TL 37723 70586

Details

TL 3770 OVER HIGH STREET (North East Side)

10/97 No. 4

II

House, early C18 but possibly 1795. Plum red brick with steeply pitched asbestos roof originally thatched. End parapets on kneelers and axial ridge stack, part rebuilt. Two room lobby entry plan. Two storeys. Symmetrical facade of two C20 windows in original openings on either side of smaller window also C20. Central doorway and two flanking windows in segmental arches. The date 1795 is inscribed in a brick above the doorway, though the house appears to be early C18. Interior not seen.

Listing NGR: TL3772370586

We don't believe that the proposals will affect the listed building or be detrimental to the listed building, therefore protecting their heritage