

DESIGN AND ACCESS STATEMENT

EXTENSION TO KINGSBURY HOUSE, UPPER ROAD, LITTLE CORNARD, CO10 0NZ

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Project Number: 5644

Document Version: P02

1.0 INTRODUCTION

This statement has been prepared by KLH to accompany the householder application for alterations to an existing two storey detached dwelling, along with thermal improvements to the building.

KLH have been appointed by the applicants to carry out an assessment of the existing building and propose minimal alterations to reconfigure and rationalise the internal layout.

This document should be read in conjunction with the supporting drawings and documentation within the application submission;

5644-0100-Site Location Plan

5644-0101-Block Plan As Existing

5644-0102-Block Plan As Proposed

5644-0300-Existing Floor Plans

5644-0301-Proposed Floor Plans

5644-0400-Existing Elevations

5644-0405-Proposed Elevations

Flood Risk Assessment

2.0 THE SITE

Kingsbury House is located on Upper Road approximately 4.5 miles south of Sudbury.

Surrounded by arable farm land, Kingsbury House sits on the border of the village of Little Cornard. To the east there are numerous residential and agricultural building clusters housing livery stables, bed and breakfast, a nursery and other SME's.. To the west, Kingsbury House shares a boundary with Kingsbury Cottage, which sits on Upper Road leading to the hamlet settlement of Workhouse Green.

The proposal makes no alteration to the use of the property or its surrounding plot. External landscaping will be marginally altered to the rear only and have no impact on the neighbouring property.



3.0 PLANNING HISTORY

Reference No. DC/21/01361

Decision Date: 29th April 2021

Decision: Granted

Kingsbury House has a previously approved scheme to alter the roof profile and raise the existing ridge height of the northern section, along with new dormers and rooflights. (see approved elevations to the right)

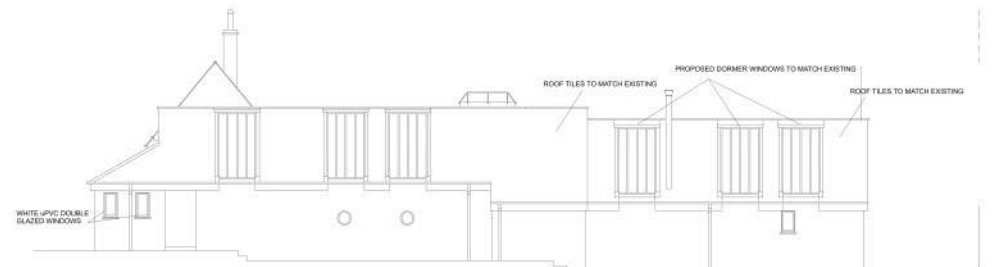
The current application is a reduced scope of works to the approved scheme, retaining the existing west roof section as existing.

The current application does not:

- Increase the mass of the overall building, as it retains the diminishing ridge line to the west.
- Add as much glazing area to the road elevation as the previously approved scheme



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Elevations of Previously Approved Scheme DC/21/01361

4.0 RELEVANT PLANNING POLICY

Bures Hamlet And Bures St Mary Neighbourhood Plan

The application site falls within the Bures St Mary district ward. However, as the Neighbourhood Plan is still in draft form, we will refer to the other relevant Plans and Policies as listed below.

Babergh Local Plan

CN01 – Design Standards

All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location. Proposals must pay particular attention to:*

- the scale, form and nature of adjacent development and the environment surrounding the site;*
- the materials forming the external elevations and roofs of the buildings;*
- retaining and incorporating local features, both natural and built;*
- existing and proposed hard and soft landscaping;*
- creating interesting and attractive public and private spaces in and around the development; and*
- the content of any adopted Village Design Statements. *In some locations, contemporary, modern designs with flair and imagination incorporating modern materials will be appropriate.*

This policy refers to new developments, but many of the principals are adhered to in the proposal. The application retains the existing materials to elevations and roofscapes. The reconfigured dormers on the north elevation will be clad in standing seam metal to replicate the lead checks of the existing dormers. The agricultural aesthetic is retained with a contemporary interpretation of the existing dormers on the north elevation.

Babergh Local Plan Continued

HS33 – Extensions To Existing Dwellings

Planning permission will be granted to extend a dwelling if:

- the scale, mass, external materials and architectural details of the proposed extension blend in with those of the dwelling and its wider setting;*
- the extension reflects and respects the relationship of the site and its setting, and those of adjoining dwellings;*
- the proposal does not reduce the level of amenity enjoyed by occupants of neighbouring property;*
- the proposal would not cause the felling of, or damage to any significant trees that contribute to the environmental quality and visual amenity of the locality; and*
- a safe vehicular access can be achieved and sufficient space remains available to park vehicles in the curtilage of the dwelling.*

The remodelled dormers are retaining or amalgamating the existing dormers on the north elevation. The eaves height will be marginally higher than the existing eaves (flat roof) but still sit well below the host dwellings ridge height on the original section of the house running north south.

The proposed alterations to the dormers solidifies the existing roof form to rationalise the first floor accommodation. The scale and mass retain the existing roof profile but look to reflect the hierarchy of the spaces the windows serve, i.e. left hand dormer serves landing and stair well, central and right hand dormers reduced to 1 larger dormer to serve the master suite. The large lantern rooflight, previously over the en-suite is reduced in size and a second lantern mirrored to serve a dressing room and ensuite. The external details and materials are within keeping of the existing roof.

No new fenestration is added that would have detrimental impact on neighbouring properties as windows already exist in these locations.

No felling of trees is required in this application.

The existing vehicular access is retained.

CS01 – Applying The Presumption In Favour Of Sustainable Development In Babergh

In addition, the presumption in favour of sustainable development asks that

'...will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Babergh district.

The applicant looks to improve the thermal performance of the property as well as rationalise the internal spaces to better serve a growing family. Improving on existing housing stock to bring it in to the 21st century and tackle the climate emergency without demolishing and rebuilding must be encouraged and supported.

Permitted Development Allowance

Proposed Entrance Porch

The proposed porch, is approximately 2m² (below the 3m² cut off), sits below 3m in height and no less than 2m away from the boundary wall. Therefore our understanding is this would fall within permitted development

Rear Extension And Proposed Dormers

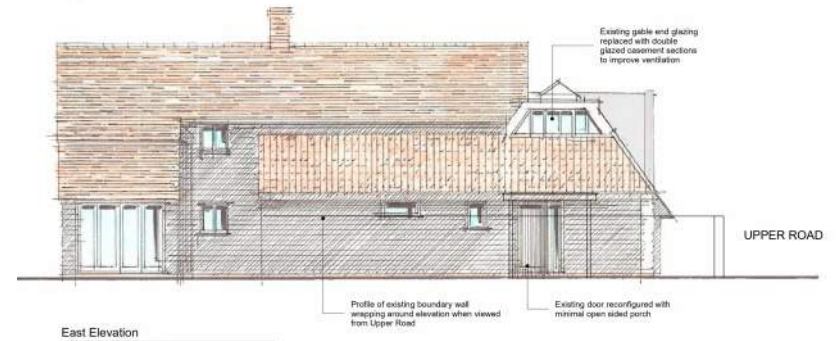
The proposed rear extension at first floor is well below the limits of permitted development at a projection of approximately 500mm.

The structure tying the new dormers together is intentionally raised above the existing flat roof of the modern section of the house. This is to emphasise the form, rather than suppress the modern insertion. This will sit approximately 500mm above the existing roof but still sit over a meter below the highest ridge line on the original section of the house running north/south on the site.

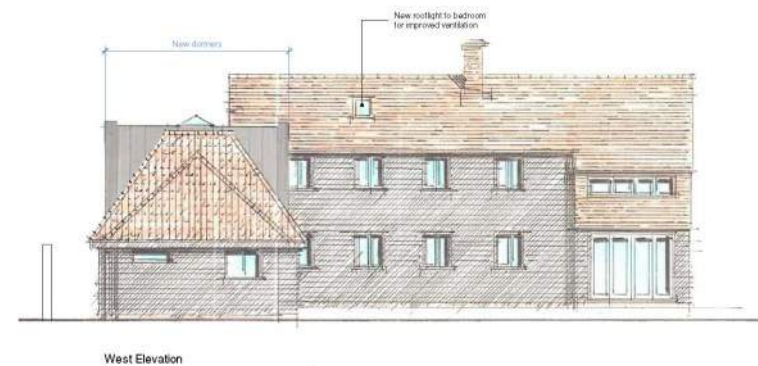
We believe if this had not impacted the front elevation, the proposal would fall under permitted development as the scheme sits below the height of the oldest part of the houses ridgeline.

We understand that due to the nature of the dormers construction, the eaves would sit higher than the original eaves therefore require planning permission.

The proposed dormers will project forward of the original wall by a minimal amount and do not meet the ground. In our opinion this is not a necessity for planning permission as it is not an extension but merely the build up of the wall and associated structure and insulation.



Proposed rear dormer not viewed from Upper Road as concealed behind the existing host dwelling,



Proposed dormers sit well below host dwellings existing ridge, therefore retain the subservience.

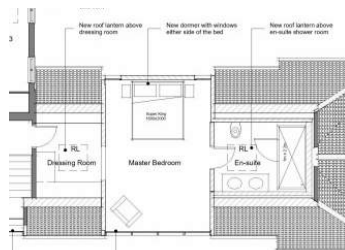
5.0 USE, AMOUNT AND LAYOUT

Use

The proposed architectural alterations are a direct response to the internal spatial rationalisation and improvements to natural light level and more importantly, passive cross ventilation throughout the house. The use of the house does not change and there is no increase to bedroom numbers. As discussed in separate sections, the access is retained but improved by repurposing an existing external entrance door to a dedicated boot room entrance for wet weather gear etc.

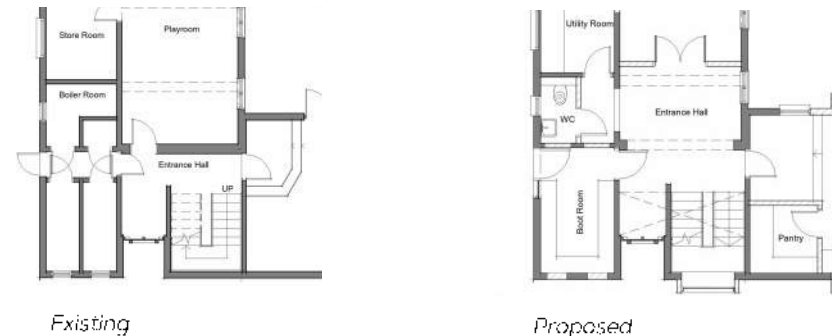
Layout

Merging of two existing dormers on the north elevation in to one expressed dormer creates a more efficient master bedroom by maximising the usable floor area. The ensuite can be tucked away in to the existing roof space to the west and a modest dressing room can fit within the eastern end of the space (image 01)



Other internal alterations are made at ground floor to better utilise redundant plant rooms and form a dedicated boot room and generous entrance hall which is better connected to the existing off street secure parking area. A small open sided porch will be added to the new boot room entrance and

existing louvred windows will be infilled and concealed with timber weatherboarding. These ground floor proposals have minimal impact on the external elevation, and are mostly concealed from the road by the existing boundary brick wall.



Amount

The proposal will only increase the footprint of the existing house to the rear by approximately 1.5m² GIA.

The proposals to the north elevation facing Upper Road does not increase the overall footprint of the house, but increases useable floor area at first floor by merging two existing dormers in to one and introducing a continuation of the dormer across to the south elevation. These alterations will provide approximately 5m² additional usable floor area at first floor from the improved head height in the dormers.

The projected cills at ground floor do not increase the footprint but balance out the elevation and improve natural light as well as much needed improved cross ventilation to the kitchen.

6.0 SCALE & APPEARANCE

Existing

The existing house is agricultural in its appearance with continuous black horizontal weatherboarding across all elevations and minimal glazing to the ground floor facing the road.

The house is set back from the road and partially concealed behind a brick wall which steps down following the gentle gradient of the site.

The roof has a steep pitch with red clay pantiles and expressed hips with clay half round hip tiles.

The ridge is expressed with lead flashing on to a flat roof where a prominent roof lantern sits on the highest section of the roof

The eaves are expressed with deep soffit and eaves boxing, again all in black painted timber.

The existing dormers at first floor are prominent on the street elevation with full height glazing and vertical mullions. The cheeks are clad in timber weatherboarding and the flat roofs are dressed in lead.



Front Elevation



Rear Elevation

The scale of the house is suppressed by the first floor accommodation being within the roof space with the benefit of existing dormers, a large overhead glazed lantern and full height Velux style rooflights.



Proposed

The proposed scheme will retain the existing material palette. The new dormers are born from the clients brief to improve thermal performance with high performance glazing, retain views across the landscape to the north, improve cross ventilation (the original windows did not open to the north) and rationalise the first floor bedroom layout. A single rooflight is proposed on the west elevation over the first floor bedroom to assist with night time heat purging in rooms that due to the layout at first floor are single aspect and have no cross ventilation.



7.0 LANDSCAPING

The existing garden is well managed by the clients and has areas of cut lawn, brick and stone paving, raised beds and numerous mature trees. The rear site boundary has a combination of native hedge and various species of trees.

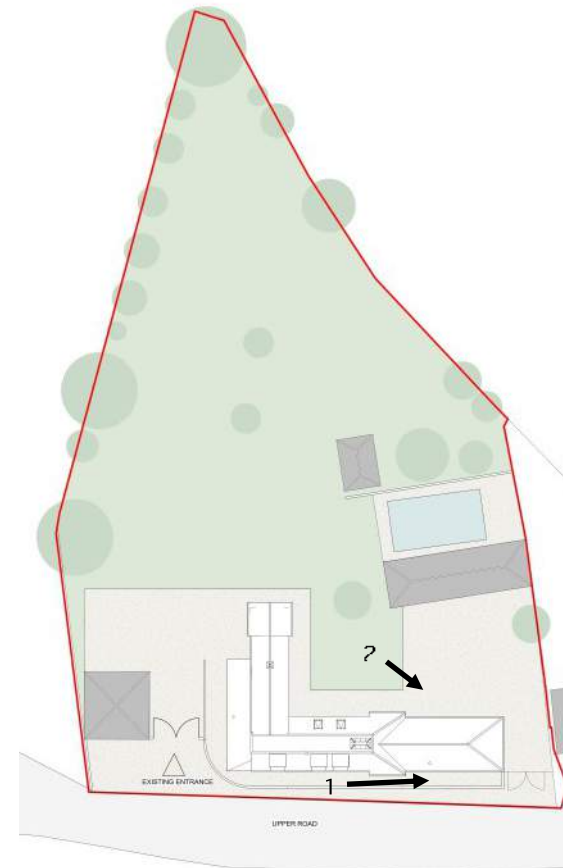
The proposal will have no impact on trees or soft landscaped areas. No changes will be made to the front elevation hard landscaping.



View 1



View 2



8.0 SUSTAINABILITY

KLH were appointed to produce an independent Building Fabric and Energy Appraisal.

Whilst a fabric first approach is arguably the best way of reducing the energy requirements, it carries a significant cost outlay, it was therefore important to quantify any improvements in regards to their thermal performance and predicted fuel costs.

The dormers were identified as poorly insulated due to the outdated construction and poor insulation levels as well as the double glazing that was coming to the end of its lifespan.

Although thermal performance is an important factor, summer time solar gain is also an issue the client has experienced over the summers they have occupied Kingsbury House.

The dark cladding, large roof area with heat absorbing clay tiles and poor cross ventilation, leads some rooms to be extremely uncomfortable during the summer.

The proposal is to replace some existing windows with opening sections and provide new opening windows in strategic locations to offer cross ventilation or high level ventilation that can be opened at night to release heat build up from the day.

In summary, the vast majority of the proposals in this application are driven by sustainable objectives, but opportunities to improve the internal configuration and occupier experience have been incorporated to maximise the benefit from the disruption and cost associated with any building work.

9.0 ACCESS

The access to the site is retained as existing. Pedestrian access will be retained via the small gate from Upper Road on the north elevation and vehicular access via the set back timber gates leading to a secure driveway (see photographs below)



Existing doorway to be adapted for new boot room entrance



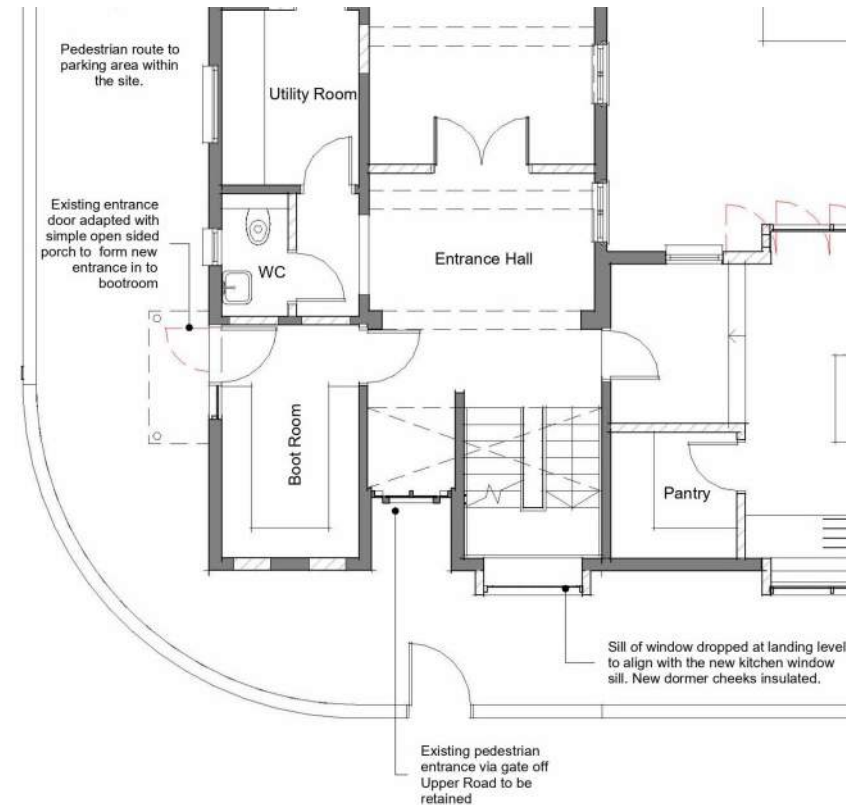
Existing pedestrian gate on road elevation. To be retained



Existing vehicular access to be retained

The introduction of the boot room entrance via an altered existing doorway will improve the access to the house from the parking area by reducing the distance to walk, especially in poor weather, and provide a much needed boot room to store wet coats and muddy footwear.

The creation of a dedicated utility room, plant room and wc located close to the boot room entrance is also an improvement for the general access to and function of the household.



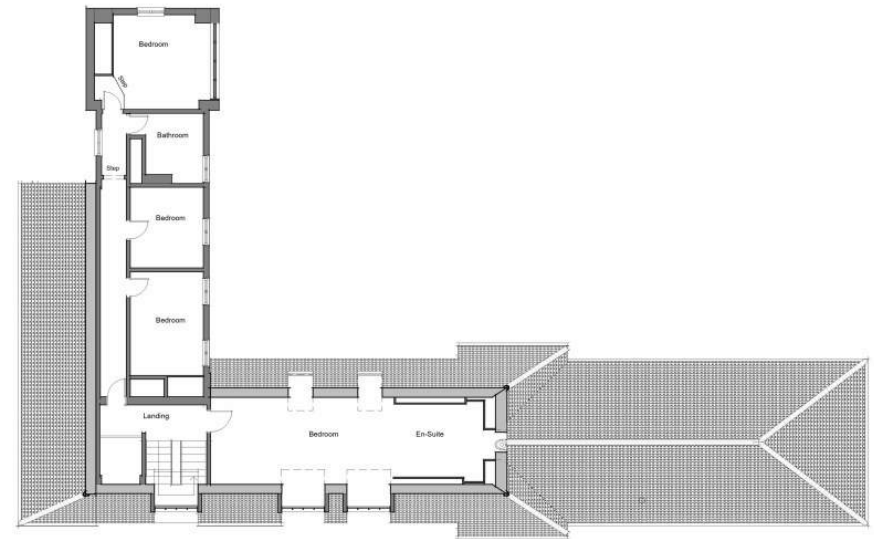
Improved ground floor layout

10.0 FLOOD RISK ASSESSMENT

10.1 This statement has been prepared to assist with the understanding of the proposals for the application submitted to Babergh Mid Suffolk District Council for the alterations to Kingsbury House.

10.2 The proposal comprises internal reconfiguration and a minimal rear extension within an existing residential curtilage, to form additional habitable space at first floor for use solely as part of the host dwelling.

At present, the first floor accommodation is restricted within the roof space, therefore the dormers are proposed to provide maximum usable floor area. This culminates in a minimal rear extension to support the new dormer structure above.



First Floor Plan as Existing
1:100

Existing First Floor Plan Showing Restricted Floor Area

10.3 The site is positioned on Upper Road approximately 4.5 miles south of Sudbury.

Reference to the Environment Agency website notes that the site is within Flood Zone 1 (see below), and we can confirm the application site area is less than a hectare, measuring approximately 0.29ha.



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FA Flood Map



Existing Block Plan

10.4 The Environment Agency flood map for the site confirms that 'you may need to carry out a flood risk assessment if your site is any of the following:

- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

The proposal is less than a hectare, but is not requesting a change of use, therefore is not applicable.

The site has not been identified as having critical drainage problems by the Environment Agency. In addition, discussion with the applicants has revealed no issues with flooding or water logged ground have existed during their ownership of the property.



Extract Of Surface Water Map

The governments flood risk summary states that surface water to the sites post code is low risk.

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

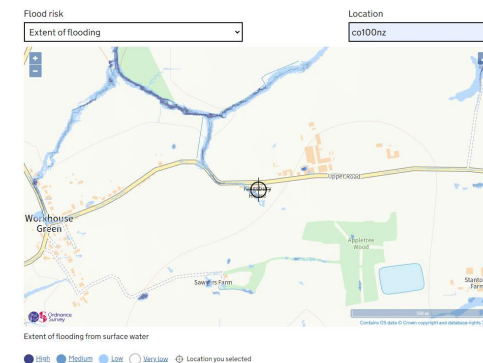
This information is suitable for identifying:

- *which parts of counties or towns are at risk, or have the most risk*
- *the approximate extent and depth of flooding*

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

<https://check-long-term-flood-risk.service.gov.uk/risk/#>

The level of reliable detail from these plans is appropriate for larger scheme and not minimal extensions of this scale.



FA Surface Water Flood Map

10.5 Chapter 14 of the NPPF states within its footnote 59 that:

.....In Flood Zone 1, an assessment should accompany all proposals involving:...land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

The risk level of the site from surface water flooding is identified as low. However, on closer inspection, the area of development, i.e. the small rear extension, falls outside the area identified as vulnerable to low levels of potential surface water flooding. The extension is within a currently hard landscaped area and will not lower the existing internal finished floor level, which is raised above the external level.

As stated above, this service is unreliable for identifying individual properties at risk. The client has had no experience of flooding during their ownership and are unaware of any flood claims for the property.

In addition to this, the topography falls away from the property towards the boundary fence running along the western edge of the site. This can be seen on the attached photograph and is loosely illustrated in the map extract below. Internal levels at ground floor are not being altered at thresholds. The minimal bay extension to the rear will continue the internal ffl and the 150mm step down to the existing paving.

In conclusion, the proposed works will not increase impervious run off, or enhance flood risk elsewhere.



Existing threshold level to be retained at 150mm above external ffl



Existing paved area to rear.



Surface Water - Low Risk - <https://check-long-term-flood-risk.service.gov.uk/risk#>



View towards rear of house showing topography falling away from house