

DESIGN AND ACCESS STATEMENT

Erection of a single storey rear extension

Primrose Cottage, The Causeway, Hitcham

June 2023

USE

The proposed extension will provide the Applicants with a new dining room to the ground floor. The existing kitchen is not large enough to accommodate a dining table comfortably.

AMOUNT

Primrose Cottage is a Grade II Listed building. A single storey rear extension was granted permission around 1970. The proposal will be added to the rear of this with a lower roof height. The additional ground floor area will be 13.5m².

LAYOUT

The new extension will be accessed from the existing rear extension external door opening so no part of the original historic house will be affected by the work.

There are fields to the rear (west) of the Cottage and other residential dwellings to the north, south and east boundaries of the property. The proposal is to the rear of the property and will not be visible from the front elevation. There is an existing detached garage connected to the existing rear extension by a brick wall and solid gate, these will obscure the view of the proposed extension from the front and side.

SCALE

The proposed extension will measure 5m x 3.5m with a ridge height of 2.6m. The scale of the extension is such to be subordinate to the Listed cottage. The original extension was joined to the original house via a single storey flat roofed link to avoid removing historic fabric of the original roof and to minimise any potential harm to the Listed building. Since the proposed extension will be added to the rear of the more modern extension it is considered this will not cause significant harm to the Listed building.

LANDSCAPING

There will be no major landscape impact through the scheme. The existing paved patio will be extended to the end of the new extension and the garden will be reshaped accordingly. Maintenance of the landscape will continue as existing, through normal domestic gardening.

APPEARANCE

The external materials will match the existing rear extension – painted rendered walls, black painted brick plinth and oak effect upvc windows and doors. The roof will be a flat fibre glass roof with a couple of skylights. The proposal has been designed to minimise the effect on the Listed cottage's external appearance.

ACCESS – Vehicle & transport links

Access remains as existing.

ACCESS – Inclusive access

The proposal does not change existing access requirements. The proposals will have no adverse impact on access for all.

APPENDIX A – Photos



Front Elevation



Rear elevation showing existing rear extension – proposed extension will be located in front of existing French doors



View showing side elevation of existing rear extension connected to the existing detached garage by a brick wall and solid gate, these will obscure the view of the proposed extension from the front and side