

DESIGN & ACCESS STATEMENT



Fig 1: No.27 High Street, Whittlesford

ALTERATIONS AND EXTENSION TO
NO.27 HIGH STREET, WHITTLESFORD
19.403.01 - 499 A

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Fig 2: Aerial view of the site showing the site boundary
www.google.co.uk

— site boundary



INTRODUCTION

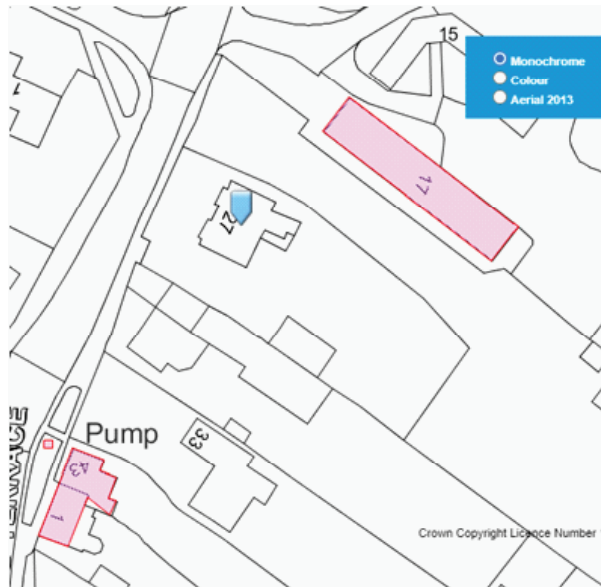


Fig 3: Listed building around the site

- 1.1 SCOPE OF THE APPLICATION
This application seeks consent for the proposed alterations and extension to 27 High Street, Whittlesford. The proposal encompasses: A single storey rear extension to create a kitchen/dining/family room. The removal of a fir tree from the rear garden.
- 1.2 SUPPORTING MATERIAL
This Design and Access Statement is to be read in conjunction with the survey drawings and the drawings of the proposed works.

ASSESSMENT

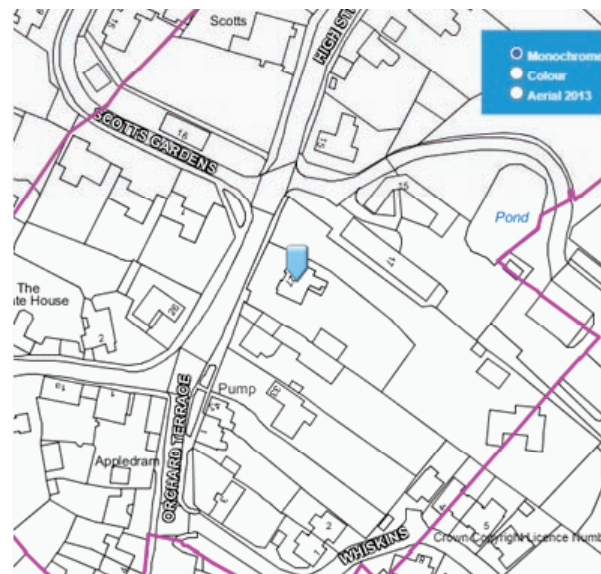


Fig 4: Boundary of the Conservation Area

- 2.1 PLANNING CONTEXT
27 High Street, Whittlesford is a substantial Victorian house set back from the High Street and located within the Whittlesford village Conservation Area. The neighbouring barn is listed as are Nos. 43 and 45 High Street, including the village pump.

- 2.2 RECENT PLANNING HISTORY
In 1990 an application was made to build a garage which lies offset from the southern boundary, placed to the rear of the house.
As mentioned in the 2007 Design and Access Statement to build a porch extension, the house had at that point a small dilapidated extension to the rear, age unknown. The porch extension was built as per what exists today.
The site itself has also been developed and divided. What once was a large orchard was divided to the rear to form a new plot for a single storey dwelling, access, and a double garage.
- 2.3 MATERIALS
Both the main house and the existing rear extension are built using yellow bricks for the external walls, and slate for the roof, accented by decorative timber barge boards. The main house also uses traditionally styled timber window frames.



Fig 5: Relationship between No. 27 High Street and No. 29 High Street.



Fig 6: Fir tree proposed to be removed

2.4 TREES

There is a tree protection region located on the site, however this does not extend to the rear of the house where the proposed works will take place. A fir tree is to be removed and is not subject to a TPO. Other trees are to be planted within the garden.

3.1 CONSULTATION WITH NEIGHBOURS

The neighbours at No. 25, 29 and 31 are aware of the proposed improvement works to No. 27.

4.1 IMPACT ON NEIGHBOURING PROPERTIES

The property is detached, where there is a sizable distance of approximately 7.6m at its closest point to the blank side gable of No.29, meaning that the proposed works will not in any way cause over shading, be over bearing or over looking. The works will not impact on the surrounding commercial and domestic properties.

4.2 CONSERVATION AREA

The proposed works will not have a visual impact on the Conservation area, as the proposed location for the extension is situated to the rear, and is screened by trees, hedges and shrubs that run along the boundary. The rear extension will also be screened by No. 27's existing rear extension.



Fig 7. Relationship between No. 27 High street and No. 17 High Street listed barn



Fig 8. Previous rear extension to No. 27 High Street



Fig 9. Rear elevation of No. 27 High Street

5.1 DESIGN AIMS

The aims of the proposal are to:

- Provide an open plan kitchen/dining/living space

5.2 DEMOLITIONS

The proposal does not involve the demolition of any structure of volume. Instead the scheme proposed to use the existing structures and volumes and adapt and extend them as appropriate so as to relate to the new extension.

5.3 EXTENSION

A new single storey extension will create a spacious and open-plan kitchen/family/dining room. This new volume will take advantage of the garden views providing a direct link between the home and garden. The proposed materials will compliment and will be sympathetic to the existing yellow brick and slate.

ACCESS & CONCLUSION



Fig 10. Vehicular access to the garage of No. 27



Fig 11. Existing garage of No. 27 High Street



Fig 12. Location of new extension proposal at the rear of No. 27 High Street

6.1 VEHICULAR/PEDESTRIAN ACCESS

Vehicular and pedestrian access is unaffected by the proposed works.

6.2 PARKING PROVISIONS

The parking provision will be unaffected.

6.3 BIN AND BIKE STORAGE

New bin storage will be located to the side of the house near the parking area. The bike storage provision will remain unaltered.

7.1 CONCLUSION

The proposals have been designed to minimise the impact of the extension on the views within the Conservation Area. The design is also careful to respect the existing forms and materiality of the immediate context and to minimise impact on the adjacent neighbours. Similarly, the extension is also suitably placed so as to minimally affect the ecological heritage of the site.

The result will provide a comfortable family home whilst maintaining the character of the Conservation Area.

APPENDIX A

OTHER CONSIDERATIONS

DAYLIGHT/SUNLIGHT ASSESSMENT

Will not be affected by proposals.

FLOOD RISK ASSESSMENT

The property is not in a flood plain

PHOTOGRAPH/PHOTOMONTAGE

Relevant photographs have been included within the Design and Access Statement.

SITE WASTE MANAGEMENT PLAN

Waste management on the site is unaffected by the proposals.

STRUCTURAL SURVEY

Once work has begun on the detailed construction design, a structural engineer will be appointed.