

DESIGN ACCESS & HERITAGE STATEMENT

GARAGE CONVERSION 6 CAMBRIDGE ROAD WATERBEACH CAMBRIDGE CB25 9NJ

INTRODUCTION

This Design Statement has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).

The application will be to convert the existing garage to create a new kitchen and dining room.

THE SITE LOCATION

The site of this proposed development is located on Cambridge Road, the postal address of which is 6 Cambridge Road, Waterbeach, Cambridge CB25 9NJ. The site is approximately 6.5 miles north of Cambridge city centre, 3 miles from A14 junction 33 (Milton) and 0.5 miles from the A10. The property is a detached 3 Bedroom two storey property constructed around 1975.

THE SITE ENVIRONMENT - EXISTING

The Northern boundary of the property (Rear) is created by a 1.8m Close boarded timber fence. (See Drawing "Existing site plan")

The Eastern boundary of the property is created by a 1.8m Close boarded timber fence (See Drawing "Existing site plan").

The Southern boundary of the property (Front Access) is created by a 1m Brick wall and fronts onto Cambridge Road (See Drawing "Existing site plan").

The Western boundary of the property is created by a 1.8m Close boarded timber fence (See Drawing "Existing site plan").

THE SITE ENVIRONMENT - PROPOSED

The Northern boundary of the property will remain unchanged.

The Eastern boundary of the property will remain unchanged.

The Southern boundary of the property will remain unchanged.

The Western boundary of the property will remain unchanged.

DESIGN CONSTRAINTS & PROPOSALS

Existing neighbouring properties within the immediate area where the development is proposed consist of the following:-

To the North

- Rear Garden of No1 Greenside.

To the East

- No1 Greenside – Detached Garage & Workshop.
- No1 Greenside – 5 Bed Detached Two Storey property constructed in 1832.

To the South East

- No 18 Chapel Street – 3 or 4 Bed detached Two Storey property constructed around 2010.

To the South

- No1 Cambridge Road – (Previously the Waterbeach Post Office) 4 Bed Detached Two Storey property constructed in 1901.

To the South West

- Electric Sub Station & Telephone Exchange.

To the West

- No 8 Cambridge Road - 3 or 4 Bed detached Two Storey property constructed around 1975.

CONSERVATION AREA APPRAISAL & HERITAGE STATEMENT**Site Context**

The application site lies within a Conservation Area just on Cambridge Road / Chapel Street Waterbeach.

Cambridge Road / Chapel Street is one of the main vehicular routes through Waterbeach and out onto Clayhithe & Horningsea, and is fronted with a wide range of dwelling types and styles. For property types in the immediate vicinity see above.

The frontage of the application site comprises of a 1m High Brick wall to Cambridge Road.

Impact upon Conservation Area

The key views through the Conservation Area from this site will remain unchanged.

The proposed conversion will blend in with the existing property on all elevations (See Drawing 402).

Historic Maps

Whilst no historic photographs of the site were available from the records of the County Council's Cambridgeshire Collection, ordnance survey plans from the 1920s were viewed online.

These maps showed how the character of the area has changed from that of small settlements interspersed with open fields and orchards and larger gardens to that of today's more developed and expanded character with a higher density of housing throughout the immediate area.

DESIGN PRINCIPLES & CONCEPTS**Scale & Design**

The garage conversion at ground floor will consist of a kitchen and dining area.

The scale of the proposal has been carefully considered to ensure that the change to the area is not a detriment to it. The wish of the proposal is to enhance the area through thoughtful design and attention to detail.

The proposal has been sensitively designed to blend in with the existing property. Building lines, building materials and window positions will all reflect and respect the existing property. Given the minor level of the proposed works, no loss of light detrimental to any adjacent or surrounding properties will occur.

The proposed scheme retains an adequate sized garden facility.

Appearance

The appearance of the street scene has been thoroughly considered, to ensure that materials form and scale of the new additions compliment its neighbours.

The proposed external Materials / Finishes are as follows:-

External Wall – Grey Brown brick to match existing
Windows – Double Glazed White UPVC to match existing.

Access

Existing pedestrian and vehicular access to the property via Cambridge Road will remain unchanged.

Car Parking Provision

Off street parking for the property will remain unchanged.