

IG / 4006-061

**Design & Access statement for
Proposed demolition of existing sun lounge & utility & erection of replacement
single storey side extension to form living area, wc & utility at
3 Church Farm Cottages, Green Lane, Wall, Lichfield, Staffs, WS14 0AS**

SITE LOCATION

The existing dwelling lies on Green Lane, Wall & is within the Wall conservation area. The dwelling is not listed although there are a number of listed buildings & a scheduled monument in the proximity to the site. The proposals will have no impact on any of these designated heritage assets.

DESCRIPTION

3 Church Farm Cottages is one of two cottages that are understood to have originally been three small workers cottages dating back to early c19th. They are of traditional brick & tile construction. It features segmental arched windows to the front elevation.

The original building has previously been extended with a single storey extension to the side & a two-storey extension to the rear.

PROPOSAL

The scheme comprises of demolition of the existing single storey pitched roof side extension & erection of single storey orangery style extension with a similar footprint.

DESIGN

The proposed facing brickwork to the front elevation of the extension will match that of the original dwelling.

The proposed facing brickwork to the side & rear elevations will match that of the previous rear extension.

The proposed door to the utility will be painted softwood with flush fitting casements to match existing.

The corner bi-folds to the living area will be powder coated aluminium (colour to match existing doors & windows).

SCALE

The proposed extension will have a similar footprint to the existing extension so will have no affect on the scale of the building in its conservation area setting.

ACCESS

Access can be made by all people, including those with mobility difficulties, through the proposed door, which is of the appropriate width, including a level threshold to provide mobility access to comply with Building Regulations.

The site is within proximity to Lichfield. Birmingham city centre can easily be reached by using existing bus routes and from there, both the rail and motorway networks can be utilised if required.

CONCLUSION

The proposed extension to 3 Church Farm Cottage by virtue of their design, siting & scale will have minimal impact on the non-designated heritage asset. As such they are considered to be appropriate to the building in it's conservation area setting.