



Design and Access Statement

Front Extensions, Rear Elevational Changes,
Internal Alterations and Garage Extension

Orchard House
16a Church Street
Easton-on-the-Hill
Stamford
Lincs.
PE9 3LL.

For Mr. R James

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1.0 Application Site

The application site is an existing detached dwelling located with the village of Easton-on-the-Hill.



Figure 1 – Aerial View of Site (red line boundary indicative for representation)

The front garden is defined by a stone boundary wall and black wrought iron access gate to the front garden area. The driveway is open plan and provides access to an existing double garage with ample off road parking for four cars.

The rear garden is enclosed on all sides with a mixture of stone walling, fencing and existing mature trees and bushes.

The rear sunroom appears to be the only extension to the house.



Figure 1 – Front Roadside Elevation



Figure 2 – Location of Front Living Room Extension



Figure 3 – Existing Rear Elevation



Figure 4 – Existing Garage Block

2.0 Current Layout Issues

The existing dwelling has a series of design issues which make the use of the space at both ground floor and first floor awkward. These design issues are summarised as follows:-

- Entrance lobby is small, difficult to use and has no natural daylight.
- There is currently no practical storage location close to main front entrance for coats and boots.
- The downstairs WC location compromises the shape of the living room.
- The kitchen is small, awkward to access, has insufficient work surfaces and little natural daylight.
- The sunroom extension has doors and openings on three sides, and is therefore nothing more than a walkthrough to the kitchen / utility from the adjacent room.
- All the bedroom layouts are hindered by a failure to utilise all of the first floor area by the current provision of a large quantity of roof void areas and unusually positioned cupboards.
- The cupboard at the top of the stairs limits the approach to the landing area.
- The ground floor side elevation living room window overlooks no.16b and compromises privacy for both the applicant and neighbour.
- The first floor side elevation window to bedroom 1 overlooks no.16b and compromises privacy for both the applicant and neighbour.

3.0 Design Proposals

The design submission seeks to eliminate these issues by provision of the following:-

Ground Floor

- Small front porch extension, sufficiently wide enough for coats and boots, providing a defined front entrance feature.
- The existing lobby and store are to be removed to provide a larger and more appropriate reception area.
- A cupboard will be formed underneath the staircase for additional storage for items such as hoovers and general household goods.
- The existing WC is to be removed and a small extension formed to the living room to provide a more functionally shaped room, and to also help balance the front elevation.
- The side elevation living room window will be removed to enhance the privacy of the applicant and also the owner of no. 16b.
- A link and access to the kitchen / living space will be provided through the existing study.
- The existing utility room will be adapted to include a WC and the existing door will be replaced with a window to provide a better location for worktops and washing machines etc.
- The existing kitchen and sunroom will be joined together with internal structural alterations to provide one open plan space. Bi-folding doors will be included to the rear elevation of both the seating area and kitchen space.
- A new roof light is to be provided to the modified kitchen area to increase light flow into this space.

First Floor

- The side elevation window to bedroom 1 will be removed to enhance the privacy of the applicant and also the owner of no. 16b.
- New dormer windows to bedrooms 1 and 2, and gable window to bedroom 3 will provide a more symmetrical elevation and also to help generate sufficient headroom to use more of the first floor footprint.
- As much of the low level roof voids as possible will be returned to floor area within the bedrooms.
- Both existing chimneys are to be removed.
- The original third bedroom is to become a bathroom, thus enabling an en-suite bathroom to be provided to bedroom 2.
- The existing cupboard at the head of the staircase is to be removed to provide a more open and functional landing area.

In addition to these works, it is also proposed to undertake some alterations and extensions to the existing detached double garage block. These are summarised as follows:-

- Replace up and over garage door with a roller shutter door.
- Provide a new rear extension to form a home gym.
- Remove the existing roof and replace with new lower pitched roof. This roof will have hipped ends on both the front and rear elevations. This is to retain the existing roadside appearance and also to soften the impact of the extension on the neighbouring property.

4.0 Materials Selection

All new materials detailed within the application pack are to be the closest matches possible to the existing to ensure the property remains in keeping with the surrounding neighbouring properties.

Vehicle Parking

The existing parking provisions will remain unaffected by the works.

5.0 Conclusions

The application site is an existing detached dwelling.

The scope of works to the front elevation includes the provision of a living room extension and a defined central entrance via the single storey porch extension. The rear of the property has two proportional dormers added to the two main bedrooms with bi-folding doors added below to the new kitchen / seating area. All of these additions replicate features of the existing house and make the overall property more architecturally symmetrical and appealing. Side elevation windows are removed to enhance the privacy with no. 16b.

The extension to the garage block is to the rear and cannot be seen from the road. Although a new roof is proposed, this will include hipped ends like the existing roof to the roadside elevation.

The proposals within this submission clearly enhance the external appearance of the property and make the internal space work much more practically