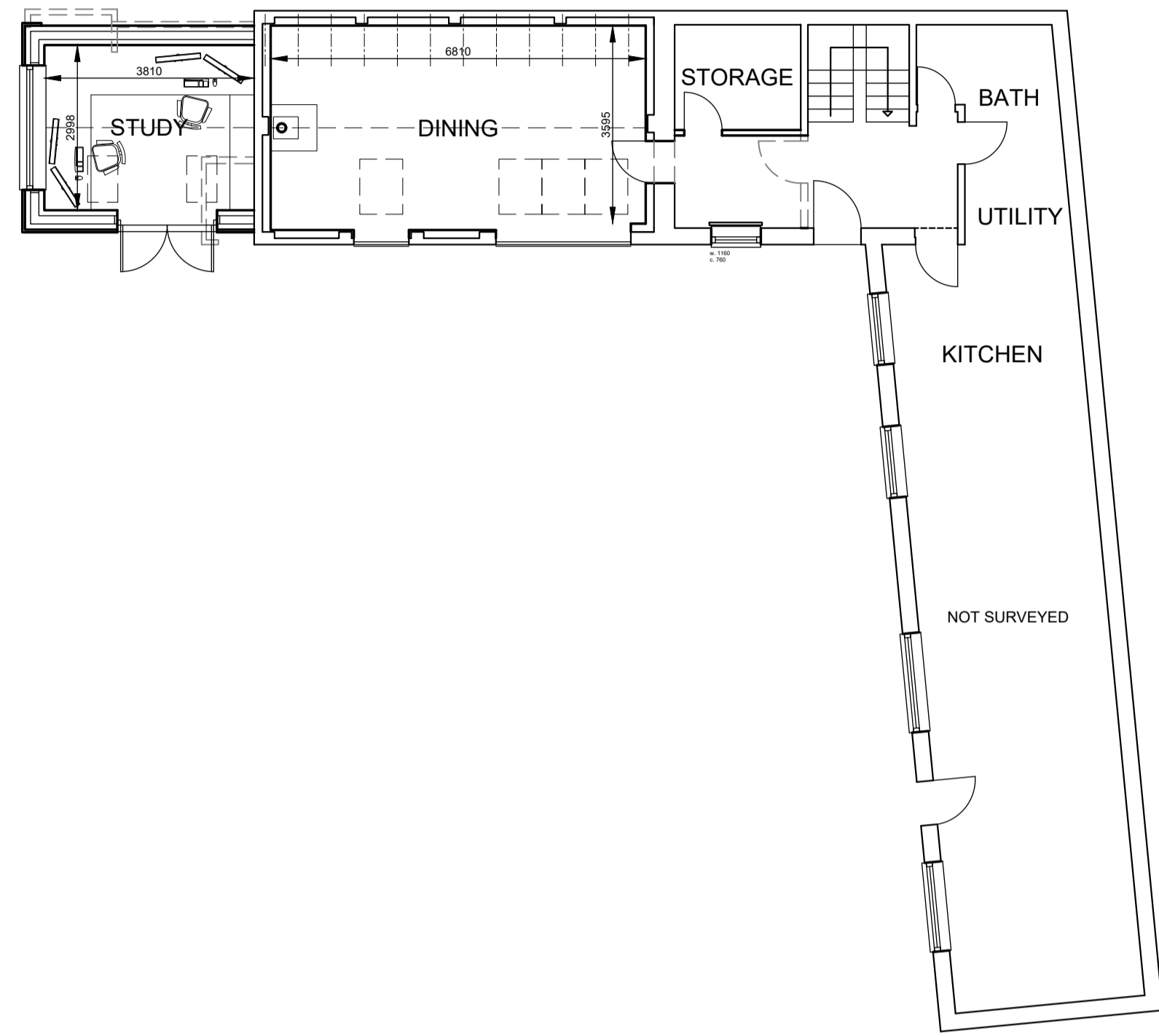
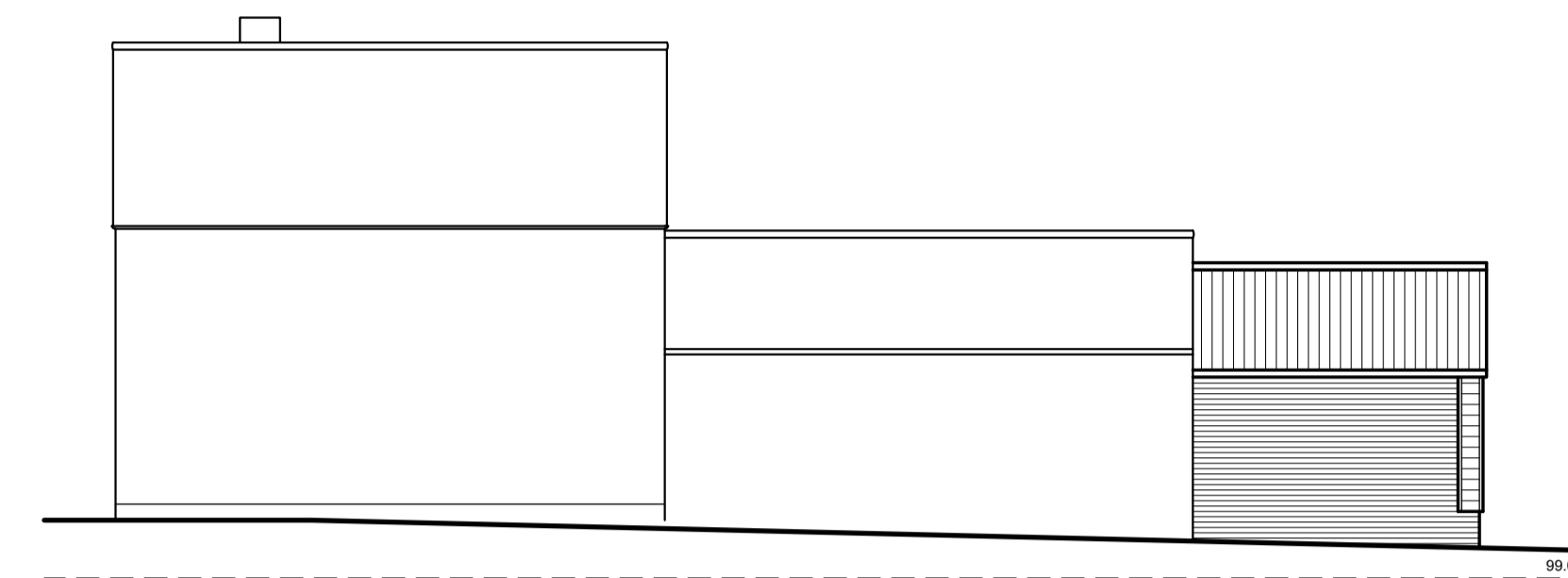


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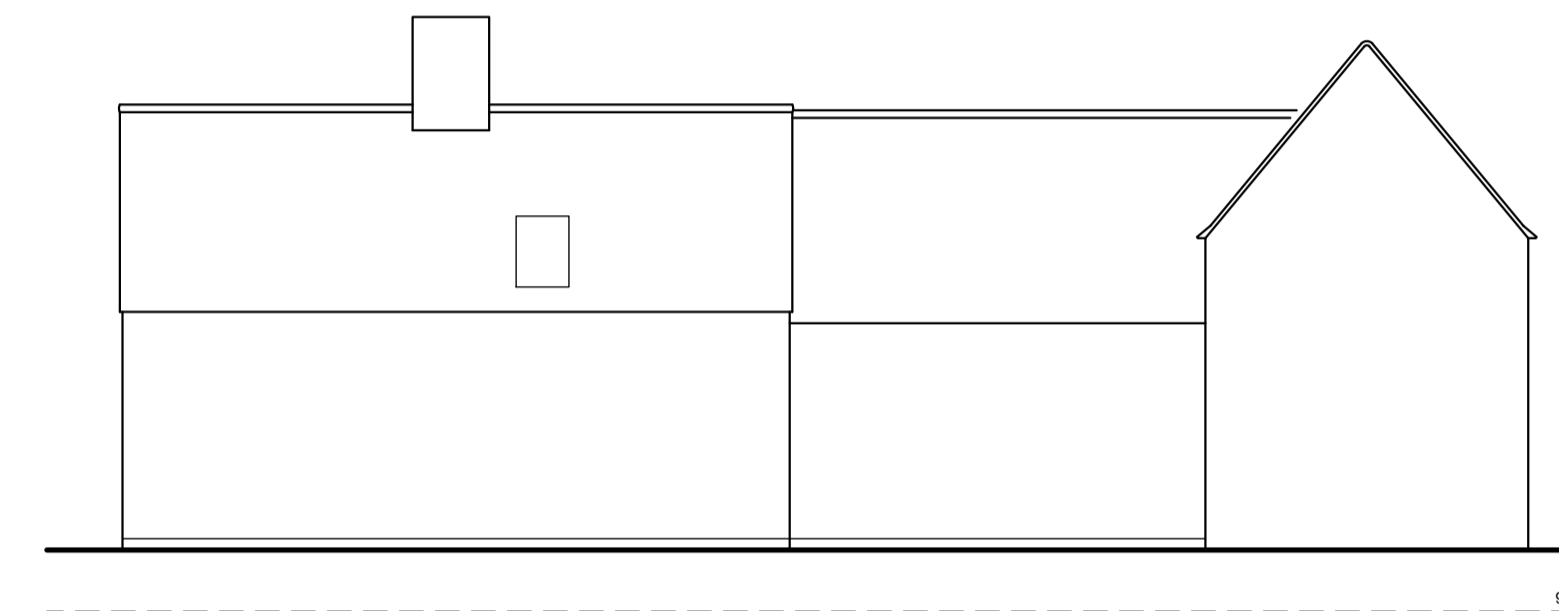
SIDE-EAST



SIDE-WEST



FRONT-SOUTH

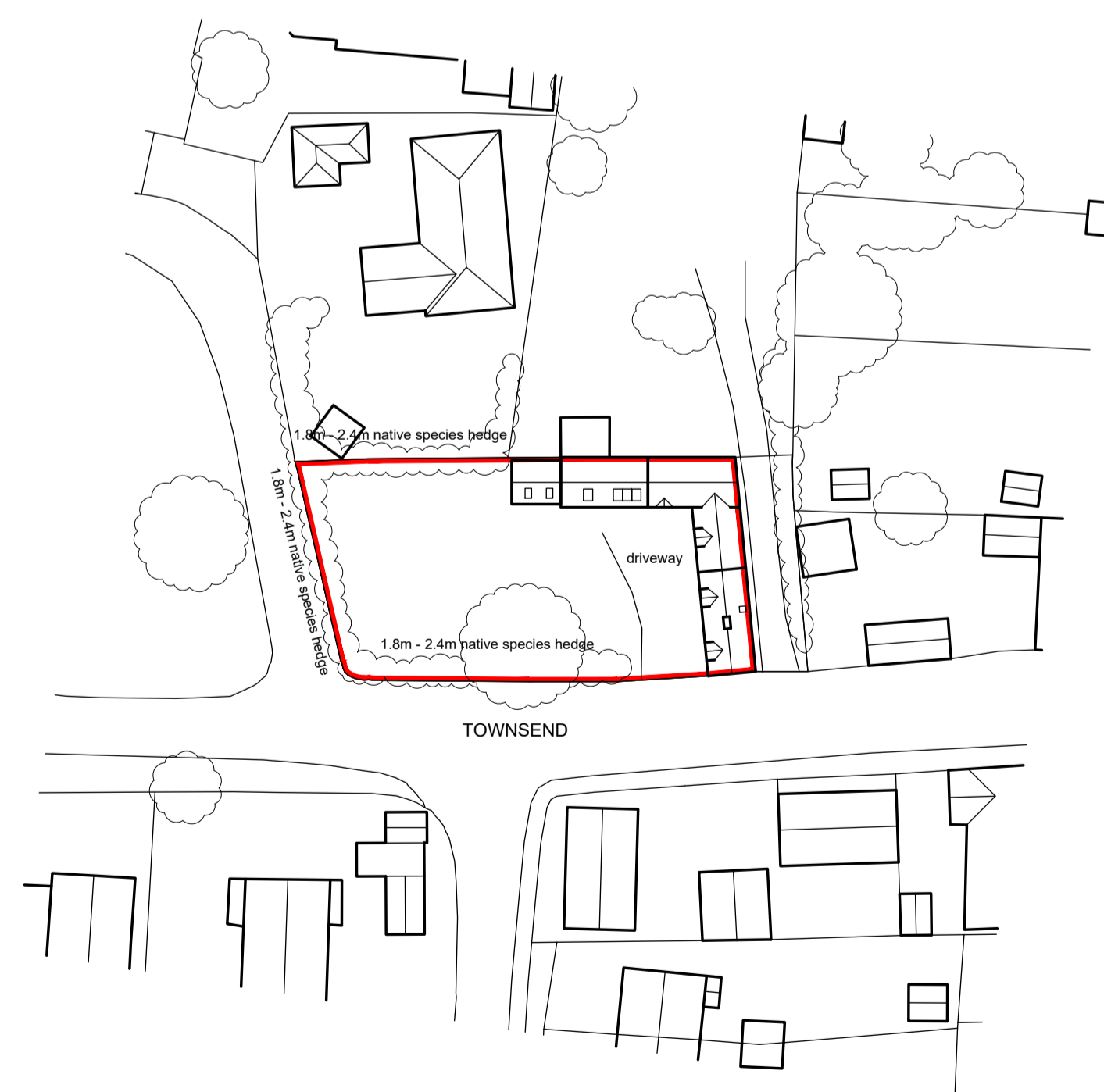


REAR-NORTH

FLOOR PLANS  
 PROPOSED

ELEVATIONS

FLOOR PLANS  
 PROPOSED



SITE BLOCK PLAN  
 (SCALE 1:500)

PROPERTY FALLS WITHIN THE LITTLE DOWNHAM DEVELOPMENT ENVELOPE AND CONSERVATION AREA.

DESIGN & ACCESS STATEMENT

USE

THE EXISTING DWELLING IS A TWO-STORY FOUR BEDROOM DOMESTIC DWELLING WITH ATTACHED SINGLE STOREY GARAGE/STORE BUILDING.  
 THIS DEVELOPMENT SEEKS TO CONVERT THE EXISTING GARAGE/STORE TO DOMESTIC ACCOMMODATION WITH A SMALL EXTENSION FOR USE AS A HOME OFFICE/STUDY.

AMOUNT

THE EXISTING DWELLING COMPRISES OF A 74.8m<sup>2</sup> GROSS GROUND FLOOR AND 74.8m<sup>2</sup> FIRST FLOOR (TOTAL 149.6m<sup>2</sup>) WITH A 27.7m<sup>2</sup> SINGLE STOREY GARAGE/STORE BUILDING ALL ON A 120.9m<sup>2</sup> FOOTPRINT. THE SITE AREA IS 676.9m<sup>2</sup>.  
 THE GARAGE CONVERSION WILL INCREASE THE GROUND FLOOR DWELLING ACCOMMODATION TO 101.9m<sup>2</sup>.  
 THE PROPOSED STUDY HAS A FLOOR AREA OF 11.6m<sup>2</sup> WITH A 15.4m<sup>2</sup> TOTAL FOOTPRINT.

LAYOUT

THE EXISTING DWELLING IS L-SHAPED WITH THE TWO STOREY ELEMENTS FORM THE NORTH BOUNDARY OF THE SITE WRAPPING AROUND TO THE WEST BOUNDARY AND CONTINUING AS A SINGLE STOREY GARAGE/STORE WING.  
 THE EXISTING PHYSICAL ARRANGEMENT WILL REMAIN WITH THE EXISTING STUDY BEING REDUCED TO A STORE AFFORDING ACCESS TO THE CONVERTED GARAGE/STORE SPACE WHICH WILL BECOME A DINING ROOM. THE NEW STUDY WILL EXTEND FROM THE END OF THE EXISTING GARAGE WING.

SCALE

THE PROPOSED EXTENSION HAS BEEN DESIGNED TO BE SUBSERVIENT TO THE EXISTING SINGLE STOREY WING WITH A LOWER RIDGE & EAVES LINE THEREBY CONTINUING THE HIERARCHY OF THE BUILT FORMS ALONG THE WEST BOUNDARY.

LANDSCAPING

THE EXISTING SITE IS PREDOMINANTLY GRASSED WITH MATURE NATIVE SPECIES HEDGING TO THE REMAINDER OF THE WEST BOUNDARY AND THE SOUTH AND EAST BOUNDARIES WHICH WILL REMAIN.

APPEARANCE

THE EXISTING TWO STOREY DWELLING IS CONSTRUCTED WITH BUFF MULTI-BRICK WALLS (PAINTED WHITE ON THE OUTER FACING WALLS), ORANGE/RED CLAY PANTILED ROOFS WITH WEATHERBOARDED TIMBER DORMERS AND WHITE PAINTED JOINERY. THE SINGLE STOREY GARAGE/STORE IS CONSTRUCTED IN ORANGE/BUFF COMMON BRICKWORK WITH A MATCHING ROOF.  
 THE PROPOSED EXTENSION WILL BE CONSTRUCTED IN A SIMILAR STYLE/MATERIALS BUT WITH WEATHERBOARD CLAD WALLS OVER A MATCHING BRICK PLINTH.

ACCESS

THE SITE IS ACCESSED VIA A PEDESTRIAN GATE AND VEHICULAR GATEWAY DIRECTLY OFF TOWNSEND ADJACENT TO THE EAST GABLE OF THE MAIN NORTH BOUNDARY WING. THIS GIVES ACCESS TO A LARGE GRAVELED DRIVEWAY AREA IN FRONT OF THE DWELLING. THIS ARRANGEMENT WILL REMAIN BUT THE PROPOSED WORKS WILL IMPROVE ACCESSIBILITY WITHIN THE DWELLING WITH FLUSH THRESHOLD ACCESS TO THE NEW DINING ROOM DOORS AFFORDING LEVEL ACCESS INTO THE DWELLING.

HERITAGE STATEMENT

THE PROPOSAL SITE FALLS WITHIN THE LITTLE DOWNHAM CONSERVATION AREA. AS STATED IN THE LITTLE DOWNHAM CONSERVATION AREA SUPPLEMENTARY PLANNING DOCUMENT - TOWNSEND IS A SMALL STREET WITH A GROUP OF PROPERTIES TO THE SOUTH OF HIGH STREET, AT THE WESTERN EDGE OF THE VILLAGE.  
 WHILST THE EXACT AGE OF THE ORIGINAL BUILDING IS INDETERMINATE, 12 TOWNSEND APPEARS ON THE 1886 PUBLISHED OS MAP AS A LINEAR RANGE ALONG THE NORTH BOUNDARY OF THE PLOT WITH A DISTINCT BUT SEPARATE WING EXTENDING SOUTH ALONG THE WEST BOUNDARY ON A SIMILAR FOOTPRINT TO THE EXISTING GARAGE. ON THE 1903 PUBLISHED OS MAP THE TWO WINGS APPEAR TO HAVE BEEN LINKED TO COMPLETE THE EXISTING 'L' PLAN FORM AND IT APPEARS TO HAVE REMAINED IN THIS FORM SINCE.

EARLY BRICKWORK IS EVIDENT ON THE LOWER PORTION OF THE NORTH WING WITH NEWER GABLE AND 5 COURSES OF EAVES BRICKWORK ABOVE EARLIER CONSTRUCTION SUGGESTING THE EXISTING ROOF ARE OF LATER CONSTRUCTION LIKELY CONTEMPORARY WITH THE WORKS TO FORM THE PERPENDICULAR WING TO LINK WITH THE GARAGE CONSTRUCTION ALONG THE WEST BOUNDARY.

THE BUILDING WAS ONCE THE VILLAGE BAKERY AND LATTERLY A SHOP BEFORE BEING CONVERTED TO A RESIDENCE. IT HAS BEEN EXTENSIVELY RENOVATED IN THE LATE 20th CENTURY WITH MOST ORIGINAL INTERNAL FEATURES EITHER REMOVED OR COVERED WITH THE EXCEPTION OF A BRICK CHIMNEY AND AXIAL OAK FLOOR BEAMS IN THE IN THE LIVING ROOM AND AN EXPOSED TIMBER FRAMED BRICK WALL AT THE EAST END OF THE KITCHEN. WINDOWS ARE MODERN SOFTWOOD PAINTED UNITS.

THE CURRENT GARAGE/STORE BUILDING APPEARS TO HAVE BEEN RECONSTRUCTED IN THE LATE 19th CENTURY PRIOR TO THE RETURN LINK TO THE DWELLING BEING CONSTRUCTED (EVIDENCED BY THE SOUTH WALL OF THE TWO-STORY RETURN ABUTTING THE NORTH WALL OF THE GARAGE).

THE PROPOSED WORKS WILL NOT AFFECT THE TWO-STORY RESIDENCE OTHER THAN MINOR WORKS TO FORM AN ACCESS FROM THE DWELLING INTO THE GARAGE. THE WORKS TO CONVERT THE EXISTING GARAGE HAVE BEEN DESIGNED TO UTILISE THE EXISTING STRUCTURE INCLUDING THE EXISTING WALL OPENINGS THEREBY MAINTAINING THE CHARACTER & FORM OF THE EXISTING BUILDING. THE ADDITION OF ROOFLIGHTS TO THE EAST, GARDEN FACING ROOF SLOPE WILL HAVE NO IMPACT ON THE CHARACTER OF THE CONSERVATION AREA.

REMOVAL OF THE SMALL EARLY 20th CENTURY BRICK SHED ON THE SOUTH END OF THE GARAGE WILL HAVE NO IMPACT ON THE CONSERVATION AREA SETTING. THE PROPOSED STUDY EXTENSION ON THE SOUTH END OF THE GARAGE IS IN PLACE OF A PREVIOUS BRICK BUILT CONSTRUCTION (SINGLE STOREY BUT ROOF FORM UNKNOWN - POSSIBLY A BOUNDARY SCREEN WALL EXTENDING 2.5m ALONG EAST BOUNDARY WITH A SMALL LEAN-TO LOG-STORE TYPE BUILDING EXTENDING A FURTHER 1.7m). THE FORM & DESIGN OF THE PROPOSED EXTENSION IS SUBSERVIENT TO THE EXISTING GARAGE BUILDING IN MATCHING/SYMPATHETIC MATERIALS AND WILL NO IMPACT ON THE CONSERVATION AREA SETTING.

IN CONCLUSION, THE PROPOSED WORKS WILL ENHANCE THE EXISTING DWELLING WITH NO ADVERSE IMPACT ON HERITAGE ASSETS OR THE WIDER CONSERVATION AREA SETTING.

IMPACT ASSESSMENT

ONCE CONSTRUCTED THE PROPOSED EXTENSION WILL HAVE NO ADVERSE IMPACT ON THE SETTING, NEIGHBOURING PROPERTIES OR ENVIRONMENT BUT WILL HAVE A POSITIVE IMPACT ON THE AMENITY OF THE DWELLING PROVIDING A MUCH NEEDED HOME WORKING FACILITY AND IMPROVED GROUND FLOOR FACILITIES MORE SUITED TO MODERN LIVING.

FLOOD RISK ASSESSMENT

NO RISKS OF LONG TERM FLOODING IDENTIFIED THEREFORE NO SPECIAL MEASURES REQUIRED.

PLANNING STATEMENT

Revision	Notes	Date	Drawn	Chkd
A	HERITAGE STATEMENT ADDED.	13.11.23	SJC	-

Client: MR CHRIS MITCHELL

Project: ALTERATIONS, GARAGE CONVERSION AND SINGLE STOREY EXTENSION

Address: 12 TOWNSEND, LITTLE DOWNHAM, ELY, CB6 2TA

Proposed Building: PROPOSED BUILDING

Drawing No. 23 : 009 - 002

Revision A

Scale	Paper Size	Drawn	Checked
1 : 100	A1	SJC	XXX

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