

Extensions to Cypress Farm
Wick Road, Wick St Lawrence.
Design and Access Statement

The Site

The site comprises an existing farmhouse with garden located to the west of Wick Road. The site is adjacent to a caravan site in the same ownership. Both the house and the caravan site share an access.

The Farmhouse

The farmhouse is constructed in random rubble natural stone. The main/original farmhouse is a typical double fronted dwelling with a slate roof and timber windows with brick lintels.

There are two, existing, single storey extensions. One, to the east elevation, has a gable end and is roofed with Double Roman Clay tiles. The second, to the west elevation, has a hipped roof and is also roofed with Double Roman Clay tiles.

To the north of the property is a hard surfaced yard, whilst to the south there is a domestic garden.

The Proposal

It is not proposed to change the access from the main road.

The proposed extensions have been carefully considered, both in their massing and external materials. The two-storey extension to the west would comprise a garage and utility room at ground floor and a bedroom with en-suite at first floor. Due to the various internal levels of the existing house, the first floor of the proposed extension has been set at a lower level which, in turn, reduces the pitch height and, combined with a differing wall treatment, ensures that the extension appears subservient to the original dwelling.

The second extension is a single storey extension to the existing kitchen, incorporating a new porch and main access door. By the very nature of the building being single storey, it is subservient to the original house. The use of render assists in determining the difference between new and old. The mass of this extension is minimised by the incorporation of a hipped roof.

Conclusion

The proposal incorporates carefully considered design elements to ensure that it does not detract from the original building. The proposal will have minimal impact on the surrounding area and neighbouring properties. It will not detrimentally increase traffic movements and will provide the applicant with much needed, and sufficient, living space to accommodate visiting friends and family.