



Contact

T: 01223 755596

E: info@nparchitects.co.uk

W: www.nparchitects.co.uk

DESIGN AND ACCESS STATEMENT

Proposed erection of 2No. Dwelling-houses with associated garages, on site of former office building.

Network House, St Neots Road, Caldecote

April 2024

CONTENTS

1.0 INTRODUCTION	2
2.0 SITE DESCRIPTION	2
3.0 PLANNING HISTORY	3
4.0 THE PROPOSAL	
4.1 Design Proposal	5
4.2 Highway Access and Parking	5
4.3 Soft Landscaping	6
4.4 Disabled Design and Access	6
4.5 Sustainability	7
4.6 Drainage	7
4.0 CONCLUSION	8
4.0 DRAWINGS	9

1.0 | INTRODUCTION

This application seeks consent for the replacement of a large, single office building with two detached dwellings, at Network House, St. Neots Road, Caldecote. This Design & Access Statement focuses on the key points that have been taken into account in arriving at a design solution for the site.

This statement should be read in conjunction with the following documents -

- Soft Landscaping Scheme
- Biodiversity Net Gain Plan

2.0 | SITE DESCRIPTION

The site is situated on St. Neots Road, on the north-east side of the village, just outside of the Caldecote Development Framework. This section of road has a continuous built-up frontage development that links up with the village of Hardwick to the east, Highfields Caldecote to the West and "The Habitat" development to the South.

The area has a mixed character with buildings in a range of styles and scales. These range from chalet bungalows, contemporary self-build houses and blocks of flats, together with more standard

'developer estate' type housing.

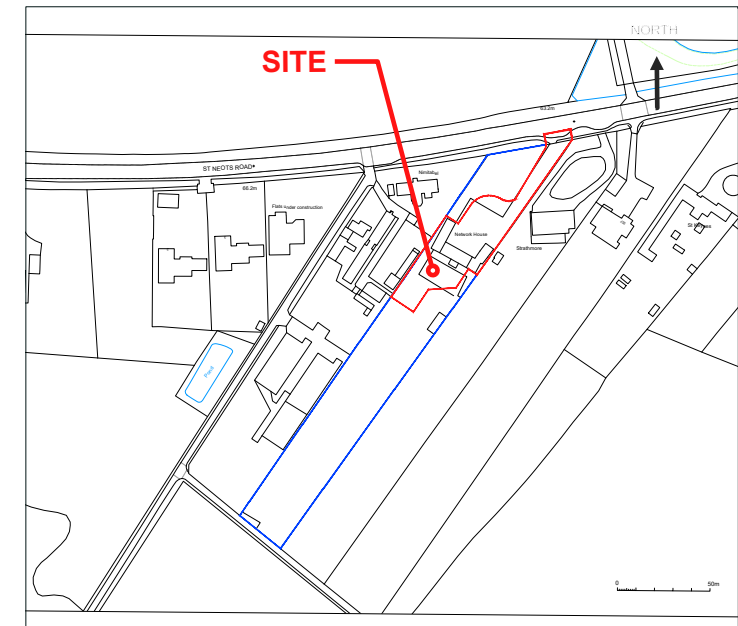
The neighbouring property to the east, 'Strathmore', is a detached 1.5 storey chalet style bungalow with front facing gables. The property to the west of the site, 'Nimitabel', is a detached bungalow set relatively close to the highway. To the rear of this are a range of concrete farm buildings which continue along much of the north-west boundary of the application site.

The existing site (0.23 Ha) is a long rectangular parcel of land which measures approximately 30 x 250m. The site is occupied by a large single storey office building known as Network House. This is a 'C' shaped plan set around a courtyard parking area with a detached annex/office storage building at the rear. The main building is set back a considerable distance (approx. 60m) from the public highway and is well screened by a mature hedgerow and trees on the frontage. The building consisted of approx. 280m² with parking for 16 cars.

Planning Consent (REF 23/02279/PRIOR) under Prior Approval (Class ZA) was granted last year to replace the office buildings with 7No. flats, built on the original footprint but extended in height by one storey (set partly within the roof with an eaves height of 4.35m and ridge height of 7.5m).



Aerial View 2123



Location Plan

The pre-commencement conditions of this consent have been discharged and the consent implemented by demolishing the existing buildings. This extant consent remains the client's fall-back position. The applicants propose that this alternative scheme provides for a more appropriate development, complimenting existing adjacent detached dwelling.

3.0 | PLANNING HISTORY

23/02279/PRIOR- Demolition of buildings and construction of 7No. new dwellinghouses in their place. Approved 04.08.2023

23/00471/PRIOR- Erection of a 2.5 storey block of 7No. Flats following the demolition of the existing office block. Refused 05.04.2023

22/04908/PRIOR- Erection of a 2.5 storey block of 8No. flats following the demolition of the existing office block. Refused 11.01.2023

S/0535/00/F- Change of Use to Offices. Approved 09.06.2000

S/1049/92/F- Extension Approved 14.08.1992

S/1909/87/F- Extension. Approved 02.10.1987

S/0560/85/F- Extension and Garage. Approved 12.06.1985

S/0099/84/F- Erection of Dwelling. Approved 05.04.1985



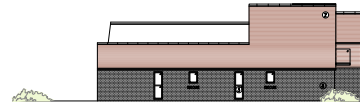
Office building viewed from entrance drive 2022



CGI of approved scheme 23/02279/PRIOR



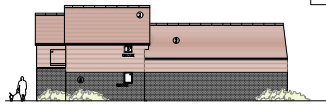
FRONT (SW) ELEVATION



SIDE (NW) ELEVATION



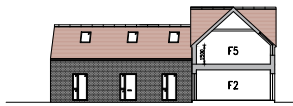
BACK (NE) ELEVATION



SIDE (SE) ELEVATION



SECTION A-A



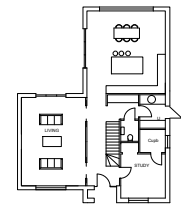
SECTION B-B

- MATERIALS**
- 1 HANG PLUM TILE
 - 2 PAIR TILE ROOF
 - 3 ALUMINUM WINDOW COLOUR: DARK GREY
 - 4 FINISH BRICKWORK

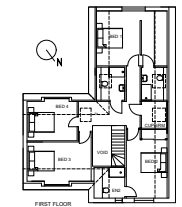
REV - DATE - DESCRIPTION
 CLIENT: ASHLEA NETWORK LTD
 PROJECT: PROPOSED DEVELOPMENT NETWORK HOUSE, ST NEOTS ROAD CALDECOTE, OX53 8BY

TITLE: ELEVATIONS

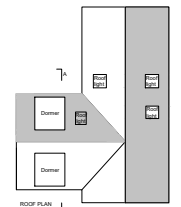
DATE	NO	DESCRIPTION
2023	001	ISSUED FOR PERMIT
2023	002	REVISED PER PLANING
2023	003	REVISED PER PLANING



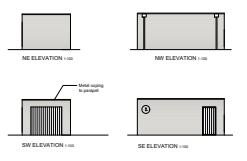
GROUND FLOOR
 TOTAL GFA 216m²



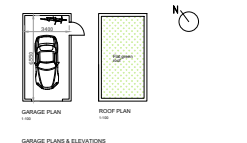
FIRST FLOOR



ROOF PLAN



NE ELEVATION
 NW ELEVATION
 SW ELEVATION
 SE ELEVATION



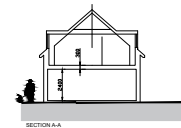
GARAGE PLAN
 ROOF PLAN



FRONT (NE) ELEVATION



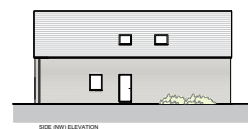
SIDE (SE) ELEVATION



SECTION A-A



REAR (SW) ELEVATION



SIDE (NW) ELEVATION

Key:

Materials

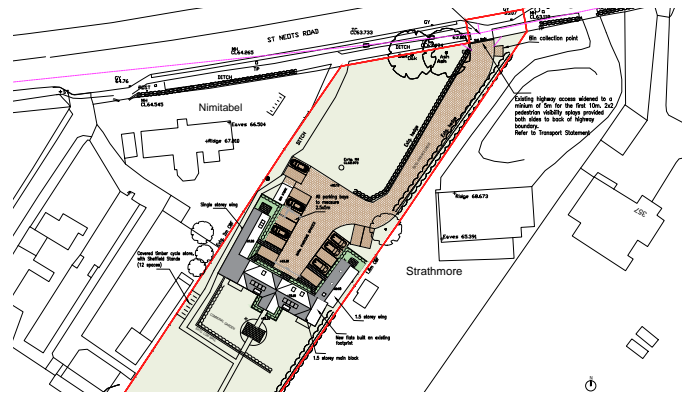
- Air Air Bar
- Air Bar
- Air Bar
- Air Bar

0 10m

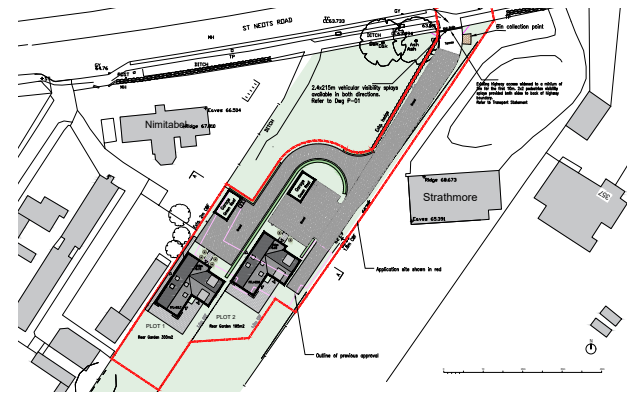
REV - DATE - DESCRIPTION
 CLIENT: ASHLEA NETWORK LTD
 PROJECT: PROPOSED DEVELOPMENT NETWORK HOUSE, ST NEOTS ROAD CALDECOTE, OX53 8BY

TITLE: PROPOSED PLANS AND ELEVATIONS

DATE	NO	DESCRIPTION
2023	001	ISSUED FOR PERMIT
2023	002	REVISED PER PLANING
2023	003	REVISED PER PLANING



Previously approved scheme (23/02279/PRIOR)



Current Proposal

4.0 | DESIGN

4.1 Design Proposal

The current proposal is to be more sympathetic to the street character. St Neots Road is predominantly 1.5 storey dwelling houses of 4-6 bedrooms. By building 2No. detached dwellinghouses on the application site, rather than the flats in the main block, the development would be significantly more in keeping with the local area.

Both of the proposed dwellinghouses would be accessed via the existing site entrance and driveway, with the same alterations proposed as approved as part of 23/02279/PRIOR to provide for adequate width and visibility splays.

The proposed two dwellings are of the same house type: 1.5 storey in scale and designed to fit within the local context.

The combined volume, overall footprint and ridge height of the proposal is no greater than that of the approved consent.

As Previously Approved:

Volume = 1729m³: Footprint = 351m²:
Ridge Height = 7.5m: Eaves Height = 4.35m

As Proposed:

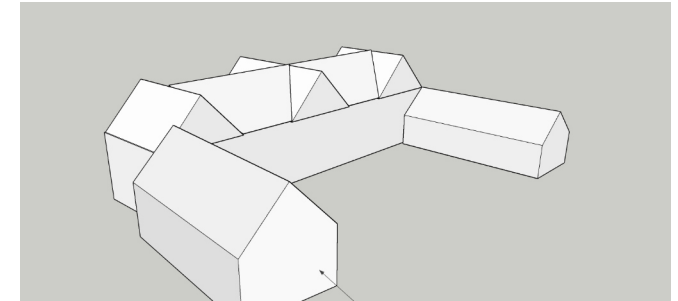
Volume = 1615m³: Footprint = 322m² : Ridge
Height = 7.3m: Eaves = 3.5m

To improve the spatial relationship between adjacent properties and impact on neighbouring plots, Plot 1 has been sited further back on the site. This reduces the impact on the outlook from Nimitabel to the North and achieves a back-to-back distance in excess of 25m to mitigate any potential overlooking.

Plot 2 has been moved away from the south-east boundary and set slightly further forward on the site than the previously approved scheme. This again reduces the impact of the proposal on the neighbouring property 'Strathmore' in terms of built form and mitigates the potential for overlooking from the front windows.

Efforts have been undertaken to reduce the visual impact and massing of the development, which has been a key factor limiting prior planning applications. By detaching and staggering the two plots, and setting them away from the south-east boundary, the massing is visually broken up. The proposal is considered to have less impact on the openness of the countryside than the previous approval.

The current proposal has a lower quantum of units. Therefore, there is considerably less potential for noise and disturbance, and the amenity of adjacent units is improved. Application 23/02279/PRIOR included a full traffic and noise report comparing the approved 7 units with the existing office block.



Volume of previously approved scheme:

Main Building = 1560 m³: Annex = 169m³

Total = 1729m³



Volume of proposed scheme

Houses = 2 x 737m² = 1475m³

Garages = 2 x 70 = 140m³

Total = 1615m³

The applicants consider that the noise and disturbance from 2 family units will be significantly less than a flatted development.

We understand that both neighbours have been consulted by our client regarding the current proposals and that they have expressed a preference for this scheme over that previously approved.

This is intended to be a high-quality scheme with good quality materials and detailing. The walls would be constructed in buff colour facing brick with a plain tile roof above. The windows would have a grey powder-coated finish.

The houses offer a good standard of accommodation with an internal floor area (216m²) well in excess of the minimum stated in the National Space Standards.

4.2 Vehicular Access and Parking

The proposed vehicular access is the same as that previously approved under application 23/02279/PRIOR. Vehicular visibility splays of 2.4x215m are available in both directions. The existing driveway would be widened to a width of 5m for the first 10m and 2x2m pedestrian visibility splays provided to both sides to the back of the highway boundary. A slot drain would also be provided on the highway boundary to prevent surface water run-off

from the site over the public highway.

Sufficient space is provided on the site for vehicles and delivery vans to turn and leave in a forward gear and the turning head where the driveway splits is large enough for emergency vehicles.

Each dwelling would be provided with a single detached garage (internal size 3.5 x 6.5m) and there is space for two additional parked cars, giving a parking provision of at least three parking spaces per plot. The garage is long enough to accommodate cycle storage.

4.3 Soft Landscaping

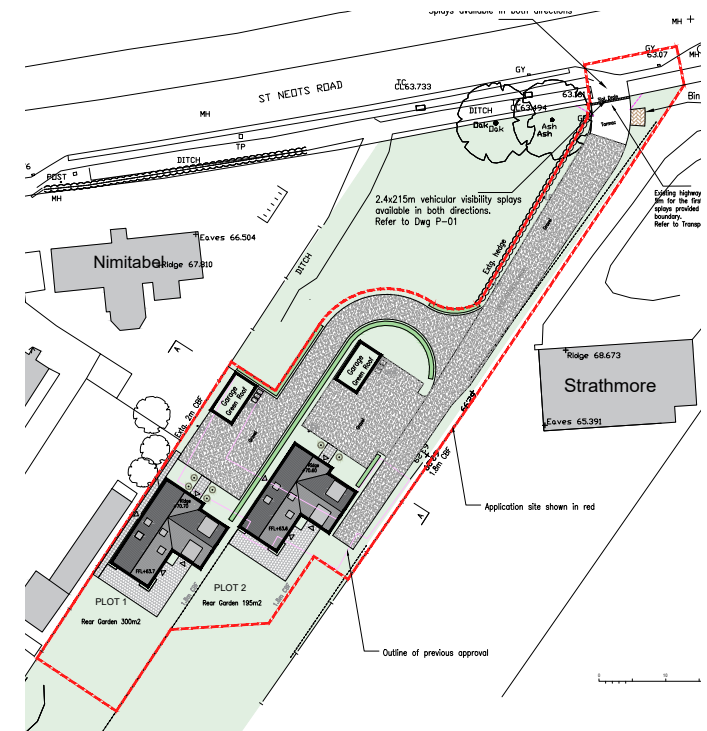
A soft landscaping scheme with a Biodiversity Net Gain (BNG) accompanies this application.

Network house represents a mature plot with established biodiverse landscaping. The Landscaping plan aims to supplement existing planting including additional hedging to provide privacy, whilst providing for a maintenance plan for mature ash (*Fraxinus excelsior*) and oak (*Quercus robur*) trees located on the North and Eastern boundaries of the property.

4.4 Disabled Access and Design

The proposed dwelling has been designed, as a minimum, to be visited by a wide

range of people including wheelchair users, and is compliant with Approved Document Part M4(1) of the current Building Regulations. This requires that reasonable provision has been made for visiting disabled people to gain access and use the dwelling. External hardstanding will be surfaced in a material suitable for use by wheelchair users. The principal entrance is to have a step-free access. All door widths are to be suitable for wheelchairs and to access.



Proposed Site Plan

4.5 Sustainability

The house will be constructed from traditional materials which have a proven longevity and low maintenance compared to some modern materials. The compact form of the house has a low surface area to volume ratio and is thus inherently energy efficient. The brick and block construction also gives the building a high thermal mass which is able to moderate excesses in temperature and store energy obtained by solar gain. Any timber used during construction will be from renewable sustainable sources. In addition to this the house will utilise the following:

High Thermal Performance -

A 'fabric first' approach has been taken, with the building envelope designed with a very good thermal performance which will exceed the requirements for minimum U Values set out in the current Building Regulations.

Photovoltaic system -

The dwelling will be fitted with the required number of solar PV panels. It is proposed to install a wet underfloor heating system which can be powered by solar energy. At the same time, solar PV panels will produce electricity, which may be utilised to run home appliances.

Water efficiency -

Low-flow fixtures, such as taps, showerheads, and a dual flush toilet model will be used which will significantly cut water consumption.

This is proposed to demonstrate that the new dwelling is able to achieve a design standard of water use of no more than 110 litres/person/day to promote the principles of sustainable construction (South Cambridgeshire District Council Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Electric Vehicle Charging Point -

An electric vehicle charging point will be provided to each dwelling.

4.6 Drainage

The current application would follow the same surface water drainage strategy as that approved under application 23/02279/PRIOR, with updated attenuation tank details. The areas of roof and hardstanding are no greater.

5.0 | CONCLUSION

The principle and scale of residential development has already been established on this site under planning approval 23/02279/PRIOR which has now been implemented. This remains the 'fall back' position and carries significant weight in any planning assessment.

The current application offers a number of advantages to the street over the previously approved scheme. The two dwellings currently proposed are arguably more in character with the existing residential development on this road. The scale and volume are less than that previously approved and the impression of massing has been significantly reduced by separating the units and moving these away from the south east boundary. Therefore, the visual impact on the countryside and streetscene is less. Also, the relationship with adjacent properties in terms of potential overlooking and overbearing impact is improved as is the potential for noise and disturbance for adjacent properties and their occupants.

We consider the current proposal complies with local and national planning policy and given the advantages stated above, compared with the previous scheme, there is no reason why the current proposal should not be supported.



FRONT ELEVATION AS PROPOSED




FRONT ELEVATION AS PREVIOUSLY APPROVED (23/02279/PRIOR)

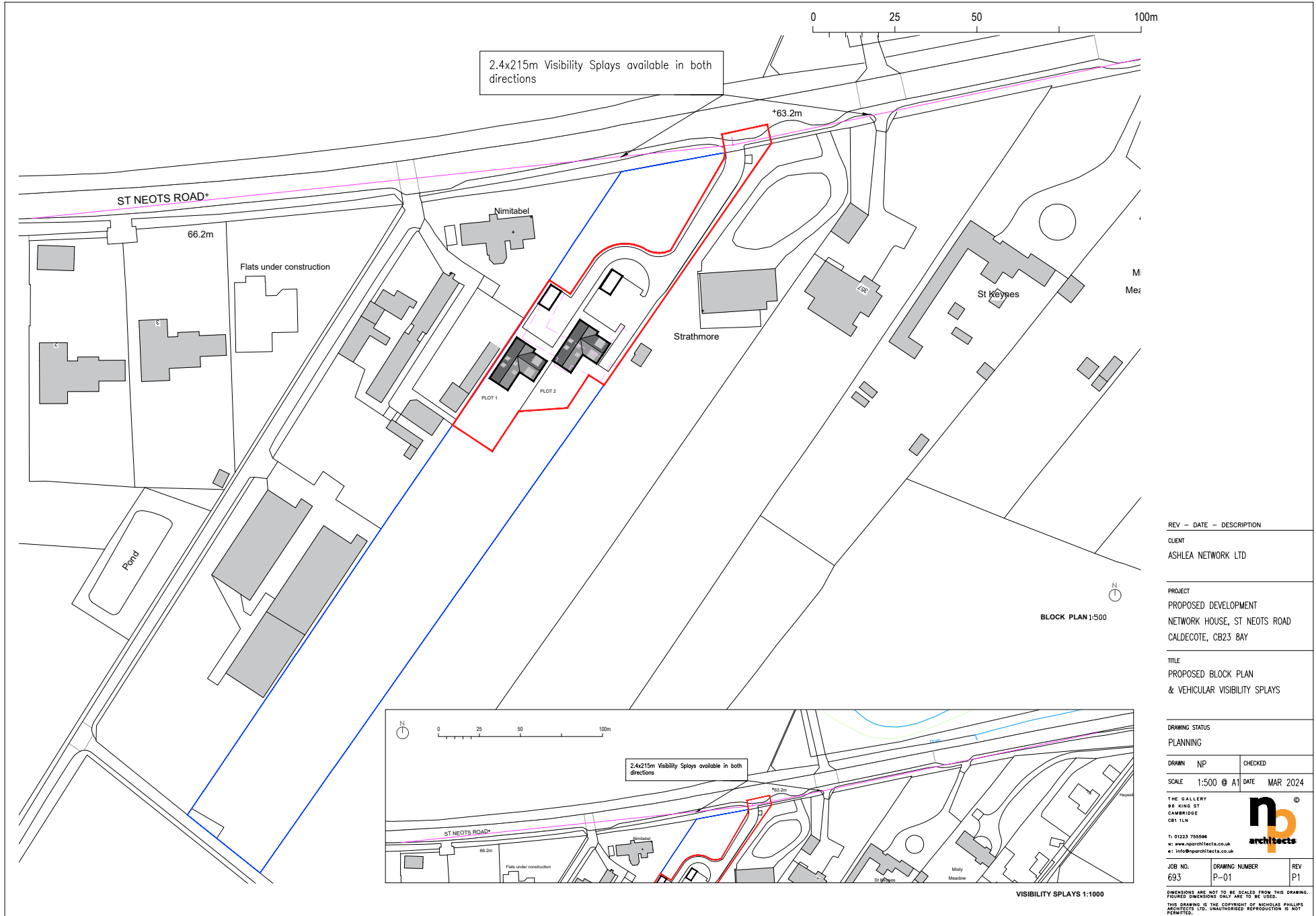
Drawings - Proposed Site plan



REV - DATE - DESCRIPTION
CLIENT ASHLEA NETWORK LTD
PROJECT PROPOSED DEVELOPMENT NETWORK HOUSE, ST NEOTS ROAD CALDECOTE, CB23 8AY
TITLE PROPOSED SITE PLAN

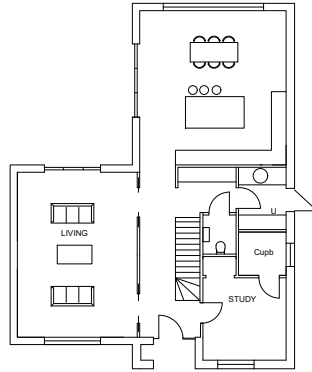
DRAWING STATUS PLANNING		
DRAWN MP	CHECKED NP	
SCALE 1:250 @ A1	DATE Feb. 2024	
THE GALLERY 96 KING ST CAMBRIDGE CB1 1LH 		
JOB NO. 693 DRAWING NUMBER P-02 REV P4		
<small>DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING. FIGURED DIMENSIONS ONLY ARE TO BE USED. THIS DRAWING IS THE COPYRIGHT OF NICHOLAS PHILLIPS ARCHITECTS LTD. UNAUTHORISED REPRODUCTION IS NOT PERMITTED.</small>		

Drawings - Proposed Block Plan



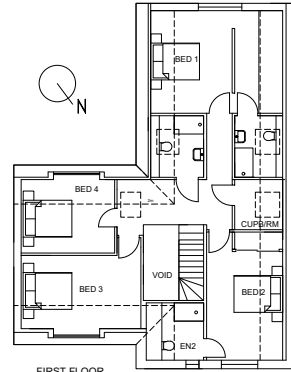
REV - DATE - DESCRIPTION		
CLIENT ASHLEA NETWORK LTD		
PROJECT PROPOSED DEVELOPMENT NETWORK HOUSE, ST NEOTS ROAD CALDECOTE, CB23 8AY		
TITLE PROPOSED BLOCK PLAN & VEHICULAR VISIBILITY SPLAYS		
DRAWING STATUS PLANNING		
DRAWN	NP	CHECKED
SCALE	1:500 @ A1	DATE
THE GALLERY 98 KING ST CAMBRIDGE CB1 1LN T: 01223 755596 W: www.nparchitects.co.uk E: info@nparchitects.co.uk		
JOB NO.	DRAWING NUMBER	REV
693	P-01	P1
<small> DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING. FIGURED DIMENSIONS ONLY ARE TO BE USED. THIS DRAWING IS THE COPYRIGHT OF NICHOLAS PHILLIPS ARCHITECTS LTD. UNAUTHORISED REPRODUCTION IS NOT PERMITTED. </small>		

Drawings - Proposed, Plans, Elevations and Section

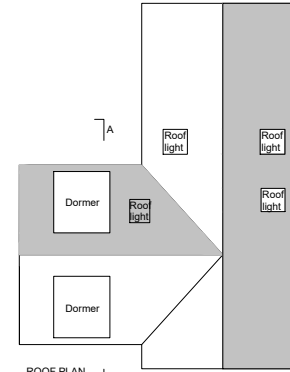


GROUND FLOOR
1:100

TOTAL GIA 216m²



FIRST FLOOR
1:100

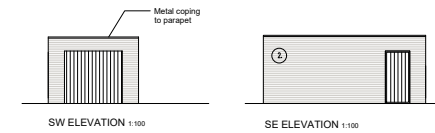


ROOF PLAN
1:100



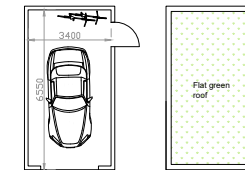
NE ELEVATION 1:100

NW ELEVATION 1:100



SW ELEVATION 1:100

SE ELEVATION 1:100



GARAGE PLAN
1:100

ROOF PLAN
1:100

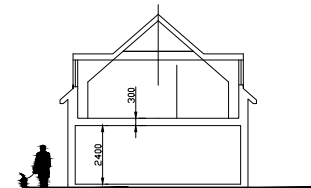
GARAGE PLANS & ELEVATIONS



FRONT (NE) ELEVATION



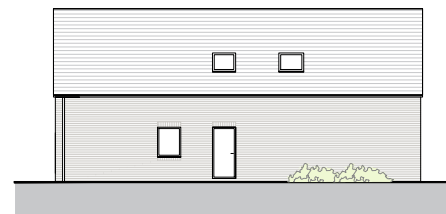
SIDE (SE) ELEVATION



SECTION A-A



REAR (SW) ELEVATION



SIDE (NW) ELEVATION

Key:

Materials

- ① Pitch Clay Roof Tile
- ② Fussy Brickwork
- ③ Grey UPVC Windows
- ④ White Rooflight



REV - DATE - DESCRIPTION

CLIENT
ASHLEA NETWORK LTD

PROJECT
PROPOSED DEVELOPMENT
NETWORK HOUSE, ST NEOTD ROAD
CALDECOTE, CB23 8AY

TITLE
PROPOSED PLANS AND ELEVATIONS

DRAWING STATUS
PLANNING

DRAWN	MP	CHECKED	NP
SCALE	1:100 @ A1	DATE	FEB. 2024

THE GALLERY
96 KING ST
CAMBRIDGE
CB1 1LN



T: 01223 755886
w: www.nparchitects.co.uk
e: info@nparchitects.co.uk

JOB NO.	DRAWING NUMBER	REV
693	P_03	P3

DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING.
FIXED DIMENSIONS ONLY ARE TO BE USED.
THIS DRAWING IS THE COPYRIGHT OF NICHOLAS PHILLIPS
ARCHITECTS LTD. UNAUTHORISED REPRODUCTION IS NOT
PERMITTED.