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DESIGN & ACCESS STATEMENT

To accompany a planning application for a

GROUND FLOOR EXTENSION

To No.7 Highstock Lane, Gedney Hill PE12 0QG

DESIGN & ACCESS STATEMENT

1.0 Introduction

1.1 No.7 Highstock Lane is a two storey detached house located on the south side of Gedney Hill.

1.2 The building is of brick construction. Windows are modern double glazed uPVC. The main roof is pitched in concrete tiles.

1.3 There is a single storey, lean-to shed to the east side of the house in timber frame and weatherboard construction, clad in plastic weatherboarding.

1.4 The existing accommodation is comprised of:

- Kitchen
- Sitting Room
- Hall
- Utility Room
- Master suite (bedroom, dressing room, bathroom)
- 1 small second bedroom/study
- Family bathroom

1.5 The house is set back from the road in a rectangular shaped plot. The rear garden is laid to grass with a paved patio area. The front and side are laid to gravel, with ample off-street parking for up to 4 cars.

1.6 Reference to be made to the following drawings:

- 200801-P01
- 200801-P02

2.0 Statement of Significance

2.1 The house is not in a conservation area.

2.2 The house is not Listed and is not of particular architectural merit.

2.3 The site is not in the curtilage or setting of any Listed buildings.

2.4 As the site is not affected by any sensitive external considerations, there has been no prior engagement with the Local Authority (Pre-app enquiry).

3.0 The Proposal

3.1 No.7 Highstock Lane is the family home to Mr. & Mrs Brooks.

3.2 The current accommodation is not sufficient for the family they intend raising in this house. The reason for the extension is to create further bedroom space and to move the kitchen and utility room to the rear of the house, with access to the rear garden.

3.3 The proposal is to add a single storey ground floor infill extension without too much remedial work being needed to the existing rooms.

3.4 The proposal also includes the replacement of the bay window to the front of the property with a more substantial brick construction.

3.5 The extension will provide the following accommodation

- 3 bedrooms
- A better hallway with front door
- Kitchen & Utility Room facing the garden

3.6 The footprint of the extension does not widen the existing footprint. The extension is set away from the neighbour's property to provide maintain an external access path to the rear garden.

4.0 Design

4.1 The existing house is a mid-20th century aesthetic. The design aesthetic follows the character, proportion and materiality of the existing.

4.2 The design has been developed to be respectful to the existing character and scale of the existing building and the neighbouring properties.

5.0 Scale (Refer also to the Schedule of Areas on drawing P02)

5.1 The existing overall external footprint of the house is 132m^2 (including the shed) and occupies 24% of the 552m^2 plot.

5.2 The overall footprint of the proposal will increase by 56m^2 to 188m^2, occupying 34% of the plot, which represents a 10% addition.

5.3 The existing floor area (GIA or Gross Internal Area) is 98m^2 and the proposed will be 147m^2. This is a 50% increase in the total GIA.

5.4 The single storey extension will be less wide then the main part of the existing house and the ridge line will be lower.

6.0 Landscaping

6.1 The front and side of the house will be laid to gravel, as existing.

6.2 No changes are proposed to the landscaping at the rear.

6.3 Other than a small Bay tree in the rear garden, there are no trees on or near to the development site.

7.0 Appearance

7.1 The palette of materials has been limited so as not to cause any visual conflict with the character of the area. Where existing surfaces are to be extended, materials will be selected to match as closely as possible with the existing.

7.2 The proposed extension will be constructed in materials that closely match the existing building:

- Façade: Bricks
- Windows: uPVC
- Pitched Roof: Concrete tiles
- Rainwater Goods: White plastic

7.3 Fenestration has been located so as to not cause any overlooking impact.

8.0 Access

8.1 Pedestrian and vehicular access to and within the property will remain unaltered.

9.0 Heritage Impact Assessment

9.1 As the proposed development is not set within the context of any important heritage assets, an HIA is not provided with this application.

10.0 Conclusions

10.1 The proposed extension will improve the overall use of the existing dwelling at no. 7 Highstock Lane and would not result in any significant impact on its setting and will cause no harm.

10.2 The proposed extension would not result in any loss of amenity or light to the neighbouring properties.

10.3 The plot is large enough to accommodate the proposed extension without being an overbearing addition, when viewed from the street or from neighbouring properties.

10.4 The proposals will reduce the amount of parking space to the front of the property but there will still be ample space for the parking (and turning) of multiple cars.

10.5 The proposals are in line with national and local planning policies.

10.6 The betterment of residential buildings is sustainable development and therefore benefits from a presumption in its favour within the National Planning Policy Framework.

11.0 Appendix

11.1 The street scene (courtesy of Google Maps)



11.2 No.7 Highstock Lane (front)



11.3 No.7 Highstock Lane (side)



11.4 No.7 Highstock Lane (rear)



11.5 No.7 Highstock Lane (rear)

