

APPENDIX 1

S/2460/06/F - LINTON

DESIGN & ACCESS STATEMENT

Re: Residential Development, 4 Bartlow Road, Linton, Cambs.

This design & access statement is relative in detail to the aims of the planning application it accompanies.

- The proposal is for minor revisions to an approved planning consent for the erection of 4No. 2 bedroom terraced dwellings given consent under reference S/0099/04/F. The scheme submitted is still for 4No. 2 bedroom terraced dwellings.
- The alterations are minor in the scale of the development and are limited to a slight width increase for improved living space and revisions to the positions of the approved bays. Open amenity space is still provided to the front of the dwellings and the position of the houses on site take advantage of the layout of adjoining structures and retain their position against the single storey flat roof garage block adjoining the Northern site boundary.
- There is no increase in the overall height of the building proposed and their scale is appropriate to the size of the site and locality.
- The position of the dwellings together with window openings has been considered relative to those adjoining buildings. Windows to the immediate rear are kept to a minimum (1 bedroom & 1 bathroom) and although causing some overlooking from the bedroom, a majority of this is over a service yard to the rear of a shop and restaurant parade. There is however some overlooking into the garden space of 18 Bartlow Road, however this is somewhat reduced and obscured by the existing garage of that site which is immediately on the common boundary.

The openings have been kept to a minimum but in compliance with 'means of escape' requirements and bathrooms will have obscure glazing.

- Windows to the front of the property are sufficient distance away from 29 & 29 Emsoms Close as not to impinge on the private amenity space they enjoy, especially as those sites are at a lower level and the common boundary wall is to be raised in height. The bay windows to plot 4 will have obscure glazing to the side at first floor level to avoid overlooking into the rear garden space of 29 Emsoms Close.

We conclude therefore that the positioning of the units and their window openings are not to the detriment of adjoining owners.

- The design of the buildings has been enhanced over and above that given consent, by minor changes to the bays and window positions. It is proposed to further enhance the built format by the use of high quality materials appropriate to the development. Roofing will be a plain tile combined with a good quality red multi sock brick and white finish joinery.

The position of the bays together with the lower level canopies assists in providing visual relief and elements of interest to the frontage, the bays also assist with the break up of the main roof length for a sympathetic and distinct appearance.

- All dwellings have garden / amenity space and it is further proposed to provide a good level of landscaping both hard and soft in conjunction with the retention of established trees to successfully integrate the development into the area.
- **POLICY.** The approved development (S/0099/04/F) is clearly in compliance with current policy, which remains unchanged for the revisions the subject of the application, in particular policy P1/3 of the Structure Plan 2003, South Cambridgeshire Local Plan policies SE2 & HG10. The minor variations within this application do not seek to erode the aims of those policies; the scheme is still therefore in compliance with those requirements.
- The scheme is of a high design standard and is sensitive to the character of the part of the village that it is within.
- The site provides for 5 car parking spaces which is adequate for such small scale development, these are served by the existing communal access from Bartlow Road, which was deemed adequate within the approved scheme and remains unchanged. There is sufficient manoeuvring space within the site to allow vehicles to exit the development in a forward gear. Traffic movements will be generally reduced over that which existed in the previous commercial use of the site for the benefit of the locality.
- Disabled access to the site is by level road surface, the site is also level therefore there are no constraints to be overcome for disabled persons. Access to the properties is in compliance with Approved Document M.

- The buildings are confined to two storeys; therefore all means of egress from these will be by doors at ground floor and means of escape windows at first floor level. Emergency service vehicles have direct access to the development from the main adopted road, as per the approved scheme and all properties are within mandatory travel distances from an appliance.
- The development is within the built up environment of part of the village core, access to all current facilities is readily available within short walking distance. There also exists a public transport system giving immediate access to major close towns and those further a field.