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PLANNING DESIGN STATEMENT

This dwelling is largely original & has had only a small single storey front extension to the hall & a rear single storey sun lounge since 1946. Both extensions are unsympathetic to the architectural style & that has been compounded by poor design choice of windows. This results in incongruous additions & a property lacking in style & harmonic design.

The house is of solid brick construction which is of extremely poor thermal resistance. A fundamental part of this proposal is to upgrade the thermal fabric by adding Celotex insulation board to the external skin and then cladded/rendered over. Windows will also be replaced with new double glazed type and of similar design throughout.

The proposed extensions are for a two storey side, rear and a first floor side extension. The two storey side extension will have its roof set lower so that it becomes subservient to the main house body as viewed from the highway. The new main entrance is through a new green oak frame porch to the side, whilst the old entrance is secured and screened off from the frontage. The rear two storey extension dramatically improves the size of the rear bedrooms and improves the ground floor living space, the roof is double pitched to keep its profile low. The first floor extension over the hall area continues the profile of the existing two storey projection yet setback from the main frontage with rooflights serving the family bathroom.

The existing hall will become a boot room & further secured/screened by a 2m high fence & gate entry taken off the garage to the main house.

The house as existing is a mishmash of styles and materials, this proposal seeks to elevate its aesthetics to one that is aspirational, sympathetic and of high quality.

PROJECT / ADDRESS :: home extension @ 161 St James Road, Long Sutton PE12 9BA	STATUS :: PLANNING	DATE :: Oct' 2023
DRAWING TITLE :: Planning Statement	SCALE :: A4 SHEET nts	DRAWING No. :: 2143-PS