

DESIGN STATEMENT

Moor Patch

Rake Road

Liss

GU337ES

Moor Patch is a semi detached cottage on a good size site, with shared access, and a traditional tiled roof and first floor tile hanging over pebble dash finish to the ground floor.

The last twelve months of lockdown have given the applicants Mr and Mrs Blaber, plenty of time to consider the attributes of Moor Patch ,and ways in which this attractive 3 bed cottage could suit their needs better for now and the next 20 years.

- A. The dining room is at present only used on high days and holidays and is wasteful.
- B. The hall is dark, at the base of the stairs and the old porch is untidy and derelict
- C. With poor health and mobility problems a room that could potentially be used as a ground floor ensuite bedroom would be most useful.
- D. The rear terrace area should be upgraded.
- E. Resolve awkward kitchen layout.

To these ends we proposed extending the present dining room, and turn this room into a sunny everyday sitting room with T.V and garden access, and create a living/dining room out of the other reception area, this making all rooms available on a daily basis and an approved ambience.

We make better use of the garden and sunshine by installing glazed French doors and side screens facing south.

At the same time demolish the porch and make good to surfaces disturbed and introduce a matching purpose made glazed door to the existing garden door opening, and light up the rear end of the hall.

This enlarged sitting room could now double up as a bedroom (should it become necessary) with a new door to the existing ground floor cloaks and shower. It would make a most pleasant sunny room with easy garden access.

An upgraded paved terrace on the south side, whilst retaining the hedge on the east side would present a private 'sun trap' with access from all rear rooms.

The present the kitchen has an ugly chimney breast in the western corner, but there is no longer a stack above. Demolish the piers, line the boundary wall and reorg the kitchen layout to best advantage and plaster and second fix.

These simple ,and relatively straightforward alterations overcome all of the restrictions raised by the applicants, they are modest in scale, have no effect upon neighbours but meet the present needs of the owners.

We recommend the works for approval.

A.R.Caesar

24th March 2021.

Excavated soil 1.5 cu.m will be excavated and spread on site.

Environmental report The works are so small, they will have no impact upon flora and fauna or neighbours. They will tidy up the site and improve everyday usage and outlook.

Night Sky The proposal will have no impact upon lights affecting the night sky of Liss.

C.I.L report This proposal is too small to incur C.I.L or have any impact upon local projects and major developments.

Environment impact These proposals have no impact upon sensitive sites within a 5Km radius.