Design and Access Statement

Site Address: 71 The Highway, Great Staughton, St. Neots, PE19 5DA

Proposal: Erection of a single-storey side extension to a detached dwelling

Application Type: Full Planning Permission

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for a single-storey extension to a modern detached dwelling at 71 The Highway, Great Staughton. The property lies adjacent to a designated conservation area and opposite a listed heritage feature—the Sundial. This statement outlines the design rationale, context, and key access arrangements of the proposal, demonstrating a sympathetic and policy-compliant approach.

2. Site Context

The host dwelling was approved in 2007 and forms part of a modest cluster of modern and traditional homes along The Highway. It is finished in buff brickwork under a slate-style tiled roof, and sits in Flood Zone 1 with no trees on site. The property is not within the conservation area but immediately adjacent to it, and faces The Sundial, a designated heritage asset of local significance.

3. Proposed Development

The proposal is for the construction of a single-storey extension to the eastern elevation of the existing property. The new space will accommodate a more spacious and functional kitchen-dining area tailored to modern family use.

Key Design Features:
- Scale & Form: A modest, subservient extension that respects the proportions and lines of the existing dwelling.
- Roof & Skylights: The extension will feature a pitched tiled roof with two rooflights for added daylight penetration and ventilation.
- External Materials: To ensure continuity, the extension will match the existing dwelling in buff brick and slate-style roof tiles.
- Glazing:
  - North (front) and south (rear) elevations will feature extensive glazing for natural light.
  - Aluminium bifold doors will open to the garden.
  - UPVC window units to match those of the host property.

4. Heritage and Conservation Considerations

Although the site lies just outside the designated conservation area, its visual relationship with the Sundial, a heritage asset located on the opposite side of the road, has been carefully considered. The proposal has been sensitively designed to:
- Maintain the architectural language of the host building.
- Use matching materials to blend seamlessly into the streetscape.
- Keep the extension single-storey, ensuring minimal visual intrusion on heritage views and adjacent character areas.

This careful design approach mitigates any potential impact on the setting of the Sundial and the conservation area more broadly.

5. Access and Parking

- Access: Existing vehicular and pedestrian access to the site will be maintained.
- Parking: The proposal does not affect current on-site parking provision.
- Inclusivity: The internal layout will allow for future adaptability and complies with Building Regulations in terms of accessibility.

6. Sustainability and Drainage

The design passively encourages natural light gain through skylights and glazed doors, reducing daytime energy consumption. Roof overhangs and positioning of glazing also consider seasonal solar impact.

Drainage will be confirmed by the contractor upon inspection of existing infrastructure, as noted in the architectural documentation. No changes are proposed that would affect site permeability or surface water run-off patterns.

7. Planning Background and Process

Permitted development rights have been removed from the property, necessitating full planning permission for this extension. No formal neighbour consultation has taken place at this stage, though no overbearing or privacy concerns are anticipated given the orientation, scale, and single-storey form of the extension.

8. Conclusion

This proposal represents a considered and proportionate addition to an existing family home. The design respects its heritage context, uses high-quality matching materials, and responds to the spatial needs of modern domestic life without detracting from the character of the area or adjacent assets. Approval is therefore respectfully sought.