

# Design & Access Statement

October 2023  
First Issue

**12 High Street  
Milton  
Cambridge  
CB24 6AJ**

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## **1.0 Introduction:**

- 1.1 No. 12 is situated on the Eastern side of the High Street in Milton village.
- 1.2 The property was purchased by the current occupant and applicant in 1997. The 2 Bedroom house is occupied by the applicant and his family.
- 1.3 The Applicant also provides part-time care on Mr Rolph's side, to his aging mother, who has a number of ongoing health conditions, and the whole family are now re-evaluating how the house could work best for them for this, and the next stage of their family lives.
- 1.4 Mr Rolph's travelling/visiting care arrangement for his mother who lives some 40 minutes away near Bury St Edmunds, will not be sustainable long-term, mainly due to the speed of response if urgent assistance is required as her conditions deteriorate.
- 1.5 It would also be extremely impractical for the applicant and his family to move closer to his mother, due to not only his wife's established business here, but also schooling.
- 1.6 With the decision taken to remain based in Milton, various options have been explored as part of this design process, to adapt the property to provide the Rolphs, with the family accommodation that they need, and to also provide some semi-independent living space for Mr Rolph's mother much closer to home than at present.

- 1.7 Options included various arrangements of single and two-storey extensions to the main house with associated internal alterations, but it was felt that these proposals resulted in a compromised layout on all fronts, when considering the impact on the neighbouring and adjoining properties.
- 1.8 With no.12 benefiting from a large rear garden, the option that satisfied not just all the space requirements, but also minimized the potential impact on the neighbours, was to provide an independent structure away from the main house, in the form of a single storey annex.
- 1.9 The separate annex forms one element to these proposals, with the other being much more modest adaptations and extension to the rear of the main house, as detailed on the application drawings.



*Proposed Site Plan showing the proposed extension to the house in relation to the proposed annex.*

## 2.0 Context:

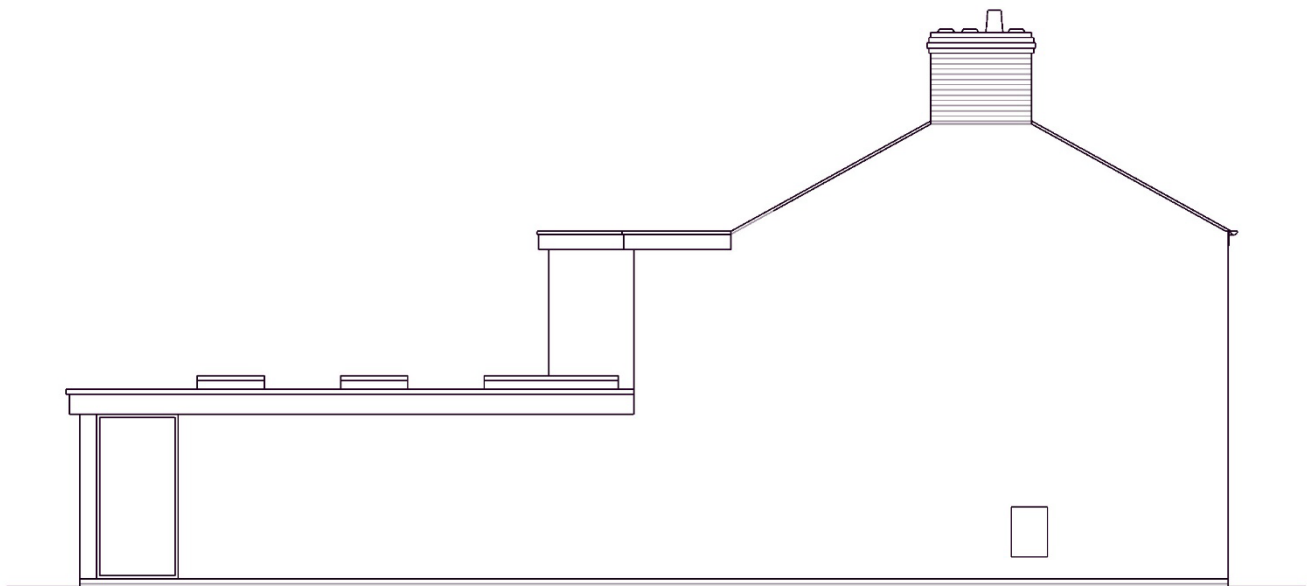
- 2.1 The house itself is a Victorian semi-detached, and the site is oriented with the rear garden facing Southeast.
- 2.2 While the rear garden is large, extending some 35m in length from the existing rear wall of the house, careful consideration has been given to the siting of the proposed annex.
- 2.3 By offsetting the location of the annex in relation to the new rear extension, the perceived mass of the new structures has been reduced, while also providing views from the house, down to the end of the garden past the new annex.
- 2.4 This offset will also provide a well-proportioned courtyard garden to be created between the new rear house extension, and the new annex. This will provide fully accessible hard paving from the front parking area to the rear of the main house, and on into the new annex beyond. This surfacing will also provide a suitable all-weather route for easy access between the house and the annex for care visits, while, for the time being at least, providing some level of semi-independent living for Mr Rolph's mother while that is still appropriate.
- 2.5 The residual garden area beyond the proposed annex to the end of the plot, will remain largely soft landscaped, and provide some private outdoor space, mainly associated with the annex but also able to be used by the applicant's young family.

### 3.0 Appearance

- 3.1 Proposed alterations are limited to the rear elevation only, with the exception of the gable elevation, which will receive a protective coat of through-coloured render. This coating will assist with some penetrating damp through the solid masonry construction in this location, and also provide some visual continuity between the existing house and the new rear extension.

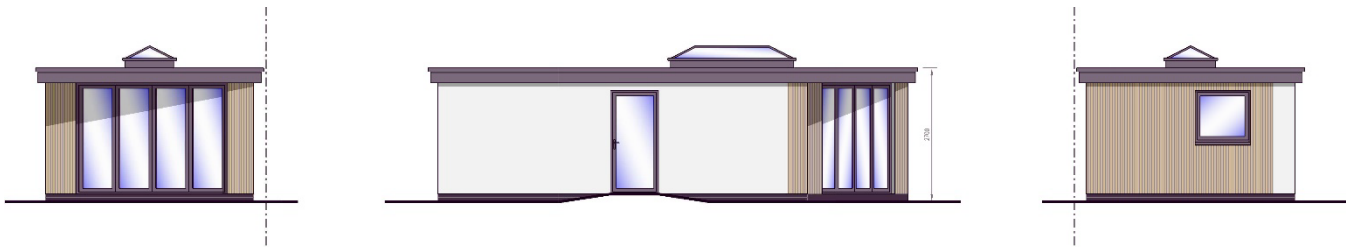


EXISTING GABLE ELEVATION



PROPOSED GABLE ELEVATION

- 3.2 The new annex will be finished in matching through-coloured render, but will also have panels of untreated timber batten cladding (Thermowood of similar).
- 3.3 Doors and windows to the new extension and the annex will be in high-performance aluminium frames (RAL 7016 Anthracite Grey) with double glazed units.
- 3.4 All new roofs will be covered in high-performance single ply membrane (dark grey) with matching trims and metal edging.



ANNEX ELEVATIONS

#### 4.0 Car Parking & External works:

- 4.1 There are currently 2no. 5.0 x 2.5m car parking spaces to the front of the property within the red line boundary, and no changes are proposed to this arrangement. Visitor parking is also available in the lay-by immediately outside the property, and there is also general on-road parking at various points along the High Street.
- 4.2 Pedestrian access to the front of the property is unchanged. A new level access pedestrian route will be provided down the side, and into the main house, but also into the new proposed annex.
- 4.3 There is currently hard landscaping to the rear of the property, with the remainder of the garden being laid to lawn with some paved pathways. This principal is continued through these proposals, but with altered proportions, with the creation of the hard paved courtyard garden between the house and the new annex, and the retention of existing rear lawned beyond the annex.

## **5.0 Entrance:**

- 5.1 The existing front door entrance has a large single step up into the property, and no changes are proposed to this arrangement.
- 2.5 The creation of the new paved access down the side of the house, provides the opportunity to achieve level access both into the rear of the existing house, and also into the new annex.

## **6.0 Circulation:**

- 6.1 There are good pedestrian links to the house, with Milton High Street being a major route for buses both into the Cambridge city, and also out to Ely and beyond. There is a bus stop immediately opposite the property.
- 6.2 Circulation within the new annex is all on a single level, with Part M compliant wide door access, and an accessible shower and w.c. facility, to allow for future mobility assistance.
- 6.3 Circulation within the main house does contain a single step in the newly created Hallway, due to the existing ventilated suspended ground floor, where it would not be practical to raise the new floor level to match. This extended central Hall serves all ground floor rooms and also the stairs up to first floor.

## **7.0 WC & Bathroom Facilities:**

- 7.1 Existing Bathroom arrangements are relocated and supplemented as follows:

### **Annex:**

The new Shower Room containing a level access shower, washbasin and W.C. with grabrail pack would provide the occupant with an accessible facility to cater for future needs. There is adequate space within the room for carer assistance.

### **Main House:**

The newly created ground floor Shower Room with washbasin and W.C. will provide a valuable second Bathroom within the property, for the occupant's growing family.

The existing first floor Bathroom will be relocated into the rear part of the extended second Bedroom, and the former Bathroom will become the new third Bedroom.

## **8.0 Means of Escape:**

- 8.1 Means of escape from the ground floor annex accommodation would be via either the side entrance door, or the sliding doors out onto the garden.
- 8.2 There would be an interlinked fire alarm from the annex into the main house, for assisted escape in an emergency.
- 8.3 Primary means of escape from the first & second floor house is via the staircase down to ground floor with the final exit onto the High Street.
- 8.4 Secondary means of escape from the first-floor house is via a window onto the new flat roof area.
- 8.5 The internal layouts and provisions included within the proposals, are subject to full Building Regulations approval.

## **9.0 Emergency Access:**

- 9.1 Emergency vehicle access to the property remains unchanged as a result of the proposed works, with the frontage to the property directly onto the High Street.

## **10.0 Waste Management**

- 10.1 The principal of the green, blue, and black bin storage and collection will remain unchanged. However, it may be necessary for the occupant to arrange an additional small blue and black bin, but there is adequate space within the site to accommodate this increase in storage.
- 10.2 The Contractor for the works will be required to submit full waste management data on all aspects of the construction process. The Client with the help of the CDMC will oversee this requirement.

**15.0 Conclusion:**

- 15.1 The Applicant and his family are well-established in the community, and it is the intention to make the property work much better for them and their extended family, long-term.
- 15.2 The provision of the increased accommodation will mean that there are options for providing the required care to family members, in a much more practical and affordable way in the near-future.
- 15.3 These proposed works and any subsequent alterations to the proposed scheme are subject to separate Building Control Approval.