

DESIGN, ACCESS & HERITAGE STATEMENT

PROPOSED EXTENSION AND CONVERSION OF EXISTING DOUBLE GARAGE AND REAR BOX DORMER AT 58 SHELFORD ROAD, FULBOURN



PREPARED BY- MR. JASON TYERS BSC (HONS)

1. INTRODUCTION

JPT Design Consultants has prepared this Design and Access Statement on behalf of the applicant, Mr & Mrs Sparkes. It has been produced to help support a planning application for the Proposed extension and conversion of existing double garage and rear box dormer at 58 Shelford Road, Fulbourn with associated car parking, landscaping and access arrangements.

The purpose of this Design and Access Statement is to ensure that the Local Planning Authority (South Cambridgeshire District Council) has a proper understanding of the proposal and that the local community is fully and accurately informed about what is proposed.

This conversion/additional living space is for their son who suffers from Cystic Fibrosis and his immediate family. This application follows on from the previous refused application which was taken to appeal which was dismissed. We have since removed the extensions to the garage and lowered the proposed garage roof, in fact just changed it to a gable ended roof. The appeal company have confirmed that they believe the changes have overcome the planning departments previous concerns, therefore this should gain officer support

2. SITE AND LOCATION

The site lies to the south west of the center of the village of Fulbourn, Cambs. The OS grid reference for the site is TL 512557.

The site is relatively flat and the site is not located within a flood zone.

The site is not located within the local conservation area and the current buildings are not listed.

3. PROCESS

The proposal is to be built as shown on the accompanying plans and will not be overbearing to any of the neighbouring properties.

The proposed rear garden is modest and will cater for modern living requirements.

Parking for 4 vehicles will be provided as shown on the accompanying plans.

It is hoped that a simple design will contribute to the character of the area whilst ensuring that the design does not detract from the existing vernacular.

4. USE

The proposed pedestrian/vehicular access to the proposed unit will be taken from Shelford Road.

5. SCALE

The proposed structures sits well on the site and are of a scale that compliments the existing site without dominating it.

6. LAYOUT

The plan layout of the proposed dwelling can be seen on the accompanying drawings.

This finished floor level for the new dwelling will be 150mm above ground level of the site.

7. APPEARANCE

The proposed external finish will be a mixed buff external facing brickwork for the proposed extensions to match the existing garage.

The proposed new roof will be finished in plain, brown, concrete tiles.

All new windows and doors will be white, double glazed, upvc or aluminium units of similar appearance to that on nearby buildings so that there is consistency throughout the development.

8. LANDSCAPE

A hard and soft landscaping plan can be conditioned subject to a successful planning application.

9. ACCESS

Pedestrian/vehicular access to the proposed unit will be taken from the existing access on Shelford Road.

10. HERITAGE STATEMENT

The nearest listed buildings details are as follows –

Heritage Category: Listed Building

Grade: II

List Entry Number: 1127910

THE STUDIO, 23 HALIFAX ROAD, UPPER CAMBOURNE, CAMBS. CB23 6AX

Date first listed: 31-Aug-1962

Date of most recent amendment: 29-Aug-1984

Statutory Address 1: WINDMILL, CAMBRIDGE ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Cambridgeshire

District: South Cambridgeshire (District Authority)

Parish: Fulbourn

National Grid Reference: TL 51051 55926

Details

TL 55 NW FULBOURN CAMBRIDGE ROAD (South Side) 2/9 Windmill (formerly listed as 31.8.62 Windmill on Mill Hill) II

Smock windmill built 1808 by Thomas Hunt of Soham. Timber framed with horizontal weatherboarding on a first stage of brick, tarred. Octagonal plan and of three stages with a revolving conical cap and fantail. Two of the four sails are intact. Interior: The mill retains much of the original machinery. Unlike most mills in Cambridgeshire the three runner stones are overdriven with the great spur wheel being on the bin floor. T.H. Simms: Fulbourn Windmill

Listing NGR: TL5105155926

We don't believe that the proposals will affect the listed building or be detrimental to the listed building, therefore protecting their heritage