

DESIGN AND ACCESS STATEMENT

3 BLUE HILL COTTAGES, WATTON AT STONE

RIBA STAGE 3 - PLANNING
JULY 2023

THE RURAL CRAFT Co.

Architecture & Design

The following document has been prepared as a part of a joint application of behalf of the owners and occupants of 3 Blue Hill Cottages, Watton At Stone.

This document should be read in conjunction with the attached drawings;

- 0519-000-P1 Location Plan
- 0519-001-P1 Existing and proposed site plan
- 0519-002-P1 Existing ground floor plan
- 0519-003-P1 Existing Roof plan
- 0519-004-P1 Existing Elevations
- 0519-005-P1 Proposed Ground Floor Plan
- 0519-006-P1 Proposed Roof plan
- 0519-007-P1 Proposed Elevations

Rev Issue:

Prefix	Date	Notes
P1	19/07/2023	Planning Issue

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01. SITE

Site Address

3 Blue Hill Cottages, Watton At Stone, SG14 3RL

Site Description

The proposed site is a semi-detached house set in a rural cluster of houses just outside of Watton at Stone. The existing house is a rendered semi-detached 2 storey house with an existing conservatory.

Listed Building?

No

Conservation Area?

No

Existing Services

Surface and foul water discharge from the rear of the property down the side of the house and out to the street mains drainage.

Site History

The house was purchased by the applicant in 2020.

Planning History

The existing house was extended to the side and front in the 1980's.
Planning permission ref: 3/83/0783/FP

02. LOCATION



03. SITE PHOTOGRAPHS



A view looking of the rear elevation from the garden



view showing the existing conservatory (to be removed)



View looking across the boundary towards the detached neighbour



View showing the front elevation

04. PROPOSAL

Description

This application seeks approval for the demolition of an existing conservatory and the introduction of a single-storey lean-to extension.

Scale

The proposed extension is designed to be subservient to the main house & respect the residential amenity of its neighbours.

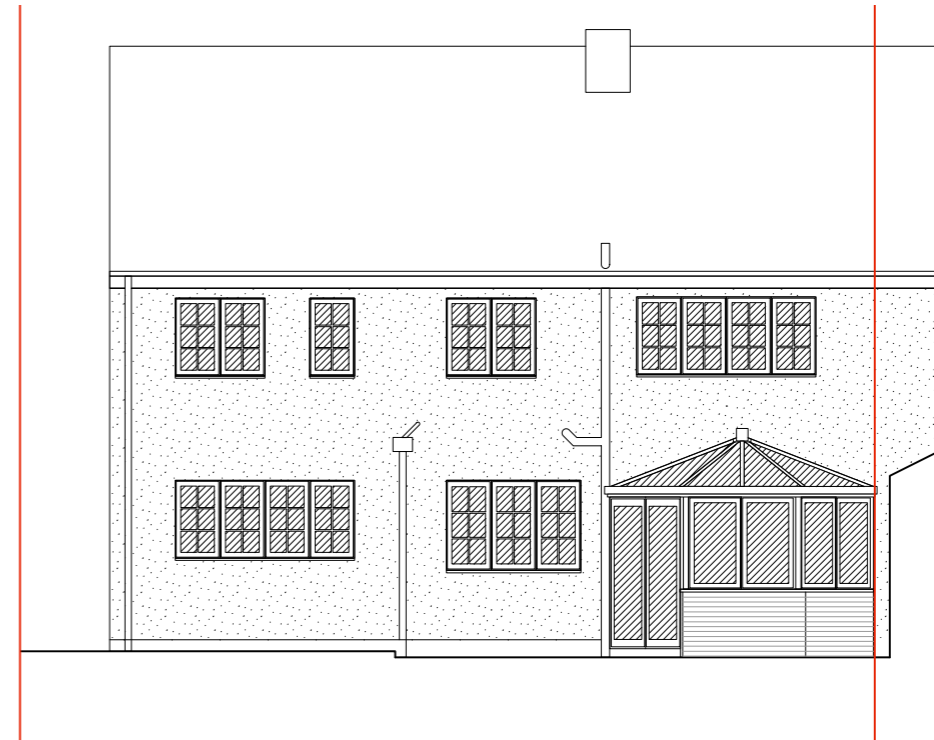
The proposed extension will be 4m when measured from the existing back wall of the house. It is noted that this will mean the proposed extension sits approximately level with the existing neighbouring extension. Whilst the extension will be visible from the attached neighbour, it is noted that there are no windows in the side elevation and it is suggested that the increase in depth above and beyond that allowed by permitted developed will not cause adverse impact beyond that already permitted.

Design Considerations

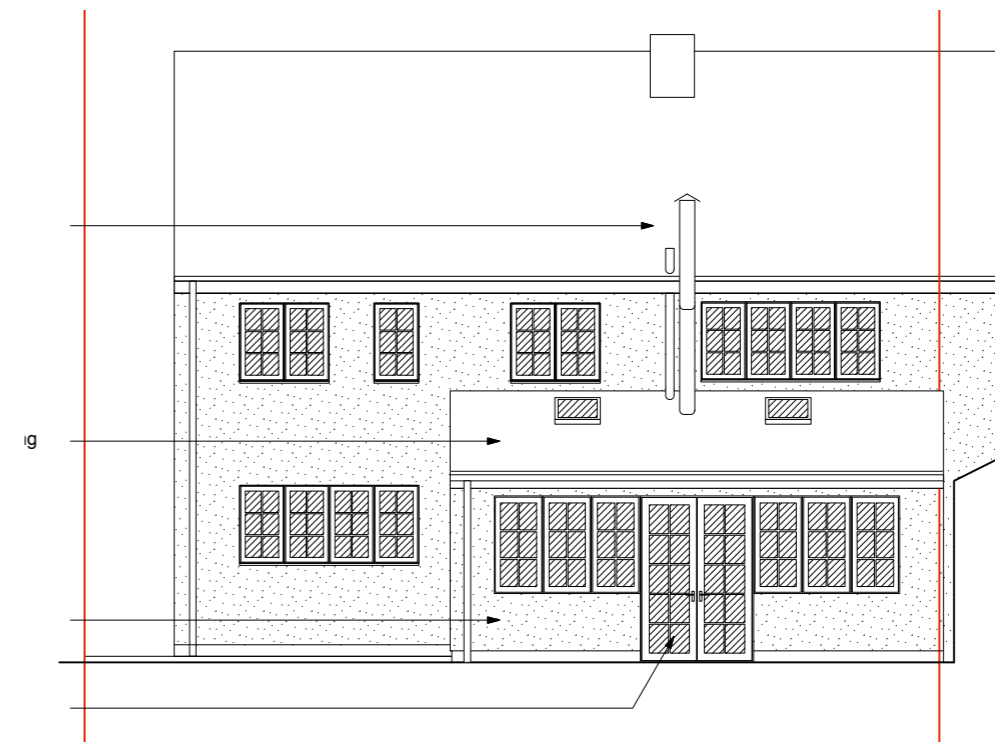
The extension has been designed to maximise the usable floor area within the house.

The proposal is considered to use materials which tie in with the existing house and maintain the amenity of the conservation area.

The extension largely falls within permitted development but where it exceeds the permitted rules the impact is considered to be negligible.



Existing Rear Elevation



Proposed Rear Elevation

05. MATERIALS



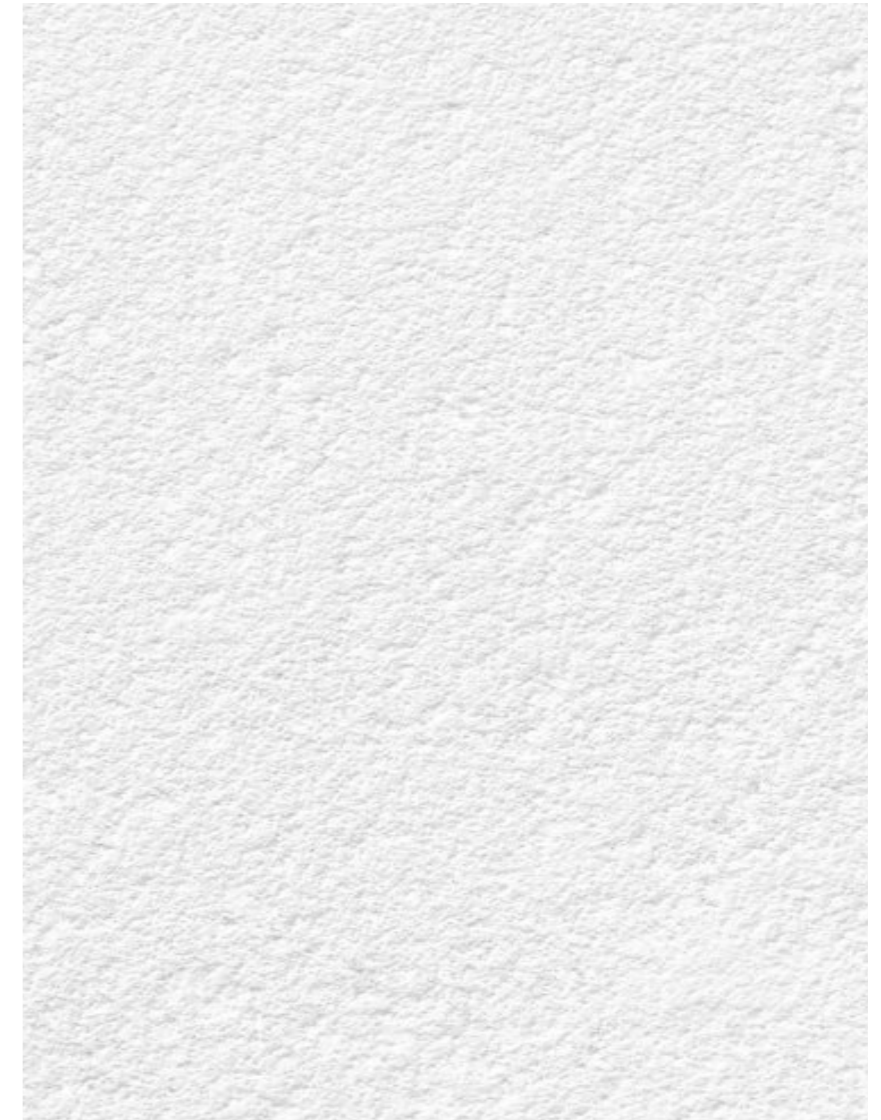
WINDOWS

The proposed windows and doors will be a U-pvc cottage style window to match the existing house.



ROOFING

The proposed extension will feature concrete roof tiles to match the existing house



RENDER

The proposed extension will be rendered to match the existing house

06. PROPOSED REAR VIEW



07. PRACTICE PROFILE

The Rural Craft Co. is a Hertfordshire & Cambridgeshire based architect practice specialising in high quality sensitive private housing.

We believe in a contextual approach characterised by the development of a deep and detailed understanding of the building's users and its surroundings. We believe that craft should be a centre of a construction project, where possible drawing from historic vernacular craft to inform rich and exciting contemporary design.

