

DESIGN AND ACCESS STATEMENT

CHARTERED ARCHITECTS ~
SURVEYORS

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Project Proposed dwelling Land adjacent 117 Herne Road Ramsey St Mary Peterborough, PE262SY
Client Abigail Duncombe
Job No. 3964
Revision

Introduction

This design and access statement Is being submitted in support of a reserved matters planning application to agree details of the following:

- Appearance - materials
- scale - Height, width and length /size of the development
- landscaping - improvement of the site

in accordance with Outline planning permission 22/00731/OUT permission for the erection of a three bedroom family home adjacent 117 Herne Road.

Our client owns the plot and her father lives adjacent in 117A and the dwelling will be a self build project.

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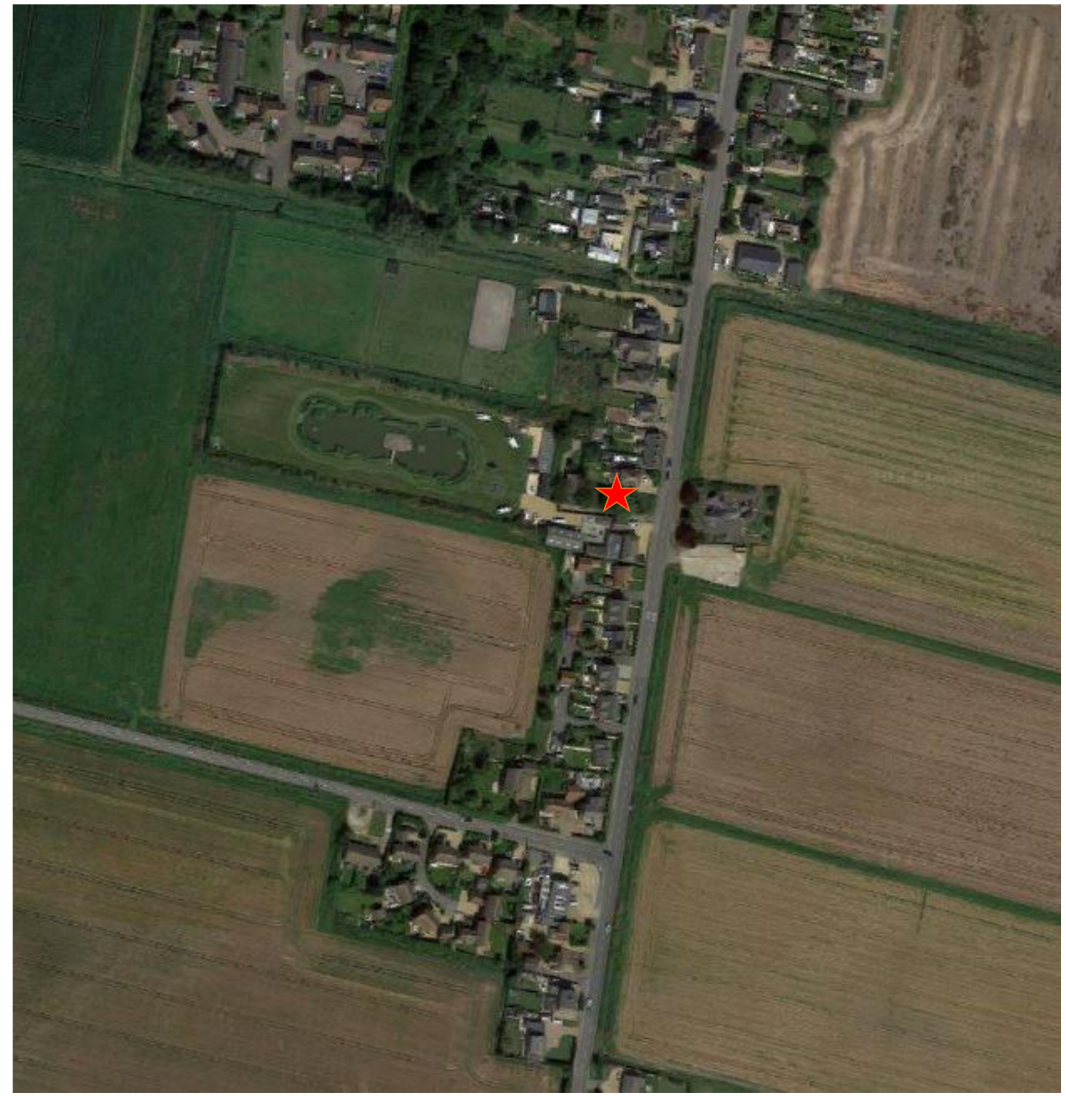
P&R Drawing No's

3964 LP01	Location Plan
3964 S01	Existing Site Plan
3964 P01	Proposed Site Plan
3964 P02	Proposed Floor and Roof plans
3964 P03	Proposed Elevations and street scene
3964 P04	Visibility Splay
3964 P05	Proposed planting scheme



Above - Aerial view of Herne Road. Our site indicated with a Red star.

Site Assessment

The site is located within the envelope of Ramsey St Mary's. The village benefits from a range of local services; including newsagent/general store and post office, public house/restaurant, church, village hall, garage services, playing fields and a primary school. Local bus services provide regular access to Huntingdon and Peterborough.

The application site is located to the West of Herne Road in the village of Ramsey St Mary's. Both sides of Herne Road are characterised by linear residential development with narrow frontages and long narrow rear gardens. There is little in the way of uniformity in either the positions of the dwellings or their respective designs. The existing site does not create a feature gap that is in any way important to the street scene.

South of the site (117A) is a 1990s detached red brick house with a hipped roof. This is the applicants fathers house. The house is characterised by its wide porch and detached garage.

North of the site (117) is a detached red brick house with a hipped roof. Smaller in scale compared with 117A. Its most distinctive features include its double storey bay window and central chimney. We have based our current design off this house.

To the rear of the site are further garages owned by 117 and 117A, a large private pond and Large poly tunnel.

A large detached bungalow resides directly across the road (no 132). The bungalow appears to be 1970s design in red brick. The bungalow seems somewhat hidden from view as it sits significantly below the road level and hidden by mature trees.



Above – 117A front elevation.



Above – Access track between 117A and our clients plot.



Above – Directly across the road. No 132.



Above – 117 front/side elevation.

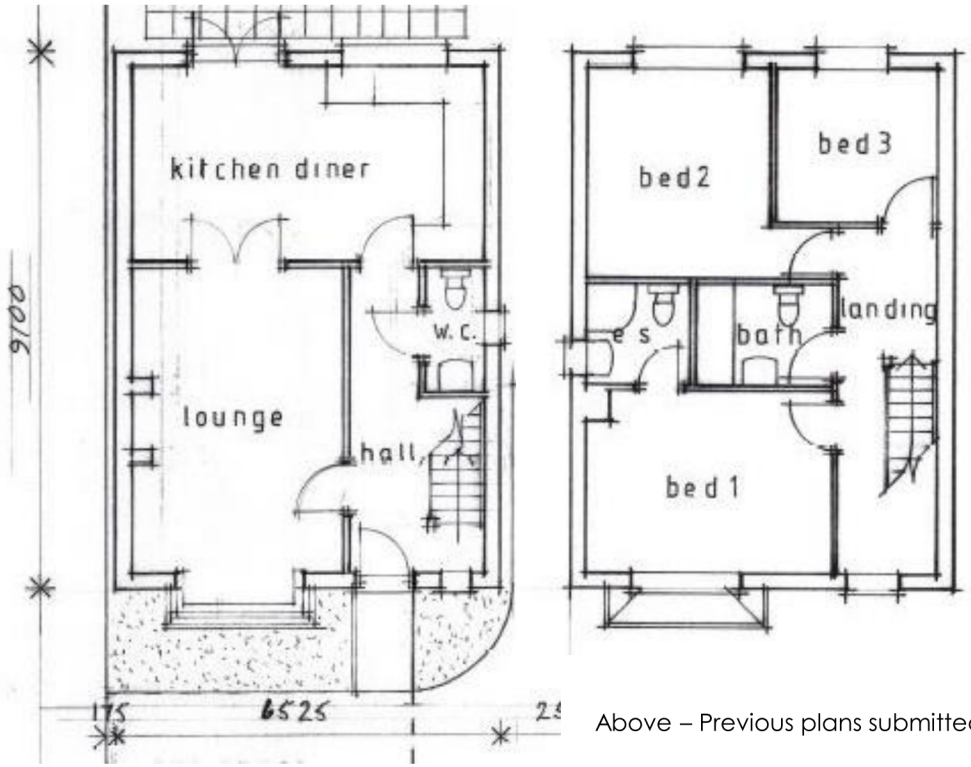
Relevant Planning History and Pre-application Advice

- 22/00731/OUT – Erection of a two storey house (Approved)
- 18/02300/OUT – Erection of two storey house at land adjacent to 117 Herne Road (Approved)
- 11/01600/REP – Replacement of planning permission 0801486OUT for erection of house (Approved)
- 08/01486/OUT – Erection of a house (Approved)

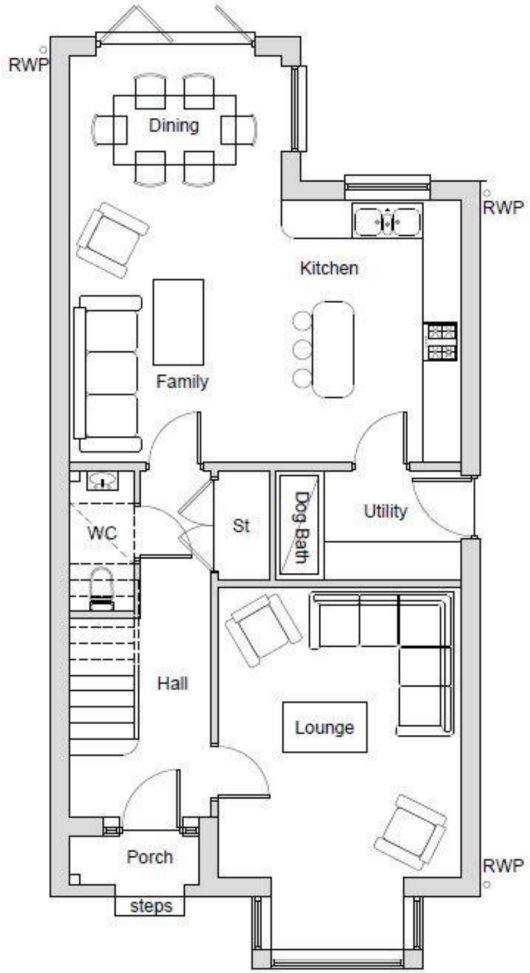
Design Proposals

Use, amount and layout.

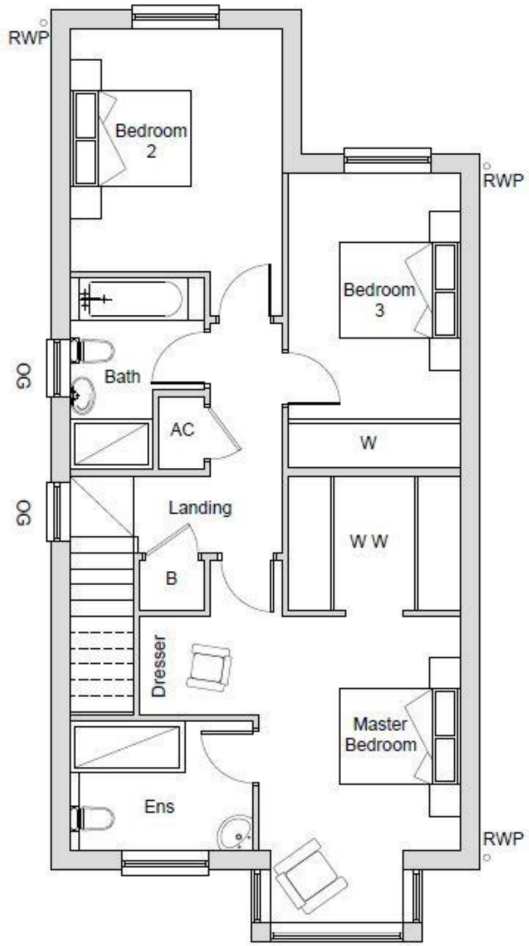
The proposal is to erect a traditional three bedroom family home which harmoniously blends in with its neighbouring properties. The property will offer 148sqm of internal living space. The maximum dimensions are 14.6m length, 6.74m width and 7.8m ridge height. The property will have a lounge and entrance hall/porch facing the street side, utility and WC in the middle and a large open plan kitchen/diner/family room looking over the rear garden. On the first floor the master bedroom with en-suite and dressing room will look over the street and 2 other bedrooms will face the back garden. The bathroom will be located in the centre of the dwelling.



Above – Previous plans submitted



Ground Floor



First Floor

Above – Proposed ground and first floor



Above – Elevation submitted under 22/00731/OUT

Appearance.

We have been careful to create a property that blends in with its older neighbouring properties. The intention is to create a property that looks like it's always been there. The proposed dwelling is significantly smaller in mass compared with 117A and set further back to appear subservient.

We would like the building to be clad with red brick to match all its neighbouring properties, grey aluminium windows to match 117a and concrete plain tiles to match 117.

The property should only sit marginally higher on the street scene due to new finished floor levels required to be at least 300mm above ground level in accordance with the Flood Risk Assessment. The size and scale of the dwelling still appears to sit comfortably within the street scene and is similar to the consented outline permission.

A built in porch helps reduce the massing on the front elevation and allows the bay window to remain bright.







Above – Proposed elevations and street scene

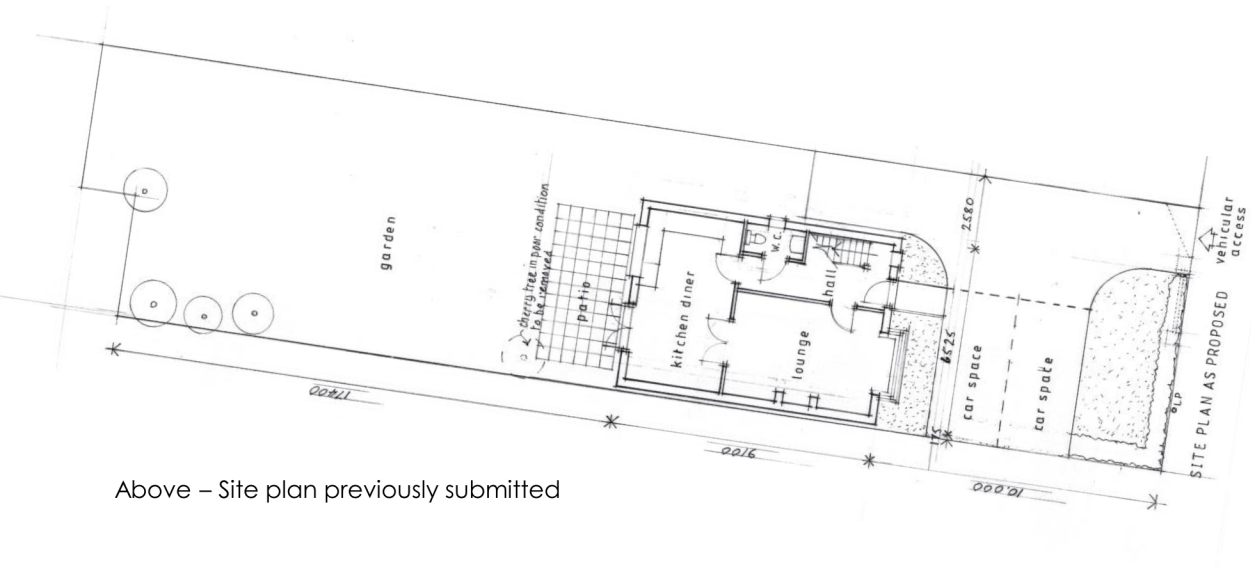
Scale and Layout

We have kept the site plans similar to the outline application. The dwellings location on site and the driveway remain largely the same. Cars can enter and turn and leave in forward gear.

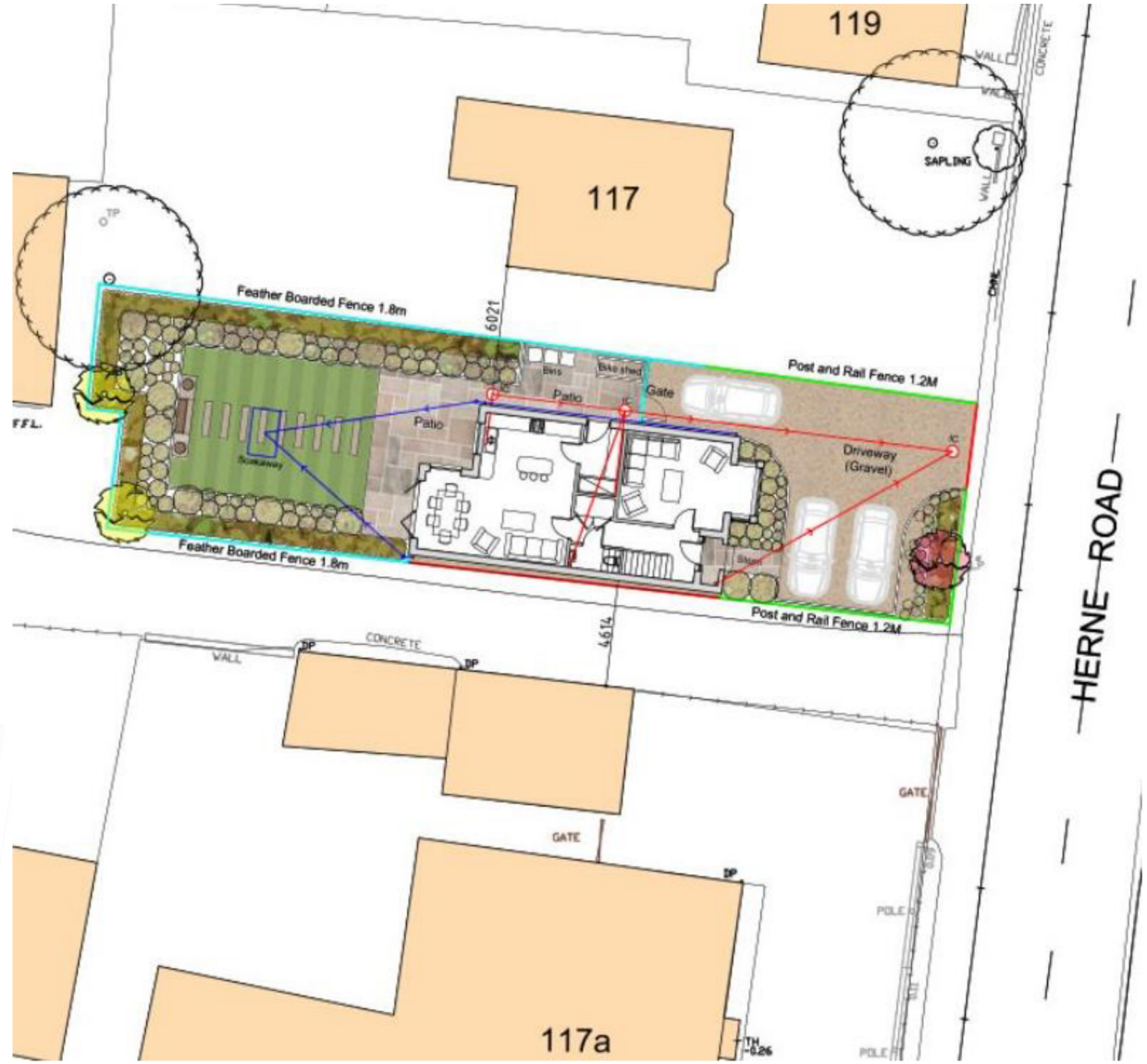
New trees, hedging and planting will improve the sites biodiversity as well as looking much neater for all its neighbours. The site at present is overgrown with weeds.

The proposed dwelling is slightly longer but still allows for a generous garden to the rear and spacious living areas. The ground floor footprint has increased from 60sqm to 73sqm

The distance between the adjacent dwelling, No 117 remains the same as the Outline planning consent.



Above – Site plan previously submitted



Above - Proposed Site Plan

Materials

Our client wants to keep the design traditional and in keeping with her neighbours. We have tried to find materials that match surrounding properties. The following materials are put forward in addressing Condition 6 of the Outline Planning consent.



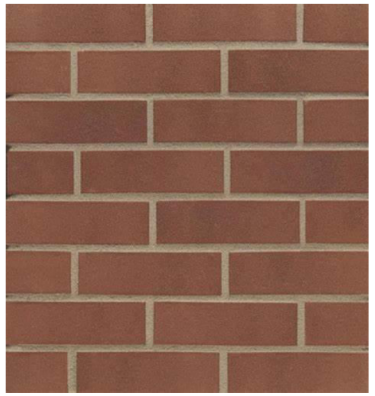
Concrete roof tile
Manufacturer – Marley
Colour – Smooth Brown

This is very similar to tiles used on 117 Herne Road.



Brickwork
Manufacturer – Weinerberger
Colour – Olde Welwyn Red Multi

A close match to 117A



Engineering Brick
Manufacturer – Weinerberger
Colour – Sandown smooth red



Windows and Doors
Manufacturer – Origin
Colour – Anthacite

Landscaping

Hard and soft landscaping is detailed on Drawing P05 addressing Condition 7, Landscaping to be carried out in the first planting season following completion of the dwelling / occupation.

Sustainability Strategy

The property will be built to exceed standard u-values. Double glazed windows will be installed throughout.

The requirements of Building Regulations Part L2A 'Conservation of Fuel and Power' will be improved upon with better thermal uvalues for the building fabric low energy solutions will be sought as part of the SAP calculations that will be required by Building Control, consideration being given to Air Source Heat pumps, heat exchanges , solar panels etc.

An electric vehicle charging point will be provided as part of the proposals.

Natural daylight and Natural Ventilations solutions will be considered.

Water use and efficiently will comply with Approved Document G

Construction materials will be determined according to Commercial and performance requirements however consideration will be given to the use of locally available building material supplies and labour, the use of sustainable materials where possible.

Waste generated during the Construction process will be kept to a minimum and reused where possible, where not possible to be managed and recycled.

Accessibility

The dwelling will be constructed and fitted out to comply with the Building Regulations 2010 optional requirement M4 (2) accessible and adaptable, in accordance with Condition 16 of the Outline Planning Consent.

Parking and Access

Vehicular access is laid out in accordance with the approved Outline Planning Consent, access to the site remains the same with an existing lowered kerb and visibility splays maintained.

Cars will be able to turn and leave in forward gear. At least 4 cars will fit on the bodpave/gravel driveway.

The site lies below the level of public Highways and there will be no surface water discharging onto the Highway.

Bin and Cycle Storage

Bin storage and a shed for secure cycle storage will be provided to the rear of the site, providing storage for a minimum 3 cycles, 1 per bedroom in accordance with Condition 8 of the Outline Planning Consent.

Ecology and Landscaping

The site is currently cleared with standard weeds covering the surface. We propose to significantly improve the landscaping and ecology with new trees, hedges and seasonal planting.

The site is exempt from Biodiversity Net Gain requirements as a single self build property. Bat, bird boxes and bee bricks will be provided as part of the proposals.

Construction

Construction activity during the build programme cannot be avoided, however it will be possible to minimize the impact through the adoption of a Construction Management Plan. Work hours will be restricted to not allow power operated machinery outside of the hours 08:00-18:00 Monday – Friday and 08:00 – 13:00 hours on Saturday. All vehicles will be contained within the site and off road, material storage and wheel wash facilities provided.

Flood Risk and Drainage

A Flood Risk Assessment was submitted and accepted with the Outline Planning application, although the site is within Flood Zone 3, existing raised defenced provides protection to existing properties in the area and HDC consider the site to fall within Flood Zone 1 subject to the implementation of the flood risk mitigation measures detailed in the Flood Risk Assessment, specifically:

- Floor levels will be raised 300mm above existing ground levels.
- On site surface water drainage will be discharged to stormwater soakaways designed in accordance with BRE365 and to Building Regulations approval.

In addition permeable paving solutions will be provided as part of the Hard landscaping detailed design.

Foul Drainage

Foul Drainage will pick up an existing drain that runs across the front of the site between 117 and 117A prior to connecting into the main sewer.