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## Supporting Planning & Design Statement

**Client: Mr A Kennedy**

**Site: 7 Mill Street, Gamlingay Cambridge, SG19 3JW**

**Date: December 2023**

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## 1 Introduction

- 1.1 DCB Associates Ltd has been instructed to prepare a Design, Access and Supporting Planning Statement to accompany the application for the: "Conversion of Flat 7B Mill St into a 3 bedroom flat, and a Two bedroom Flat on land at No. 7 Mill Street, Gamlingay, Cambridgeshire SG19 3JW

## 2 Context

### Physical

- 2.1 The site is located on Mill Street, Gamlingay. The site comprises a rectangular plot of land with an existing 18<sup>th</sup> - 19<sup>th</sup> Century detached building with 3 Flats recently converted in 2021-2023. There is a ground floor one bedroom flat at the front Flat 7A, a further ground floor two bedroom flat is also located at the front 7C. Flat 7B is a 5 bedroom flat located on the first floor but also extends to the rear on the ground floor with newly converted and extended accommodation. Adjacent to the site to the north lies No. 5 Mill Street which is a two storey house and to the South No 9 a detached house.

### Planning History

- 2.2 The site has been subject to a previous planning application recently to convert and extend the existing rear ground floor timber frame store and build a first floor extension to create a further bedroom for the first floor flat S/119/19/FL. This work has commenced with some demolitions being undertaken recently.

A garage and woodstore was previously granted planning permission and has been constructed S/0850/12/FL.

The most recent planning application S/02252/FUL to convert the two ground floor retail premises into a one bedroom and 2 bedroom flat was undertaken and has just been completed in October 2023.

### Pre Application Enquiry

- 2.3 A pre-application enquiry has not been undertaken in this instance.

### Planning Policy

- 2.4 Planning policy is contained in documents at the central and local government levels. Policies of relevance to the proposal have been commented on below.

### National Planning Policy Framework (NPPF)

- 2.5 Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development.
- 2.6 Paragraph 49 of the National Planning Policy Framework (NPPF) states that "Housing applications should be considered in the context of the presumption in favour of sustainable development". The site

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is located within the development envelope of Gamlingay with access to services and infrastructure where the principle of re-development should be acceptable.

### **South Cambridgeshire District Council Core Strategy (2007)**

- 2.7 Policy ST/7 designates Gamlingay as a minor rural centre where residential development and redevelopment within the development envelope is acceptable. The proposal for the conversion of 1 flat into 2 flats will not impact the local housing supply and not create any detrimental impact upon the local area.

### **South Cambridgeshire District Council Local Plan (2018)**

The above policy document is adopted in the consideration of planning applications and therefore considered in relation to the proposal.

- 2.8 The proposed development is in accordance with Policy S/3 which supports sustainable development. The proposed flats are close to village amenities.
- 2.9 Policy NH/2 supports new development which is designed to preserve or enhance the character of the local area. The proposed conversion has no affect on the character of the area.
- 2.10 In accordance with Policy NH/2 the proposal will strengthen the residential character of this part of the centre.
- 2.11 Policy HQ/1 states that all new development must be of high quality design , with a clear vision as to the positive contribution the development will make to its local and wider context. The proposal includes only internal alterations.
- 2.12 Policy NE/6 requires new development to maintain, enhance restore or add to biodiversity. The proposed development site is not a site of biodiversity interest for protected species.
- 2.13 The proposal does not require the removal of trees within the site.
- 2.14 In line with adopted policy TI/3 there is space for car parking within the rear driveway. ( 2 spaces is the minimum standard) Parking for cycles will also be available for the proposed flats, in accordance with Policy TI/3 which requires each new dwelling to provide one secure cycle space per bedroom.
- 2.15 Policy S/11 designates Gamlingay as a minor rural centre where residential development and redevelopment within the development envelope of these centres will be restricted to not more than two dwellings. The proposal for the flat into 2 dwellings will increase the local housing supply without creating a detrimental impact upon the local area.

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2.16 Policy HQ/1 requires high quality design which provides a positive contribution to its local context. The proposed flats are compatible with its residential location and is appropriate in terms of scale, mass, form, siting, proportion, design, and materials. The scale of the flats are appropriate to its location.

Provide facilities for waste management . recycling integrated within the development. A waste storage area has been detailed for 3 refuse bins.

Ensure developments deliver flexibility that allows for future changes in needs and lifestyles and adaption to climate change. The ground floor bedrooms and bathroom facilities provide this flexibility. Options for solar thermal and PV systems on the roof also provide this facility for later adaption. If gas fired boilers are not available later on in the life of the building ground or air source heating systems can be installed.

Mitigate and adapt to the impacts of climate change on development through location, form, orientation, materials and design of buildings and spaces.

Protect the health and amenity of occupants and surrounding uses from development that is overlooking , overbearing or results in a loss of daylight. There is no affect on daylight or sunlight or shadowing to any windows to the adjoining dwelling at No 5 Mill Street . Overlooking has been carefully mitigated by the use of obscured glazing to first floor bedroom window located on the north elevation.

2.17 Policy H/16 allows for the re-development where there would be no significant harm to the local area. The proposed flats are of a scale and nature appropriate to neighbouring properties.

2.18 The proposed dwelling is located within a very low flood risk area (according to the Environment Agency online flood risk mapping) and is therefore in an area at low risk of flooding, suitable for residential development in accordance with Policy CC/9 .

2.19 The proposed development includes a driveway with ample parking provided and two car parking spaces, in accordance with Policy TI/3. Sufficient space for cycles will also be available within the secure rear driveway area, in accordance with Policy TI/3 which requires one cycle space per bedroom to be provided

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### **South Cambridgeshire Design Guide (2010)**

2.20 Chapter 3 of the Design Guide suggests that the density and pattern of new developments should reflect that of the existing rural centre. The proposed flats sit comfortably within the existing street scene along Mill Street.

## **3 Heritage**

3.1 The site is located in a Conservation Area and a Heritage Statement has been attached with the application.

## **4 Proposal**

The proposal is to convert one 5 bedroom flat into a two bedroom and three bedroom flat.

## **5 Design and Appearance**

5.1 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 including the Gamlingay village design Guide 2019.

Use of appropriate materials and finishes for the area.

5.2 A traditional high quality materials pallet has been used chosen to complement the materials found within the street scene, with the proposed brick colour (as shown within the elevations submitted as part of the application) to complement the bricks of the adjoining dwellings, with tiled roofs and timber sash or flush casement windows. Minimal window openings are provided within the side elevations of the property and the proposal does not give rise to issues of overlooking.

A level threshold will be provided to all external doors to provide mobility access as required under Building Regulations.

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### **Use**

- 5.3 The proposed development will be used as residential accommodation and for those uses compatible to the enjoyment of dwellings.

### **Layout**

- 5.4 The proposed development will provide a two bedroom ground floor Duplex flat and a three bedroom first floor flat.

### **Amount**

- 5.5 The proposed floorspace of each flat is 98.7 M<sup>2</sup> for Flat 7B and 98.7m<sup>2</sup> for Flat 7D.

### **Scale**

- 5.6 The proposed development is of a residential scale appropriate to its setting, as demonstrated within the drawings submitted as part of the application.

### **Landscape**

- 5.7 There are no landscape proposals apart from forming cycle stores.

## **6 Access**

- 6.1 The existing access serves the flats, with car parking spaces provided to the rear of the dwelling, with manoeuvring space to allow cars to enter and egress the site in a forward gear.

## **7 Conclusion**

- 7.1 The proposed alteration to sub-divide a 5 bedroom flat into a 3 bedroom and 2 bedroom flat will be of no detriment to the area and respect the setting and other buildings within the vicinity of the development site. This proposal is supported by the owner of No 5 Mill Street Gamlingay.
- 7.3 The proposed flats sited within the existing development envelope and Conservation Area of Gamlingay represents a sustainable development which accords with national and local planning policy and we believe should be supported.

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Appendix A

PHOTO 1 FRONT ELEVATION 7 MILL STREET GAMLINGAY ( 2020 )



PHOTO 2 FRONT ELEVATION 7 MILL STREET GAMLINGAY ( 2023 )





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PHOTO No 3 FRONT ELEVATION 7 MILL STREET GAMLINGAY ( 2020 )



PHOTO No 4 FRONT ELEVATION 7 MILL STREET GAMLINGAY ( November 2023 )



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PHOTO NO 5 REAR VIEW (2020 )



PHOTO NO 6 REAR VIEW (NOVEMBER 2023)



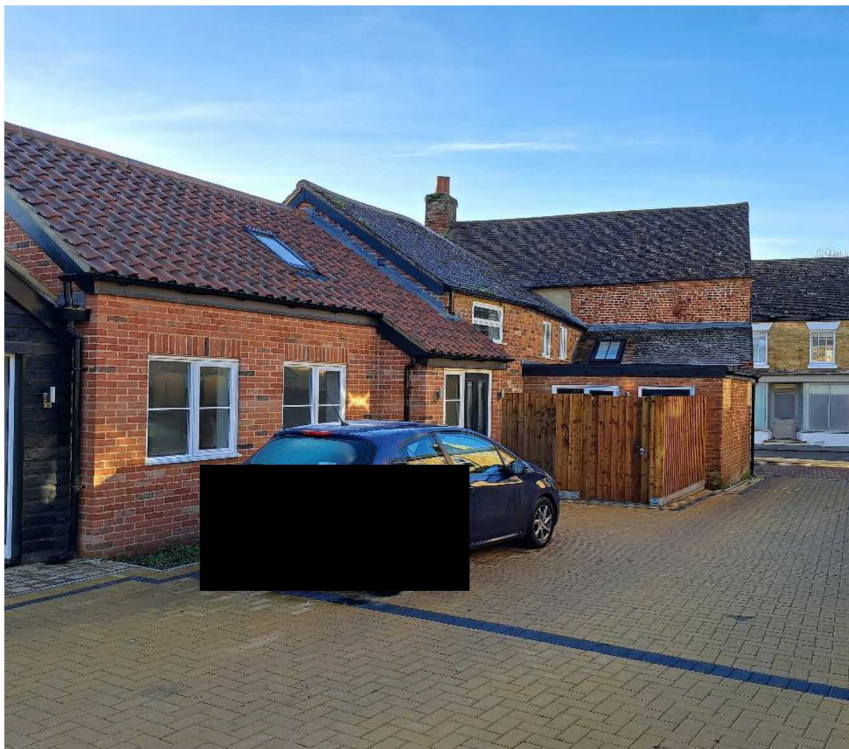


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PHOTO 7 REAR VIEW 2020



PHOTO 8 REAR VIEW NOVEMBER 2023



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PHOTO 9 REAR VIEW NOVEMBER 2023

