



ADJ ARCHITECTURAL
SERVICES LTD

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATION AND EXTENSIONS TO WILLOW COTTAGE, THE GARDENS, ADSTOCK, BUCKS MK18 2JF

JULY 2023

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1. INTRODUCTION

This report has been prepared by ADJ Architectural Services Ltd on behalf of Mr Martin Brown, who owns the site and is seeking to carry out works at the property which include the replacement of windows to the front elevation, removal and replacement of an existing flat roof and replaced with a pitched roof, and the installation of insulated external timber cladding to the first floor of the property

This design statement will seek to explain the proposed development, the sites existing use and proposals to establish if the proposed extension is acceptable under current planning legislation, photographs of the existing have also been included. This statement should be read in conjunction with survey and scheme drawing 557/2023/01B.

2. THE PROCESS

ASSESSMENT:

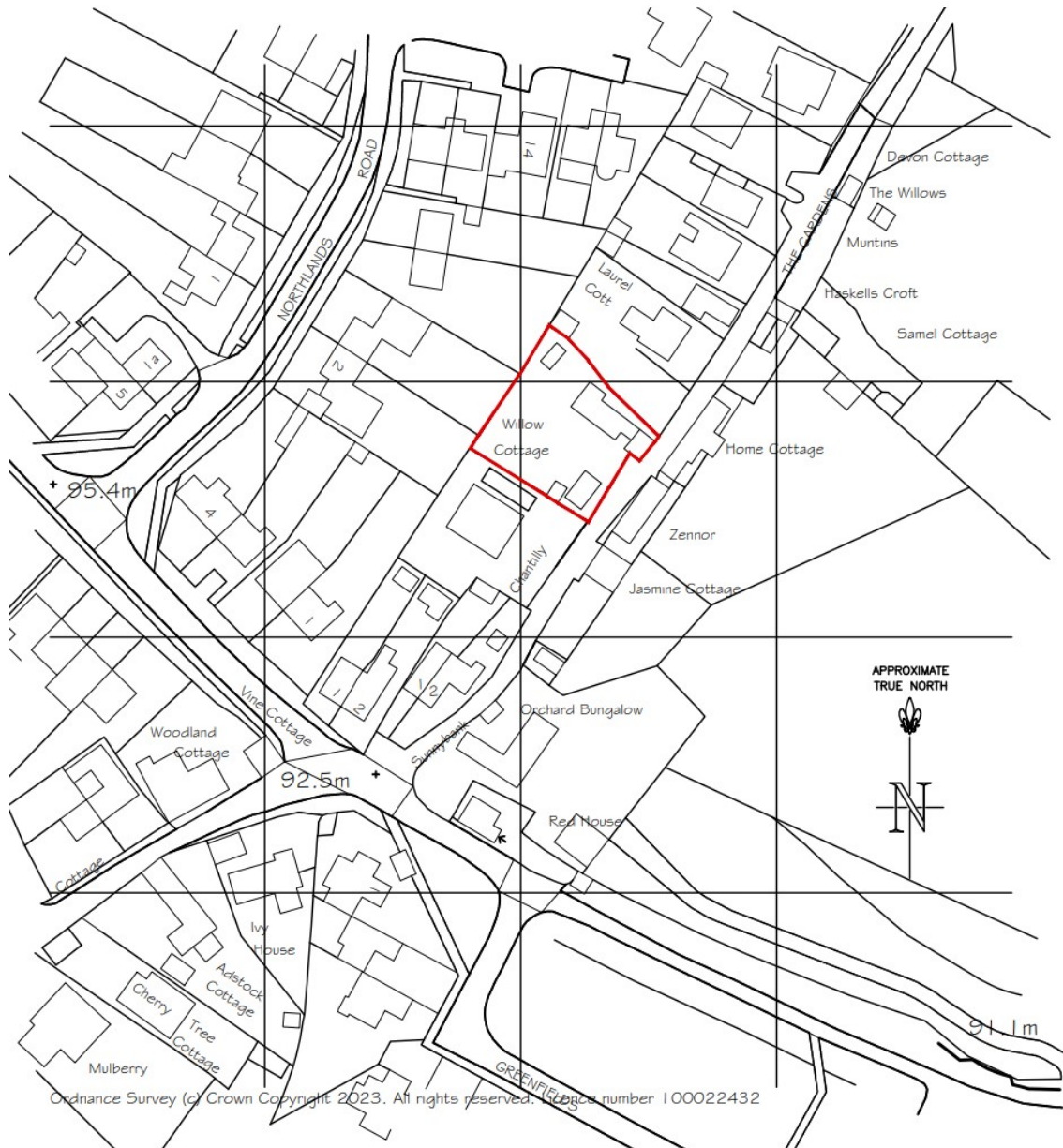
The Development Site of Willow cottage, the Gardens is located within the conservation area of the village of Adstock, and can be found on the North East side of the village, situated some 80m up the Gardens from the junction of East Street, West Street and the Gardens. The area is a residential street, the road is narrow with restricted parking. The properties along this street are generally detached dwellings very traditional with a mixture of styles and types. Two story houses, bungalows etc, generally with pitched roofs some properties have detached garages and drives ways, other properties front the highway. There is a vast pallet of materials used in the immediate area including clay, slate, concrete and thatched tiled roofs, brick, stone, render and horizontal cladding boards to walls and structures.

There is a grade II listed building to the South East of Willow Cottage, Zennar, list entry number 1232833 a rendered thatched roof cottage. This property is far enough away from the development site and when considering the type the scope of works proposed to the application site. It is not believed that the character, site or building will be affected in any way by the proposed works.

The existing house is a brick, rendered and timber clad property with slate roof and small section of a flat roof, there is a detached single garage with a pitched roof, this is also brick built.

The Site extends to 702 meters square with a garden to the south and west, there is a large paved driveway, the dwelling is situated on the North eastern boundary of the site. Willow cottage is bounded by well tendered hedges and walls.

PROPOSED ALTERATIONS & EXTENSIONS TO Willow Cottage Adstock



Site map – entire site outlined in red

PROPOSED ALTERATIONS & EXTENSIONS TO Willow Cottage Adstock



Part front / side elevation of house



View of part front / side elevation

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PROPOSED ALTERATIONS & EXTENSIONS TO Willow Cottage Adstock



Rear view of house



Part Rear view of house

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The Proposed works to the building include the following;

Removal and replacement of an existing flat roof and replaced with a new slate pitched roof, removal and replacement of front elevation windows and doors with new timber units, it is also proposed to add external insulated timber cladding to the first floor of the house, and timber cladding to the garage, the cladding will be traditional black stained horizontal cladding boards.

INVOLVEMENT:

No Pre application involvement or enquires have taken place in connection with this application.

EVALUATION:

Given the context and location of the site and analyzing the form of surrounding development leads us to believe that the site can accommodate the proposed alterations and changes to the external fabric.

The proposed scheme would suit the vernacular. The selection of materials has been carefully considered to reflect those of the area and main house.

DESIGN:

The proposed alterations have been designed to reflect the best qualities of the local vernacular the form and scale suit that of the existing building. A pallet of materials has also been selected to reflect those of the surrounding structures.

3. 'USE'

The application and proposed works will not change or affect the use of the building as a dwelling house.

4. 'AMOUNT'

Not applicable

5. 'LAYOUT'

Not applicable

6. 'SCALE'

The proposed pitched roof replacement is commensurate in scale with the host Dwelling and surrounding residential and ancillary buildings and developments.

The design of the development seeks to create a building through the careful and considered approach to proportion, materials, form and scale.

7. 'LANDSCAPING'

The existing site boundaries will be retained, no other landscaping works are proposed.

8. 'APPEARANCE'

The design of the alterations work seeks to address a sympathetic look and layout qualities to the surrounding structures with a palette of materials appropriate for the location.

The design response and proposed external materials have been selected to complement the character of the surroundings and to promote a quality environment through modern design. The proposed materials are as follows:

- External Walls black stained horizontal cladding boards
- Features N/ A
- Roof slate roofing tiles
- Windows & Doors timber casement style units
- Hard landscaping – N/A

9. ACCESS

INCLUSIVE ACCESS:

Existing Access retained – N/A

VEHICULAR & TRANSPORT LINKS:

As existing – N/A

10. CONCLUSIONS

The scale, design and layout of the proposed works ensure that it represents an appropriate addition to the area.

Access to, into and within the proposed development is as inclusive and sustainable as possible with good visibility, all as existing.

We do not believe the proposed alterations will be harmful or have an adverse effect upon the host dwelling or surrounding properties, materials have been selected to complement the existing buildings.

The works create no detrimental or overlooking impact on adjoining neighbours.

The design approach to the alterations is careful and considered to suit the surrounding buildings and character of the street and village.

It is considered that the proposed scheme accords with current central, regional and local planning policies and that detailed planning permission should be granted.
