

Design Spec

Fixed Fee Architecture

Planning, Design & Access Statement

Title:

Proposed internal alterations and extension to the rear of the property for an additional single storey utility room.

Date:

22nd February 2022

Client:

Mr & Mrs Cripps

Address:

Station Farm House, Station Road, Norfolk PE38 0ER

Planning, Design & Access Statement

Proposed internal alterations and an extension to the rear of the property for an additional single storey Utility room. Station Farm House, Station Road, Norfolk PE38 0ER

1. Introduction

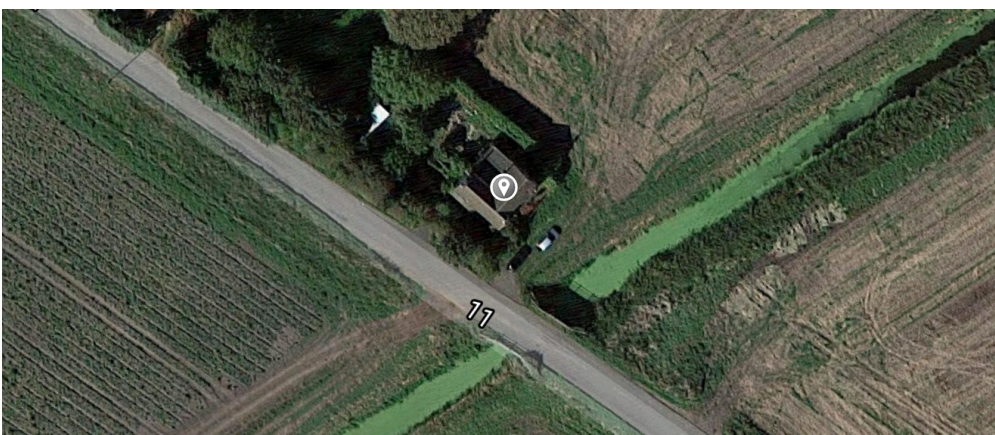
1.1 This Design, Access & Planning Statement (DAPS) accompanies an application for proposed internal alterations and an extension to the rear of the property for an additional single storey Utility room at Station Farm House, Station Road, Norfolk PE38 0ER. This DAPS has been written to meet the requirements of Article 4c of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1.2 This run down farmhouse has been purchased by these homeowners looking to create something special for themselves and their family at this lovely countryside address. Although the family love the character of this home they also feel a desperate need to extend and renovate so they are able to live a lot more comfortably. To facilitate this, they require an additional utility room and various internal alterations to the property. This will provide the homeowners with further space and comfort to accommodate close family members who will be living at the home in the nearby future.

1.3 This proposal would also include minor amendments to the ground floor and first floor layout.

2. Design Concepts

2.1 The proposed design considers the surrounding countryside by keeping the same style as the existing home.



2.2 All external materials seen in this proposal would be chosen to be in keeping with the history and character of the current property.

2.3 The proposed utility extension will display similarities to the current scale of this family home.

3. Space

3.1 The proposed utility room and changes to the internal layout will provide the family with a more accessible way of living. These homeowners have explored moving home in order to obtain more comfort but have failed to find any property in a similar rural location with the same character as their own.

3.2 The proposed additional utility room and WC will provide the family with the much needed storage space and facility space in order to future proof the home when gaining another household member.

4. Access

4.1 The proposed minor changes to the front porch will create easier access to the property. However, the frontage to this property will still all remain some what the same to retain the character of this old family dwelling.