

# DAVID RICE

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## Design and Access Statement

27<sup>th</sup> May 2022

Client: Mr J Wood, Bamson, Puddington, Tiverton EX16 8PF

Project: Application for Retrospective Planning Permission for design alteration to Ground Floor extension and Planning Permission for First Floor Extension.

### Background

Planning Permission was granted (20/00255/HOUSE) for a ground floor extension to form an orangery in a traditional style with a parapet to match the existing extensions and with a first floor hipped roof extension over the existing kitchen. The ground floor extension was built but in a more contemporary style to that approved. However, we think it looks very good as the contemporary style does not try to mimic the existing but instead creates a juxtaposition statement of its own.



View of south and west elevations



### **View of west elevation**

We would like to continue the contemporary design theme for the first floor extension. The size remains the same as the approved design but the roof will be flat with the same lead-work fascia as the ground floor. Large windows will echo the ground floor design.

#### **i. Design - Impact of the proposal on the character of the Building**

- The contrasting style of the proposed extensions will define the demarcations of the old and the new. The character of the existing house remains intact and can be clearly seen.

Materials:

- a) Render will be cement/lime/sand, smooth finish, painted white as the rest of the house.
- b) One new window will be sliding sash uPVC to match the existing. The major windows and doors will be aluminium Anthracite colour.
- c) Fascia – lead-work

#### **ii. Impact of proposal on Setting**

- There is no significant improvement on the setting.

#### **iii. Impact of proposal on adjacent buildings**

- There are no other buildings.

**iv. Consultation**

- None.

**v. Access**

- The access to the site and all parts of the building remains as existing.

**vi. Use**

- The house remains a large family home

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