



Design and Access Statement - Incorporating Heritage Statement  
23-2355

For

Extensions, alterations  
and altered access

At

16 Barton Road  
Ely  
Cambridgeshire  
CB7 4DE

Client

Mr Edgoose

To be read in conjunction with  
Plans P-23-2355-1 to P-23-2355-8

16<sup>th</sup> January 2024

Villeneuve  
Basin Road  
Outwell  
Norfolk  
PE14 8TQ  
01223 969427

[info@angliabuildingconsultants.co.uk](mailto:info@angliabuildingconsultants.co.uk)  
[www.angliabuildingconsultants.co.uk](http://www.angliabuildingconsultants.co.uk)



## Introduction

The design and access statement supports the full planning application for the extension, alterations, alterations to the access, and removal of a tree at 16 Barton Road, Ely.

The aim of the design and access statement is to outline the design proposals for the project and demonstrates how Anglia Building Consultants have addressed important guidelines from the District Council and Government design criteria, as well as the impact of the proposed development on the surrounding area.

The site is located within the Ely City conservation area.

## The Site

The site of the development is a large residential property at 16 Barton Road Ely.

The site is surrounded on three sides by other residential properties, while opposite are Church administrative buildings.

The property started life as a 1960's chalet bungalow but was extended and modernised around 25 years ago to the dwelling shown below.



Front Elevation

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Rear Elevation

### Heritage Statement

The dwelling is situated within the Ely Conservation area, although there are no listed buildings close to the proposal.

The proposal involves the removal of a flat roofed side garage extension (shown below) and is replacement with an attached annexe area. To the rear a large extension providing a snooker room, dining area and sitting area are to be provided, while to the other side of the property it is proposed to build a gym, with a garage to the front with a domestic storage area over within the roof space.



Garage to be removed.

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Extensive alterations are also proposed to enhance the appearance of the property, these include the provision of a brick plinth, rendering the existing walls and alterations to the front porch and fenestration

It is also proposed to convert the roof space to provide two additional bedrooms and an ensuite, although other than the provision of roof lights to the rear elevation this will not be noticeable.

It is also proposed to alter and extend the width of the existing entrance to the site to enable easier and safer entrance and exit. This involves the provision of a new entrance gate along with a fence although this will be set back from the boundary and behind the existing wall, which apart from where altered at the access point will remain.



Existing access and wall.

In order to accommodate the proposed alterations a confer tree is also to be removed from the front garden area.





Tree to be removed.

The proposed works will enhance the appearance of the property and the Ely conservation area, and are shown in detail on the plans that accompany the application.

### **Use and Amount**

The site is a residential dwelling, and the proposal involved its extension and alterations.

It is proposed to demolish an attached garage, and rear entrance and WC amounting to an external floor area of around 66m<sup>2</sup>.

As noted above it is then proposed to replace this with an extension, the external area of this is then around 258m<sup>2</sup>.

### **Layout**

The proposed site layout is shown on plan P-23-2355-3 submitted with the application, this shows the extended access and new gates and fence, and has been designed to allow vehicles to enter, turn and leave in forward gear.

The proposed internal layout of the dwelling is then shown on plans P-23-2355-4 to P-23-2355-6.

At ground floor level the existing dining area is altered into a study. The new side extension contains a linked 'annexe' with a living area, bedroom and bathroom. The rear extension

contains an open plan snooker room, dining area and sitting area, while the extension to the other side contains a gym and small office. There is then a garage at the front, which has attic trusses with storage at first floor level.

Alterations at first floor level are made to provide an en-suite and dressing area to the master bedroom, and an en-suite to the second bedroom.

The existing roof space is then to be converted to form 2 bedrooms and an en-suite within the roof space.

## Scale

The scale of the proposal is shown on the plans that accompany the application.

The height of the building has not changed from the original, with other than the garage which has attic trusses with a storage area in the roof space the other extensions being single storey in height.

## Landscaping

As noted above it is proposed to alter the access point and provide new gates and a fence set back from the existing boundary.

A tree is also to be removed to accommodate the extended drive and parking area.

## Appearance and Materials

It is proposed that a new brick plinth will be provided to the existing dwelling as well as the proposed extension. Above this it is proposed to render the existing and new walls.

Alterations are proposed to some of the doors and windows which will be replaced with new UPVC to match the existing.

Stone cills and brick soldier courses are also to be installed to the front elevation, and it is proposed to alter the existing porch, with a brick plinth supporting stone columns supporting the existing roof structure.

The new entrance gates will consist of brickwork to match the dwelling plinth with a rendered section above and stone finials on top. The gates will then be metal sliding, with the fence to match the gates.

## Access

As noted above the existing access will be altered and extended to allow a safer entrance and exit to the site.

## Flood Risk

The site is within flood zone 1, a full flood risk assessment is not therefore required.

## Arboricultural Implication

As noted above it is proposed to remove a tree from the site to enable the extension of the driveway and parking area.