

# DESIGN AND ACCESS STATEMENT

Fairfield House

43-47 High Street Newmarket CB8 8NA

Keylocks Ltd  
Rothsay House  
124 High Street  
Newmarket CB8 8JP



Fairfield House – Front elevation



Rear Elevation



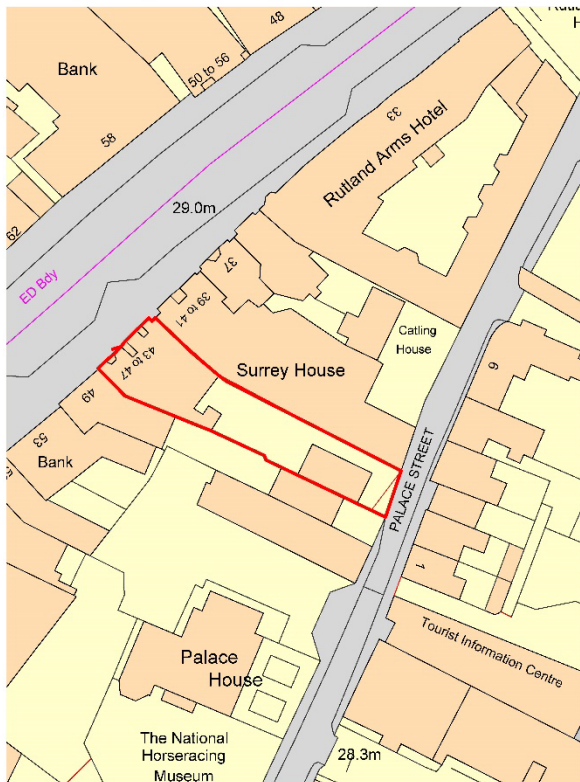
## Introduction

### Site

The site lies within Newmarket Conservation Area and the development is within the Newmarket Settlement Boundary.

The proposal is for the retention of the existing A1 use to the ground floor with some alterations to the rear of the shop to provide a new rear exit as well as staff facilities and storage.

The first and second floors are to form 1 flat on each floor with access separate to the shop from the rear of the building.



Location Plan

LOCATION PLAN 43-47 HIGH STREET NEWMARKET CB8 8NA

## Planning

A previous application was made for internal and external alterations to the building:

F/87/198/LB

Works involved the removal of one rear chimney, demolishing internal partitions and brickwork and externally to fit new high level fanlight and to brick up existing windows.



Fig 1

## Use

It is proposed that the current A1 use will change at first and second floor from A1 retail/storage use to residential use with ground floor use retained as A1.

Fig 1 is shown to demonstrate existing and proposed exit to left from residential area and existing condition of rear wall where a further rear door from the retail unit is proposed.

The past use of the property has been as a jewelers "Wiggs" since the mid to late 19<sup>th</sup> century.

There is pedestrian and proposed vehicle access to the rear of the property from Palace Street to be used by both residential units as an existing access and stairway. The retail premises has two access points to the High Street as well as the one proposed to the rear.

## Current Use

The ground floor as indicated above has been in use as a retail premises for a number of years and has been altered internally prior to 1987. This planning also included a rear store being made part of 47 High Street and new stair way over a rear passage area. Only part of the first floor has been used in recent years consisting of a workshop and store over the

retain unit and two WC's installed. The second floor does not appear to have been used for many years.

The first and second floors provide ample space for two substantial flats at each floor containing in the case of the first floor an inner hall, kitchen, sitting room, bathroom, two bedrooms and study area. At second floor level there is adequate space for sitting room linked to kitchen, hall, bathroom and two bedrooms.

### **Layout/Proposal**

The layout makes changes to the ground floor in providing a different rear door but retains all other features apart from the existing shop staircase.

The landing area to the first floor proposes some changes to the access to the second floor with a new opening formed in the timber framed wall to the second stairwell. All other rooms remain unaltered apart from the proposed kitchen area which would be extended internally over the stair well to the shop with new skylights fixed over this area replacing a Perspex light.

It is proposed to renovate all lath and plaster walls and use appropriate materials for a house of this age and construction.

Access will be maintained from Palace Street to a garden area to the rear of the main building and improved by removing part of the rear wall to Palace Street adjacent to the existing garage. Outhouses will be renovated where they have become dilapidated.

The existing garage is proposed to be converted into residential use to provide one bedroomed accommodation.

### **Appearance**

The existing High Street elevation will be renovated as it has been allowed to deteriorate over the years. This is particularly relevant to the timber features and windows which will be restored.

The rear elevation will be retained with only the alteration of an extra door to one wing of the property where works have already taken place resulting in a cement finished wall. The appearance to this elevation will be improved.

### **Car Parking**

It is proposed to open access to the rear of the property from Palace Street adjacent to the garage to provide one or two spaces within the garden area. A further space will be made to the front of the garage between this building and Palace Street.

Servicing to the shop will be available both to the front and through the rear entrance from Palace Street. Bike storage provision will be made by making use of a redundant outbuilding in the garden.



Garage interior





Exterior.



Wall adjacent to Palace Street to be removed.

### **Residential Access**

Residential access will be through the existing rear door with the rear door that is currently in place to be blocked up.

Keylocks Ltd

November 2023