

DESIGN, ACCESS & HERITAGE STATEMENT

**SINGLE STOREY REAR EXTENSION, FIRST FLOOR REAR JULIET
BALCONY AND ROOF EXTENSION FOR LOFT CONVERSION AT 61
GARDEN WALK, CAMBRIDGE.**

PREPARED BY- MR. JASON TYERS BSC (HONS)

REV A

1. INTRODUCTION

JPT Design Consultants has prepared this Design and Access Statement on behalf of the applicant, Mr & Mrs Veress. It has been produced to help support a planning application for a Single storey rear extension, first floor rear juliet balcony and roof extensions for loft conversion at 61 Garden walk, Cambridge.

The purpose of this Design and Access Statement is to ensure that the Local Planning Authority (Cambridge City Council) has a proper understanding of the proposal and that the local community is fully and accurately informed about what is proposed.

2. SITE AND LOCATION

The site lies to the North of the center of the city of Cambridge, Cambs. The OS grid reference for the site is TL448598

The site is relatively flat. The site is not located within a flood zone.

The site is situated close to local amenities, public open space & public transport links.

The site is within the local conservation area and current building is not listed.

3. PROCESS

The proposal is to create a new single storey extension to the rear, first floor rear juliet balcony and roof extensions for loft conversion with the layouts proposed on the accompanying drawings.

The proposal of the new extensions will not be overbearing to any of the neighbouring properties, in fact this is almost a copy/mirror of the neighbouring property.

The proposed rear garden is modest and will cater for modern living requirements.

It is hoped that a simple design will contribute to the character of the area whilst ensuring that the design does not detract from the existing vernacular.

4. USE

The proposed unit will be for residential use and pedestrian access to the proposed unit will be taken from Garden Walk, as shown on the drawings.

5. SCALE

The proposed structure sits well on the site and is of a scale that compliments the existing site without dominating it.

6. LAYOUT

The plan layout of the proposed extension can be seen on the accompanying drawings.

This finished floor level for the new dwelling will be 150mm above ground level of the site.

7. APPEARANCE

The proposed external finish will be buff brick to match existing and to blend in with surrounding houses.

The proposed new roof/dormer walls will be finished in grey slate tiles.

All new windows and doors will be double glazed, timber units of similar appearance to that on nearby buildings so that there is consistency throughout the development.

8. LANDSCAPE

There are little changes to the existing hard and soft landscaping.

9. ACCESS

Pedestrian access to the proposed site will not change and be taken from Garden Walk.

10. HERITAGE STATEMENT

The nearest listed buildings details are below, as taken from the Historic England site.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1337012

Date first listed: 02-Nov-1972

List Entry Name:

WINDMILL AT CHESTERTON MILLS

Statutory Address 1:

WINDMILL AT CHESTERTON MILLS, FRENCH'S ROAD

County: Cambridgeshire
District: Cambridge (District Authority)
Parish: Non Civil Parish
National Grid Reference: TL 44558 59947

Details

FRENCH'S ROAD 1. 942 Windmill at Chesterton Mills TL 4459 15/497 II 2. Early C19. Smockmill. Tower circa 50' high. Gault brick base with weather-boarding above. Cap remaining, but sails and tailfan missing.

Listing NGR: TL4455859947

We don't believe the proposals will affect the listed building as they won't be visible from the listed buildings location, plus this was not picked up as an issue in the previous application so should not be an issue now.

11. DISCUSSION

A previous planning application Ref 22/02316/HFUL, Single storey rear extension, first floor rear balcony and roof extension for loft conversion was refused and we made the following changes for planning application Ref 23/03000/HFUL, Single storey extension to rear, first floor Juliet balcony to rear, and roof extension to rear.

The changes in the previous application were –

- We have removed the balcony to the rear of the proposal and introduced a Juliet balcony with doors that open inwards. The doors are the same width as the current window opening, so no loss of privacy to the neighbours.
- The roof form to the rear has been kept this time by not raising the parapet wall and having vertical hung tiles on the side of the rear dormers, which clearly shows the original brick work and delineates the old and the new but using different materials for the wall.
- There is one high level window on the North elevation but the very nature of these being high level should overrule any privacy concerns to neighbouring properties.
- The first floor window to the north elevation is in a hallway/stairway and not a habitable room, therefore should be acceptable in privacy terms.
- The conservation roof windows to the front elevation should be acceptable as there are 4 other dwellings in the terrace that have rooflights to the front elevation.

This planning application follows on from the previously refused planning application Ref 23/03000/HFUL, Single storey extension to rear, first floor juliet balcony to rear, and roof extension to rear.

In this application we would like the planning department to consider the following –

- We have managed to keep the extensions within the 45 degree vision rule
- The extensions to the rear at roof level will have a large family bathroom which we believe is required for this extended family home
- We are now leaving the rear chimney in place to keep the form of the existing dwelling
- There were no objections from neighbours or locals in the previous application Ref 23/03000/HFUL
- There was no councillor interest in the previous application Ref 23/03000/HFUL
- We have made the side windows obscure as suggested by the neighbour in the previous application Ref 23/03000/HFUL.
- We believe the materials suggested ‘reflects’ the ‘existing building forms and materials’
- We don’t believe this building is considered a ‘designated heritage asset’ therefore the weight given to the asset should not be ‘great’
- We are not proposing to raise the brick parapet but keep the form of the existing house by changing the roof material to vertical grey slate tiles to highlight the original form of the existing dwelling.
- The heights of the roof extension do not exceed that of the neighbouring properties extensions, therefore are not considered excessively dominant.
- According to Policy 58 within the previous report, ‘The proposed roof extension is set within the existing side rear roof form’
- According to sub heading Residential Amenity within the previous report, ‘ The proposal is compliant with Local Plan policies 55,57 and 58’
- On the proposed roof plan you will see that the maximum visual impact from the public footpath is 1.3m wide, reduced drastically when the trees are in leaf. We are highlighting this to emphasize how little can be seen and how small it's impact really is to the passing public.
- We believe we have worked hard to preserve this as an asset to the community with no harm to the conservation area. The original historic forms of the house are still easily visible but hopefully we have enhanced it and ensured its future as a modern family home.