

DESIGN AND ACCESS STATEMENT

Second floor extension to front of the following property:

KEEPERS COTTAGE
(formerly The Farmhouse/CrownFarm Cottage,
Grange Road
Terrington St Clement
Norfolk
PE34 4HG

Introduction

This design and access statement has been prepared in support of a householder outside planning permission application for the construction of a second floor extension to the front of the property. The purpose of which is to provide an upstairs communal WC facility for use by the existing bedrooms. The current WC is located downstairs and quite some way from the bedrooms and it is becoming more difficult to use during the night due to age and mobility issues. It is hoped that this development will help address this problem, while also upgrading the property to a more traditional and modern layout.

The statement should be read in conjunction with the following drawings which can be found in Planning Reference **PP-07363085**:

- Block Plan
- Location Plan
- Existing Floorplan Ground Floor
- Existing Floorplan First Floor
- Existing Elevation Front
- Existing Elevation Rear
- Existing Elevation Right
- Existing Elevation Left
- Proposed Elevation Front
- Proposed Elevation Left
- Proposed Elevation Right

Site Description

The site is formerly a Crown Estate property and comprises of detached cottage with land to all sides.

There are no properties which overlook this property in any direction.

Access to the property is via an infilled accessway crossing a drainage channel. The proposed development will have no impact to the current access to the site.

Description of Proposed Development

The proposal involves the construction of a second floor WC sitting on solid oak frame, supported by columns providing an open walkway beneath the second floor extension.

The extension roof will be tied into existing roof and will use slates to match existing roof.

The roof ridge of the extension will be lower than the existing roof ridge so that the extension does not appear more dominant than the existing structure.

The gross external volume of the existing dwelling is 322.88m³.

After the proposed extension the gross external volume of the property will be 338m³ this is a 4.5% increase over the existing, which is well below the local authority's guideline maximum.

Architectural Observations

The design has taken into account the existing Architectural style of nearby properties located on the River Nene at Sutton bridge, which have similar frontage to this proposed extension.

Also, when looking at the Architectural style along the streets of Grange Road and Garners Lane it is clear that no single Architectural style is dominant, with a wide range of properties and Architectural styles applied between 1905 and 1985.

It is also noted that a common property line does not exist for all properties on the street with some properties being far closer to the highway than ours. This should allow some leeway when considering any development to the front of properties that are set further back from the highway and this should be considered when making any decisions.

Access and Parking

The existing parking arrangements are unaffected by this proposal.

Trees and Landscaping

There are no TPO in or around the property and no trees or hedges will be lost as a result of the proposed extensions.