

Design & Access Statement/Heritage Impact Assessment

Proposed Description

Side single-storey extension

The Gables, Toad Lane, Epperstone NG14 6AJ



Existing side view

Project: The Gables, Toad Lane, Epperstone NG14 6AJ

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Design and Access Statement/Heritage Impact Assessment to be read in conjunction with the following drawings:

TGE-LH/001/23 - Existing Ground Floor Plan
TGE-LH/010/23 - Existing Elevations
TGE-LH/020/23 - Proposed Ground Floor Plan
TGE-LH/030/23 - Proposed Elevations
TGE-LH/100/23 - Location Plan
TGE-LH/101/23 - Proposed Block Plan

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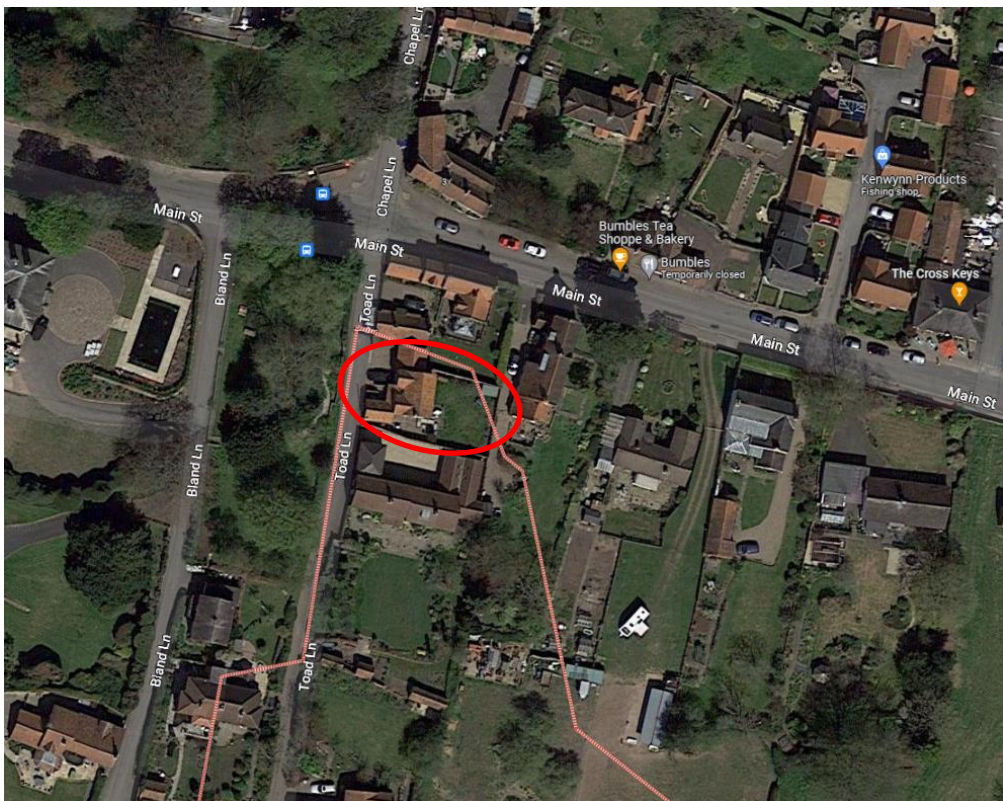
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1.0 Introduction

This application is for one single-storey extension at the side of the dwelling to form a larger kitchen/diner.

2.0 Site Location

The dwelling is located off the Main Street on Toad Lane.



Satellite Plan of The Gables, Toad Lane, Epperstone

3.0 Accommodation

The proposal allows for an open plan kitchen/diner.

4.0 Existing Street Scene

The surrounding area consists of mainly detached dwellings with pitched roofs. The cottages on Toad Lane are built up close to the pavement with little or no front gardens. The predominant building material in Epperstone village is brick, with clay pantiles for the pitched roofs.

5.0 Scale

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The scale of the extension is in keeping with the existing area and does not impact upon any other site or intimidate any neighbouring properties. The extension is not two-storey and do not change the existing street scene.

6.0 Materials

The extension will be constructed of brickwork with a tiled pitched roof to match the existing dwelling (the Gables), along with two rooflights.

7.0 Access

The works will not alter existing access to the dwelling.

8.0 Flood Risk

The site is in Flood Zone 1.

9.0 Conservation Area

Most of Epperstone village is in a conservation area and was designated in 1972. The Gables is in a conservation area. Compared to the majority of Epperstone village, The Gables is a relatively new dwelling, built around the late 1970's. There are 16 Grade II listed buildings in the conservation area of Epperstone village. There are two listed buildings on Toad Lane; Outbuildings to rear of the Old Forge and the Former Library ([Epperstone-CA-Appraisal-Text-Only.pdf](#) (newark-sherwooddc.gov.uk)).

10.0 Effects of Proposed Works

The side extension involves extending the existing single-storey part of the dwelling. The depth and height of the extension will match the existing and therefore will have no effect on the existing street scene.

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Appendices:

Comparison of original dwelling and proposed dwelling (table template taken from planning decision delegated report)

	Original Dwelling	Existing Extensions	Proposed Extensions	Proposed and Existing Extensions Combined	Overall % increase above existing dwelling
Footprint	84.5m ²	30.8m ² (garage and two storey front extension)	6.3	121.6	43.9%
Floor Space	122.21m ²	35.5m ² (garage and two storey front extension)	4.56	162.27	32.77%
Volume	541.8m ³	114.64m ³ (garage addition) 39.27m ³ (two storey addition) Total: 153.91m ³ (28.4% increase above existing dwelling)	Side extension 12.03m ³	165.94	30.63%