

# DESIGN & ACCESS STATEMENT

**Site:** 7 MILL STREET GAMLINGAY SANDY CAMBS, SG19 3JW  
CONVERSION OF FLAT 7B INTO FLAT 7B AND FLAT 7D

**Client:** Mr A J Kennedy

**Date:** 3/12/2023

## 1.0 Introduction

1.1 The design statement will seek to explain the architectural design concept for the proposed development. This will include layout, scale and appearance.

1.1.1 This document should be read in conjunction with the planning application, drawings and visuals forming the planning application for the site.

1.1.2 The proposal is to convert the existing first floor flat 7B which also has a ground floor rear element into 2 residential flats.

## 2 Site Assessment

2.1 Physical

2.1.1 The property is located in Gamlingay in the centre of the village.

2.1.2 7 Mill Street consists of 2 newly converted flats with a existing flat on the first floor that was extended to the rear. 7A was converted into a 1 bedroom ground floor flat, 7B was an existing first floor flat and was subject to an rear single storey extension and conversion and now is a 5 bedroom flat, 7C was converted into a two bedroom ground floor flat.

2.1.3 The site is bordered to the North, West and East by residential properties.

2.1.4 The site is entered from Mill Street. There is ample parking on the site.

2.1.5 The site is rectangular shaped with an enclosed hardstanding for parking.

2.1.6 The site is level and there are no trees on the site.

2.2 Planning Context

2.2.1 The Application site is in a village located to the west of Cambridge. The village is designated as being a limited rural growth settlement according to the South Cambridgeshire District Local Plan. The proposals map shows the site as being within a Conservation Area.

### **3 Design Principals**

3.1 The principals that have governed the design of the development comprise:

- South Cambridge District Council Local Plan.
- Local vernacular design appraisal including consideration of relevant design guides issued by the Local Planning Authority.
- Use of appropriate materials and finishes for the area.
- Regard for location, size and design within the locality.

### **4.0 Design Solutions**

4.1 Use

4.1.1 The proposed scheme is to convert a 5 bedroom flat into a three bedroom first floor flat and a 2 bedroom rear ground floor flat.

4.2 **Amount**

4.2.1 The proposed scheme will produce a two bedroomed duplex flat on the ground floor with a first floor bedroom. There will be a three bedroom flat on the first floor

4.3 **Layout**

4.3.1 The layout of the new flats has been influenced by forming a design that has regard to adjoining properties and converts existing floor space in an economical manner.

4.3 **Scale**

4.4.1 The scale of the development has been influenced by the character of the existing dwellings and design cues particularly the buildings surrounding the development. The scale is highlighted on Drawing No 25609/17a

4.4.2 The scale of the development is as the existing layout with no requirements to extend the property.

4.5 **Landscaping.**

4.5.1 There is no landscaping proposed. The two bedroom rear ground floor flat has a courtyard area accessed via patio doors from the living room.

4.6 **Appearance**

4.6.1 The appearance of the scheme remains unchanged.

4.6.3 Proposed materials to the extension are:-  
None required.

## **5.0 Access**

### 5.1 Vehicular and Transport Links

#### 5.1.1 Location

The site is located in the village of Gamlingay.

#### 5.1.2 Vehicular Access

As existing. There is an existing vehicular access to the property.

#### 5.1.3 Pedestrian and Disabled Access

The site is predominately level and does not afford any known problems with access around the site.

#### 5.1.4 Buses

Bus routes pass through Gamlingay to Sandy, Pottton and Biggleswade providing a sustainable location for the new flats.

#### 5.1.5 Trains

The nearest station is Sandy which can be accessed via local bus routes .

#### 5.1.6 Cycling

Two cycle spaces are provided to the 2 bedroom flat and three cycle spaces to the three bedroom flat.

#### 5.1.7 Walking

There are sufficient local services making walking a sustainable location for this development.

#### 5.1.8 Emergency Access

No specific provisions are necessary within the site. The buildings are within the 45M maximum distance reachable by the equipment carried by a fire tender.

#### 5.1.9 Local Plan Policy

The local plan gives criteria in respect to on-site parking provision and two car parking spaces allocated to both flats.

#### 5.1.10 Refuse Collection

The bin stores will be sited to the rear in the courtyards.

## **6.0 Sustainability**

6.1 The whole development has been recently completed and conforms to 2023 current building regulation standards in terms of insulation, water efficiency and energy use. Building Regulation Completion Certificate have been issued. A building regulation application will be submitted for the conversion of the single flat into two flats.

## **7.0 Conclusion**

The proposed conversion of the 5 bedroom flat into a three bedroom and two bedroom flat will have no impact on the local area and there are minimal building works required as the previous whole development was completed in October / November 2023.

DCB ASSOCIATES LTD  
Date: 3.12.2023

