

# 60 Station Road, Fulbourn

Design and Access Statement



# Contents

1 Executive Summary

2 Context Analysis

5 Conclusion

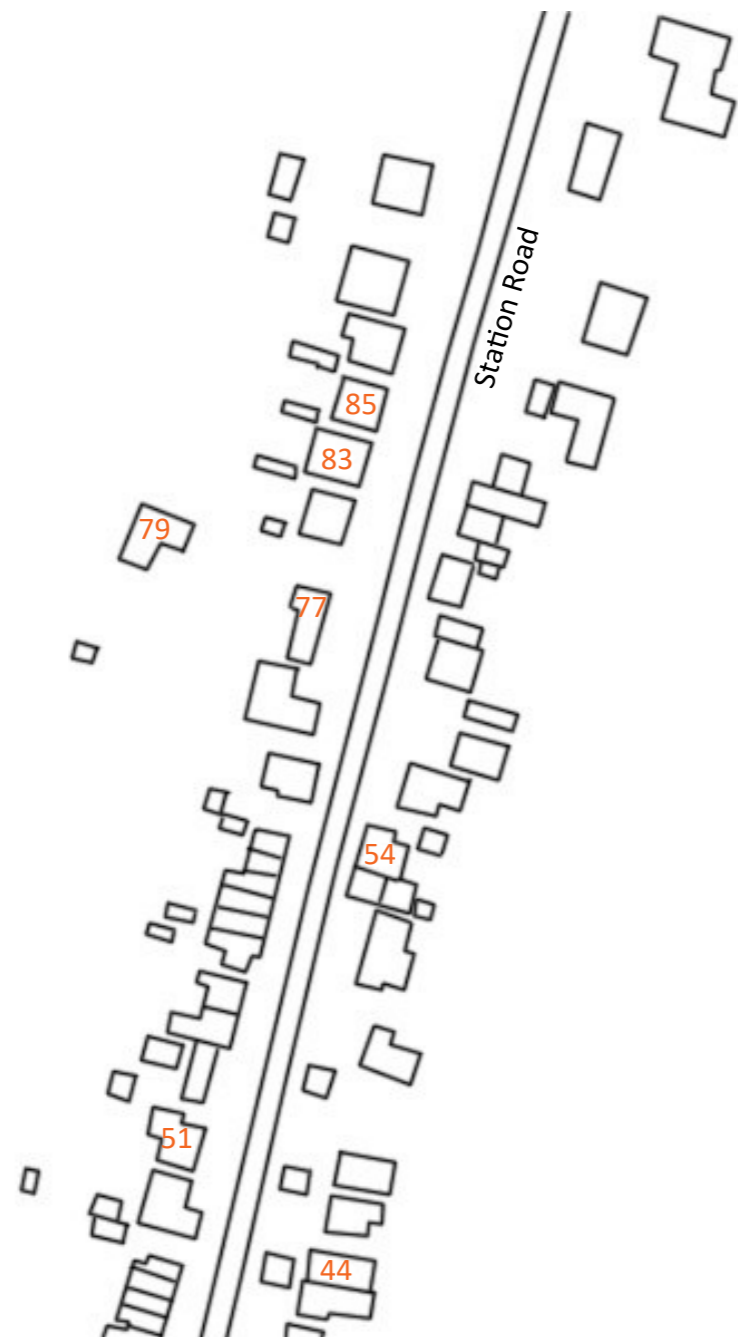
# 1 Executive Summary

This design and access statement is for a householder planning application for a dormer to be added to the rear of 60 Station Road, Fulbourn.

The purpose of this document is to highlight the considerations of the proposal in regards to the local area, taken into account throughout the design process.

# 2 Context Analysis

There is a range of materiality used on Station Road, including brick, render and timber cladding. The proposal for 60 Station Road shows the dormer to be timber clad, as seen on many surrounding homes.



Slate Tile Roof

Yellow Brick  
Render

Black timber vertical cladding  
on side extension.

Peartree house, 44 Station Road



## 2 Context Analysis



- Zinc Clad Dormer to front of property
- Pantile
- Red Brick

51 Station Road



- Rendered Walls
- Pantile Roof
- Black timber cladding

54 Station Road Outbuilding



## 2 Context Analysis



- Thatch Roof
- Black Timber Cladding
- Pantile Roof
- Red Brick

77 Station Road, opposite 60 Station Road



- Pantile Roof
- Black Timber Cladding

79 Station Road



## 2 Context Analysis



Pantile  
Timber Cladding  
Red Brick

Google Maps

83 Station Road



Pantile  
Timber Cladding  
Red Brick

Google Maps

85 Station Road

## 2 Context Analysis



Pantile

Timber Cladding

Google Maps

50 Station Road Outbuilding



Pantile

Timber Cladding

Red Brick

Google Maps

58 Station Road, Neighbouring Home



# 5 Conclusion

In conclusion, the proposed dormer only effects the buildings appearance to the rear of the property, minimising effects on neighbouring building. Through the use of timber cladding, used on many of the neighbouring buildings, the character of the surrounding area is maintained. The proposed dormer does not impact the walls of the existing building, maintaining the original materiality and building footprint, whilst maximising space for the first floor bedrooms.



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