



ARCHITECTURAL DESIGN : PROJECT MANAGEMENT : DEVELOPMENT CONSULTANTS

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Proposed Alterations

At

17, High St,

Much Wenlock

Supporting Statement

The Site

The Application Site is situated along High Street in Much Wenlock and sits within the Much Wenlock conservation area.

No 17 in particular is a mid terrace cottage dating back to the 15th century and provides two storey living accommodation, within a run of similar cottages along High Street.

The property is constructed of external stone walls which have been paint finished, pitched tiled roofs with feature brickwork chimneys protruding above the ridge line. The property has timber windows are finished in a pastel green colour. The design features of the property are typical of the cottages along this run of High Street.

On plan, the building forms a 'T' shape on plan with the kitchen area projecting into the garden, thus forming a recessed patio area between the kitchen and the neighbouring projecting wall before the rear garden opens out full width, backing on to a local public car park.

See pic 1 below for location



The Proposal

It is proposed to construct a dingle storey rear extension to the property to improve the existing layout and provide a new sitting / dining area that overlooks the rear garden.

The extension will lead from the kitchen area and will make use of the existing recessed garden area referred to above

Pic 2 below shows the area of the extension with a red cross ...



The extension will be single storey in height and will infill the recess.

The existing walls form the border of the extension as it is not proposed to extension

beyond the side wall of the neighbouring building, thus the existing cottage walls and the neighbours wall form the perimeter and it is proposed to construct a single rear wall which will comprise of brickwork piers at reach end to support the lintel over the new doors and screen. The brick piers will remain exposed and are not proposed to be painted and are intended to ensure no existing walls need to be cut or altered to support the lintel.

The extension will have a flat roof to retain the existing appearance of the surrounding pitched roofs and will house an aluminium framed glass roof lantern to provide natural light into the space and further retain the appearance of the existing roofs behind.

The new doors and side screen will be finished in pastel green to match the existing, similar to the image below ...





Access

The existing dwelling has access directly off High Street via the front entrance door and has a pedestrian access gate accessed to the rear of the adjacent car park area.

Neither access will be affected by the proposal.

Appearance

The dwellings are well designed, well proportioned for the site and will be in keeping with the properties along Wrockwardine Road, utilising the following external finishes:-

- Facing brickwork supporting piers
- Existing stone walls to be retained
- Timber doors and side screen to be finished pastel green
- Single membrane flat roof
- Aluminium framed glass roof lantern
- New ogee style copper gutter

Pre Application

Prior to our appointment to prepare drawings and this accompanying statement, the Applicant had a discussion with a Ben Willishaw, who is the local conservation officer. The conclusion of the conversation was that the principle of the proposed extension is acceptable, subject to agreeing details.

Conclusion

The proposed extension will form a valuable addition to the attractive cottage and will be constructed in an area that will not alter the appearance or extend beyond the established footprint of the building.

The extension will not be visible from neighbouring properties and will utilise established building materials.

The extension will not be detrimental to the surroundings and will provide a well designed addition to the existing building.