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DESIGN, ACCESS, PLANNING & HERITAGE STATEMENT
FOR
PROPOSED EXTENSION & ALTERATIONS
AT
Jasmine Cottage & Pear Tree Cottage
West Street
Brading
Isle of Wight





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Introduction

The semi – detached properties are both owned by the applicants. They are located in the heart of the town of Brading. The properties are constructed with brickwork and stonework. They have a pitched, natural slate roof and areas of flat roof. The property is located just outside, but adjacent to the Conservation Area of Brading.

Householder extensions this area are acceptable and as such, the principle for development is accepted subject to any relevant material planning considerations.

The Proposal

The proposed works are of a relatively straight forward nature, with minimal impact on the area.

The works comprise of demolishing the existing flat roof side extensions and replacing with a single storey extension, with a flat roof. This will provide additional / replacement, improved, living accommodation.

The extension will be constructed in a facing brick to match the host properties.

The above works are accompanied by various internal alterations to improve the layout and useability of the property.

The extensions and alterations aim to improve the quality of the accommodation of the property, whilst ensuring that the works are aesthetically pleasing and harmonise with the surrounding built environment.

The proposed materials to be used in the extensions will be carefully selected to match the existing property and subject to approval by the LPA.



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Access

The existing access arrangements will be unchanged.

Planning Policy

The applicable policies to this application are;

National Planning Policy Framework

Island Plan Core Strategy

SP1 Spatial Strategy

DM2 Design Quality for New Development

DM11 Historic and Built Environment

Heritage Matters

The site lies adjacent the Brading Conservation Area. It is not a Listed building. The proposed works will not have an adverse effect on the Conservation Area or have any detrimental effect on any Heritage assets.

The works will encompass extensions and alterations, but will also include any repair & maintenance works that are found necessary. This will ensure that the property is given the appropriate attention to prolong the life of the building.



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Photos of the Site



The existing kitchen in Pear Tree Cottage to be demolished. Existing structure is poorly insulated, damp and structurally unsound.

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Existing extension to be demolished and replaced.



Existing roofs are too shallow, leak and not insulated.

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Conclusion

In summary, the proposal seeks to provide improved accommodation for the applicant's properties, by replacing the existing extensions with modern extensions that are warm & structurally sound.

The extensions have been designed to be sympathetic to the host property and not have any adverse impact on the Conservation area. The extensions will be built in materials to match the existing property and harmonise with the surrounding area.

It is hoped that the Local Authority will be in a position to view this application positively and recommend approval.
