Design and access statement

Land adjoining 8 Pepys Road

Brampton



Introduction.

Located to the north east end of the large village of Brampton, Cambridgeshire, in the historic 'Church End' area of the village is Pepys Road. Pepys Road is a private gravel cul-de-sac with a variety of styles of single storey and chalet style dwellings.

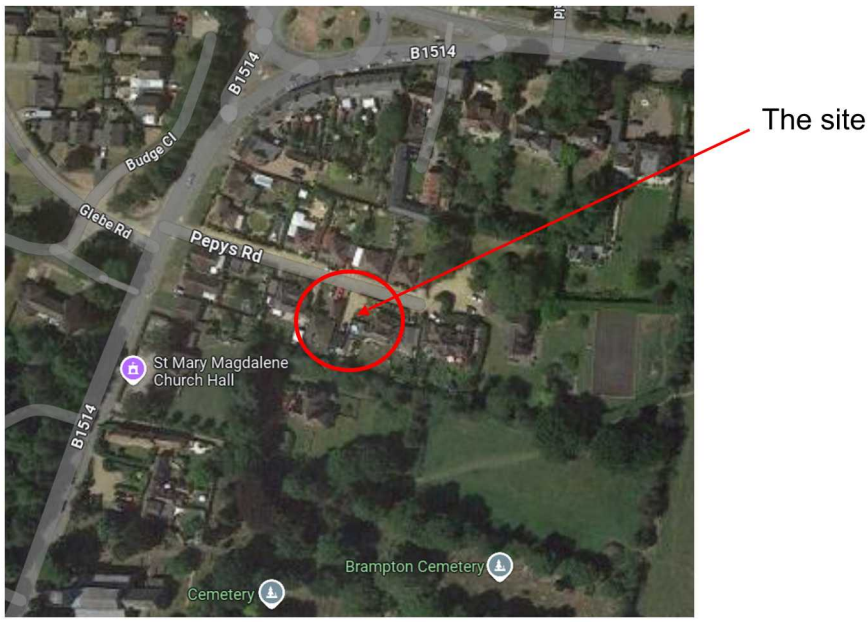
The site itself is a long plot within the curtilage of the neighbouring dwelling; it is level with no discernible level change across the site or in relation to adjoining properties.

The plot is set about a north east/south west axis between two existing dwellings and breaks the natural rhythm of the street scene. The proposals are a reflection of the precedent set by the neighbouring dwelling to the north west. This is a more recent construction, built in the curtilage of number 4 Pepys Road to the north west.

It is therefore proposed that this is an appropriate solution to the plot at No. 8 and will provide cohesion in the street scene.

It is accepted by the applicant that that the scheme as originally presented was over development of the site and have since sought the advice of a planning consultant and obtained pre-application advice from Huntingdonshire District Council to address the issues raised.

Map showing area in general



Google Maps 2024

This Design and Access Statement will demonstrate how each of the areas of concern have been approached and addressed to reduce the size and mass of the built form, produce a design that is in keeping with the wider area, relates to the adjoining properties and reflects the existing street scene.

The advice given by the Authorities' Planning officers in the pre- application advice has also been taken in to account.

Map showing area in detail



The proposed development is in the built up area and accords with policy LP7 of the Huntingdonshire local plan and the NPPF 2021 following the principle that housing development is deemed permissible where it is appropriately located and within a built up area in not a contentious matter.

The amended proposal draws inspiration from the character of the local area and with the amended design reflecting the existing houses in the road, will make a positive contribution to the streetscape in accordance with the requirements of policy LP11 and LP12.

The proposals

The proposals are for a two bed bungalow with the principal rooms and one bedroom on the ground floor with a second bedroom in the roof space. The foot print of the new dwelling is a reflection of number 6 Pepys Road with the bulk of the build form set back with a projection arm. The proposed format mirrors this property providing continuity to the built form in the street scene.

The proposal would be assessed against relevant planning policies of The National Planning Policy Framework 2023 (NPPF) as well as local planning policies, namely the adopted Development Plan which includes the Huntingdonshire Local Plan to 2036 and Huntingdon Neighbourhood Plan to 2026. The proposal would also be required to accord with a number of supplementary planning documents and guidance.

The inspiration for the design has been directly extracted from the surrounding development. The scale and mass, fenestration and form sit in harmony with the streetscape as demonstrated in the street scene photos below.



Pictures of existing properties in Pepys Road

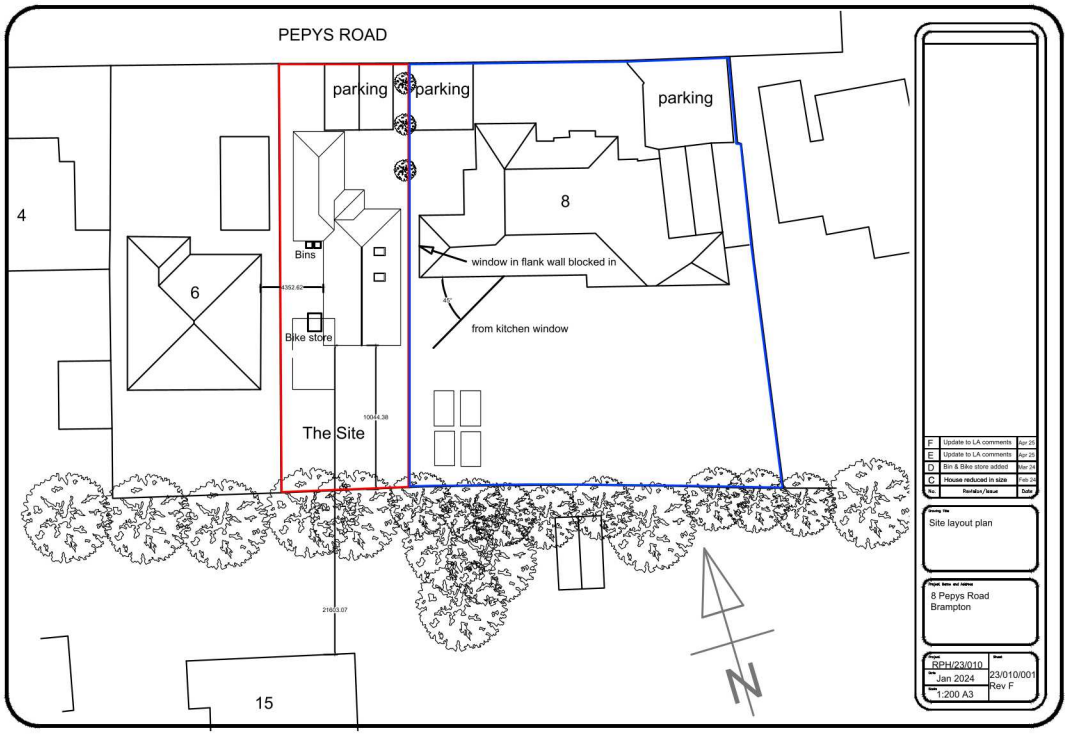
The principal of development is not in question and this was acknowledged in the pre- application advice below:

It is acknowledged that a proposal for residential development was refused on the site in May 2022 (reference 22/00669/FUL for Proposed dwelling in garden of 8 Pepys Road, Brampton and associated works) which established the principle of development was acceptable in this sustainable location, subject to all other material considerations being assessed. Therefore, as the site is within an established built-up area, it is considered that the principle of a dwelling on this site is primarily acceptable to the Local Planning Authority.

The reasons for refusal were the scale and massing of the proposals and the impact this would have on adjoining properties.

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its' surroundings and contribute positively to the area's character and identity.

In the pre application advice, the proposals are considered an improvement on the refused scheme as they follow the building line established by No's 6 and 8 Pepys Road on both sides of the site while still allowing for off-road parking provision and has been positioned further away from No.15 Church Road to avoid detrimental overlooking impacts. The chalet design of the new property was also welcomed and supported.



The proposed site layout

The area of rear amenity has been increased by moving the build form away from the rear boundaries and the trees so as not to cause over shadowing.
While it is accepted that the plot is narrow compared to other dwellings on Pepys Road, the site would be approximately 2.5 metres narrower than No.6 immediately east and a similar depth so would not be a defensible reason for refusal given there is precedent for narrower plots in the street scene.



The eves and ridge height have been reduced so as not to exceed any other dwelling in close proximity. The dormer to the front elevation has also been removed. The roof lights on the east elevation will be fixed closed and obscure glassed.

Proposed front elevation



Front elevation

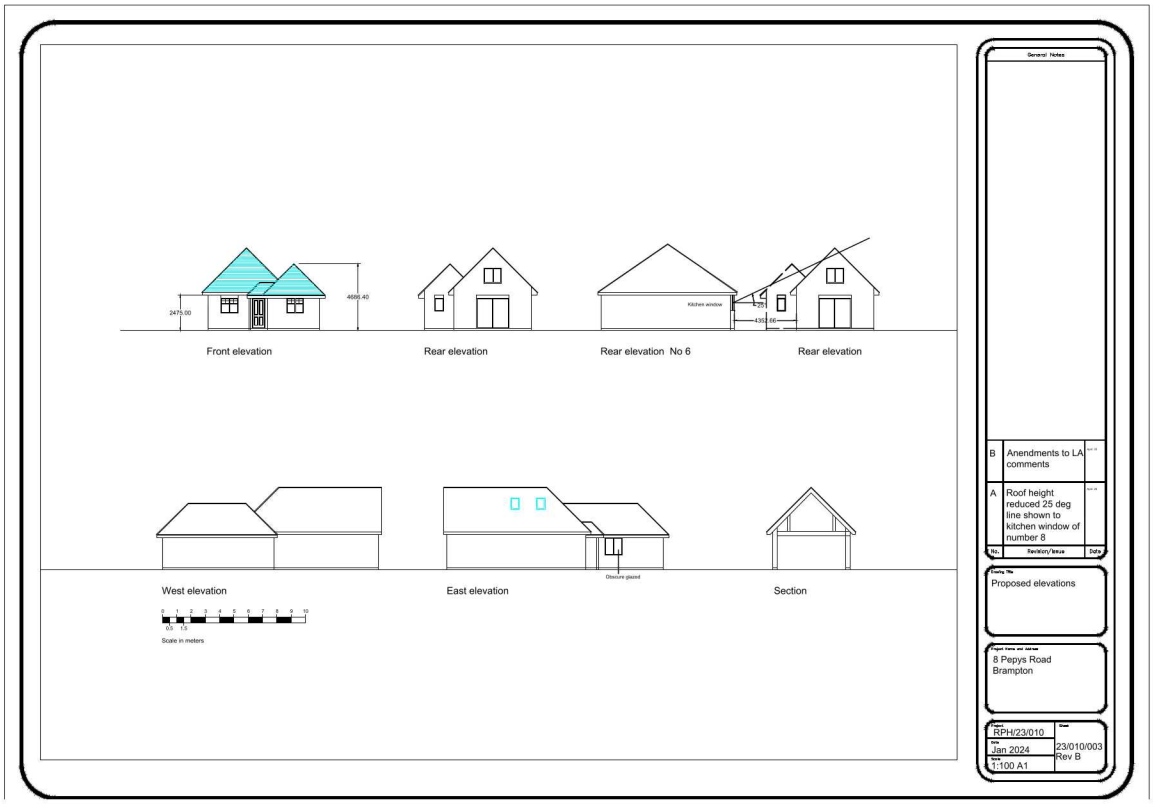
The dwelling has been designed to reflect the adjoining property to the west, No.8 Pepys Road and the scale has been reduced to allow adequate separation so there is no loss of light to this property.

The layout and footprint of the property has been fully considered, it maintains the built line and natural rhythm of the development pattern on this side of Pepys Road. Number 6 Pepys Road is set back on its' plot in relation to No.4 and is at odds with number 8.

The reduction on the depth allows for a 21 meter separation from the rectory and keeps the built form away from the existing trees and out of the root zones. The location and height of the new build was considered acceptable in the pre-application advice and the reduction in the ridge height will only improve this relationship.

It is noted that the donor property No. 8 Pepys Road has a secondary kitchen window facing the new build, this window will be removed and filled in. The new dwelling will not impact on the 45 degree angle from the principal kitchen window. The 25 degree vertical angle is not affected by the proposals.

The reduction in height and width of the proposals remove any negative impact on number 6, this combined with the removal of the secondary window to number 8 and the provision of fixed obscure glassed roof lights & obscured window servicing bedroom two minimises any impact to number 8. This revised plan also shows how the the 25-degree test is achieved when measured from the eves not the ridge. A pyramid roof would still achieve the 25- degree test measured from the eves.
Please see below the revised elevation & street elevation plans which now complies with both the 45 degree & 25 degree test on both number 6 & 8 Pepys Road with regards to any daylight & sunlight impacts.
You can specifically see how these have been addressed & detailed on the proposed elevation drawings 23/010/003 Rev B (please see below).



The 45 degree angle does not affect any habitable rooms of No.8 Pepys Road.
It was confirmed in the pre application advice that the proposals are now compliant with the LP14 of the Local Plan and para 130 (F) of the NPPF. The proposals will not over shadow or cut out light to the adjoining properties.

The relationship of the adjoining properties has been fully considered in the preparation of this scheme. The sighting of the building has taken into account and complies with the policies relating to overlooking, loss of light, amenity and bio diversity.



CGI of the proposals

Having taken into account the observations raised in the pre application advice the proposals are now considered acceptable in terms of scale, massing and form with the removal of the dormer window and are now compliant with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide (2017), the National Design Guide, the NPPF (2023) and Section 72 of the Planning (LBCA)
Act 1990.

Materials

External walls red brick to match surrounding development
Roof tile to be plain red
Windows and doors to be white uPVC
Black PVC rain water goods
Parking area. Gravel
Boundary treatment. Timber close board fence.
A false chimney will be provided to match the brickwork.
Paths will be paving slabs
Rear and front garden areas will be laid to lawn

Highway

The site is served from a private road and there have been no objections raised by Cambridgeshire County Council Highways.
Two off road parking spaces have been provided in accordance with policies H16 and H17.

Cycle Storage and Bin stores

The location of the bin stores has been shown on the site layout plan. The provision of cycle storage will be in purpose built storage in the same location. Water butts will also be provided to harvest rain water.





Trees and Biodiversity

The site currently is made up of residential amenity area, a gravel drive & a paved patio area. This includes a vegetable patch.

The vegetable patch will be provided on the site of the donor property. The steel shed containing gardening equipment will be relocated into the donor property garden.

The requirement of Policy LP31 have been fully considered in the preparation of the proposals. The trees on the southern boundary will not be impacted. The new proposals move the build to far outside the root zones of the trees.
Normal routine maintenance of the trees will ensure that the amenity of the new build and number 8 are not negatively impacted by overshadowing.

The introduction of wild flower planting in the amenity area borders, a bat box and bee hotel will enhance the biodiversity of the area which will not have benefited from positive intervention in recent years.





The proposed site for the new dwelling has an open frontage facing north east onto Pepys Road on account of currently being a gravel access which is also why there is no physical boundary to the neighbouring No. 8 to the south east.

To the north west and the south west, the boundary consists of close boarded fences approximately 2m in height. It is therefore proposed that the boundary treatments to the proposed new dwelling are replicated to the south east adjoining No.8 in order to retain continuity along the street scene.

Should our development be permitted, we would be happy with a pre-commencement BNG condition to be imposed.

Transport links.

The site is well served by road links with easy access to the A14, A1 and wider road networks.

Huntingdon mainline rail station with trains to Peterborough and London is 1.5 miles from the site which is within walking distance. The site is also served by the 66 & X3 bus routes providing services to Huntingdon and Cambridge.

A Heritage statement is provided in a separate document.

Conclusion

The amended proposal draws inspiration from the character of the local area and with the amended design reflecting the existing houses in the road will make a positive contribution to the streetscape in accordance with the requirements of policy LP11 and LP12.

The relationship of the adjoining properties has been fully considered in the preparation of this scheme.
The sighting of the building has taken into account and complies with the policies relating to overlooking, loss of light, amenity and bio diversity.