26-032
DESIGN & ACCESS STATEMENT



Figure 01- Photo of site showing development area

Householder Planning Application:

20 East Street
Kimbolton
PE28 0HJ

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1.0 Introduction

This Design and Access Statement has been prepared by Blueprint Architectural Design Ltd on behalf of the applicant, who is the owner of the site. It accompanies a householder planning application for a single-storey rear extension to provide a snug, creating an additional space in which the occupants can relax and enjoy a closer connection with their garden.

The application should be considered in conjunction with the following drawings and supporting documents:

- 26-032-01 (latest revision) Existing Ground Floor Plan
- 26-032-02 (latest revision) Existing Elevations
- 26-032-03 (latest revision) Proposed Floor Plan
- 26-032-04 (latest revision) Proposed Elevations
- 26-032-07 (latest revision) Site Location Plan & Proposed Block Plan
- Heritage Impact Assessment by L J Morriss.

Objectives:

The principal objectives of the proposal are to:

- Create a well-designed, single-storey snug that provides a comfortable seating area with a strong visual and functional connection to the garden.
- Complement the existing dwelling through a sympathetic approach to scale, materials and architectural detailing.
- Retain the established access arrangements and existing mature landscaping, minimising alterations to the wider site.
- Ensure that the development respects the character and heritage context of the property while protecting the amenity of neighbouring occupiers.

2.0 Site and Surrounding Context

2.1 Site Surrounding Context

The application site is situated on East Street in Kimbolton, on a road running parallel to the High Street and connecting London Road with St Andrew's Lane, passing the church.

The surrounding area is predominantly residential in character, with a mixture of established buildings and landscaped plots. The application property occupies a generous plot, with the proposed extension positioned to the rear of the existing dwelling.

The rearward siting of the extension means that it would not be readily visible from the public highway. Its location within the established garden allows the proposal to provide additional accommodation without materially altering the appearance of the property within the wider street scene.



Figure 02 – Site Location w/ Boundary Outline – Google Satellite

2.2 Previous Planning History

10th Oct 2013- REF- 1301561FUL – Retrospective change of use of outbuilding to Art Gallery and Retail- Permitted

29th Sep 2006- REF- 0602893LBC- Extension to dwelling, alterations to barn, erection of fencing and demolition of workshop- Approved

29th Sep 2006- REF- 0602892FUL- Extension to dwelling, alterations to barn, erection of garage and fencing- Approved

9th Dec 2005- REF- 0503850LBC- Extension to dwelling, alterations to barn and demolition of workshop- Refused

9th Dec 2005- REF- 0503849FUL- Extension to dwelling, alterations and erection of garage- Refused

7th Dec 1999- REF- 9911819FUL- Change of use residential to offices- Approved- NO DETAILS ON FILE

16th SEP 1991- REF- 9101210LBC- Alterations and new window- Approved- NO DETAILS ON FILE

The above history provides context for the development of the site and should be read alongside the accompanying Heritage Impact Assessment.

2.3 Flood Risk Assessment

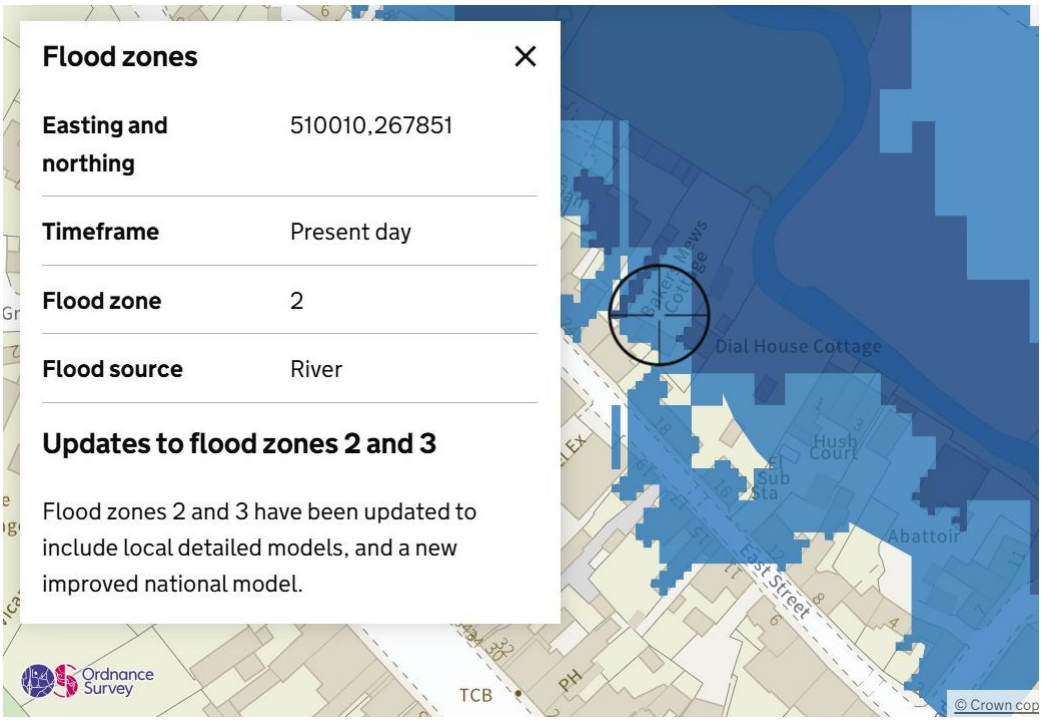

Figure 03 – Flood Risk Maps- Flood-map-for-planning-service.gov.uk

The Environment Agency's flood mapping indicates that the application site is situated within an area identified as Flood Zone 2 and Flood Zone 3. The proposed extension is understood to be located within the part of the site identified as Flood Zone 2, subject to confirmation against the latest flood mapping and the proposed block plan.

The extension would be constructed at a floor level consistent with the existing dwelling. The existing decking is approximately 445mm above the garden level, with a further level difference of approximately 50mm to the existing internal floor level.

The proposed construction will incorporate appropriate flood-resilient measures, subject to detailed design and any requirements identified through the planning assessment. Potential measures include a suitable ground-bearing slab or beam-and-block floor system, with appropriate consideration given to moisture resistance, structural performance and the potential effects of flooding. Timber elements at vulnerable low levels will be avoided where practicable.

Electrical installations will be positioned at an appropriate height above the external ground level, with the proposed arrangement informed by the relevant flood-risk advice and detailed Building Regulations design.

The acceptability of the development in flood-risk terms should be assessed with regard to the applicable planning policy, the precise flood-zone location and any supporting flood-risk information required by the Local Planning Authority.

2.4 Ecology

The application site backs onto the River Kym, which forms an important feature of the surrounding environment.

The proposed extension would occupy an existing patio area, where foundations and dwarf walls have already been constructed. On the basis of the current proposals, significant additional

excavation may not be necessary, subject to confirmation of the existing construction and the requirements of the detailed design.

The proposal has been developed to minimise disturbance to the existing garden and surrounding site. Any ecological considerations identified by the Local Planning Authority, including those relating to the proximity of the river and potential protected species or habitats, will be addressed in accordance with the relevant planning requirements.

2.5 Heritage Context

The proposal has been designed with regard to the heritage context of the application site and the character of the surrounding area.

The potential effects of the development on the significance and setting of the relevant heritage asset have been considered within the accompanying Heritage Impact Assessment prepared by L J Morriss. This assessment should be read in conjunction with the present statement when determining the application.

The extension's position to the rear of the property, its modest scale and the proposed use of complementary materials are intended to ensure that the additional accommodation remains visually subordinate to the existing building and does not introduce an undue level of prominence within the wider setting.

3.0 DESIGN & DEVELOPMENT

The following sections explain the principal design considerations informing the proposal, including the amount of development, layout, scale, landscaping, appearance, residential amenity and sustainability.

3.1 Amount – Site & Development

The application site, as identified on the proposed block plan, has an approximate area of 844m². The site measures approximately 24 metres at its widest point from west to east, with a maximum length of approximately 38 metres from north to south.

The proposal comprises a single-storey rear extension measuring approximately 4.1 metres in width and 4.7 metres in depth. The development is modest in scale relative to the existing property and the generous proportions of the surrounding garden.

3.2 Layout

The proposed development takes the form of a single-storey, orangery-style extension to provide a snug.

The occupants are keen gardeners and wish to create a comfortable space in which they can sit, relax and enjoy views of the garden. The existing ground floor accommodates an open-plan kitchen and breakfast area, together with a dining space. The proposed snug would complement these existing facilities by providing an additional seating area that can be used for relaxation and informal family activities.

The extension is therefore intended to improve the functionality of the existing accommodation while strengthening the relationship between the internal living space and the garden.

Its position adjacent to the existing decking and facing the established patio will provide a natural transition between the house and the outdoor space.

3.3 Scale

The proposed extension measures approximately 4.1 metres wide by 4.7 metres deep. Its modest footprint and single-storey form have been selected to provide the required internal accommodation without creating an excessive addition to the existing dwelling.

The extension would be constructed over the existing raised deck area, subject to confirmation that the existing structure and foundations are suitable for the proposed development. It would face towards the existing patio and sit within the context of a generously sized garden.

The proposed internal ceiling height would follow the existing dwelling's established proportions, where practicable, with a flat roof incorporating an orangery-style roof lantern to introduce natural daylight into the new space.

The extension's limited scale and rearward siting would help maintain the prominence of the existing dwelling. As the development would be located to the rear of the property, the increase in built footprint would not result in a corresponding increase in prominence when viewed from the public highway.

3.4 Landscaping & Access

The proposal has been designed to retain the existing site layout, access arrangements and landscaping.

The extension would utilise the existing patio and raised deck area, thereby limiting the need for additional hardstanding or alterations to the wider garden. No changes to the established access arrangements are proposed.

The retention of the existing landscaping will help preserve the character of the garden and its contribution to the wider setting of the property.

3.5 Appearance

The proposed extension will adopt an orangery-style appearance, combining traditional brickwork with contemporary glazing.

The external walls are proposed to be constructed in reclaimed red brickwork, selected to complement the character and materials of the existing property. The windows will be powder-coated aluminium in a Crittall-style design, providing a slender framed appearance and allowing generous natural light into the snug.

The roof will be flat, incorporating a roof lantern to enhance daylight levels within the extension. A decorative orangery-style fascia will provide an appropriate architectural finish around the roof perimeter, with a proposed stone or light-grey colour intended to complement the existing windows and surrounding materials.

The combination of reclaimed brickwork, dark-framed glazing and a restrained roof detail is

intended to create a visually coherent addition that respects the established character of the site while providing a contemporary and functional living space.



Figure 04 – Inspiration image



Figure 05-Image- Our property with Red Brick

The proposed material palette has been selected to complement the existing building and respond sensitively to the heritage context, as discussed in the accompanying Heritage Impact Assessment.

3.6 Residential Amenity

The proposed extension is positioned within an existing internal corner of the site, to the rear of the dwelling. Its location and single-storey form are intended to minimise its effect on neighbouring properties.

The proposal would not introduce an inappropriate level of overlooking or an unacceptable loss of privacy. Its modest height and rearward siting would also limit its visual impact on neighbouring occupiers.

The existing garden is sufficiently generous to accommodate the extension without materially compromising the remaining outdoor amenity space. As the proposal would utilise the existing raised deck and patio area, there would be no requirement to relocate these facilities elsewhere within the garden.

Overall, the development has been designed to provide improved accommodation for the occupants while maintaining an appropriate relationship with neighbouring properties and the surrounding environment.

3.7 Sustainability / Energy Efficiency

The proposed extension will be designed and constructed in accordance with the relevant requirements of the Building Regulations.

The external walls will incorporate modern cavity-wall construction, with appropriate insulation to help limit heat loss and improve energy efficiency. The roof, floor, windows and external doors will also be designed to achieve suitable thermal performance, subject to the detailed construction specification.

The inclusion of a roof lantern and glazed elevations will provide natural daylight to the new accommodation, helping create a pleasant internal environment. The specification of the glazing and associated building elements will balance daylight provision with thermal performance and the need to limit excessive heat loss or solar gain.

The use of the existing patio and deck area also offers an opportunity to minimise additional ground disturbance and reduce the extent of new external works.

4.0 Conclusion

The proposed single-storey rear extension has been designed to provide a practical and attractive snug that complements the existing accommodation and strengthens the relationship between the dwelling and its garden.

The development is modest in scale, occupies a discreet rearward position and incorporates a considered material palette of reclaimed red brickwork, Crittall-style aluminium glazing and an orangery-style roof lantern. These features are intended to ensure that the extension sits comfortably within the existing site and respects the character of the property.

The proposal retains the established access arrangements and landscaping, makes use of an existing patio and raised deck area, and has been designed to avoid unacceptable effects on neighbouring residential amenity.

The heritage implications of the development are addressed in the accompanying Heritage Impact Assessment. Flood risk and ecological considerations will also need to be assessed in accordance with the relevant planning requirements and any further information requested by the Local Planning Authority.

Subject to the satisfactory assessment of these matters, the proposal would provide a proportionate and well-considered addition to the existing dwelling, improving the occupants' living environment while respecting the character and setting of the site.

Blueprint Architectural Design, October 2026