



AGI ARCHITECTURE

Architectural Designers & Principle Designers

DESIGN & ACCESS STATEMENT

PROJECT REF: AGI-A-432

PROJECT ADDRESS: TRIPHYLLA COTTAGE MEMBURY

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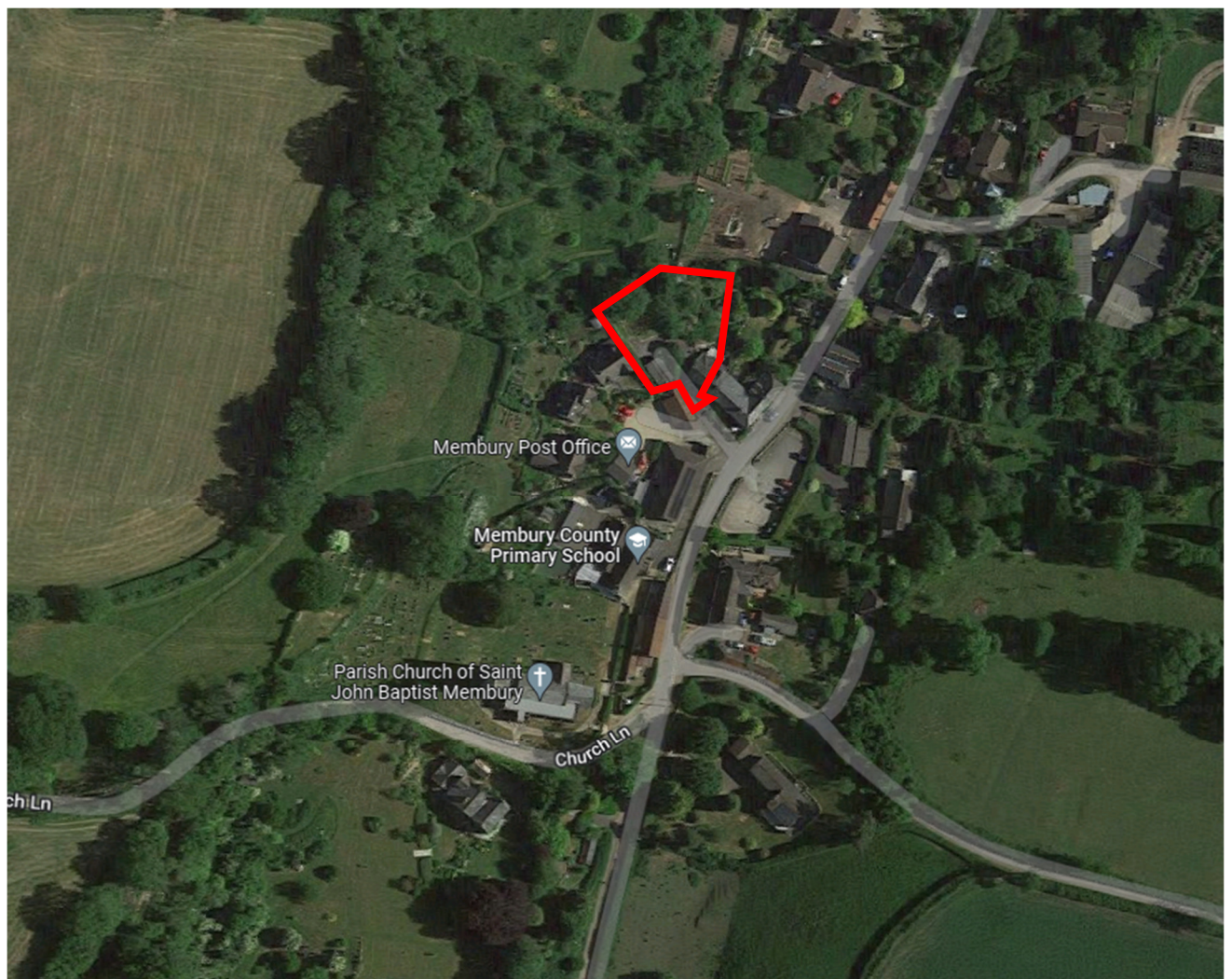
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1.0 INTRODUCTION

- 1.1 This statement is to accompany the planning application for 1st floor rear extension.
- 1.2 This Design and access statement will look at the location, the design, sustainability, and impact.

2.0 LOCATION

- 2.1 The site is in the centre of Membury Village, and is accessed via a shared access to Triphylla, Pimans, Springholme and Hope Cottage.
- 2.2 Membury is located 4 miles north of Axminster East Devon.



SITE LOCATION

3.0 EXISTING SITE

- 3.1 The site is currently part of Triphylla's garden and is surrounded on 3 sides by properties and the north side is open land.
- 3.2 The garden is mainly laid to lawn with a few small trees, a large Norwegian Spruce, and a small area of hard landscaping.

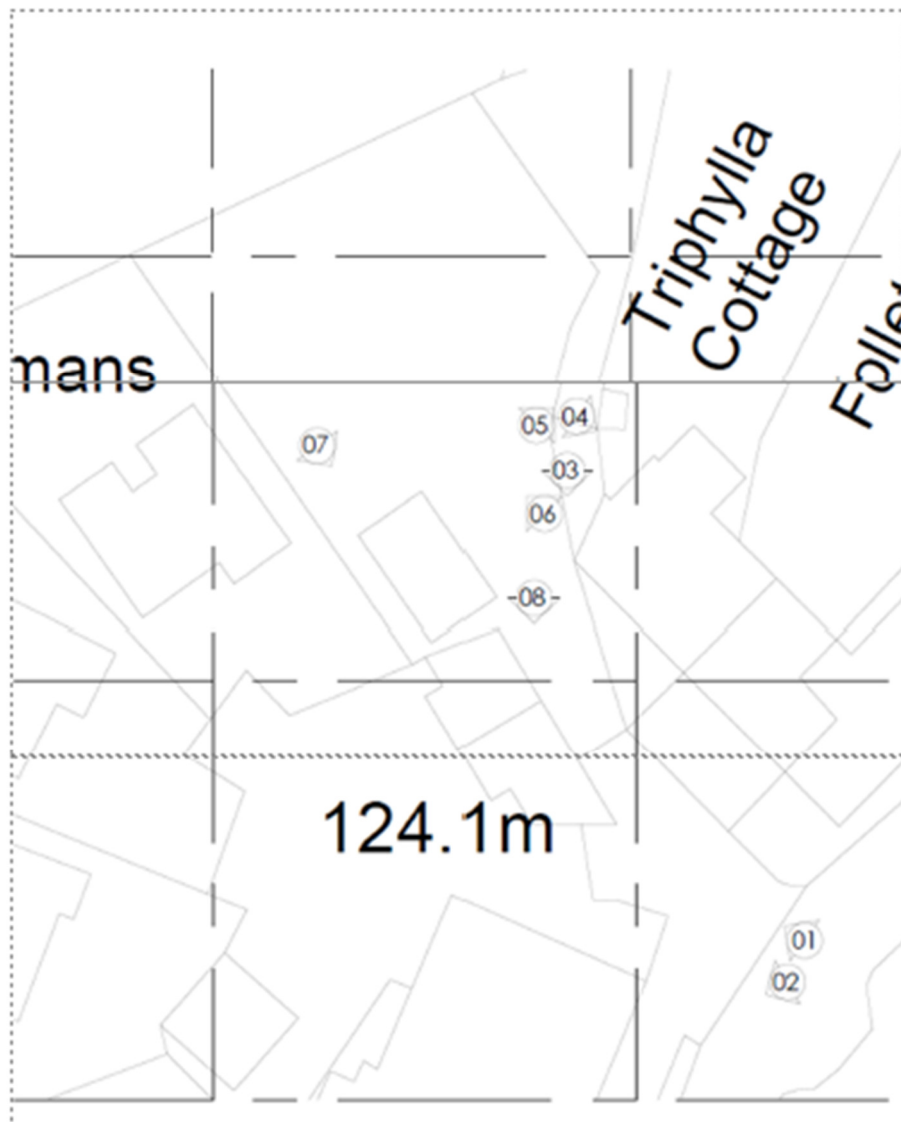


Photo Location



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

4.0 PROPOSAL

- 4.1 The proposal is to provide two new bedrooms one with en-suite to make the property into a family property.
- 4.2 The design and the material chosen have taken inspiration from adjoining properties and properties in the village.
- 4.3 The extension is to be constructed using a mixture of masonry externally and high-performance sustainable sourced timber frame and insulation internally.
- 4.4 All rainwater good will be black plastic connected to a soak-away and all foul drainage to be connected into existing main drainage.

5.0 ACCESS

- 5.1 Access to the property will remain as the existing property.

6.0 Conclusion

- 6.1 The changes to the property will transform the existing two bed property into a more acceptable family home.