

# Design & Access Statement

**PROPOSED EXTENSION & ALTERATIONS  
(including various internal works)**

at

Jelly Lane Farm  
College Farm Road  
Belton in Rutland  
LE15 9AF

on behalf of

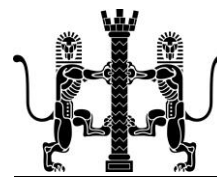
**Mr & Mrs Storer**

November 2021

v1.0

Prepared by

**PW Architects**  
CHARTERED ARCHITECTS & DESIGNERS



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## Introduction

This document has been produced by PW Architects on behalf of Mr & Mrs Storer in support of the Householder Planning Application for extension and alteration works at Jelly Lane Farm, Belton in Rutland. The purpose of this statement is to set out the context for, and to explain the design principles behind, the proposed works.

This statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) Planning Practice Guidance on National Information requirements, which requires planning applications to be accompanied by a Design and Access Statement. This Design and Access Statement therefore provides the framework for an informed and creative design-led response to the constraints and opportunities of the existing site.



**Google Earth images depicting site location in relation to the rest of the village.**



**Google Earth image of Site Location – site outlined in red, including driveway and outbuildings.**



**Google Earth view of existing property.**

## **Existing Site Photos**



*Above photo – part of existing property’s front elevation.*



*Above photo – part of existing property's front elevation.*



*Above photo – existing glazed garden room structure.*



*Above photos – top photo of property and outbuilding as viewed when heading up driveway. Bottom photo shows existing glazed garden room structure and patio area to rear of property.*



*Above photos – photos of the rear elevation of the existing property (part and full images).*

## **Amount**

The proposed works include the following:

- New two storey extension to front (Southwest) elevation (approx. 9m<sup>2</sup>).
- New two storey extension to side (Southeast) elevation (approx. 40m<sup>2</sup>).
- New two storey extension to rear (Northeast) elevation (approx. 30m<sup>2</sup>).
- Various internal alterations.

## **Design Approach**

The design approach is based on a comprehensive assessment of the site context in order to evaluate the options, opportunities and constraints for any proposals. Through this process, a set of design and access principles are established to guide the details of the scheme.

The existing property has several elements to it:

- The main house itself with attached annex type structure.
- Outbuilding to west which contains gym, yoga room, swimming pool, etc.
- Various outbuildings to the south (garage, stores, etc).

The project brief is to not only extend the property but also to review and improve the flow and spaces internally. Over the years various works have been undertaken at different times which have led to a general disjointed feel to certain areas of the property.

## **Proposed Scheme**

### Site Layout & Access

No changes are proposed to the access to the site. Existing vehicular access will remain as existing, as will parking and turning/ driveway facilities.

### Internal Layout

There are several internal changes proposed. These are:

#### Ground Floor:

- New extension to existing main entrance creates a more open, light and spacious area. The existing staircase is to be removed and replaced by a new staircase which will be more in keeping with the size and style of the property.
- New extension to side (Northwest) elevation will rework and create a yoga room, study and utility room.
- The removal of the existing glazed garden room and subsequent proposed replacement extension to side (Southeast) elevation reworks and creates and

improved kitchen, dining and living area, directly accessed off the main entrance hall.

- The proposed rear extension extends the entrance hall and kitchen areas whilst also improving the link between inside and outside spaces in this area.

#### First Floor:

- The existing landing largely remains as existing.
- Various internal alterations, combined with the various extensions create larger bedrooms more suited to family life.
- Existing roof over bedroom 2 raised to create a better ceiling height and space internally.
- Extension over existing glazed garden room area (being replaced also) creates a large master bedroom befitting a property of this size.

These proposals aim to ensure the fabric and character of the existing property are respected whilst improving various elements internally including flow and useability of spaces.

### **Size, Scale & Appearance**

The size and scale of the proposals are entirely in keeping with the existing property and the previous approvals. The main ridge line is to be retained and any new extensions proposed have ridge lines which are lower and therefore subordinate.

Materials proposed are to match and suit the existing material palette. Zinc is proposed as a new material; to ensure this blends in elements of the existing property are to be zinc also (fascias, soffits, dormers, etc).

### **Summary**

The existing use, style and materiality of the dwelling has been considered in great detail and the proposals made aim to respect the wider area, the existing property and enhance it, ensuring it remains in a good state for many years to come, whilst meeting the needs of the applicants and modern family life in general.