

Design and Access Statement

Re: Planning application for proposed extension to West Cottage and dormers to West and East Cottage, Littleton Lane, Winford, Bristol, BS40 8HF.

Design and Access Statement.

The statement has been prepared to show the process that has led to the development proposed in the planning application as required by The General Development Order 1995 and as amended August 2006.

Proposal: - It is proposed to extend West Cottage replacing the large store to the west of West Cottage and replace with a 2-storey side extension and to replace the 10 No. Velux roof lights with 10 dormers to East and West Cottages. The extension will allow the ground floor to be re-arranged and provide a utility room and on the first floor an additional bedroom. The first floor of the two properties is up into the roof space limiting the floor area at full ceiling height. The dormers will allow slightly more headroom and give the opportunity to increase the thermal insulation to the whole of the roof and to some extent increasing the sound insulation the property being on the flight path to Bristol Airport.

Design Concept:

The large lean-to and garden store to West Cottage is of poor construction and detracts from the general appearance of the property. These stores are to be removed and replaced with an extension to match the cottage in terms of scale and material used. The extension will not give rise to overlooking.

Amount of development: - West Cottage has a floor area of 109.34m² (dwelling 61.5m² + lean-to stores 47.84m²) The extension adds 61.6m² + the existing dwelling of 61.5m² = 123.1m² resulting in an additional 13.78m² over the existing floor area equivalent to just 13% and well below the guidelines of 30%.

Layout: - The overall layout of the cottages is unchanged by the proposal. The extension will allow for a better internal layout to West Cottage.

Scale of the proposed development: - The scale of the cottages is marginally greater than the existing taking into account the lean-tos will be removed.

Appearance: - The general appearance of the cottage is unchanged and in keeping with the cottages.

Landscaping: - The extension will not impact on any trees or hedges. No additional landscaping is proposed.

Access: - The access to the site is via the existing drive off Littleton Lane. There is no public access to the site and no footpaths within the site.

Flood Risk Assessment: The site of is in the lowest flood risk Zone 1 as defined by the Environment Agency. Roof water drains to soakaways.