

Design and Access Statement.

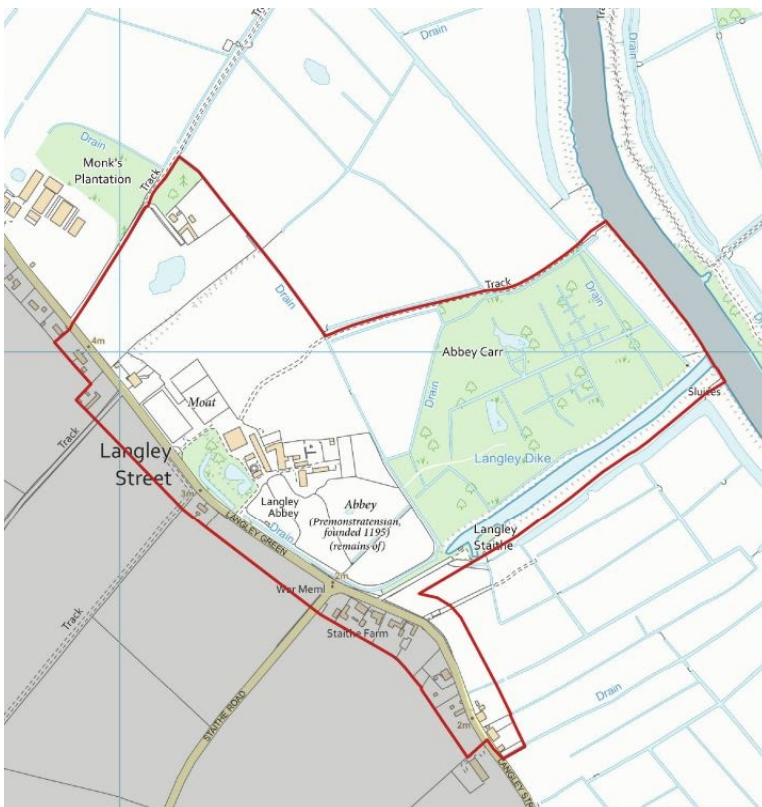
This document is to accompany a Householder application for works at 25 Langley Street, Langley, NR14 6AD.

Proposal:

The proposal is to extend at the rear of the existing cottage over the top of an existing flat roof extension.

Setting / Access:

No 25 is located on Langley Street, in the village of Langley. The property is shown on the South Norfolk / Broads Authority Conservation area map.



Images are from the Langley Conservation area map (South Norfolk) 2014.



No 25 is a semi detached red brick cottage, facing the street. We propose all works to take place at the rear of the property. Your only view of the works will be through the garden and vehicle parking area while passing by from the road. Existing vehicular access is to remain.

Scale / Appearance:

The extension has been designed with the existing cottage characters in mind. Maintaining the existing cottage steep pitched roof and dormer window proportions.

The neighbouring attached property has already built a rear extension of similar size and proportion to our proposal.

Materials:

The existing rear extension has been erected with poor quality brickwork so to enhance the current south elevation we intend to use a cladding material to soften the elevation and incorporate the proposed first floor. Two external materials will clearly distinguish the original red brick cottage from the proposed cladded extension.

Large white fascias will be installed alongside a traditional red pantile roof.



Front Elevation from (Langley Street) - East.



Side Elevation (South)

Conclusion:

In conclusion, the proposal will have a positive impact by improving the external appearance of the property and internally creating a property suitable for a young family.

We are aware the property is within a conservation area so care will be taken with the finish, quality and appearance of all new materials.

As a result, the proposal will provide a warm and welcoming home, ensuring full use of the property for many years to come.