

DESIGN & ACCESS STATEMENT

Relating to

PROPOSED 2 STOREY SIDE EXTENSION TO DWELLING, 3 BAY GARAGE, WORKSHOP & ASSOCIATED DRIVEWAY

at

1 Old Park Farm, Hillesden, Bucks. MK18 4BX

DESIGN

1.0 THE PROCESS

Ser	Heading	Statement
1.1	PHYSICAL	
1.1.1	Address	1 Old Park Farm, Hillesden, Bucks. MK18 4BX
1.1.2	General Description of Site	<p>1 Old Park Farm is located on the edge of Hillesden Hamlet Conservation area.</p> <p>Hillesden hamlet one mile north-west of Church End, comprises just thirteen properties. Most properties are hidden from view to the passing motorist, due to a ridge in the land which runs north-south parallel to the Buckingham/Brill road. Number 1 Hillesden hamlet and “Field Cottage”, a two storey stone, thatched cottage lie astride the ridge, whilst the remaining dwellings lie in a tight grouping on the eastern side. Although few in number, these buildings comprise three quite distinct groups. The first group of houses are situated on the northern side of the lane and are numbers 1, 3, 4, 5 and 6 Hillesden Hamlet. They comprise a single detached (the site in question) and two pairs of semi-detached two-storey brick dwelling houses. A second grouping contains the eighteenth Century thatched cottages “The Studio”, “Juniper Cottage”, “Rose Cottage” and the somewhat larger “Plough Farm House”. A third grouping, totally screened from the roadside and separated from the remainder of the hamlet, by tall hedging comprises three detached modern dwelling houses “The Bungalow”, “West Farthing” and “Appletree Corner”.</p>

Ser	Heading	Statement
1.1.3	Description of the Proposed Works and the Building/Area/Structure to which the Proposed Works Relate.	<p>Planning permission is sought for a proposed 2 storey side extension to dwelling, a 3 bay garage, a workshop & associated driveway and vehicular access</p> <p>Extension to Dwelling</p> <p>It is proposed to extend the dwelling in a manner which mirrors the existing building.</p> <p>Demolition of existing rear extension</p> <p>It is proposed to remove this structure as it is a previous extension to the property of a poor standard of construction.</p> <p>Demolition of Side/Front Portion of Building</p> <p>This part of the building requires demolition to accommodate the proposed extension.</p> <p>Garage and Workshop</p> <p>The site does not possess any off road parking and it is intended to provide this in the form of timber buildings which would not normally require planning permission.</p> <p>Vehicular Access, Driveway and Hardstanding</p> <p>It is proposed to provide the site with it's own off road parking. The hardstanding is to provide a turning area to allow vehicles to enter and leave the site in a forward gear. The driveway and hardstanding are to be finished with a gravel surface to facilitate drainage.</p>
1.1.4	Site Information	Local Plan Designation – Conservation Area.
1.1.5	Movement Routes	<p>The proposed works/areas would be accessed by an existing road serving Hillesden Hamlet.</p> <p>The access road is narrow. There is no street lighting.</p>
1.1.6	Present Use of Site	Residential

Ser	Heading	Statement
1.2	SOCIAL	<p>The proposed design of the extension will mirror the existing dwelling.</p> <p>The demolition of the existing rear extension will present a significant visual improvement. The extended property will in a doors at ground floor level and a window at first floor level which will overlook the land to the west of the property and improve security in that direction.</p> <p>There would be no harm to nature conservation interests arising from the development.</p> <p>Impact on neighbouring properties</p> <p>It is thought that the nearest residential properties would be unaffected.</p>

Ser	Heading	Statement	Comment/Evaluation
1.3	RELEVANT PLANNING HISTORY	None	

Ser	Heading	Statement	Comment/Evaluation
1.4	ECONOMIC	No change	

2.0 USE

Ser	Heading	Statement
2.1	Would the application help to create an appropriate mix of uses in the area?	There is no change to the existing use.
2.2	Would different uses work together well or would they cause unacceptable annoyance?	Not applicable.

3.0 AMOUNT

Ser	Heading	Statement
3.1	Is the density appropriate?	There is no increase in density.
3.2	Could the neighbourhood's services support the amount of development planned?	As the number of persons using the buildings/areas will not alter it is considered that there will be no impact upon neighbourhood services.

4.0 LAYOUT

Ser	Heading	Statement
4.1	Do all spaces have a purpose?	No relevant change.
4.2	Will public spaces be practical, safe, overlooked and inclusive?	No public spaces provided.
4.3	Will private spaces be adaptable, secure and inviting?	No relevant change.

5.0 SCALE

Ser	Heading	Statement
5.1	Will the buildings sit comfortably with their surroundings?	It is considered that the proposed buildings are of a suitable design and form for this rural location and would not harm the conservation area.
5.2	Will they, and parts like doors and windows, be of a comfortable scale for people?	Yes

6.0 LANDSCAPING

Ser	Heading	Statement
6.1	Has landscaping been properly considered from the start?	Yes
6.2	Will it help to make the place look good and work well, and will it meet any specific aims for the site?	Yes

7.0 APPEARANCE

Ser	Heading	Statement
7.1	How will the development visually relate to its surroundings?	The extension mirrors the existing
7.2	Will it look attractive?	The extension mirrors the existing

8.0 ACCESS

Ser	Heading	Statement
8.1	Will the place be safe and easy for everyone to move around?	The proposals will have no adverse impact.
8.2	What are the vehicular and transport links and why have the access points and routes been chosen?	No change
8.3	How does the site relate to road layout and public transport provision?	No change
8.4	How can everyone get to and move through the place on equal terms, regardless of ethnicity or social grouping?	Yes