

Design & Access Statement including Sustainability Statement for the proposed extension to 96 Perne Road, Cambridge, Cambs, CB1 3RR

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared to accompany the householder application for the proposed extension and garage conversion to 96 Perne Road, Cambridge, CB1 3RR.
- 1.2 This statement addresses the points required for the Design and Access Statement and those set out in the National Planning Policy Framework (NPPF) issued in December 2023.
- 1.3 The property is not located in any conservation area and is not a listed building.

2.0 The site and the existing buildings

- 2.1 The site lies on Perne Road in the city of Cambridge. Siting over a very busy road it enjoys a long and quiet garden at the rear balancing the noise of the front.
- 2.2 The application site is bounded by existing residential properties.
- 2.3 The existing property consists of a semi-detached 3 bedrooms house and a detached garage that cannot longer be used for its original purpose and is used as an external storage.
- 2.4 The site has not a particular important landscape to be safeguarded but a nice lawn used by the current occupying family.
- 2.5 Both pedestrian and vehicular accesses to the property are via Perne Road. There is space for up to 3 cars at the front of the house and is a gravelled driveway.
- 2.6 On the left side a timber gate opens to a passageway leading to the rear garden and existing garage.
- 2.7 The property is believed to be mainly built with solid walls that have recently been externally insulated and rendered.
- 2.8 A previous small extension was built at the rear and is believed to be built with a cavity wall.

3.0 Planning History

- 3.1 A search of the Great Cambridge Shared Planning website revealed previous planning applications for the site:
 - 17/0599/FUL | External render finish. Approved
 - C/73/0558 | Erection of single-storey extension to existing dwelling houses. Approved
 - C/72/0006 | Erection of single storey garage. Approved

4.0 The proposal

D&A Statement

- 4.1 Planning permission is sought for the demolition of the existing small extension to the main house and its replacement with a bigger single storey one at the rear and a side extension to fill the passageways leading to the garden.
- 4.2 Furthermore, planning permission is sought to convert the current garage to a multi-purpose annexe to be used as a gym/music room or a study when needed. This has to include a shower room to be used in relation to the gym room.
- 4.3 The proposal seeks to maximise the single storey rear extension space to provide for an open kitchen/dining room that fully faces the garden with big bifold doors and two flat rooflights above to gain the maximum of natural light.
- 4.4 The new layout will consent freeing up some space on the ground floor for a small toilet to be positioned, making the most for the growing occupant family.
- 4.5 The proposed side extension will be also needed to include a utility room and a garage for bicycles and extra storage purposes.
- 4.6 The proposed footprint will be of a contained scale and its mass reduced by the flat roof at the rear and a small pitched roof over the side.
- 4.7 Both the extensions over each side of the boundaries will be built with brick cavity walls so that the drainage will be set on the inner side and a better look will be enjoyed by the neighbouring properties.
- 4.8 All the proposals are detailed within this Design and Access and on the planning application drawings numbered:

Architect's drawings:

- 001 – Location Plan
- 002 - Site Plan – Existing
- 012 – Ground Floor Plans – Existing
- 014 – Roof Plans – Existing
- 021 - Elevations – Existing
- 022 – Garage – Elevations - Existing
- 101b - Site Plan – Proposed
- 111b – Ground Floor Plans – Proposed
- 113a – Roof Plans – Proposed
- 121a -Elevations – Proposed
- 122- Garage – Elevations - Proposed

5.0 The use

- 5.1 The planning application relates to the residential use.

6.0 Amount

- 6.1 Details of the proposed alterations are visible on the submitted drawings and the supporting design and access statement.

7.0 Layout, scale and appearance

- 7.1 The proposed extension presents a simple layout.
- 7.2 The scale of the proposed extension reflects the proportions of the existing building.
- 7.3 The extent of the alterations will be minimal and will not affect the view from Perne Road with the exception of the small lean on roof of the side extension.
- 7.4 The design responds to the needs of the current occupants for some extra space with the views of the garden.

8.0 Landscaping

8.1 There are no proposals for modifications of the existing landscaping.

9.0 Access

9.1 There are no alterations proposed to the existing access to the property.

10.0 Sustainability

10.1 The extension will be built having consideration of the climate change. The design follows good practise for providing adequate insulation to adapt to a more extreme climate in every season. Extra shading is not needed as the orientation itself will provide the minimalization of the summer overheating.

10.2 The proposed extension is small compared to the existing house which has already been renovated to provide for extra insulation over the outer side of the walls. The new extension will be an improvement of the current situation with the inclusion of well insulated cavity walls and insulated new roofs. It will be built favouring the use of low-carbon materials and with an improved thermal efficiency it will be also improving the energy saving at the same time with a reduction of carbon emissions.

11.0 Conclusion

11.1 In context the proposal is considered to be of appropriate design with the existing building and those in the vicinity of the site.

11.2 The proposal provides for the needs of the current family occupant.

11.3 The proposals is considered to be of an appropriate scale, form, height, mass, alignment and detailed design contributing to the build form and scale of the street scene and respecting the character and appearance of the neighbouring properties.

11.4 The proposed extension will be sympathetic to the character of the existing property.

11.5 For all of these reasons, your positive comments and support for the proposed extension set out in this planning application are sought.