

Extension and Alterations to
37 Main Street
Whissendine
Design and Access Statement
Nov 2023
Rev C



Existing

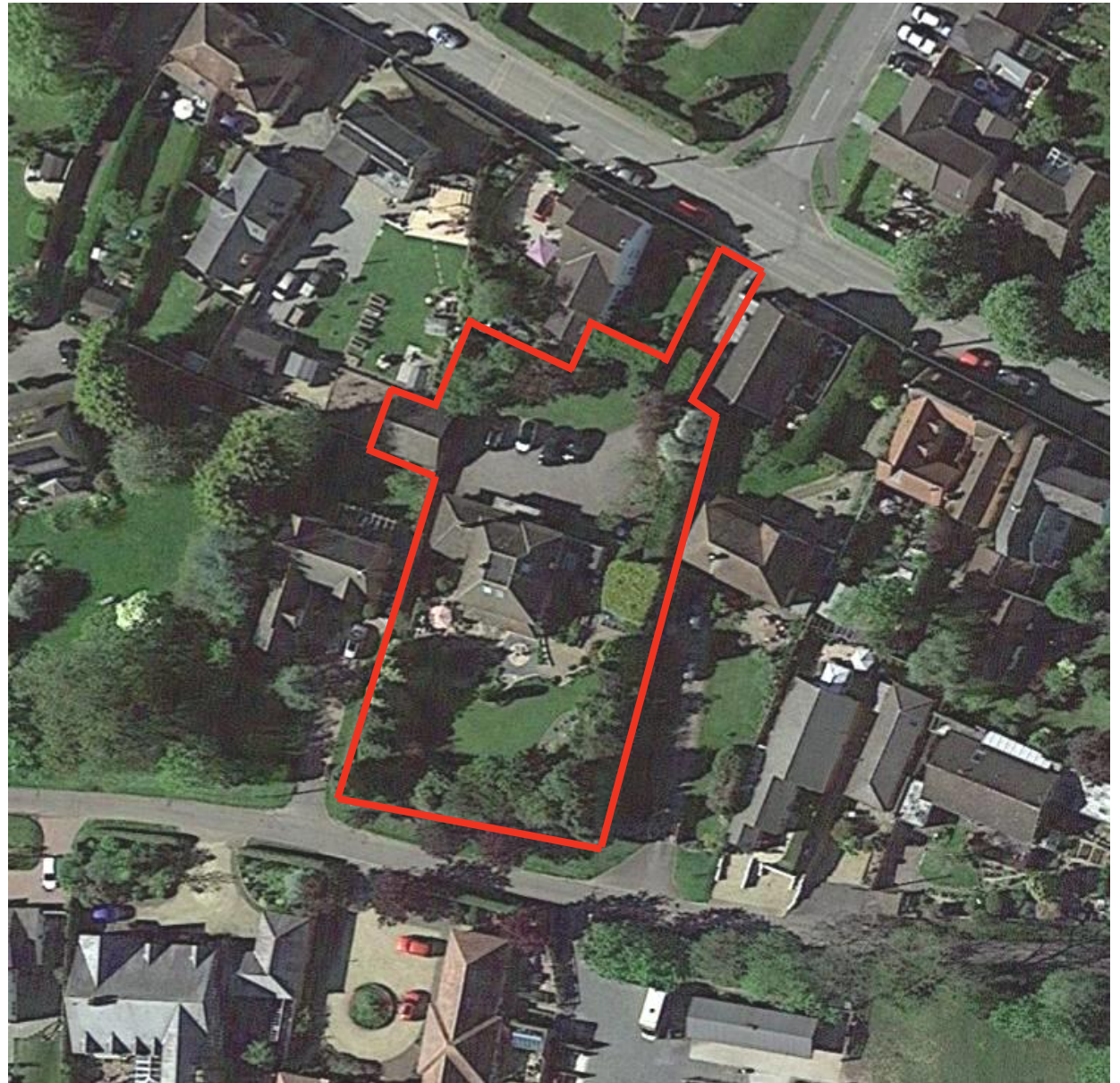
No. 37 Main Street lies on the southern side of Main Street in the centre of the village.

It is surrounded by mature landscaping on all boundaries, on a slightly sloping site, which falls from west to east.

The 3 storey house is constructed with a range of materials; Stone and 3 types of red brick, (with a blue brick plinth course) walls and profiled concrete tiled roof. The main roof has a small area of flat roof over the second storey, and to the eastern side extension.

The house has been extended several times, with different materials and style each time.

The existing house is 3 storey, 6 bed property and the proposal is to alter the existing to be a 5 bed house, with a 2 bed annexe/garage conversion.



Existing



Existing

No.37 is barely visible from the Mains Street (which adds to the issues of the drive being regularly blocked by cars).

The street views here show the property directly facing, as far down Main Street as it can be viewed, and as far up Main Street as it can be viewed.

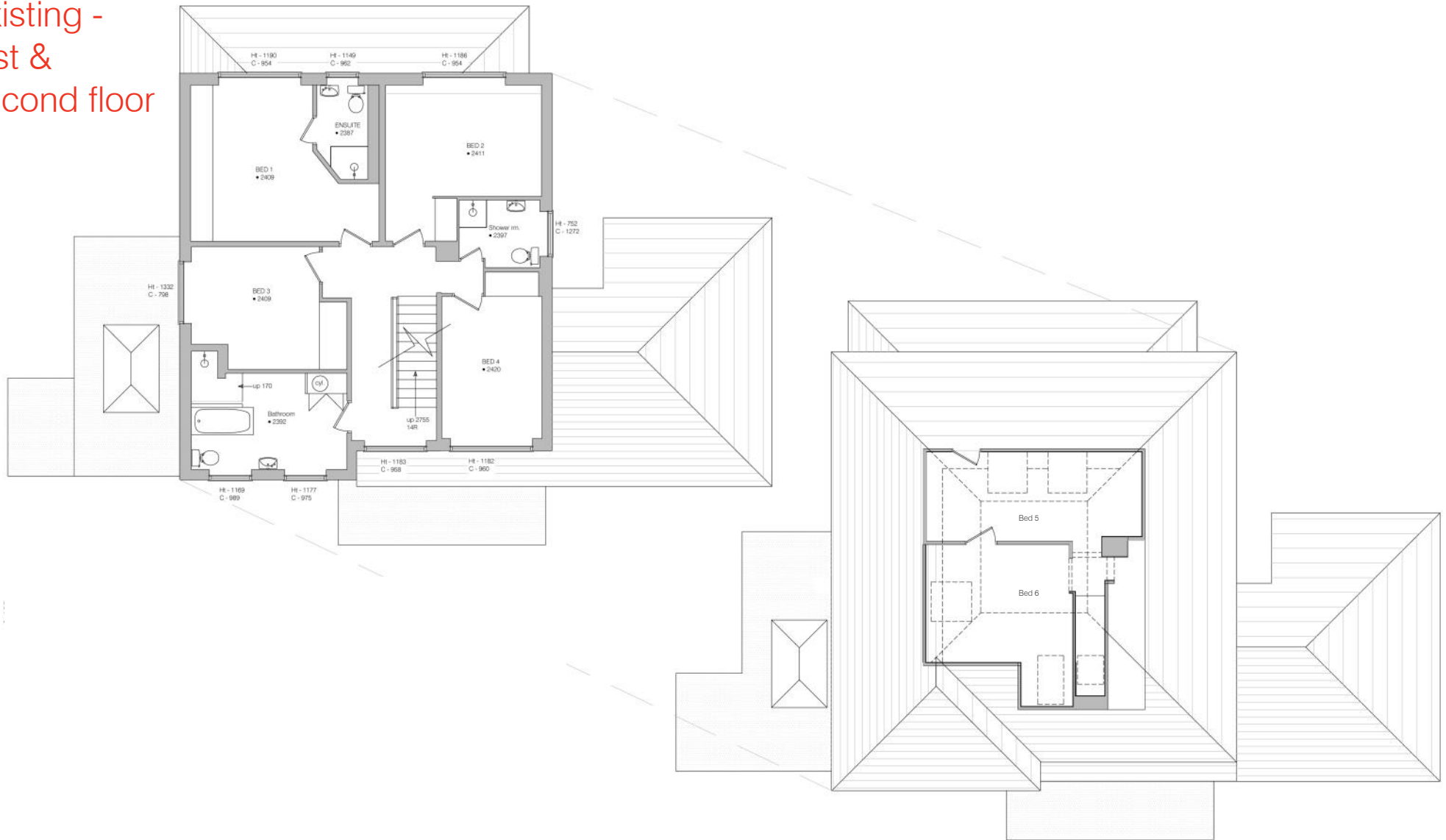
The proposed scheme retains the existing roof height does not increase the roof height. The first and second floor extension is towards the shop and will not be visible from Main Street at all..



Existing -
ground floor



Existing -
first &
second floor



Existing - elevations



North elevation



East elevation



South elevation



West elevation

Proposed & Existing plans - Overlay

The overlay plan shown here highlights the areas being extended:

The existing areas are:
GF—169m²
FF—92m²
SF—21m²

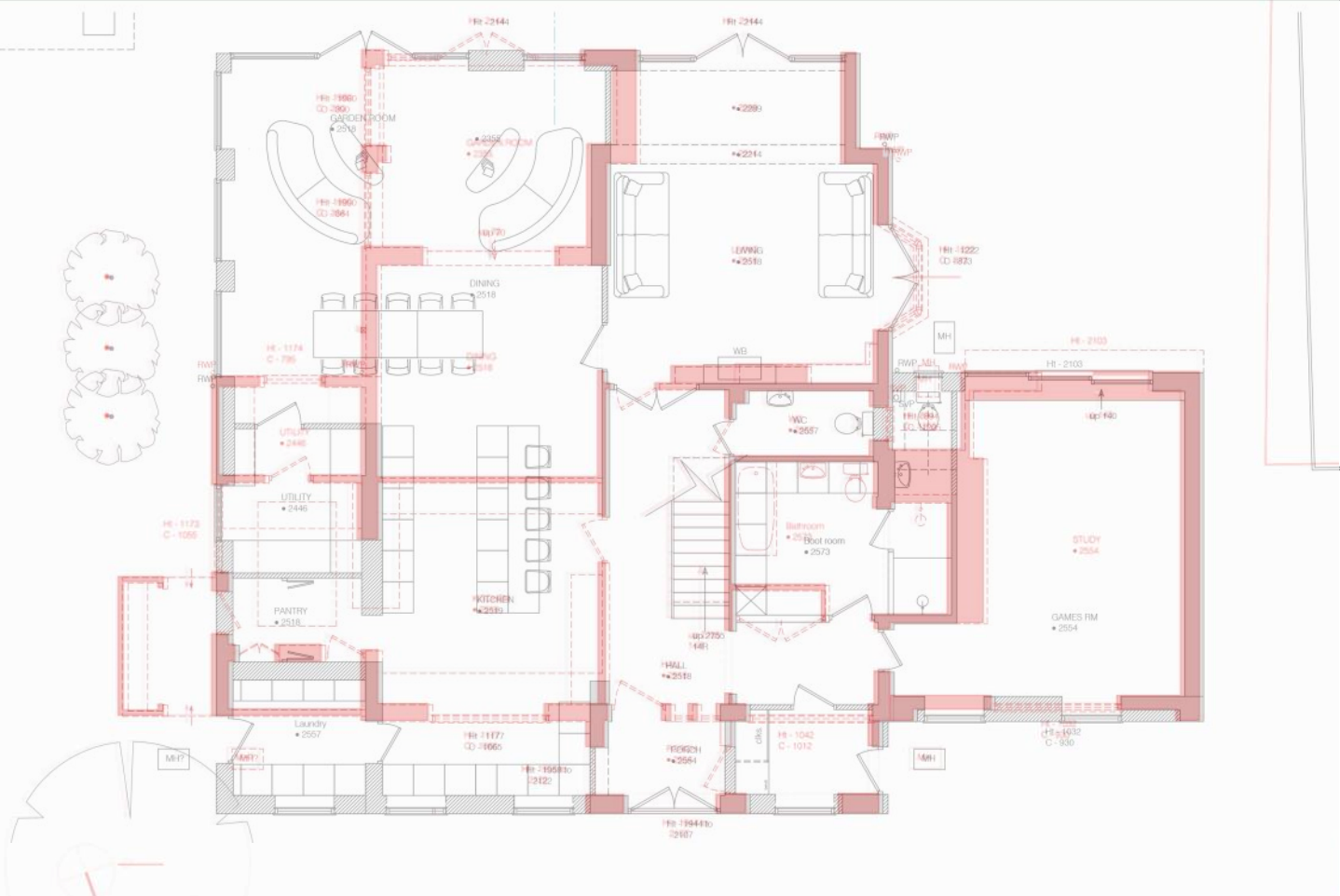
The proposed are:
GF—206m²
FF—119m²
SF—31m²

The footprint of the proposed scheme is 229m².
The plot area is 1863m²

The proposed footprint is 12.2% of the plot area.
The footprint of the existing is 202m², 11% of the plot area.

The garage footprint is 53m² (existing and proposed).

The total proposed footprint of house, garage is 282m²; 15% of the plot area.



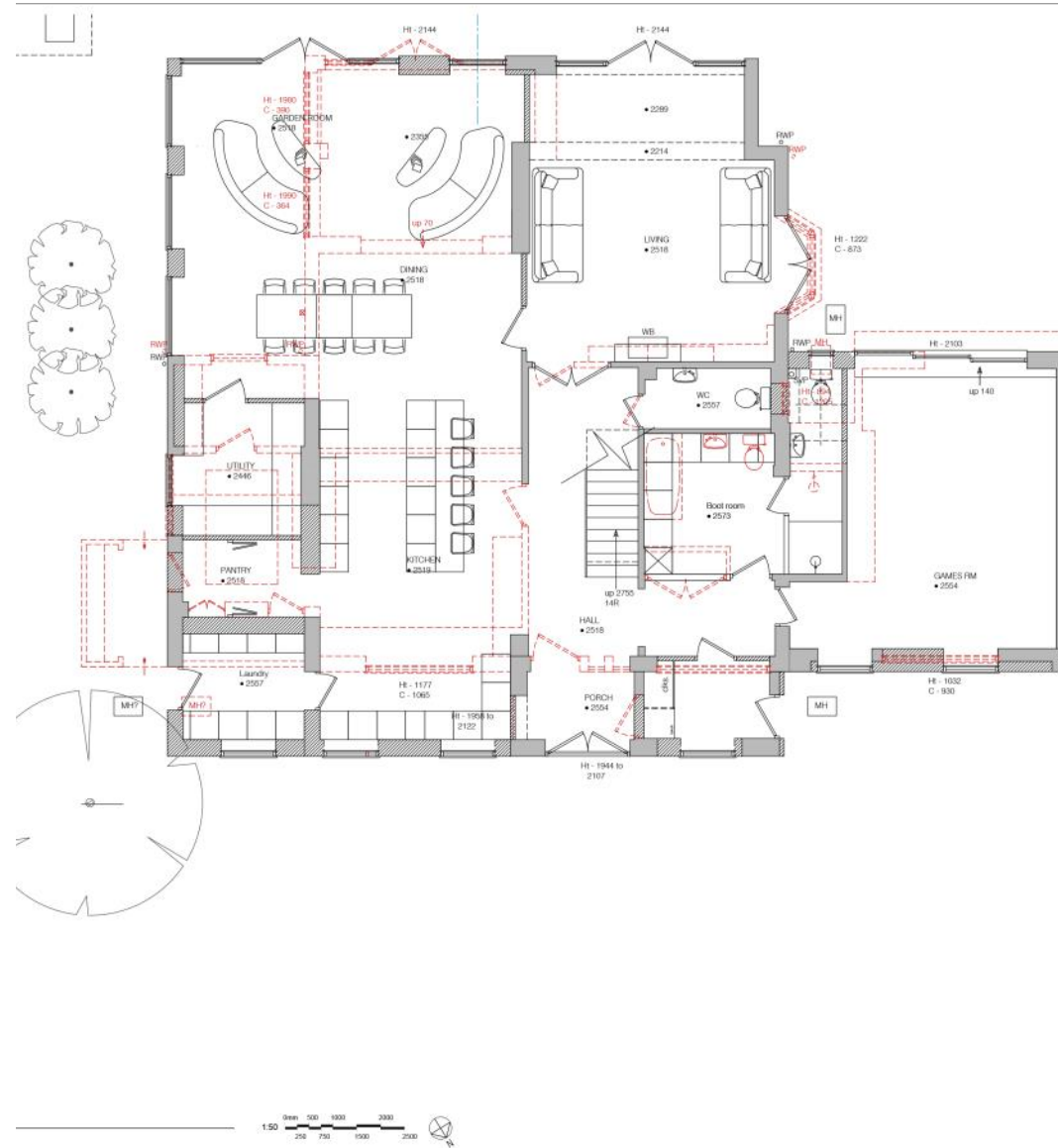
Proposed plans - ground floor

The proposed plan removes the existing single storey utility area on the eastern side, and builds a second storey above the remaining kitchen/laundry room.

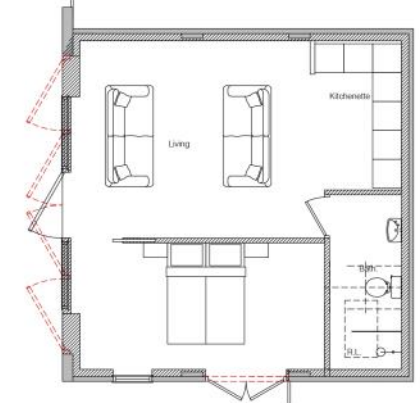
The existing rear single storey part is given a flat roof instead of the hipped roof it currently has, to modernize the rear and allow the window cills to be lowered, to maximise natural light and allow a Juliette balcony to the master bedroom.

The west side bay window is removed and replaced with a pair of glazed doors, and the front porch area is enclosed to form a separate entrance directly opposite the boot room.

General internal alteration give a feeling of space and light, with the open plan layout.



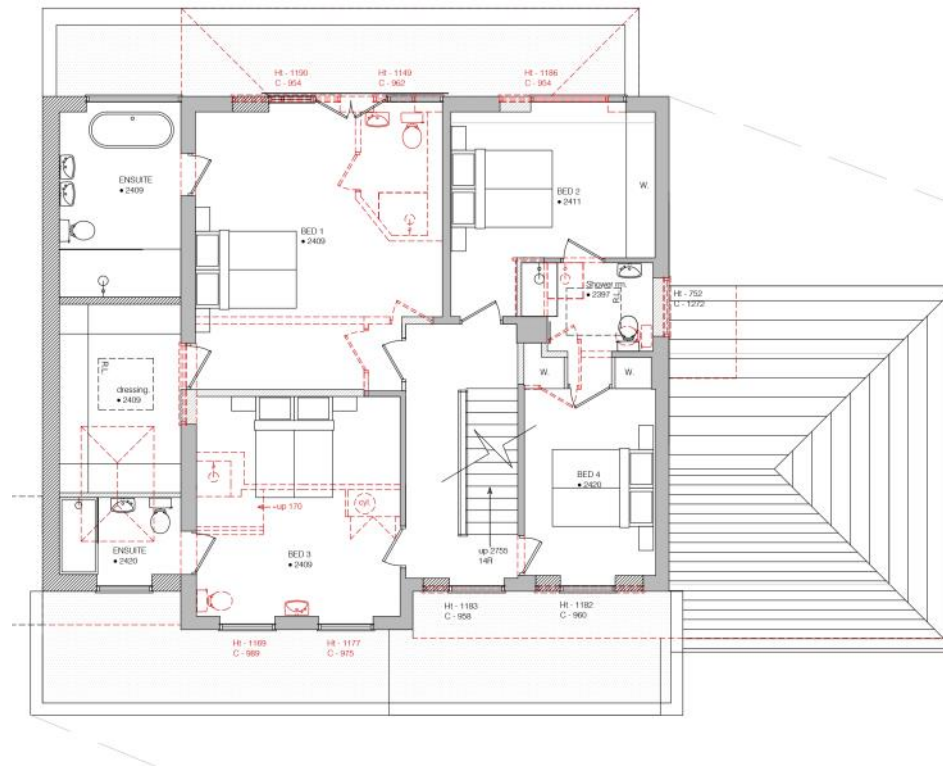
The existing garage is converted into a one bed annexe for future use by the applicants son; who has additional needs, and is likely to live with his parents long term.



Proposed plans - first floor

On the first floor, part of Bed 3 is added to the master bedroom, and the main bathroom is added to Bed 3. The new first floor extension over the utility provides a new ensuite to bed 3, and ensuite and dressing room to the master bedroom.

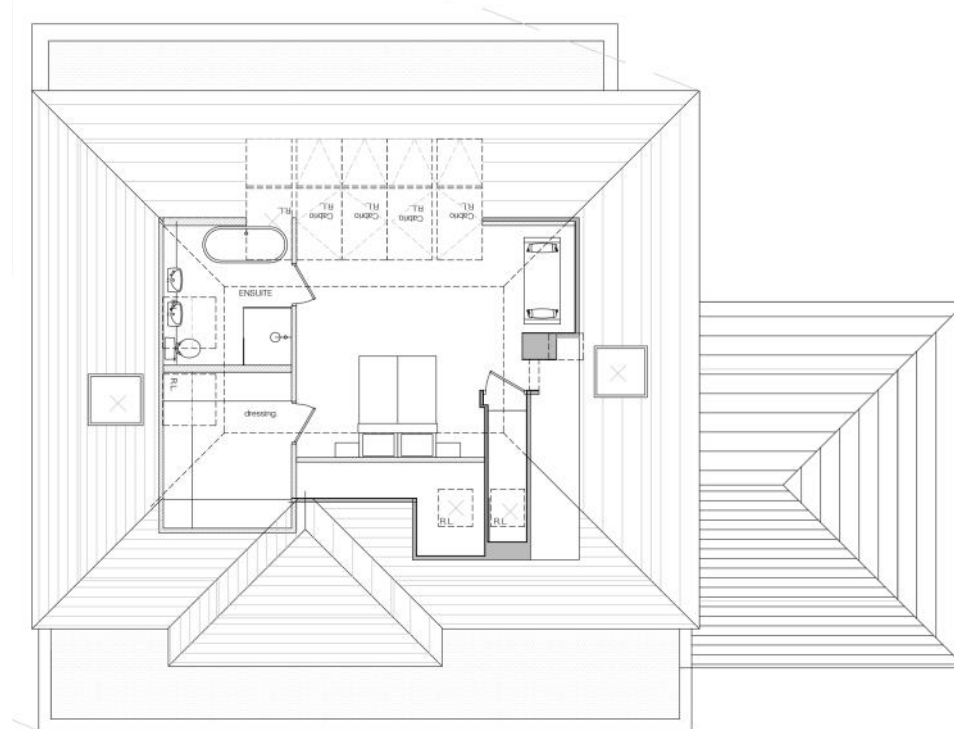
The side extension is 2.8m wide externally—the original house was 10.275m



Proposed plans - second floor

The two existing bedrooms on the second floor will be combined into one bedroom with dressing room and ensuite.

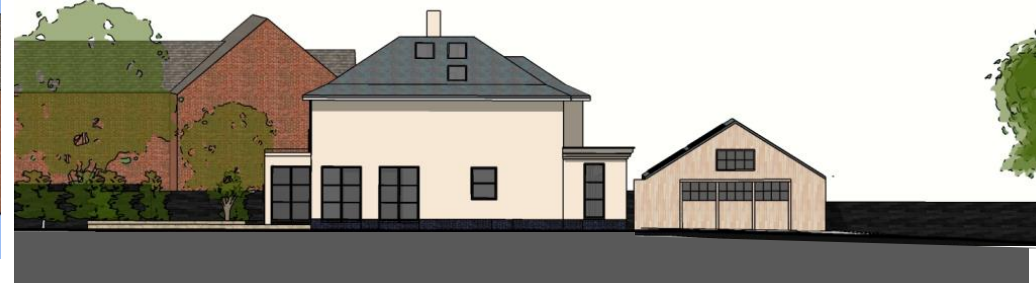
The two existing rooflights on the south facing roof will be replaced with 5 rooflights, 4 of which will be the cabrio rooflights.



Proposed - elevations



North elevation



East elevation



South elevation



West elevation

Existing & Proposed Overlay - elevations



North
elevation



East ele-
vation



South elevation



West elevation

Proposed—
views



Front view

Proposed—
views



Rear view

Materials



Aluminium windows and doors for the larger windows and doors on the rear /rear side elevations



Smooth render



Fibre cement slate



Timber sliding sash window on the front / frontside elevations



Timber cladding (to garage)

Materials

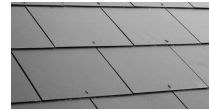
Local vernacular

Sliding sash window (front elevation)



All Main Street

Slate



Main Street



Main Street



Main Street

Smooth render



Paddock Close



The Nook



Main Street