

21370/IM

14<sup>th</sup> January 2022

**PROPOSED EXTENSION – FOSSE FARM, BEECH PIKE , ELKSTONE,  
GLOUCESTERSHIRE, GL53 9PL**

**DESIGN & ACCESS STATEMENT:**

**1.00 EXISTING BUILDING:**

This property is a single dwelling constructed approximately c18 which was extended in the early 1990s. The walls are constructed from natural rubble stone typical of this period and has a pitched roofs which is covered with plain concrete tiles. The property is located off the old A417 road in Beech Pike, Elkstone Glos.

**2.00 PROPOSALS:**

The application proposes extending the property on the rear elevation by way of a stone built conservatory with hardwood framing and a glazed roof. A small area of flat roof has been incorporated for maintenance access to the main property's guttering which requires regular clearing.

**3.00 LAYOUT:**

The existing floor layouts, elevations along with the location and block plans are shown on drawing 21370/1 . Proposed floor layouts and elevations are shown on drawing 21370/2.

**4.00 SCALE:**

Alterations are limited by the extents of the existing building and its boundaries.

**5.00 LANDSCAPING:**

Due to the nature of the site, no specific landscaping will be required. Patio laid areas to be made good after development

**6.00**      **APPEARANCE:**

The new extension will be finished in stone to match existing and the pitched roof finished in hardwood framing with glazed panels. The flat roof area of the new extension will be GRP finished. Proposed elevations are shown on drawing 21370/2.

**7.00**      **ACCESS:**

Existing parking arrangements remain unchanged. Access to the site is via the access road to the front of the building formally the A417. Vehicular access will be unaffected, as will pedestrian access from the road.