

Design and Access Statement

Proposed Loft Conversion, Side/ Rear Extension and Alterations
3 Donkey Field, Ampney Crucis, GL7 5TD
26.07.2021 (Rev A)

Introduction

This Design and Access statement has been prepared in support of a householder planning application at 3 Donkey Field, Ampney Crucis.

3 Donkey Field comprises one of six bungalows dating from the 1960s within a small cul-de-sac in the village of Ampney Crucis. The property is set at the back of the group, in the south-west corner. To the west are mature trees forming the edge of the burial ground. To the south is an open field and to the east is the closest neighbour, 4 Donkey Field.

The proposed works include a loft conversion with rear dormer extension, a side/rear extension as well as general alterations to windows and rendering of the exterior.

There is no publicly available planning history listed for the site. The site is not within the Cotswolds AONB and is outside of the Ampney Crucis Conservation Area. There are no listed buildings within close proximity to the site.

Use, Amount, Layout and Scale

The building is currently a dwelling and no change of use is proposed. The proposals include a 1.5 storey extension to the western side of 3.32m as well as a single storey (vaulted) rear extension to the south of 4m. The loft is also to be converted via a new rear dormer extension in order to improve the limited headroom. The existing ridge height and eaves heights will remain unchanged. Internally the layout will be re-ordered to provide a better use of the space and improve the connection between the house and garden.

Appearance

The existing bungalow is constructed from poor quality reconstituted stone, with a tile roof and UPVC windows, it is in need of general refurbishment and modernisation.

The proposed materials include render and timber cladding with aluminium windows. The existing tile roof would be retained. The render would be an off white/ cream colour in order to blend with the existing colours of the neighbouring buildings. The timber cladding would be allowed to naturally silver to a grey colour over time.

The southern elevation of the proposed building would be primarily timber clad with the intention that this will soften the appearance of the building in the context of the field and nearby trees as well as provide a distinct and contemporary extension which is visually separate to the existing building. The rendering would be limited to a small section on the south elevation. The front elevation would be rendered in order to unify the appearance with the new side extension, with a small section of timber cladding breaking up the elevation under a new porch canopy.

Access

The existing access to the property will remain unchanged. Existing finish floor levels will remain as existing and level thresholds to new doors will be provided where possible.

Conclusion

This application provides the opportunity to create an attractive home which will suit the needs of a growing family. The proposed extensions are considered to be of a minor nature and are not considered to have a detrimental impact on neighbours or other amenity in comparison to the existing building. Whilst the site shares a small part of its boundary with the conservation area the building is sufficiently separated from it by tree screening and set-back from the main road that any impact is considered to be low. The external appearance of the property within its setting would be greatly improved.