

Design and Access Statement

for

Land at Highfield House,

London Road, Little Chesterford, CB10 1UB

January 2024

for

Proposed part demolition of the existing garage, construction of 2no. dwellings and associated infrastructure including access, parking, garages and ancillary works.



for and on behalf of Mr S Hare

Prepared by:

SPACE+

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1.0 Introduction

This design and access statement has been prepared by SPACE+ on behalf of Mr S Hare (herein referred to as the applicant) and forms part of a Full Plans application for the construction of 2no. additional dwellings and associated work the facilities access to the site.

This application follows the approval of a similar application ref: UTT/22/0412/FUL as well as pre-application advise (ref: UTT/23/2273/PA) for a material change to the proposal as well as additional footprint to the ground floor.

The land is currently owned by Mr & Mrs N Pegrum that was the applicants for previous application. Mrs S Hare (the applicant for this application) is currently in the process of purchasing the land to developed it for himself.

The site is located at Land at the rear of Highfield House, London Road, Little Chesterford, Essex, CB10 1UB.

This statement should be read in conjunction with the following supporting documents and Statements:

231-SP-01 rev D
231-SP-02 rev C
231-SP-03 rev C
231-SP-04 rev C
231-SP-05 rev D
231-SP-06 rev B
231-SP-07 rev D
231-SP-08 rev C
231-SP-09 rev A
231-SP-10 rev C
231-SP-11 rev C
231-SP-12
231-SP-13
231-SP-14
231-SP-15
231-SP-16

1.1 Site Location

The application site is located to the north-east of of the host detach dwelling (Highfield House) between Great Chesterford to the north and Little Chesterford to the south.

The overall location has a rural feel and sits outside the development limits of Little Chesterfield. Although there is permission for 76no. dwellings to the land north-west of the application site (ref: UTT/19/0573/OP and UTT/20/3329/DFO) as well as outline permission for 124no. dwelling to land immediately north of the site (ref: UTT20/2724).

The site is located outside the settlement limits for Great Chesterford and in the countryside. It is not within the Green Belt or a conservation area and there are no nearby listed buildings, or nature conservation designations affecting the site.



Figure 1: Application site indicated in red

1.2 Site Character

The land comprises mostly a lawn area, including an above ground swimming pool adjacent to the north-east boundary. There is a ditch along the north western boundary, with the River Cam located approximately 80m beyond. The site is enclosed with wire mesh fencing and vegetation. There are open views into the site from the public realm and the wider open landscape. Agricultural fields surround the site.

The host dwelling (Highfield House) located at the western end of the site benefits from two vehicular accesses and a detached 1.5storey garage. The dwelling fronts London road.

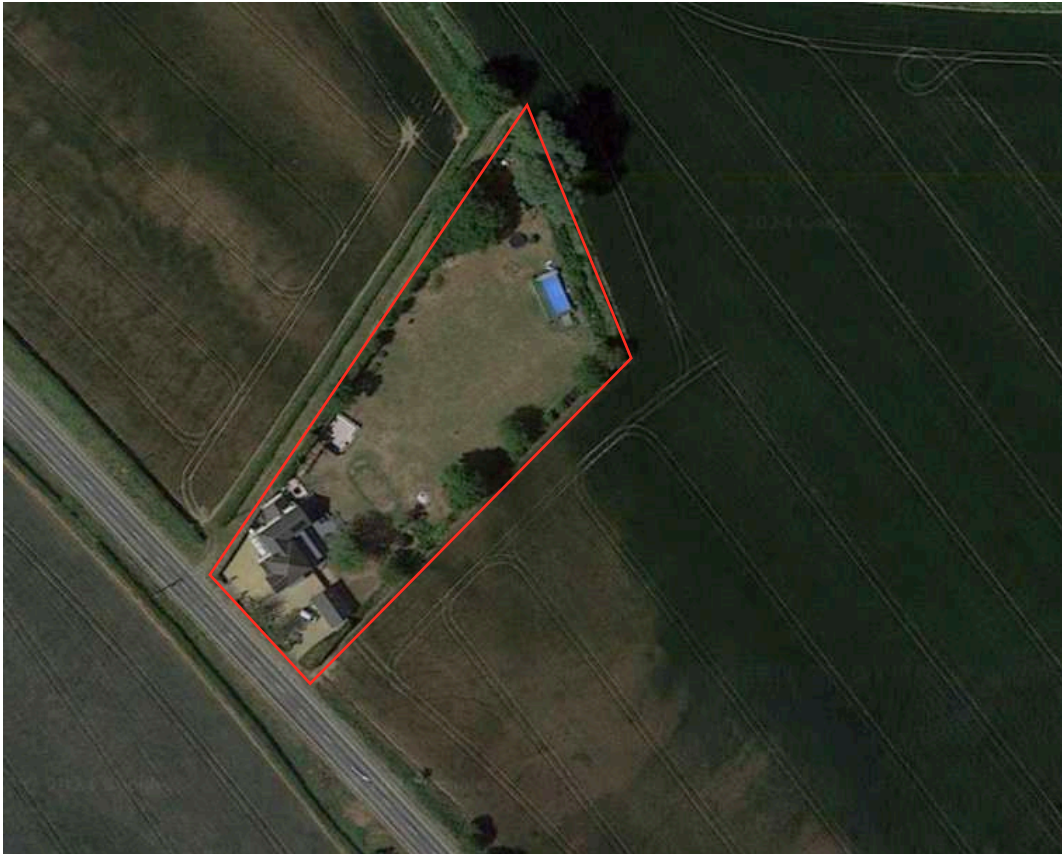


Figure 2: Application site indicated in red

1.4 Site Access

There is currently an in and out access serving Highfield House from London road. This would be retained and the southern most access would be made available to serve the proposed new dwellings only. There is sufficient visibility in both directions.



Figure 3: Site access to be made available to serve the proposed new dwellings to the right

2.0 Social, Economic & Planning Policy

2.1 Social-economic

The applicant is in the process to purchase the land with intentions to develop the properties. The intention of the applicant is to retain at least one of the properties as his main residence.

2.2 Planning History

There are a number of planning applications relating to the extension and alteration of Highfield House itself and these are not relevant to this application. Outline planning permission was refused for a bungalow in June 1983 (UTT/0471/83).

Other relevant planning history to take into consideration is an outline application for 124 dwellings on land immediately north of the site (UTT/20/2724/OP) that was approved in August 2022 and details approved under application UTT/23/1045/DFO in September 2023. Another outline planning application (UTT/19/0573/OP) in June 2020 for 76 dwellings on land north west of the site was approved and a reserved matters application (UTT/19/0573/OP) in January 2022.

3.0 Design

3.1 Use

The outline scheme comprises of two detached four bedroom dwellings with associated garages and parking with the rear garden of Highfield House. Each dwelling would provide 250m² of floorspace (GIA) and they would also each have a double carport. Their rear gardens would extend 940m² for Plot 1 and 570m² for Plot 2.

Access would be via the existing southern access off London Road. A new access drive would be constructed along the southern boundary to serve the new dwellings and the existing garage serving Highfield House would be part demolished to facilitate this.

3.2 Amount

The new dwellings would be two storey with pitch roof and a single storey flat roof area to the rear of the dwellings. The two dwellings would be mirror images of each other. They have been designed to reflect the local vernacular.

Ground levels across the site drop significantly from the road frontage to the rear of the site or western boundary. The two dwellings would be positioned at the western or lowest end of the site and would be between 3.7m to 5m below the existing road level. This will help to reduce the visual impact on the public views from London Road.

3.3 Layout and Scale

Highfield House has a significant sized garden and its subdivision to accommodate this proposal would make an effective use of it, whilst still retaining a sizeable garden for its own use. There are no other nearby neighbours and neither of the two dwellings or the new access would have a detrimental impact on nearby properties.

The existing boundary hedgerows and trees would be retained, with the exception of a small number of trees and section of hedgerow to facilitate access as proposed during the previous

application. The retention of vegetation would filter any views into the site, particular from the north.

3.3.1 Site Access

The site benefit from an existing vehicle access of London Road with good visibility. The proposal include the part demolition of the currently garage to Highfield House. A shared drive along the south-east boundary will lead to the proposed dwellings at the rear.

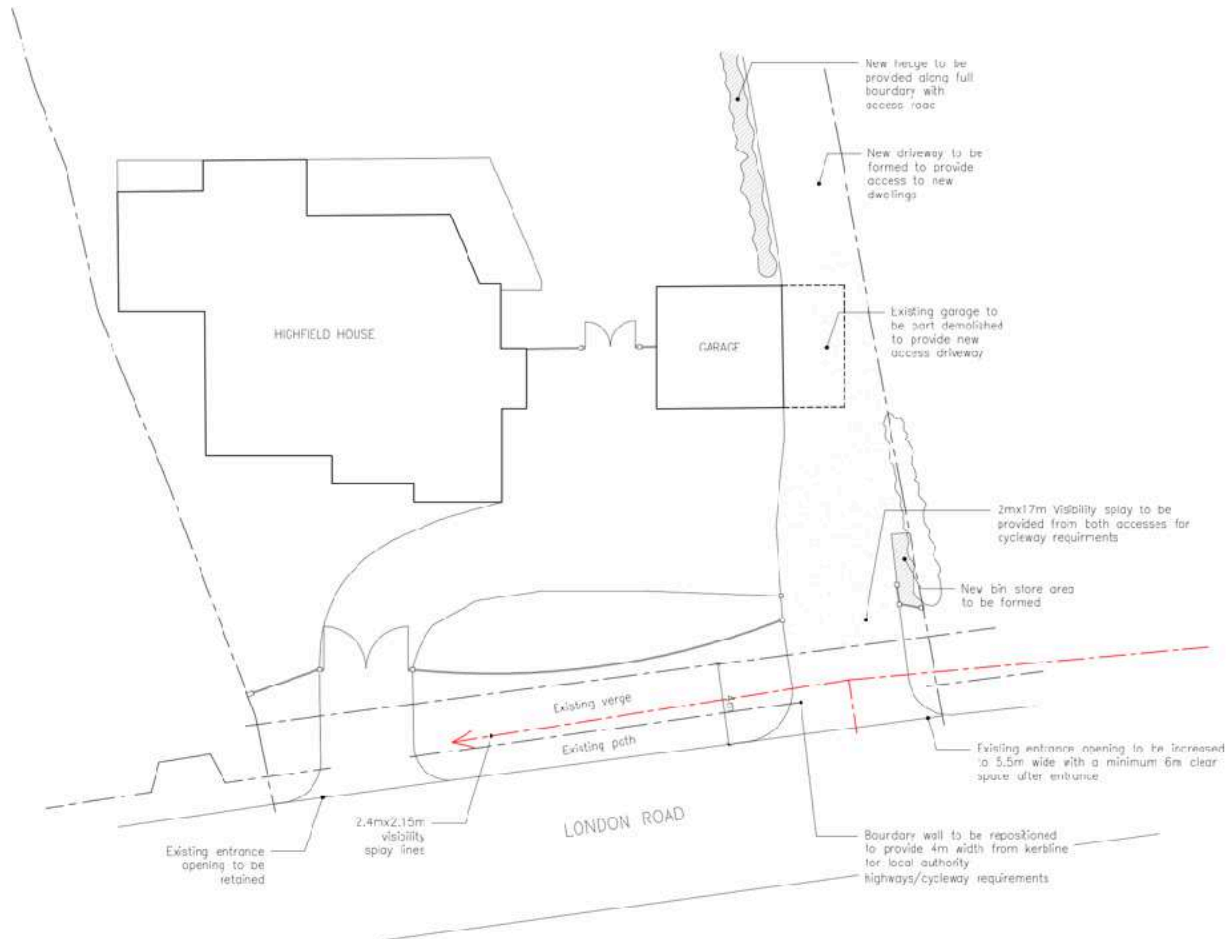


Figure 4: Site access to be made available to serve the proposed new dwellings to the right

Whilst the footprint of the existing garage will be reduced to facilities an access drive to the two new dwellings, there will be no loss of parking for Highfield House.

3.3.2 Car & Cycle Parking

Each dwelling will benefit from a carport open at the front to provide with an internal dimension of 5mx5,5m to accommodate two parking spaces. Additional two parking spaces for visitor will also be accommodated in the drive of each property. This will provide a total of 8 car parking spaces for the proposed new dwellings which are compliant with the policy requirements and provision will be made for electric vehicle charging within the curtilage of each dwelling.

3.3.3 Building Scale and Arrangement

The building scale are similar to the previous approved scheme with the only additional volume proposed the single storey flat roof element located at the rear of the dwellings. Slight various in the front arrangement to allow for a more contemporary design with traditional forms are being proposed. The biggest difference is the use of materials as the proposal do away with render and proposed a red brick with fibre cement timber effect cladding to elements at the rear.



Figure 5: Previous approved application front elevation at the top and proposed front application at the bottom

3.3.4 Private Garden and Amenity Space

Highfield House has a significant garden and its subdivision to accommodate this proposal would make an effective use of it, whilst still retaining a sizeable garden for its own use. There are no other nearby neighbours and neither of the two dwellings would have a detrimental impact. The amenity space retained by Highfield House as well as the amenity space proposed for the the new dwellings are well within the garden size threshold set out in the Essex Design Guide.

A Tree Survey and Arboricultural Impact Assessment was submitted as part of the previous application and due to the minor changes to the proposed application are still relevant. This

include the removal of a small number (5no.) of individual trees, along with a group of threes and section hedgerow.

These are all Category B and C, not Category A trees are proposed for removal. To mitigate the loss of these trees new tree planting is proposed in accordance with the recommendation in the Arboricultural Impact Assessment. This include 5no. new trees and 1no. new native hedges. The details for the new planting can be secured by condition.

The site forms part of a domestic garden and an Ecological Impact Appraisal was undertaken and submitted as part of the previous application. The conclusion as part of the appraisal is still relevant to this application as well as the recommendations set out in the report.

3.3.5 Drainage

The application site is less than 1 ha and located within Flood Zone 1. Flood Zone 1 has a low probability of flooding and all forms of development are acceptable. The current arrangement for drainage of foul and surfaces water will be unchanged.

The site lies within a Zone 1 flood risk area as defined by the NPPF.

The site borders Flood Zone 3 due to the location of the River Cam but as stated during the previous application the proposed built form is located a significant distance from the river and the flood risk for surface water is low.

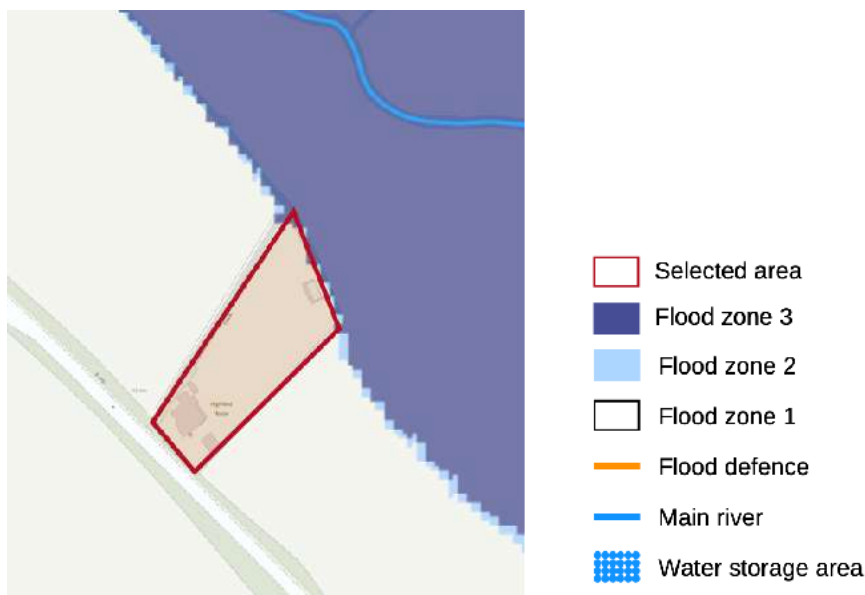


Figure 6: Flood risk with application site indicated in red

3.4 Appearance

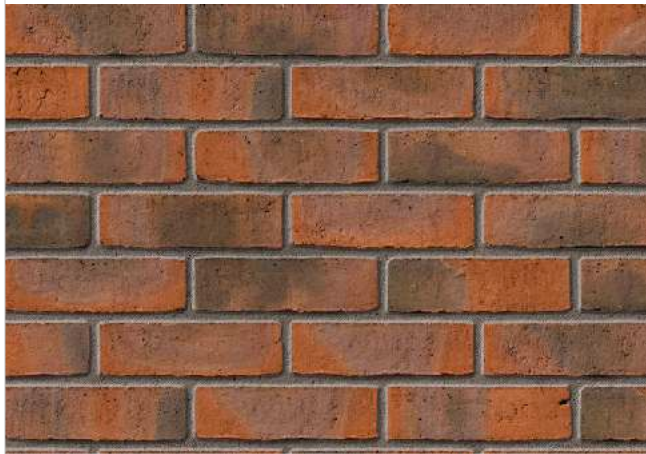

3.4.1 Form

The main form of the proposed dwelling is not dissimilar to the previously approved scheme. Additional volumes to the rear and bay windows to the front has been added. The proposed ridgeline is in line with the previously approved scheme.

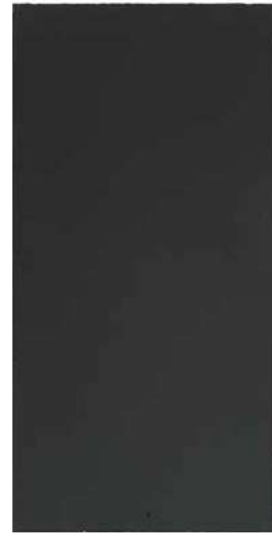
The proposed 2-storey volumes benefit from a pitch roof with the gabled ended frontage lower than the main roofline. A single storey element with flat roof is located at the rear.

3.4.2 Materials

The following materials are being proposed:

Material	Colour
Brickwork - Ibstock Birtley Olde English with Dark Grey mortar	
Windows and External door material - Aluminium window in dark grey finish	

Roof covering - Cembrit Jutland slate in Blue/Black



Blue/Black

Guttering and downpipes - Black half round UPVC with black downpipes

Rooflights - Black frame (Velux type)



Cladding - Hardie VL Plank in Midnight black



3.5 Landscape

3.5.1 Landscaping

The garden in the rear will be developed in time to reflect the applicants needs. The garden will be developed in the future to provide a wider variety to attract biodiversity.

3.6 Access and Security

Refer to section 3.3.1 and 3.3.2 above.

4.0 Pre-application advise response

This application with minor amendments to the carports has been access as part of pre-application advise (ref: UTT/23/2273/PA).

The following is key points from the case officer:

1. The last point of contention is the size of the proposed outbuildings – please scale both down by changing the garages into carports (by omitting the garage doors and making them open). That way you can make them 5.5m x 2.9m internally (instead of 7m x 3m) but no less than 5m x 2.5m which are the minimum dimensions for a car parking space.

Our response: The revised proposal submitted reduce the size of the proposed garage, although this was the size indicated as the previous approved scheme. Parking spaces are now 5m x 2.5m for Plot 2 with an open carport arrangement. For Plot 1 this same spaces has been allowed but an additional 1.1m at the front with side access for additional storage of bikes, lawn mover etc. The carport also benefit from an open arrangement at the front.

2. You should also reduce the bulk and size of the plot 1 outbuilding by reducing its height. This is an important point as above.

Our response: We were only able to reduce the height very slightly to still accommodate an office space above the garage due to the reduce footprint. The large dormer proposed during the pre-application stage has also been removed and replaced with pitch dormers that reduce the appearance of the massing of the carport.

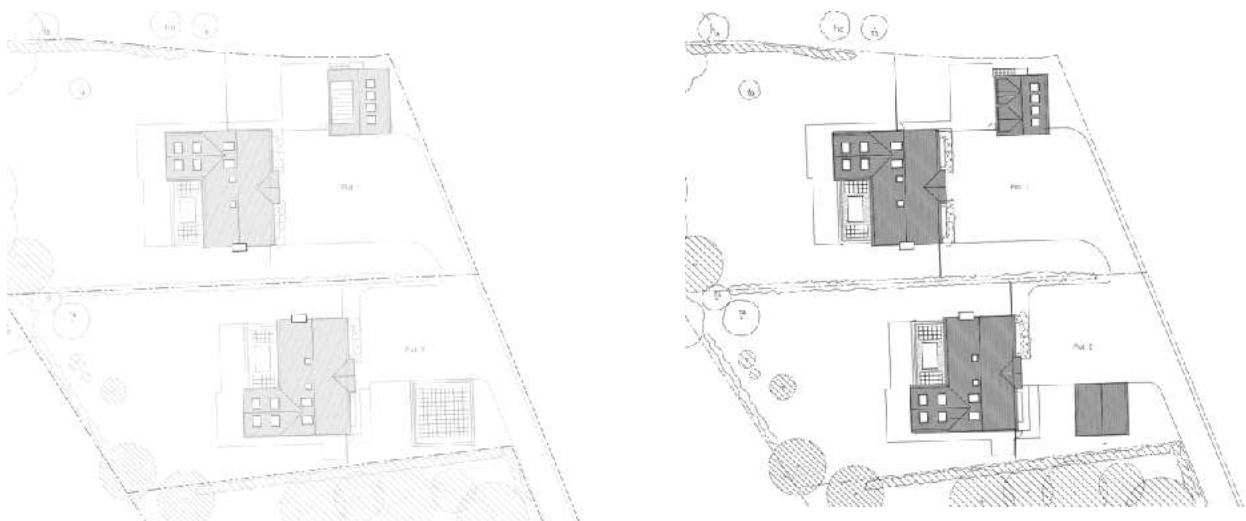


Figure 7: Pre-application advise proposal to the left, application to the right

3. The amended design of the main dwellings is acceptable as it adds more character and visual interest to the approved dwellings.
4. The amended scale and footprint of the approved dwellings is proportionate and appropriate, however, it would be the maximum that we can accept, as adding more footprint than that would make the dwellings much bigger than the existing or extant properties in the area, failing to comply with policy GEN2(a) of the Local Plan, which requires development to be compatible with the scale of the surrounding properties.
5. The flat roof rear extensions should not be used as balconies – the proposed fenestration shows that they won't and this should remain as such.

6. The proposed bedrooms 1 in both plots don't have any side facing windows that would compromise the residential amenity of the future occupants of the approved dwellings or any neighbouring occupiers. The north facing window in bedroom 1 (plot 1) would face open countryside, and as such, there are no implications with the residential amenity of the existing or future occupants.
7. The number and use of rooflights is appropriate and beneficial for the dwellings, as they allow solar gain. Every bedroom and habitable space has its own window and do not solely rely on rooflights, which is appropriate as per the building regulations.
8. The front porches with the gabled and glazed elements should remain below the ridge line of the dwellings to continue to add character to the properties without being visually dominating or incongruous features. These elements also add symmetry to the design, and they are generally beneficial to the appearance of the houses.



Figure 8: Proposed view from the parking courtyard, Plot 1 to the right and Plot 2 to the left

9. All elements shown on the roof plans or floor plans should be labelled for clarity purposes. For example, the flat lantern and the green elements on the single storey rear extensions should be accompanied by such labels.

Our response: Refer to section 3.4.2. for details of materials proposed.

10. The proposed materials should be listed analytically, including their specifications and photographs to avoid a pre-commencement condition on materials. The same applies for hard and soft landscaping features, which should be shown on an analytical Landscaping Plan, including plantings, native species, mix ratios of hedges, etc.

Our response: *The applicant would prefer to have a condition for the landscaping plan to develop the soft landscape further for the plots. Drawing 231-SP-15 indicate hard landscaping as well as proposed fencing treatment.*

11. The conditions imposed in the extant planning permission should guide you on what information we will be looking at. Conditions from the extant permission will remain relevant and shall be imposed again unless additional and appropriate information is provided as part of the planning application.

Our response: *Conditions noted.*

12. Previous arrangements for the partial demolition of the existing outbuilding of the host dwelling to accommodate access to this backland site should be adhered to and shown on relevant drawings.

Our response: *Refer to drawing 231-SP-12 & 13.*

13. Prior to submitting a fresh application, it must be checked whether ecology surveys and reports should be updated to ensure there will be no objections or additional planning conditions from our Ecology consultants.

Our response: *These are still relevant.*

14. It is not clear what the intervening boundary is between the two plots on their front parts; a non-permeable fence (e.g. close boarded fencing) should be avoided and limited to the rear of the plots. This can be replaced by timber or metal post and rail fence that would be more appropriate on this countryside location.

Our response: *Refer to drawing 231-SP-15*

15. Having discussed the above in two pre-apps and subject to this advice being adhered to (especially the first points about scaling down the outbuildings), I would advise you to proceed to the formal application. You can either do a full application or a section 73 application (it would be better to go for the first option).

5.0 Conclusion

Care has been taken to respect the scale and mass of the previously approved scheme and as stated by the case officer during the pre-application advise, the amended design of the main dwellings is acceptable as it adds more character and visual interest to the approved dwellings. On a more practical level sufficient space has been allowed to accommodate the require space for amenity, bin stores as well as cycle parking.

The approach for the revised design was holistic that aimed to provide a design solution to address the need of the applicant as well as the impact on neighbouring properties and amenity space.