

## DESIGN & ACCESS STATEMENT

### SITE:

**2 Elliots Orchard, Barford, Warwick CV35 8ED**

### PROPOSAL:

**Ground Floor Rear Extension**

#### **PREFACE**

This statement sets out the approach to design and access for this proposal within its local context. It accords with the guidance set out in DCLG Circular 01/2006 under the following headings (some may be combined):

- Use
- Amount
- Siting & Layout
- Scale
- Appearance
- Landscaping – not applicable
- Access

The statement forms part of the application and should be read alongside other submitted documents, including:

- The submitted plans CV35 21-13.01, CV35 21-13.02, CV35 21-13.03, CV35 21-13.04A, CV35 21-13.05B, CV35 21-13.06A.

#### **INTRODUCTION**

This Design and Access statement has been prepared in support of the planning application for:

**The proposed rear extension and internal alterations to 2 Elliots Orchard Barford, Warwick CV35 8ED.**

The property is a large two storey detached dwelling with a detached single storey double garage.

Elliots Orchard is located in Barford which is a village lying approximately 3 miles south of Warwick. Also the dwelling is situated just south of the River Avon.

The dwelling is made from red brick, with some decorative brick work, and a plain concrete tiled roof in a loosely 'cottage-style' with exposed and decorative external beams and southwest-facing dormer windows. The property is set well back from the road and has a small private driveway and double garage for parking.

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## 1. USE & AMOUNT

The proposal is to remove the existing conservatory which obtained planning consent in 2009 and replace with a rear extension in order to create a more usable internal space.

The existing GIA of the ground floor is 93.8m<sup>2</sup>.

The proposed GIA of the ground floor following the work will be 96.06m<sup>2</sup>.

This means a nett increase of 2.26m<sup>2</sup>.

## 2. SITING & LAYOUT

The site is located within the Barford Conservation area



Photo 1. Image of the frontage of 2 Elliots orchard showing key features all of which will be retained.

The proposal is at the rear of the property and cannot be seen from public areas/ spaces. It does not affect or impose on any listed buildings or heritage assets in the area. Furthermore from the areas provided above it is clear to see the rear extension is going to have a minimal effect on the footprint of the building.

## 3. SCALE & APPEARANCE

Barford is a large village, mostly set in a Conservation Area, comprising of attractive dwellings. The majority of the buildings are two-storey dwellings. The neighbouring buildings to this property are similar in both size, appearance, and character.

As the proposals relate to the rear of the property it can be considered that the proposals will not have a negative impact on the existing appearance of the building, or the street scene. In order to retain the character of the existing building and site, the proposed extension will be finished with red facing brickwork with a plain concrete tiled roof to match the existing building.

In accordance with Planning Policy RAP2 extensions to dwellings will be permitted unless they result in a disproportionate additions to the original, in accordance with this Policy the proposed extension will “respect the character of the original dwelling and retain its visual dominance”. In addition, it does not impact upon the local area and does not substantially alter the scale design or character of the original dwelling. We would therefore state the proposal meets the intended aims of this policy.

#### **4. ACCESS**

There are no proposed alterations to the access arrangements. As such the existing access will remain unaltered.

#### **5. CONCLUSION**

In determining this planning application, the planning authority should take account that the proposed development is modest in scale and will minimise the impact it may have in the surrounding area whilst still maximising the internal spaces.

The design of the extension aims to replicate the style of the existing the building through details and choice of materials in accordance with the WDCLP which advises all extensions to existing residential areas will be required to respect, maintain or enhance local distinctiveness and character.

The proposal will aim to match the materials used in the proposed extension with those of the existing house. The scale of the extension is modest in both height and extent and will appear as part of the existing house rather than an extension and will blend into the built form.