



Design & Access Statement

Camellia House, Fields Road, Chedworth

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architecture & landscape

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1. Introduction

This Design & Access Statement has been prepared to accompany the planning application relating to the proposed alterations to Camellia House, Fields Road, Chedworth Cheltenham GL54 4NQ. The application and accompanying statement have been prepared by Shen Carter Studio on behalf of Jane & David Martin who are the current owners of the property.

The proposed works involve the creation of a new oak framed porch which will provide a sheltered access to the property and an enlarged window opening to the south-facing first floor bedroom.

2. Design

2.1 Use, Amount, Layout & Scale

There is no change to the current domestic usage as part of the proposals. The additional floor area provided by the porch is approximately 5.5 sq. m, with a height to the eaves of 2.75m. The proposed first-floor window increases the window area from 0.8 sq. m to approximately 2.5 sq. m with the intention of providing additional natural light into what is a fairly dark room and to provide better views to the landscape beyond.

2.2 Landscape

There are no landscape proposals as part of the application, however, it is intended that the proposed new porch entrance door will align with the existing path and therefore integrate with the existing landscaping.

2.4 Appearance

The proposed entrance porch will have a natural Cotswold stone plinth to match the stone, coursing & pointing of the existing house with a glazed oak frame above. The proposed flat roof is lead covered, with batten rolls to the joints, and an oak fascia board. The proposed wall abutted roof-light allows light into the porch and the existing kitchen window which will be enclosed by the proposed porch.

The proposed first-floor window has painted timber frame and sashes, to match the existing windows, and has the same width and frame divisions as the kitchen window below.

3. Access

There is an existing level access threshold to the front entrance door which will be maintained as part of the proposals. The proposed new porch entrance door will also have a level access threshold and the internal area of the porch provides a 1.5m diameter turning area for wheelchair users as required by Part M of the regulations.

There are no further changes, either to the vehicle access, or internal layout.

3. Conclusions

The proposed designs are intended to provide a sympathetic addition to the existing property that provides improved enjoyment of the surrounding landscape by the current occupants. We trust the application comprises sufficient justification for the proposed works and encourage the support of the application by both the local council and community.