

# **Design & Access Statement**

6 Cherry Street,  
Bingham,  
Nottinghamshire  
NG13 8AJ

## **Client**

Mr and Mrs G Ashton

## **Proposals**

New two storey side extension, and single storey rear extensions. New loft conversion. Widening of driveway access.

## **1. INTRODUCTION**

This Design & Access Statement has been prepared to accompany the new planning application to the above property known as 6 Cherry Street, Bingham.

## **2. DESCRIPTION OF SITE AND SURROUNDING AREA**

6 Cherry Street is a semi-detached property off of Long Acre in Bingham. The property dates back to approximately 1920. It is one of 4 properties on the street which are of similar design. Originally built by a Local Builder as an infill site in the centre of Bingham. No 6 Cherry Street is the largest of the 4 properties on Cherry Street having a double width garage to the side.

## **3. PROPOSALS AND DESIGN APPROACH**

Planning permission is sought to construct a new two storey side extension and single storey rear extension.

The front and side extensions will be rendered off-white in keeping with the existing rendering this will improve the appearance and enhance the look of the property from the road.

The proposal is to keep the original feature stained glass windows in white timber frames to the front of the property, The rest of the windows on the extensions will mirror the current UPVC windows on the original house.

The width of the two-storey extension will be 5900mm from the original house.

An additional garden wall with integrated wooden garden gate will extend from the house to the existing boundary hedge. This will be rendered in keeping with the house and allow privacy and security to the rear of the property.

The Apple tree and boundary hedges are to be retained as existing. This was another consideration taken and one of the reasons the extensions have been set so far back from the road, this also allowed the opportunity to keep the original front door of the property and make a clearer definition between the original house and extension, whilst still complementing the original property.

The existing boundary wall at the front of the property isn't in the best condition and is crumbling away with some bricks missing and is becoming unstable. This is hastening its deterioration, this needs addressing. The proposal is to remove part of the wall on the right hand side to allow for widening of the driveway by 1m, this in turn will leave a good supply of original bricks that can be used to repair the damaged areas of wall and missing bricks on the left hand side in a sympathetic manner and hopefully slow down the natural deterioration, that is ongoing. No's 8 and 2 Cherry Street had received approval in 2020 and 2021 for the demolition and widening of the same wall.

**Layout:**

The proposed bedroom extension has been kept to reasonable proportions and designed to preserve the privacy of the neighbours. The property currently has a loft conversion as well as a glazed conservatory, a brick built outhouse and detached double garage that is set back into the garden and gives ample car parking spaces. This extension will seek to visually improve the property and street scene and make the property more suited to a modern young family.

**Scale:**

The proposal is considered to be in keeping with the original house. The design is simple with a setback of 3000mm from the front elevation to keep the roof lower than the original one. All roof pitches will match the existing. The use of matching bricks and tiles is proposed.

**Appearance:**

The dwelling is in keeping with the original house by keeping roof pitches and proposed materials to match the existing. The extensions will be rendered on the front and side elevations as it is currently on the original house to smarten the overall appearance.

**4. ACCESS**

The proposal does involve widening the drive to the property, creating a wider brick pier and iron gates to match the neighbour's property. The drive will be able to accommodate two cars.

**5. SUMMARY**

We believe the proposal improves the current property in a sympathetic manner without harming the look of the attached property.

P M Jackson MCIAT  
Chartered Architectural Technologist

Director  
RDS Design Services (Bingham) Ltd.



Existing front view of No 8 Cherry Street approved widened wall and dropped kerb.



Existing front view of No 6 Cherry Street



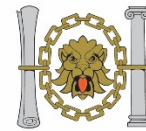
Existing front view of No 6 Cherry Street

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**RDS Design Services**

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