



Binney & Sims Design

Design & Access Statement 206/5DA

Client: Mr & Mrs Simpkins

Site: R/O No.19 Main Street, Little Thetford, Ely, Cambridgeshire, CB6 3HA.

Date: November 2016

1. Introduction

1.1 This document has been prepared by Binney & Sims Ltd in support a full planning application at the above address.

1.2 The proposal is for the erection of one single storey dwelling and detached double garage.

2. Site and Surrounding Areas

2.1 The site is located on the north end of Main Street, in the small village of Little Thetford. It has easy access to local amenities in the in the village as well as good road links to Ely, which is approximately 3 miles away.

2.2 Main Street is the main road through Little Thetford, and is a well-established residential area. The property styles in the area vary in age, scale and design to provide a diverse village environment.

2.3 The site is located to the rear of No. 19 Main Street, and will be blocked from view from the road by No. 19. It is not unusual for properties on Main Street to sit back from the road, and the proposed development would sit in line with number 21 Main Street, 23a Main Street and 1 Chapel Close, so it is not thought that the proposed development will be at odds with the existing spatial layout of the area.

3. Site & Planning History

3.1 The site was originally part of No. 19 Main Street, and was part of the property's extensive garden/orchard.

3.2 In September 2014, planning permission was granted for a 2 storey, 4 bedroom detached dwelling on the site, before being sold in November 2015. The applicants would like to now change the design of the property to a 3 bedroom bungalow on the site.



4. Relevant Local Policy (East Cambridgeshire District Council Core Strategy 2009)

4.1 *CS 1- Spatial Strategy*: Little Thetford is recognised as a 'Smaller Village' in the Spatial Strategy Policy. The application proposal would fall under a small scale development, and the additional domestic residence would also help support local services and businesses.

4.2 *CS 2 - Housing*: Under this policy, developments in Little Thetford are limited to 2 dwellings. The proposal falls within small scale development.

4.3 *CS 6 – Environment*: Much thought has been put into keeping the property as self-sufficient as possible, the aim is to create a passive house. There will be a number of techniques used in the build that will minimise carbon emissions and the use of non renewable resources. These include the use of a solar hot water heating system and battery backed solar PV system. A low U value will mean that central heating will not be required, this has been achieved by highly insulated walls, floor and ceiling and high quality triple glazed windows, doors and roof, and a rainwater harvest to dispose of surface water. In addition to this, the plot of land on which the site sits has many fruit trees and as many of these as possible will be retained in order to retain biodiversity and landscape features.

4.4 *CS 8- Access, S6 Transport Impact, S7 Parking Provision*: The site is located to the rear of number 19 Main Street, and has its own access from the main road, which is adjacent to the access for number 19. In the first instance, the path in front of the site will be splayed and will not be obstructed in anyway in order to allow safe and convenient access to the site. This has informally been approved by the local highway authority. On the site itself, there will be ample parking for the size of the house (at least 4 spaces), as well as a double garage, so there will be no need for on road parking. It is hoped that the house will provide a suitable environment to work from home, so the need to travel to and from work will be reduced and will have a positive impact on the environment.

4.5 *EN1 Landscape and Settlement Character*: The vegetation on the site will be preserved as much as possible, with the retention of the fruit trees and other plants. The proposed development is of a scale suitable to its location and has a lowered ridge height to reduce its impact on the surrounding landscape and skyline.

5. Heritage

5.1 The site is not in close proximity to any listed buildings or other heritage assets. The houses in the area vary in age and style. Most houses in the surrounding area have been built in the last 40 years, with a few older structures (including 19 Main Street, which is Victorian/Edwardian) The proposed development will look to provide a modern family home that has as little impact on the surrounding area as possible.



6. Design

6.1 Appearance: The proposal is for a bungalow family home. It will be a single storey square structure with a detached double garage. The property will have a private access from Main Street, which will allow a right of way access to no.19. Externally the proposed bungalow will have a simple modern appearance with a clean rendered finish and aluminium windows and doors and a flat roof. Internally the bungalow has been designed around a Koi Carp pond which is situated within a glass roofed atrium in the centre of the bungalow, externally the glass roof cannot be seen (apart from above) to keep the clean simple appearance on all the elevations. A gabled double garage is also proposed, this has been designed with a pitched roof to give the applicants storage/loft space which the main house will not have.

6.2 Use: The building will be used as a residential dwelling.

6.3 Layout: The proposed dwelling comprises of:

Open plan living/dining room

Kitchen & utility room

2 x Offices

Snug

Plant Room

Master bedroom suite

2 x further bedrooms

Family bathroom

W/C

Entrance hall with cloakroom

6.4 In total the proposed dwelling covers 331.76 sq m, and the double garage 63 sq m.

6.5 The dwelling has been designed as a bungalow as there were some concerns that the neighbours may feel overlooked by the new dwelling, and that the skyline may have been compromised if a double storey structure was built.

7. Conclusion

7.1 The proposed development sits in a plot where previous planning permission has been granted for a 4 bedroom 2 storey dwelling with double garage (September 2014 14/00158/FUL). Although the overall footprint of the structure may be larger, consideration for the neighbouring properties have resulted in the applicants choosing a bungalow structure in order to address concerns that a 2 storey property may overlook houses and gardens. The design aims to be clean, light and unimposing to its surroundings, and the applicants would like to keep the properties impact on the environment to a minimum. As such we believe that the current application is more in keeping and more beneficial to the surrounding area than the planning that was originally granted.