

DESIGN HERITAGE AND ACCESS STATEMENT

Proposed Conversion of detached garage and store to annex
The Old Rectory
Church lane
Sproatley
HU11 4PR

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1.0 INTRODUCTION

This Design and Access Statement is presented in support of a Planning Application for the conversion of a detached garage and the creation of a detached annex sited at the Old Rectory, Sproatley.





Image 1

The properties shown in image 1 highlight the use of the mixture of dwelling types around Church lane with sliding sash windows featuring a single vertical bar with swept heads. An additional feature shown in the image is the use of window frame colours and facing materials.



Image 2

Image 2 shows the proximity of the applicants site with the proposal located on the the oppersite boundary. There is a good boundary screen between the 2 sites with zero impact on the church.



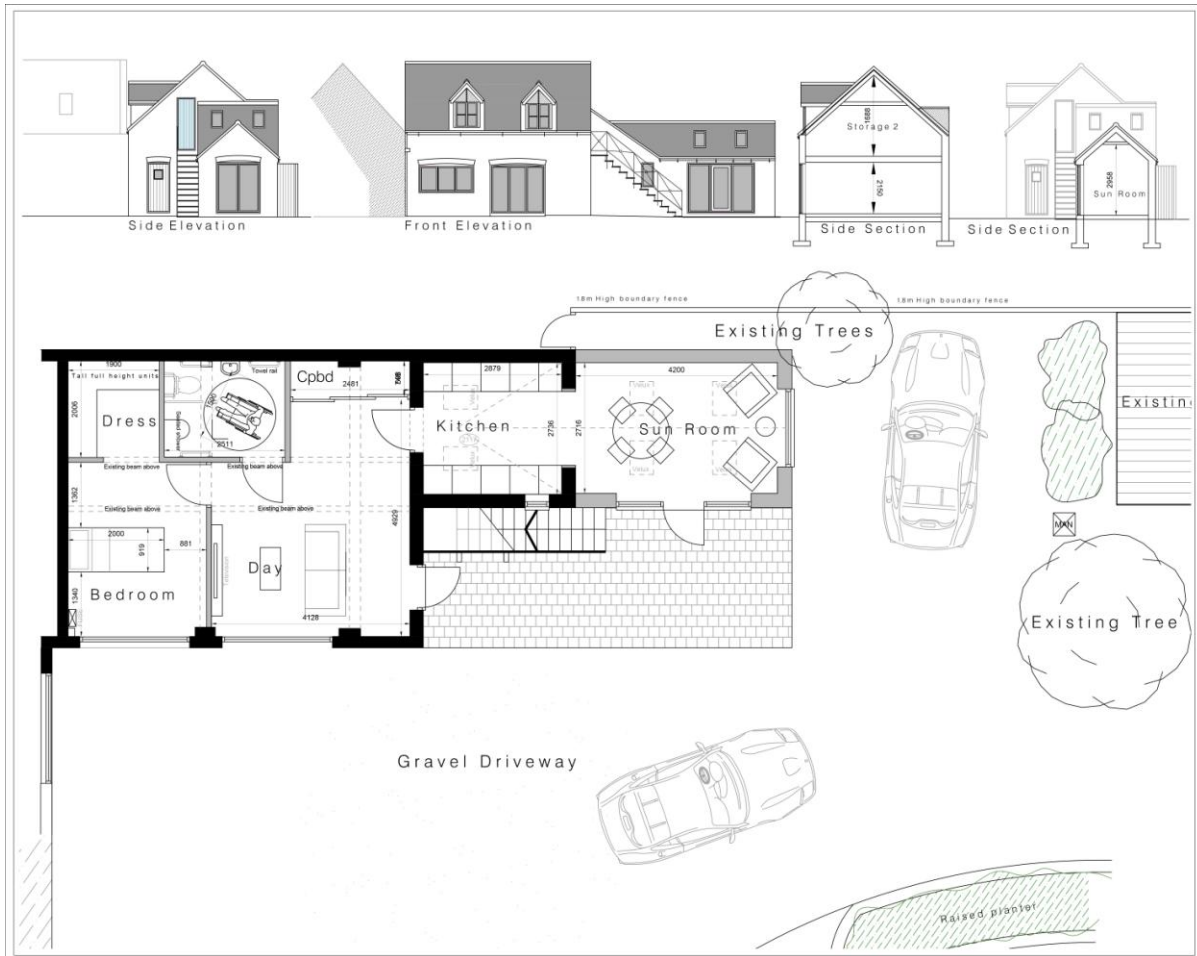
Image 3

Looking west along Church lane shows further evidence of a mixture of 1 and 2 story dwellings with a mixture of window styles and facing materials.

3.0 DESIGN STATEMENT

DESIGN

The proposed design has been developed to incorporate a number of main features centered around a sympathetic approach to the host dwelling and existing garage using gables in the design. The existing storage areas would be moved to the first floor and the existing openings glazed. The additional space created would be a modest single story extension, the design decisions are in keeping with the existing buildings in and around the site.



SCALE

The proposal would be single story and gabled at one side with glazing facing into the site of the applicant. The heights have been kept low but with a vaulted ceiling internally we hope to create a light and open space.

APPEARANCE

The proposal looks to match the brick work and use aluminum and timber windows and doors.

ACCESS

The proposal will not affect access as the additional footprint is minimal and will not affect the car parking arrangements within the site.

5.0 CONCLUSION

In conclusion, we feel the proposed annex would be a positive addition to Church lane. Overall, it is considered that the proposals will not have a negative impact to the surrounding properties or area. The design has been carefully considered to ensure the character of Sproatleys conservation area and neighbouring dwellings has been reflected in the scheme.

