

Morton & Hall Consulting Limited

Consulting Structural Engineers & Building Design

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Your ref:

Our ref:

H9511/MH/rg

Date:

26 February 2024

DESIGN & ACCESS STATEMENT FOR
CHANGE OF USE OF CAFÉ TO
FURTHER RESIDENTIAL DWELLING
29 HIGH STREET
MANEA
CAMBS, PE15 0JD

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Tel: 01354 655454

1.0 INTRODUCTION

It is proposed to submit a Full Planning Application to Fenland District Council for the change of use of the vacant café to a residential property at this site.

Documents with the application include a flood map, biodiversity checklist and Design & Access Statement, together with the existing and proposed planning drawings.

2.0 CONSERVATION AREA/LISTED BUILDING

This site is not located in a conservation area or within the grounds of a listed building.

3.0 VEGETATION

There is no vegetation over the site.

4.0 PARKING

There is existing parking at the rear of the site for the existing building. This is to be maintained as part of the application and reference should be made to the existing and proposed drawings in this regard.

There is a lowered kerb along this section of Park Road. The existing parking area provides space for 4No cars which is required under Fenland's Local Plan, for 2No three bedroom properties.

5.0 FLOOD MAP

On reviewing the Environment Agency Flood Risk Extract Map, this site is located within a Flood Zone 1 area of low risk.

6.0 EXTERNAL ALTERATIONS

The building to the right hand side as viewed from the front, is to have a front door reinstated and this will be clearly seen during the Planning Officer's site visit, there was previously two front doors possibly indicated two separate properties.

Externally about the remainder of the buildings, minimal alterations are proposed.

7.0 EXISTING CAFÉ

A Planning Application was submitted in 2020 for substantial rebuilding and alterations works to convert the building to a café.

In 2023, the café closed and has been vacant since then.

Within the growth village of Manea, this proposal would allow the building to be brought back into use as a residential property.

There are very limited external alterations to the proposal of the café building.

8.0 CONCLUSIONS

Manea is listed as a growth village within Fenland's Local Plan.

This site is located in a Flood Zone 1 area.

The proposal for bringing this building back into use will allow two properties to be utilised in the village centre of Manea, both would have a third garden area as per the Local Plan and two parking spaces.

Bin storage is shown.

The proposal is not within a conservation area or within the grounds of a listed building. It does require the removal of vegetation.

The key point with the application is the principle of residential usage of the site due to the change of use required from the café, which is clearly established as the surrounding buildings are residential.