DESIGN & ACCESS STATEMENT

Project: Side & Rear Extension

Owners: Mr & Mrs Bennett

Site: 24 Ramsey Rd, St Ives, Cambridgeshire. PE27 5RD

Date: 15th November 2026



Principal elevation (from Ramsey Road)

DESIGN, ACCESS and JUSTIFICATION STATEMENT

Proposed Single-Story Side and Rear Extension

1. INTRODUCTION

This design and access statement has been prepared in support of a domestic planning application for proposed side and rear extensions at 24 Ramsey Rd, St Ives, Cambridgeshire.

The proposal seeks to:

- Create a new single-storey side and rear extensions.
- Improve the internal layout and circulation of the existing dwelling.
- Provide improved and more functional family living accommodation.
- Improve the relationship between the house and rear garden.
- Upgrade the existing building fabric and improve its energy efficiency where applicable.

The proposals have been developed with consideration to the existing dwelling, its architectural character, the surrounding built environment, and its relationship with neighbouring properties.

Attention has been given to the scale, massing, positioning and external appearance of the proposed extensions, and providing improved living spaces internally. Ensuring that the development remains sympathetic to the character of the existing dwelling and its wider setting.

The design has also considered the property's location on the edge of the St Ives Conservation Area, with the proposed works seeking to maintain an appropriate relationship with the established character of the area with minimal visual impact.

2. EXISTING SITE ANALYSIS

The semi-detached property is located on eastern side of Ramsey Rd. The property is understood to have been originally built mid 1930s and is semi-detached with No 22 Ramsey Rd.

Ramsey Rd comprises of a mixture of detached and semi-detached two storey properties of a varying age. The neighbouring properties share a similar traditional vernacular, which comprise of pitched roofs, brickwork, and rendered elements, together with and modestly proportioned windows.

The property is not listed but is located upon the edge of the `St Ives Conservation Area.'

The site runs east/west, with the house positioned almost centrally on the site, facing Ramsey Road. The property does not form part of an established building line along Ramsey Road. Though No.22 & 24 forms a single semi-detached block, which is well set back from its neighbour to the north (No26) and the roadside.

The property has front site access only on the western edge from Ramsey Road. The property has good vehicular off-road parking for a comfortable total of four cars. The total site area is approximately 979m^2.

The rear garden has a large central lawn, with established boundary hedging. The front garden has a central driveway lawn area, with established large shrubs and boundary hedges. Both the front and rear gardens are enclosed along the North, south, and eastern boundaries by walls, timber fencing, and established hedging to the neighbouring properties.

The original dwelling is constructed in LBC rustic textured dark red facing brickwork, with a white rendered bay window. Roof is a plain tiled pitched roof, with a shared central brickwork chimney. The existing attached brickwork garage and associated side outbuilding is built in matching brickwork. The existing brick-built garage is set in line with the dwelling and adjacent to the northern boundary.

On the rear of the property is a flat roof conservatory which has a brick plinth and large uPVC windows, and current provides access to the garden.

Internally, the property is in good condition, with some original characteristic features retained and visible.

The existing single-storey garage, now redundant for car storage due to its limited size, will be altered, to allow for the new extension. The existing flat roof to the garage, single storey rear utility room, and the fully glazed conservatory across the back will be removed as part of the works. No works are proposed to the first floor of the property internally or externally.

The application forms an important part of the applicants' wider programme of improvements to the property, seeking to modernise and improve the functionality of the existing dwelling while respecting its established character and setting.

3. DESIGN PRINCIPLES & PROPOSALS

General Design Principles

The principal objective of the proposal is to create a new, functional open-plan living space at the rear of the property, new utility spaces and provide downstairs facilities. The proposed extension will also incorporate a dedicated office space, utility, and wet room.

The proposed internal layout has been designed to suit modern living while being sympathetic, modest and in keeping with the dwellings existing use, proportions, and character. Proposals are visually and materially sympathetic for both the home and the adjacent neighbours.

Externally, the proposed extension will use materials and traditional architectural forms that are sympathetic to both the existing properties and neighbouring dwellings.

3.1 REAR & SIDE EXTENSION



Rear/side view of property.

The new single-storey side & rear extension will be modest and traditional in its form. When viewed from the garden the extension will have a lean-to roof, helping to minimise its perceived scale and mass.

The extension will be constructed with red brick external walls and a shallow-pitched roof finished in Tapco slate-effect tiles. The roof profile has carefully considered to accommodate the existing first-floor window positions, allowing the extension to sit comfortably beneath the existing upper-floor openings while minimising its overall height and visual mass.

The proposed brickwork will match and complement the existing original house brick colours, detail, and bonding, but smooth in its appearance, to contrast slightly with the existing building.

The extension provides new level floor access from the kitchen to the new playroom and office, an improved utility area, wet room, and side entrance door.

3.2 SCALE MASSING & APPEARANCE

The proposed extensions are single-story additions to the existing two-story dwelling. This ensures that the development remains visually subordinate to the original house and avoids overlooking to the neighbouring properties.

The side extension is positioned to be the same width as the existing garage to minimise the visual impact to the principal elevation from Ramsey Road and help to improve its overall look from Ransey Road.

3.3 PREVIOUS ACCEPTED PLANNING APPLICATION

In developing this scheme, we have also considered the previously accepted planning application: 22/01479/HHFUL.

This previously accepted scheme incorporated a two-story extension to the side and single-story extension to the rear, which had larger proportions both to the side and rear of the property.

The new proposals are modest in relation to the previous planning application. In being single-story, smaller in scale, and having less visual impact to the principal elevation from Ramsey Road.

This demonstrates that the current proposals have been carefully considered to provide an appropriate level of additional internal space, whilst presenting a less visually prominent form than the previously approved scheme.

3.5 EXTERNAL WORKS

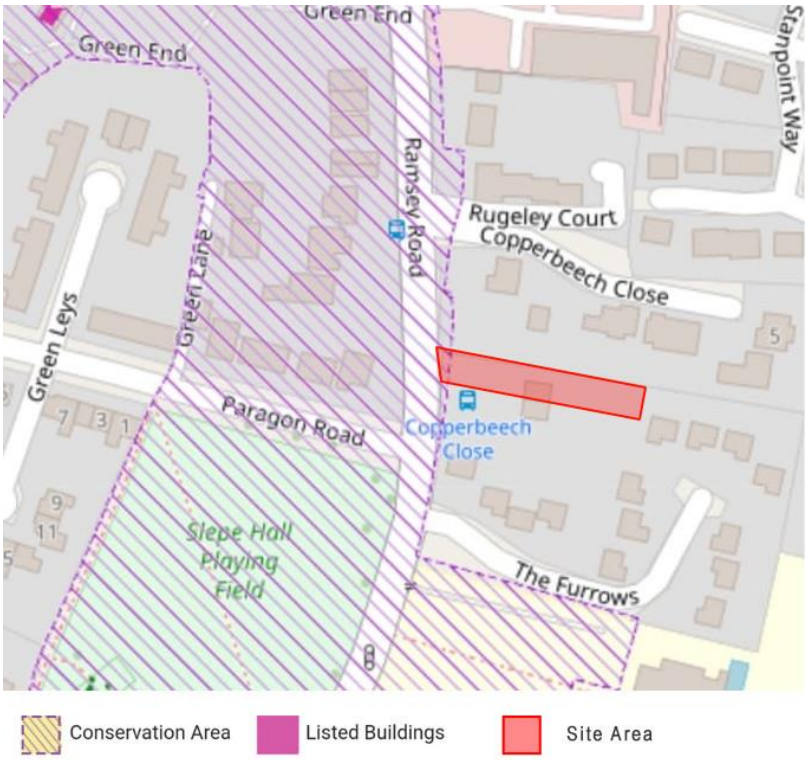
Externally we intend to form a new rear patio area. The existing timber boundary fencing will be retained, maintaining privacy between the application property and neighbouring properties. New fencing and side gate are proposed to the front in line with the garage.

Existing side/rear access along the northern boundary will also be retained.

The existing off-road parking will remain unaffected by the proposed works and no changes to the existing parking arrangement are proposed.

4. HERITAGE AND CONSERVATION AREA CONSIDERATIONS

Although the property is not listed, its location on the edge of the St Ives Conservation Area has been recognised as an important consideration in developing proposals.



Extract from the Conservation Area Map

The proposals will replace existing, less functional single-storey additions, including the flat-roofed utility room and predominantly glazed conservatory, with more permanent and appropriately detailed accommodation.

The nearest listed building is listed as the Slepe Hall Hotel (entry ref 1128676) and is a Grade II listed, detached double front building. The Hotel is approximately 200m south of the site and cannot be seen from the site.

The intention is to provide a considered architectural improvement to the existing dwelling, maintaining its traditional character while allowing it to better accommodate modern family living.

5. RESIDENTIAL AMENITY

The proposed single-storey extensions have been designed to minimise their impact on neighbouring properties. Their scale and positioning will avoid unacceptable overlooking, overshadowing or overbearing effects. Existing boundary fencing and screening will be retained to maintain privacy between neighbouring gardens.

6. ARBORICULTURE CONSIDERATIONS

There are no significant trees of arboricultural value are within the front or rear gardens, nor are there significant trees located in close proximity to the proposed extension within the application site or adjoining neighbouring gardens.

The proposed works will therefore not require the removal of any significant trees or works to trees. No special tree protection measures are considered necessary.

On this basis, an Arboricultural Statement/ Survey has not been commissioned as part of the application.

7. Access

Existing vehicular access and off-road parking for approximately four vehicles will remain unchanged.

The proposals will improve access between the side and rear of the property and the new accommodation. The revised internal layout will also provide improved circulation and more convenient level access between the kitchen, living and utility areas, addressing existing level differences.

8. Energy Efficiency and Sustainability

The proposed extensions will incorporate modern construction methods and materials, providing improved insulation and thermal efficiency in accordance with current Building Regulations.

The removal of the existing conservatory and older single-storey additions will allow for more thermally efficient accommodation, creating a more comfortable and usable living environment throughout the year.

9. Conclusion

The proposed development represents a considered improvement to the existing dwelling, providing enhanced family accommodation and improved internal functionality.

The single-storey side and rear extensions have been designed to complement the original property through their scale, form, and choice of materials, while minimising their impact on neighbouring properties and the surrounding area.

Overall, the proposals provide a sympathetic and appropriate improvement to the existing home, taking account of its setting on the edge of the St Ives Conservation Area.