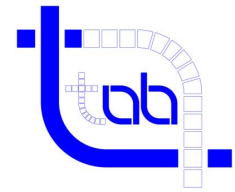


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## **Design & Access Statement**

- i) Proposed two-storey and single storey rear extension to include dormer windows**
- ii) Reconfiguration of ground and first floor**

**108 Centre Drive, Newmarket**



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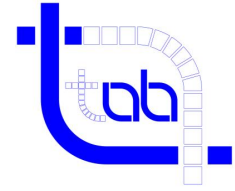
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## **1.0 Introduction**

1.1 This design and access statement provides details to construct a two-storey and single storey rear extension, to include dormer windows as well as the reconfiguration of ground and first floor. TAB will address any relevant planning issues and a range of primary considerations which collectively impact upon the development of the site.

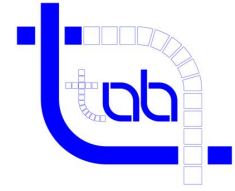
1.2 This statement is to be read in conjunction with drawing number TAB913 (01-12) and is submitted as a part of a house holders' application to East Cambridgeshire District Council. The application is being made on behalf of Miss Bennett who is the owner of the site outlined on TAB913-01.

## **2.0 Site Analysis and Content**

2.1 The proposed site is accessed via Centre Drive, from the B1063 located to the south east of Newmarket. The property is not listed, nor in a conservation area and falls within East Cambridgeshire District Council. The site possesses good transport links into Newmarket, and the surrounding area via the A14.

2.2 The site is currently occupied by a two bed detached house. The approximate plot size is 1948m<sup>2</sup>. The site currently has private driveway which allows for onsite parking for three vehicles, as shown on TAB913-01.

2.3 The surrounding area and context is primarily detached two-storey dwellings with some bungalows in the area as well, with equestrian and agricultural land beyond. The surrounding properties vary in architectural character and it is appreciated that any development of this site needs to make a valid contribution to the site and its surroundings.



### **3.0 The Need**

3.1 Having made an initial review of the local property market there is a need for greater living space at this property. The client requires suitable living space for a growing family, with the existing layout in need of modernising the kitchen, dining, living area, utility room and two additional bedrooms.

### **4.0 The Proposal**

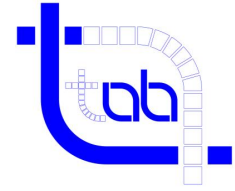
4.1 The proposed application seeks to construct a two-storey and single storey rear extension to include dormer windows as well as the reconfiguration of ground and first floor.

4.2 The extension on the ground floor allows for the re-orientation of the kitchen, dining, living space with the addition of a utility room and pantry. On the first floor the extensions allows for two additional bedrooms.

4.3 The extension will be built using materials to match the existing, such as render, bricks and roof tiles. Joinery items such as doors and windows are to match the existing. White rainwater goods will be used unless otherwise stated.

4.4 The proposed layout and elevations can be seen on drawings TAB913 (08-12), illustrating the general use of space.

4.5 The sites physical constraints, together with the aspirations of our clients to develop a sustainable development influenced by the setting, layout, size, scale, mass and appearance including the relationship it has with the neighbouring structures, topography, orientation and existing site features.



## **5.0 Amount**

5.1 It is proposed construct a two-storey and single storey rear extension to include dormer windows as well as the reconfiguration of ground and first floor. No alterations will be made to the existing vehicle access or boundaries as part of this application.

## **6.0 Layout**

6.1 The general layout and design of the proposed extensions is illustrated on the accompanying drawings TAB913 (08-12). The layout, orientation and siting of the extension has been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints; site orientation, potential overlooking and daylight/sunlight.

## **7.0 Scale**

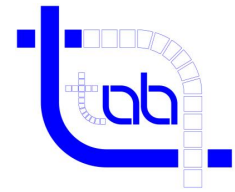
7.1 The scale of the proposal has been carefully considered keeping ridge heights below the existing as shown on TAB913 (11-12). The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale and unobtrusive to the setting and neighbouring properties.

## **8.0 Design Considerations**

8.1 The immediate area surrounding the property is predominantly taken up by residential properties. The proposed extensions have been designed to be as sympathetic to the surrounding character of Centre Drive.

8.2 The detailed design and layout of the proposed extensions will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a contemporary and healthy living environment.

8.3 The extension will be built using materials to match the existing, such as render, bricks and roof tiles. Joinery items such as doors and windows are to match the existing. White rainwater goods will be used unless otherwise stated.



## 9.0 Landscape and Boundaries

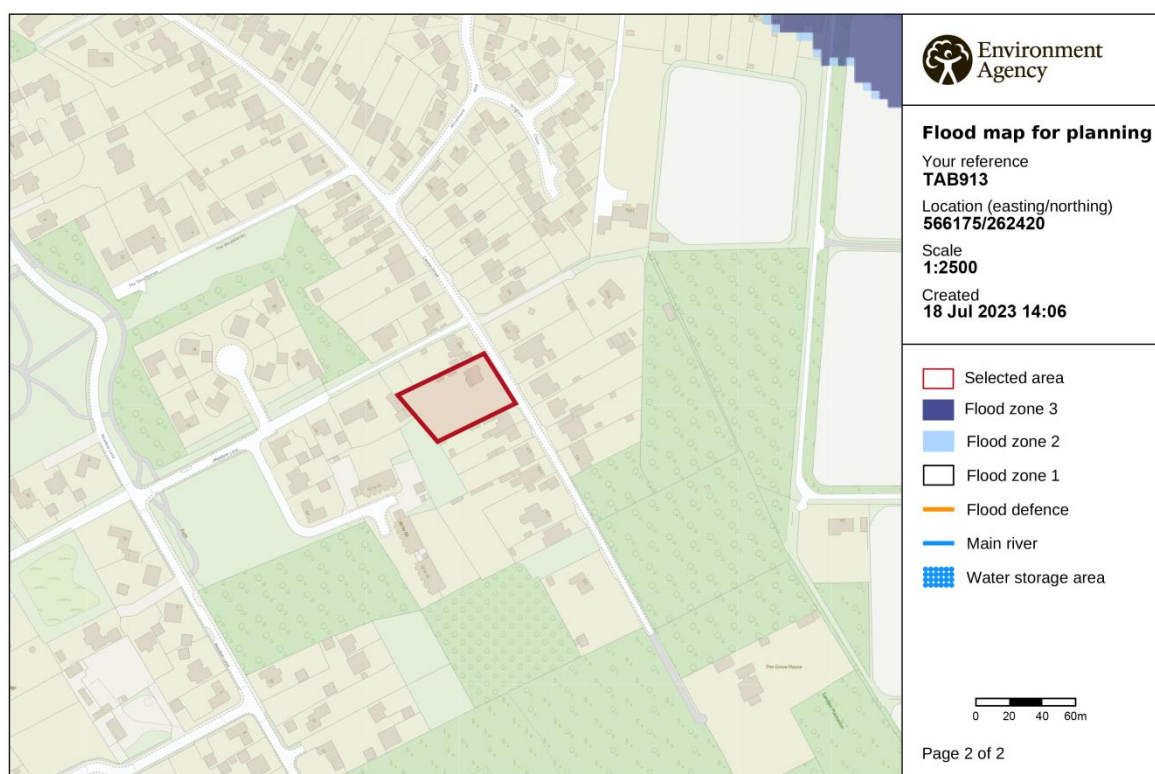
9.1 The existing boundaries will not be altered as part of this application, as shown on TAB913-07

## 10.0 Drainage and services

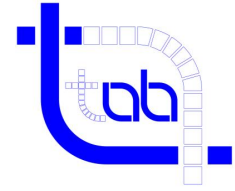
10.1 Foul water drainage provision from the dwelling will be via the existing drainage system. Surface water drainage is to be via 'grey water' storage crates.

10.2 Mains services in the form of electricity, water and telephone are all available to the site.

10.3 As seen in the image below the site is not in a flood risk zone as per Environment Agency Flood map for planning (Rivers and Sea).



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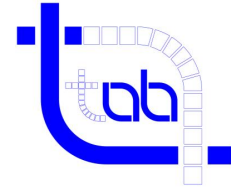


## **11.0 Sustainability**

- 11.1 Extensions in any form have an environmental responsibility, where we have to look to reduce energy consumption and construct all buildings in a sustainable manor.
  
- 11.2 Our clients' aspirations for this project at the outset will be to promote sustainability through good quality design incorporating appropriate established sustainable design principles together with additional sustainable technologies and material selection to optimise the extension and alterations overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.

## **12.0 Access**

- 12.1 The current vehicular access is to be retained and allows for off street parking for three vehicles, as shown on TAB913-07.



### **13.0 Summary and Conclusion**

13.1 This is a reasonable and legitimate proposal to construct a two-storey and single storey rear extension to include dormer windows as well as the reconfiguration of ground and first floor, providing a modest residential alteration to an existing two bed property at Centre Drive, Newmarket.

13.2 The general layout and design of the proposed extensions is illustrated on the accompanying drawing TAB913 (07-12). The layout, orientation and siting of the extensions and alterations have been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints; site orientation, potential overlooking and daylight/sunlight.

13.3 The proposal will provide a high standard of living with sustainability through good quality design incorporating sustainable design principles, with additional sustainable technologies and material selection. This will optimise the developments overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.

13.4 The scale of the proposal has been carefully considered in relation to the site's context. The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale an unobtrusive to the setting and neighbouring properties.

13.5 The detailed design and layout of the proposed extension will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a contemporary and healthy living environment.

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13.6 The Applicant respectfully requests that this application be granted conditional planning consent accordingly.