

Design, Access & Planning Statement

NMA at:
Samples Farm,
Wickhambrook,
Newmarket,
Suffolk, CB8
8UZ

CARLYON.
ARCHITECTURE



Contents

1.0 Executive Summary	Page 3
2.0 Design Components	Page 4
3.0 Design Development	Page 4
4.0 Site Photos	Page 5

1.0 Executive Summary

This document has been developed to assist a non-material amendment for changes to the new build house at Samples Farm.

This NMA seeks to reduce the scale of development to that approved. The application will still be the same in terms of form and material. However the height is now not needed as the first floor is to be omitted.

The project was started post original approval being passed. The oversite was complete, with floor slabs being laid (and inspected by WSC building control) and the wall plinth being formed. Works had to stop due to personal reasons of the applicants.

Now works are ready to be started again, the applicant no longer has a need for the dwelling to be two storey and therefore not as high and intrusive on the rest of the site.

The form and material (as per the already built external walls) will stay as per the previously approved. It is just the height and roof lines that are proposed as amended.

2.0 Design Components

2.1 Existing Site & Planning History

The site of Samples Farm is a large piece of land with various agricultural style buildings. The site originally housed a Cottage which was destroyed by a fire. A subsequent application (13/0948/FUL) was granted to re-build the cottage, with a barn style wing to the west side. The oversite for this was complete (up to plinth wall level), however unfortunately works had to stop due to unforeseen circumstances.

Now that the applicant is finally able to carry on with the build, it is felt that the proposed cottage/ barn wing is too imposing on the rest of the site. A first floor is no longer needed either.

3.0 Design Development

The evolution of this proposal is derived from the applicant living within the site for some years, and now feeling that the scale of the previously approved scheme would have a detrimental impact on the rest of the site. It is proposed that the roof pitches and ridge heights be lowered, and with that the first floor roof features such as dormer windows. This omits the first floor of the property, which is not necessary due to the already existing large footprint of the as built floor slab.

4.0 Site Photos

