

Proposal for first floor extension and alterations to,  
15-17 High Street,  
Histon,  
Cambs,  
CB24 9JD

Local Requirement Brief  
including the  
Design and Access Statement.

**921-DAS Rev A**

30th Jan 2024

## 1.0 Introduction

### 1.01 Proposals

The proposals are for alterations to 15-17 High Street, Histon.

The alterations include the renovation and upgrading of the existing building providing accommodation to meet current Building Regulation standards and improve facilities for future occupants.

The works include a rear first floor stair well extension, re-roofing with natural slates, replacement and alterations to the windows and the insertion of rooflights to the rear roof slopes.

The rear chimney stack will be removed.

The proposals will enhance the current character of the High Street and the proposed materials have been specifically chosen to be in harmony with the adjacent conservation area and local aesthetic.

### 1.02 Purpose of application

Due to the existing condition of the rear elevation the applicant wishes to clad the rear elevation and rear extension with Cedar weatherboarding. The shopfront has also been slight amended due to the existing structural constraint found during the clearing of the existing property. The application is otherwise identical to the approved application 23/02089/FUL

The applicant wishes to rent the renovated Planning Use Class E (Commercial, Business) building on completion of the works.

## 2.0 Site description and context

### 2.01 Site History

## Alterations to 15-17 High Street, Histon CB24 9JD

The building was formerly occupied by Barclays Bank and is now vacant and ready for renovation works to commence.

### 2.02 Site and building description

The site is located in the heart of Histon and situated in a prime business location on the High Street.

The site is located inside the Histon conservation area.

The building fronts directly onto the high street with an access road to the side and car parking area to the rear.

The existing property is currently in poor condition requiring renovation.

The existing building has limited architectural merit but contributes to the traditional building line, scale and character of the High Street.

Alterations to 15-17 High Street, Histon CB24 9JD



View from High Street

Alterations to 15-17 High Street, Histon CB24 9JD



View from rear carpark.

The application site, outlined red, is approximately 516m<sup>2</sup> in area.

The site is enclosed by 1.8m timber fencing.

The parking area and rear elevation is not visible from the High Street.

## 3.0 Local Validation Requirements brief

### 3.01 Environmental impact assessment

The proposals will have no environmental impact.

An Environmental Impact Assessment is considered not to be required for a development of this small scale.

### 3.02 Design & Access Statement

#### 3.02.01 Context

The site lies within the established development framework for Histon.

The site is located on the established commercial area of the High Street at the centre of the village.

#### 3.02.02 Amount

The proposals are for the renovation, alterations and rear first floor extension to the existing Planning Use Class E (Commercial, Business) building.

The proposals will upgrade the existing building to provide sustainable business accommodation.

The existing building has a gross total internal area of 175.7m<sup>2</sup>

The proposed building will have a gross internal area of 182m<sup>2</sup>

### 3.02.03 Scale

The scale of the development is minor and two storey in scale and character.

Surrounding properties are a mixture of two and single storey properties.

The ridge height and footprint of the proposals remain unchanged.

### 3.02.04 Layout

The proposed position of the building, parking and vehicular access remains unchanged.

The existing car parking for eight cars and turning area is retained unchanged.

The existing refuse and secure covered bicycle parking areas are retained unchanged.

The stairwell extension in the centre of the rear elevation will have no impact on neighbouring properties.

There is no loss of privacy or overlooking of neighbouring properties.

### 3.02.05 Appearance/materials

The proposed rear extension will be clad with Cedral composite weatherboarding as well as the existing rear elevation walls. The existing front and side walls will remain as painted brickwork.

All the existing concrete rooftiles will be replaced with a new natural slate roof.

The new replacement windows will be white vertical upvc conservation sliding sash windows to the front elevation and flush traditional casement windows to the rear.

The materials have been carefully chosen to be complimentary to the existing character and colour palette of the village and conservation area.

### 3.02.06 Access

The access to the site and the building will remain unchanged.

The front and rear entrance door will provide level access for disabled to current Building Regulation accessibility requirements.

Eight 2.5 x 5.0m parking spaces are provided on site with adequate space to allow on site turning to enable entry and exit from the site onto the highway in a forward gear.

There is adequate space in the car park for wheelchair transfer for disabled car parking.

### 3.03 Air quality assessment

The site is not inside or adjacent to an Air Quality Management Area.

There are no air quality issues regarding the site.

The proposals will not create any air quality issues and there are no air quality issues in surrounding developments.

### 3.04 Contaminated Land Investigation

The application site has been for many years and is currently Class E Business use and the site has no history of land contamination issues.

### 3.05 Daylight assessment

The proposals have no impact on daylight levels to neighbouring properties.



### 3.06 Flood risk assessment

The site is partially within the flood zone 3 on the Environment Agency flood map.

The proposals will not change the building foot print or increase the amount of sw discharge from the site.

### 3.07 Foul sewage and utilities.

The existing building is already connected to the foul water sewer and public utilities and the connections will remain unchanged.

### 3.08 Heritage statement

The existing house is believed to be from the Victorian era but has been substantially altered over the years.

The property has limited historical merit.

The site is inside the conservation area.

### 3.09 Housing/Affordable housing assessment

Not applicable to the application.

### 3.10 Fire safety statement

The proposals are for a small single business use and will comply to current Building Regulation Standards.

A fire safety statement is not applicable to the application.

### 3.11 Landscaping details

There are no landscaped areas on the site.

### 3.12 Lighting assessment

No additional external light is proposed. A lighting assessment is not applicable.

### 3.13 Noise impact assessment

The proposal will only have no noise implications.

An acoustic report is not required.

### 3.14 Parking provision

The existing parking provision will remain unchanged.

Eight on-site car parking spaces 2.5m x 5.0m are provided and there is adequate space for 8+ secure covered cycle Spaces.

The existing unchanged layout allows entry and exit from the site onto High Street in a forward gear.

### 3.15 Planning obligations/Draft Heads of terms

Not required for the application

### 3.16 Retail statement

Not required for the application

### 3.17 Statement of Community Involvement

Not required for the application

### 3.18 Surface water drainage strategy

The proposals will not have any increased discharge or detrimental effect from surface water drainage from the site.

SW drainage will remain as existing.

### 3.19 Sustainability statement

The proposals will improve the energy efficiency of the building and upgrade the existing building to current Building Regulation standards.

Works will be carried out to maximise recycling of site waste and reuse of materials where possible in the proposed works.

The proposed improvement will also improve water consumption efficiency.

Sustainable design and construction will therefore be integrated into the design.

### 3.20 Tree survey

There are no trees on the site. Tree survey not applicable.

### 3.21 Traffic management plan/ Construction Environmental Management Plan

The approved traffic management plan submitted for approval of condition 3 for approved application 23/02089/FUL is included in application so that a similar condition will be unnecessary if approval is granted.

The approved Construction Environmental Management Plan submitted for approval of condition 4 for approved application 23/02089/FUL is included in application so that a similar condition will be unnecessary if approval is granted.

### 3.22 Window, shopfront fascia details

Window and shopfront details are submitted on order not to require a condition for details if approval is granted.