

## Design & Access Statement

### Flood Risk Assessment

39 Grape Lane,  
Croston

This statement is prepared on behalf of Mr V Harris & Ms S Berry who are looking to extend their home with a single storey rear extension, and 'infill' extension, to replace an existing dysfunctional conservatory and side porch. The property lies in the Croston Conservation Area which is subject to an Article 4 Directive to control works to the dwelling by way of removing the benefit of permitted development rights. It is also located within the Green Belt.

#### Design & Access

The existing property is a traditional, double fronted, detached dwelling on Grape Lane, Croston. The property has a small front yard with a traditional brick wall to the road frontage. It has an extensive garden to the rear and a detached garage to the side / rear. Grape Lane is predominantly a residential road with a variety of styles of house, which vary significantly in terms of age, size and design. The plot widens out to the rear, and the property has the luxury of wide-open fields to the rear, and it is these views that the extensions want to take advantage of.

The extensions are to replace an existing under used conservatory, small wc and small porch. The proposed extensions have been designed to redistribute and make better use of the existing volume proposed to be demolished. This includes a small single storey extension to the rear of the building in position of the conservatory, and an infill extension adjacent to the kitchen, that allows the dining area to be relocated, providing space for more a more functional living area at the back of the house and views out across the extensive gardens from both locations. This also connects the inside and outside, in a way the current arrangement does not, allowing them to feel part of and enjoy the established and well-maintained garden.

The current conservatory, too hot in summer, too cold in winter and therefore underused, is to be replaced with a well-insulated modern constructed extension, designed to reflect the character of the existing house and wider conservation area. The porch has been omitted, to allow in more natural light to what is a dark kitchen, with the lost functionality of a secondary access, WC and boot room now better provided within the main house an infill extension.

The extensions have been roofed with slate covered mansard roofs, against the rear elevations of the existing house. This has been designed to be materially conscious, and to be in-keeping with the traditional character of the conservation area as well as having a reduced impact on the openness of the green belt by making the footprint of the house more compact, as well as having the advantage of maintaining the first floor bedroom bay window seat.

The materials proposed are also to match the existing, blue slate roof, brickwork, timber fascias, soffits and black rainwater goods, with Upvc or aluminium doors to the rear opening on to the stone flagged patio. It is felt that the proposal is more sympathetic to the character of the conservation area and in replacing the existing conservatory, the proposed form and design of the extensions adds to the character of the property and its setting. The extensions are set close to the existing house, and project significantly less than the existing conservatory, and cannot be seen

from the road due to the existing wall to the drive, and by the neighbours due to the existing boundary treatments and garage.

### **Flood Risk**

The property is situated close to the River Yarrow. The property is approximately 100m to the nearest river bank and the Environment Agency have classified this property as being in a Flood Zone 2 and surrounded by areas stated as “Areas Benefitting from Flood Defences”. The existing property has been standing for some considerable time, thought to be in the region of 120 years and there are no records of this property having ever been flooded.

We understand that the property was not flooded in the 2015 Boxing Day floods. The proposals are to be set at the height of the existing floor levels of the house and construction detailed to mitigate significant loss should it be subjected to flooding in the future ie solid ground floors rather than suspended floors with voids beneath.

Flood risk is apparently minimal and we see no reason why this might prejudice an application to an existing dwelling.