

DESIGN STATEMENT

April 2021

Project reference: 3847

Applicant:

MR C CHAPMAN

Project:

**PROPOSED EXTENSION TO MANOR FARM HOUSE,
INTWOOD LANE, EAST CARLETON**

Studio | 35

ARCHITECTURAL DESIGN STUDIO

Introduction

This Statement has been prepared by Studio 35 Architecture Ltd on behalf of Mr C Chapman in support of a 2-storey extension to Manor Farm House, East Carleton. The application follows approval of the expired application, planning reference 2009/0711.

Manor Farm is a Grade II listed house which forms part of a complex of buildings which are hidden from public view. Surrounded by extensive grounds, mature landscaping, and forestry. The proposal is for a front extension to the house, which will create space for a porch, downstairs W.C and en-suite to the master bedroom.

DESIGN STATEMENT

Layout

The proposal seeks to replicate the dimensions approved under application 2009/0711. This being a dimension of 4553mm to the frontage of the proposal and a depth of 2725mm.

Scale

This permission seeks to amend the previous acceptable design with an alternative option. The applicant proposes a stepped parapet design to add a focal point to the main entrance to the house. This the applicant felt was not captured within the 2009/0711 approval.

The design still looks to keep the roof line below the eaves as can be seen on the side elevations. The parapet will obviously be slightly greater in height and this evident by the submitted front elevation. Albeit it is our opinion still consistent with the overall scale of that of the approval 2009/0711.

Appearance

The intention is to continue the painted brickwork across to the new extension. Feature panels of flint work have been proposed within the gable. Together with a decorative brick band which is consistent with details on the existing building. The windows and doors will match the existing.

Landscaping

There will be no changes to external landscaping.

Access

The access will remain as existing.

Conclusion

In conclusion, the proposal is for a sympathetic design which considers all aspects of the immediate area. As stated above, the proposal looks to respect the existing listed building but create a clear focal point to the frontage of the property. The use of high specification materials will ensure integration with the existing property.