DESIGN AND ACCESS STATEMENT

With reference to development at

NEWLANDS, BACK LANE, HOLYWELL, ST IVES, PE27 4TQ

For

TWO-STOREY AND SINGLE STOREY EXTENSIONS

INTRODUCTION

This Statement has been prepared in support of a Householder planning application submission to Huntingdonshire District Council.

The Statement is prepared due to the location of the application site within the Holywell Conservation Area, and is supported by a detailed drawing package, Heritage Statement, Tree schedule, and Local Authority Checklists.

BACKGROUND

Planning History

0801687FUL – Extensions to Dwelling – Newlands, Back Lane, Holywell, St Ives, Cambridgeshire, PE27 4TQ – Approved Friday 8th August

DESIGN AND ACCESS

Use

The existing site is in residential use

The existing property is in residential (c3) use

The application proposal is for additional residential accommodation via extensions and alterations to the existing property. The accommodation proposed will remain ancillary to the host dwelling and assimilated into the property.

Amount of development

The application is supported by a detailed drawing package which accurately illustrated the amount of development being proposed.

In summary however, the application is limited to a two-storey and single storey rear extension.

Layout

The application is supported by a detailed drawing package which accurately illustrated the amount of development being proposed.

The extensions are located to the south of the existing dwelling, and are mostly obscured from view by the existing dwelling

Views of the extension will be available within the public domain between the host dwelling and the neighbouring dwelling to the west ("Pippins"). Views will also be available from the neighbouring residential properties, however the development remains within the existing development grain and thus is considered to be sympathetic and in character with the existing development

Scale

The two-storey extension will follow the form and proportions as the existing north wing of the property, creating a symmetrical appearance to the western elevation

Site Area: 2120sqm

Existing footprint: 75sqm

Proposed footprint: 117sqm

Percentage increase: 56%

Existing GIA: 119sqm

Proposed GIA: 171sqm

Percentage increase: 44%

Materials/Appearance

The two-storey extension has been designed to be sympathetic to the existing property, utilising matching materials, forms and vernacular such as roof pitches and fenestration.

Although the proposed extensions will be visually sympathetic to the existing, it will be distinguishable as a later addition.

The single storey element of the proposal introduces a modern form and is again distinguishable from the other elements through the use of more modern fenestration, however subtly utilises detailing found on the chimney stacks as the parapet detailing, providing continuity to the appearance.

Landscaping

Proposals for landscaping are limited, with no requirement for the removal of trees or hedges.

The existing decking and patio area will be removed where it falls within the construction zone, and a modest level of paving re-laid to serve the new extension.

Access – Vehicular and transport

There are no proposed changes to the vehicular access to and from the site. The existing driveway arrangement allows vehicles to enter and exit in a forward gear, and this will benefit the movement of construction vehicles

Access – Throughout the site

Access throughout the site remains largely unchanged. Pedestrian movement around the site will be via the existing driveways and pathways.

Access into the property will continue via the principal entry door. The large sliding doors proposed within the extension will provide wider access into the property should this be required. Any paving/pathways serving the extension are proposed to be above ground, avoiding intrusion into the root zones of nearby trees, but also creating a level transition between outside and in.

OTHER CONSIDERATIONS

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As evident from the Site layout plan, the application site contains several trees of varying maturity and species.

The construction zone is proposed to be limited to the area of development and a small perimeter around the extensions required to provide suitable access for construction. Areas not within the construction zone will be fenced off to BS5837 and thus any trees/hedges outside of the construction zone will be retained unaltered.

T3 and T4 are located to the northwest of the proposed extension and will be excluded from the construction zone. The RPA of each tree is illustrated and is unaffected by the proposed construction.

T6 and T7 are located to the south of the proposed extension and will be excluded from the construction zone. These trees are more mature and established and their RPAs do extend into the construction zone, but not into the footprint of the proposed extensions. Shading from these two trees will impact upon the proposed development, however the due south orientation of the extension is considered to benefit from the solar shading that these trees offer. As such, there is no anticipated future pressure for the removal of these trees, although ongoing maintenance to manage their scale and shape will continue to be conducted, following approval of suitable applications for tree works.

Flooding

The application site is located within Flood Zone 1 and thus is considered at low risk of flooding.

Ecology

The application is supported by a Biovidersity checklist

The application site is in residential use and is maintained as such, with grass mown regularly.

Notwithstanding this, the site is large and contains several trees, hedges and areas of planting that could provide habitat for protected and non-protected species.

The construction zone is proposed to be limited to the area of development and a small perimeter around the extensions required to provide suitable access for construction. Areas not within the construction zone will be fenced off to BS5837 and thus any habitat outside of the construction zone will be retained unaltered.

PHOTOMONTAGE



Rear (south) elevation



Side (west) elevation



Side (east) elevation



Front (north) elevation