

Design & Access Statement

Proposed extension to rear of property
and change of use from part of land
From D2(e) to C3

Ellicott House
Down Hatherley Lane
Gloucester GL2 9QA



ARCHITECTURE

PLANNING

DESIGN

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Introduction:

This Design and access Statement has been prepared by Homeplan to accompany a full planning application for the erection of a single storey rear extension to the property, also to include a change of use application from a part of the garden which is currently equestrian as D2(e).

To assist with the validation of the application please see details relating to the site as detailed below.

To be read in conjunction with plans:

NS-EH-DHL-G-001

NS-EH-DHL-G-002

1) Proposal.

The application relates to a single storey rear extension to create a larger kitchen-dining area with greater outlook and family space to the rear garden aspect.

As indicated on plan NS-EH-DHL-G-001 part of the land is currently indicated as equestrian use.

The former stable to the property has been converted and is now formed as part of the C3 designation.

The client has never kept horses at the property and has no desire to do so, the paddock area is used solely as part of the garden to the property and as such part of the application is to change the entire site area to C3 use.

2) Design.

The proposed extension is entirely to the rear of the existing property and would be constructed with traditional build cavity construction with a render and brick finish to match existing construction.

The works will be built to meet and/or exceed current building regulations in respect of materials used and final "U" value and energy efficiency will be a vast enhancement to that of the existing property.

3) Amount, Impact to Host Property and Surrounding Area.

It is considered that the proposal in terms of site, sizing and design is appropriate to this location and that no material harm will be made to the local natural landscape, visual impact will be minimal and use of proposed materials appropriate.

The overall height of the existing property will remain un-affected and the extension to the rear would remain obscured from the front/approaching elevation, the roof would appear subservient to that of the host dwelling.

There is no overlook capability from the host to any neighbouring properties, nor any vice-versa.

3) Access

There would be no alterations to the existing access arrangements to the site and no addition to parking etc.

4) Scale.

We believe that the scale of the proposed works to the main house is appropriate to the setting, there will be no visual impact to the surrounding area.

5) Landscape.

No trees or existing hedgerow etc would be removed nor any areas of landscape, the only change would be the classification of land use

Therefore, the landscape and the surrounding area would not be materially affected and create no detriment to existing or local properties.

6) Sustainable Development.

The proposal would provide an improvement to that of the existing structures.

The water supply is provided via the existing main supply from the main house, all new and replaced w/c's will benefit from a low/dual flush and taps fitted with aerators.

Surface and foul water drainage would connect to existing drainage.

7) Conclusion.

The above demonstrates that the design, layout and appearance of the proposals would not harm the character, appearance or setting of the host property.

It is believed that the proposal offers an opportunity for enhancement and future longevity.

Regards

G A Church
Homeplan Drafting Services