

Meadowbank, Cockleford

Design & Access Statement

Development site:

Meadowbank, Cockleford, GL53 9NW

Proposed development:

First floor side extension.

Assessment of Surroundings:

Meadowbank is set within approx. 0.4 acres of landscaped garden with far reaching views out across the valley and of the river Churn. The house is set into the bank and dates to the 19th century and is constructed of natural Cotswold stone and traditional stone tiles.

Evaluation:

The proposal is to extend up to first floor level on the western side of the house by building another floor on top of the existing single storey part of the house. French doors and a black metal balcony are positioned on the rear overlooking the valley to the north. A render dormer is positioned over the French doors to provide the opening height for the doors.

Appearance:

The extension is to utilise natural Cotswold stone, matching the existing extant house. The existing traditional stone tiles will be removed and safely stored and reused on the new extension.

Scale:

The overall footprint of the house will remain as existing.

Proposed Use:

The property is currently residential and no change to this is proposed.

Access:

The existing access to the garden is to remain.

Previous Planning History:

- **00.00290**
Meadowbank, Cockleford. Erection of a utility extension. [Feb 2000]

Precedents:

- **05/02905/FUL**
The Cottage, Cockleford. Extensions to front and side and altered access. [Jan 2006]