

DESIGN AND ACCESS STATEMENT
Name and address of proposed development site Boxwood Cottage, School Lane, South Cerney
Proposed Development Demolition of modern single storey rear extensions and erection of a replacement single storey rear extension, insertion of rear facing conservation rooflight, reduced height of well wall and providing lintels over, replacement of modern staircase, opening up ground floor window to provide a doorway, vaulted ceiling above bedroom, insertion of double doors in rear of garage, insertion of a mezzanine floor in garage, removal of timber shed, erection of timber clad bin and garden store, reduced land level outside extension to provide patio
INTRODUCTION
This design and access statement is in support of a householder planning permission and listed building application for the demolition of a modern extension and the erection of an extension to a grade II listed building
Assessment of the surroundings of the proposed development Boxwood Cottage is a semi-detached Cotswold stone dwelling
DESIGN COMPONENTS
Proposed Use The proposed extension will provide a kitchen / diner and utility room. The current kitchen is cramped with no views of the garden. The owners have two large dogs, and the proposed boot room / utility room will accommodate the dogs and muddy boots and coats.
Amount and density of development N/A
Layout The proposed extension will be 2.2m shallower than the existing extension, which will provide more amenity space.
Scale The proposed extension is lower than the existing single storey extension roof.
Landscaping Minimal landscaping is proposed. The lowered patio area will be finished with flagstones and timber sleeper retaining walls.

Drainage As existing
Appearance The existing extensions are an awkward addition to the cottage. The pitched roof partially obscures the rear dormer. The replacement extension will be set lower and finished with a parapet roof to avoid the need for a fascia and gutter. The design is much simpler and doesn't detract from the original building. The walls will be constructed from natural stone to match the original building.
Energy N/A
ACCESS COMPONENTS
Degree of access The front drive is currently difficult to access. The owners will be using the garage to park their car.
Future access requirements The internal steps will be removed to improve internal access. The ground floor bedroom and shower room will mean that the property is fully accessible for disabled users.
Emergency access Emergency access will not be affected.