ARC Survey & Design Consultants Ltd
Architectural Services
Chartered Building Surveyors

# Design and Heritage Impact Statement



## The Limes, Glatton Ways, Glatton PE28 5RS

8b Cyrus Way, Hampton, Peterborough, PE7 8HP | t: 01733 753727 | e: info@arcsurvey.co.uk | w: arcpb.co.uk

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**This report should be read in conjunction with Arc Survey and Design Consultants Ltd Planning Drawings.**

## 1.0 INTRODUCTION

This Design and access statement and conservation area impact assessment forms part of an application to obtain planning permission for alterations and extension to an existing single dwelling to form annex accommodation and allow extended family living for elderly relatives at The Limes, Glatton Ways, PE28 5RS.

## 2.0 DESCRIPTION OF DEVELOPMENT

### 2.1 The Principle of Development

The current, elderly, occupants of 'The Limes' have enjoyed living and participating in the village community since the 1950s. They have raised their family in Glatton and intend on continuing to live there. As the family ages, their daughter, her husband and their young child have moved in to help and generally assist with daily life.

Following an unfavourable response from Huntingdon District Council to sub-divide the existing plot into two separate dwellings (Planning pre-application ref 23/70108/PREAPP) the client now seeks approval to incorporate additional living accommodation by extending and altering the current dwelling, while addressing the main planning issues raised.

Forming a separate associated annex allows both families to live independently and support each other into the future. The applicants would like to remain in the village to raise and grow their family, whilst continuing to engage and actively participate in the local community.

After further rejection of an initial Annex proposal this revised submission addresses design massing and amenity impact issues on the area and neighbouring property by making changes to the overall size and height of the extension.

Glatton is defined as a 'Small Settlement' in Huntingdonshire's Local Plan to 2036. The site falls within the Glatton Conservation Area although there is no Conservation Area Appraisal for Glatton. The principle of residential use on the site is in line with Policies LP2 and LP9 of Huntingdonshire's Local Plan to 2036.

### 2.2 Impact on Heritage Assets

To remove concerns on the loss of garden and green open space on site, the proposed area of extension is mainly concentrated to the northeast side of the site over an existing gravel driveway, linking the existing garage to the current house. Although it is proposed to extend the current dwelling's southwest wing forward towards the village green the roof geometry and massing shall remain the same maintaining the visual appearance / street scene as existing. The extension will not impede any views of the adjacent thatched cottage (Grade II listed) and views of the extended dwelling would be very limited from the public realm with only small glimpses of the extension roof over established garden and boundary tree landscaping.

### 2.3 Design and Visual Amenity

Replacement roofs shall not exceed the current maximum ridge height of the existing bungalow dwelling and garage. The infill extension now has a flat sedum green roof with a maximum height at the ridge of 3.1m significantly reducing the form and massing of the extension between the existing garage and dwelling. Material enhancements including replacement roof tiles, Sedum flat roofing, replacement oak timber frame windows / porch and rendered masonry walls shall cover previous different generation extension infills, and material matches to provide a single cohesive appearance to the whole development in keeping with the pallet of finishes found in the vicinity / local conservation area. The applicant also seeks permission for replacement / renewable energy installations including solar panels on the south facing roofs and an air source heat pump for heating and hot water in the garage courtyard to the rear.

### 2.4 Residential Amenity

To respond to the previous overbearing impact to the neighbouring property to the northeast boundary, the extension has now been reduced in height but also width removing the requirement to any trimming of the existing leylandii hedge that provides screening along this elevation. Furthermore, a standard foundation design can be achieved with no detrimental effect on the roots of these trees. Internally the proposed floor layout has been reconfigured to place all amenity and outward looking windows to the southwest elevation. Sun pipes installed in the flat roof provide daylight to the corridor but do not permit any views from the inside.

### 2.5 Highways and Parking

Site access from the highway shall be retained and unaltered. The applicant wishes to incorporate two sets of additional automated security gates. The first being of metal design set well back into the site allowing ample room for cars to exit the highway prior to waiting for full activation. The second solid timber gates shall create a private / secure courtyard area to the rear of the property for maintenance and storage of private vehicles. The existing driveway even after development will easily accommodate up to 5 off road parking spaces including turning to allow all vehicles to exit the site entrance in a forward gear.

### 2.6 Flood Risk Assessment

The site is in flood risk zone 1 and the application is accompanied by the environment agency flood map indicating the site is in an area with a low probability of flooding.

### 2.7 Layout / Amount

The existing dwelling comprises of 4-bedroom bungalow and double garage totalling approx. 230m$^2$ footprint in grounds that occupy a land area of 1,550m$^2$ / 0.16 Hectares / 0.38 Acres.

The 117m$^2$ additional extension area and alterations shall create a modest 3-bedroom dwelling and 2-bedroom annex allowing extended family to live all together in separate quarters linked together through a common hallway accessed from the garage. The primary outlook and living accommodation to the dwelling and annex remains facing the well-established south facing garden and landscaped areas unaltered by the development work.

### 2.8 Landscape and Environment

The proposed new Sedum roof offers a sustainable drainage solution slowing down any rainwater runoff from the extension. Since the extension is now smaller, lessening the impact of work required to existing trees the previous Tree survey has been re-commissioned concluding there will be no detrimental effect from the proposed works.

## 3.0 CONCLUSION

Considering the matters discussed in this report we consider the extension and alterations have been suitably amended and updated to address the previous application objections and recommendations whilst continuing to support the applicants accommodation needs, creating a more sustainable and efficient home, as well as protecting the neighbouring residential amenity and character of the surrounding Conservation Area.