



The Rookery, Half Moon Lane, High Street, Lakenheath. Design and Access Statement

Design

EXISTING

The existing site lies within the Lakenheath village settlement / development boundary, and well outside of Lakenheath's Conservation Area and Stone Curlew protection area and buffer zone. It is neighboured by residential development on three sides, with relatively new developments to the North and South. The previous use was amenity serving the residential dwelling at The Rookery, Half Moon Lane, High Street, Lakenheath. Access is afforded to site via the existing vehicular access, off the High Street main highway, serving the relatively new residential development to the South of the site. The site has a mixture of hard / concrete hardstanding, soft landscaping and trees. An existing foul drain runs through the rear of the site (South to North).

PROPOSED

The proposal is for 8no. detached dwelling houses.

Plots 1 & 4: 3-bed semi-detached, with 2no. on-site parking spaces. On-site storage (shed).

Plots 2 & 3: 2-bed semi-detached, with 2no. on-site parking spaces On-site storage (shed).

Plots 5, 6 & 7: 4-bed detached, with integral garage + 2no. on-site parking spaces.

Plot 8: 6-bed detached, with integral garage + 4no. on-site parking spaces.

Bin storage is provided for 3no. bins per dwelling.

Access is afforded via the existing retained vehicular access, off the High Street main highway, serving the relatively new residential development to the South of the site. The proposed estate road is 4.7m wide and continues in Tarmacadam (as existing adjoining).

Justification

A need has been established, via government research. for new dwellings in the locality.

The proposal addresses this need.

The site lies within the village development boundary. Vehicular access and adjacent service and drainage infrastructure is in place.

The site area is adequate to accommodate the proposed dwellings and be of a plot size that is in keeping with existing dwellings in the locality

The area that the site inhabits is served by an established infrastructure of shops, public transport, health care, education and employment. This makes the proposed development highly sustainable both ecologically and economically.

Impact

External materials, colours and finishes will be sympathetic to, and in keeping with, those used widely within the neighbouring vicinity. The dwelling designs are uncomplicated and traditional (as opposed to using a contrived 'pastiche' approach), with detailing to provide interest, without trying to create a 'statement' not in keeping with the surrounding properties.

Plot 8 has been designed, designated and named to offer a reference to Lord Kitchener, who once had an interest in the land.

Landscaping proposed will look to soften and enhance the site, with the large area of existing concrete hardstanding removed. Mitigation has been included as part of the Preliminary Ecological Appraisal, as well as numerous additional proposed trees.

Conclusion

The proposed development will provide much needed residential accommodation and enhance an unused piece of land within an existing and well-established residential area. A considered design has been arrived at that offers a mix of differing sized dwellings, without over developing the site. The site is well within the local plan settlement boundary of a vibrant village.

Access and services exist. The basic overall design has been agreed as part of the pre-application process (ref: PREAPP/23/153).

Therefore, I can see no reason why the proposals don't meet the criteria required in order to give approval of this application.

Access

This is gained into the dwellings, for private and public alike, via a single leaf door, with flush threshold at the main, front entrance. This will be served by a ramped approach at a gradient of no more than 1:12 and constructed from non-slip materials, all in accordance with Part M of the Approved Documents.

Further access is afforded via a additional doors to the rear of each dwelling, with a stepped threshold.

Internal doors will have clear openings and circulation in accordance with Part M of the Approved Documents.