

DESIGN, ACCESS & HERITAGE STATEMENT TO SUPPORT PLANNING APPLICATION

for

Erection of a single storey rear extension to the kitchen and a dormer window applied to the rear elevation of the master bedroom.

at

Ampney House – 13 The Avenue,
Stanton Fitzwarren,
Swindon,
Wiltshire
SN6 7SE



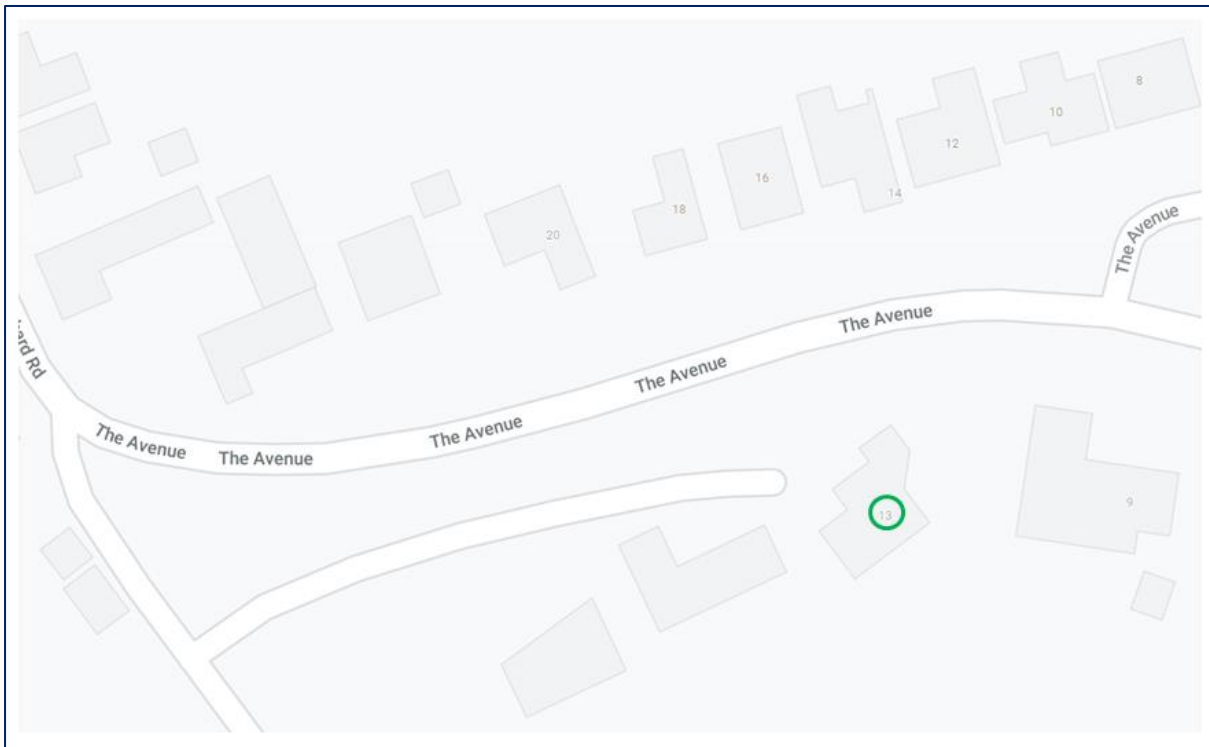
1.0 Introduction

This Design and Access Statement has been prepared to accompany a house holder planning application for the erection of a single storey rear extension to the kitchen and a dormer window applied to the rear elevation of the master bedroom. This purpose of this document is to explain the principles, concepts and considerations that have been applied to the proposed development. This document is intended to be read in conjunction with the drawings that are accompanied to the Planning Application.

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2.0 The Site

The property is located in Stanton Fitzwarren and is accessed via private driveway from the Avenue. The property comprises of a detached two storey property, with the principle front elevation facing north onto a tree line located on the Avenue. A driveway is situated to the front of the house, leading to the principal elevation and the single storey garage attached to the property, with parking to the front and garden to the rear.



3.0 Design Principles, Context and Heritage

In development of this proposal it is acknowledged that the primary building and site are significant to the conservation area and as such the 'original form' is preserved and there are no changes to the primary elevation or street view. It is considered that the extension and dormer fit into the building in a subtle manner, using materials consistent with the existing building and conservation area. The increase to foot print is well proportioned to the building and sits comfortably within the surrounding gardens/landscape. The design considers the area and adjacent properties with no adverse effect on the area or amenities of adjacent neighbours.

a) Scale of Development:

The proposed single storey extension is approximately 9m wide and projects from the rear elevation by 3.5m. This will form an extension of the existing kitchen. There is also a dormer window incorporated into the rear elevation of the master bedroom. The dormer is within a lower element of the roof and is maintained below the current ridge height.

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b) Use & Layout:

The layout of the proposed extension is principally, as detailed on the accompanying drawings, extending the kitchen to create an open plan kitchen with a living/dining area that will facilitate modern living and increase social interaction within the family environment. Bi-fold doors and windows within the south facing elevation will provide access and visibility to the properties garden and patio areas without overlooking adjacent properties. A flat roof has been applied to the extension which incorporates a subtle roof lantern to increase light through the building. Windows in the south facing elevation are re-used from the existing structure to maintain consistency of the external aesthetic. The dormer window incorporated into the master bedroom increases internal ceiling height allows additional light into the bedroom. The dormer is within a lower element of the roof and is maintained below the current ridge height.

c) Landscaping

There is very minimal impact to the existing landscaping of the property and no trees, shrubbery or planting is impacted. There are no trees within the rear of the property and the existing hedges and shrubbery shown on the PLOT VIEW drawing are not impacted.

d) Appearance

The extension is to be constructed of materials to match the existing house and garage, with walls of stone construction and conservation tile roof. Windows and Doors will be of grey UPVC to match existing.

e) Heritage

The proposed changes are not deemed to impact the heritage associated to the existing property or location in anyway. The relatively minor changes to the rear of the property are not visible from the highway and the changes maintain the use of existing materials.

4.0 ACCESS

There are no proposed changes or impact to access. The extension increases pedestrian access to the building with larger doors which will be a benefit to all.

5.0 CONCLUSION

The application seeks planning permission for the proposed single storey extension and dormer. It is considered that the proposals are sympathetic to the setting, follow planning/conservation guidance and are considered to have minimal impact on the surrounding area and assets.