

31A Nearton End
Swanbourne
Buckinghamshire
MK17 0SL

Design, Appearance and Access
Statement

01.11.23

ROBERT JAMISON ARCHITECTS

1.0 Introduction

This Design Statement relates to the proposed remodelling and extension of the ground floor of the property at 31A Nearnton End, Swanbourne, Buckinghamshire MK17 0SL.

1.1 Planning History

12/01675/APP- Demolition of existing garage and erection of outbuilding to facilitate garage, utility room and log store.

Decision- Approved

18/03340/APP- Demolition of existing dwelling and proposed replacement dwelling.

Decision- Approved

22/03947/CPL- Certificate of lawfulness application for proposed installation of 20 Solar Panels (PV)

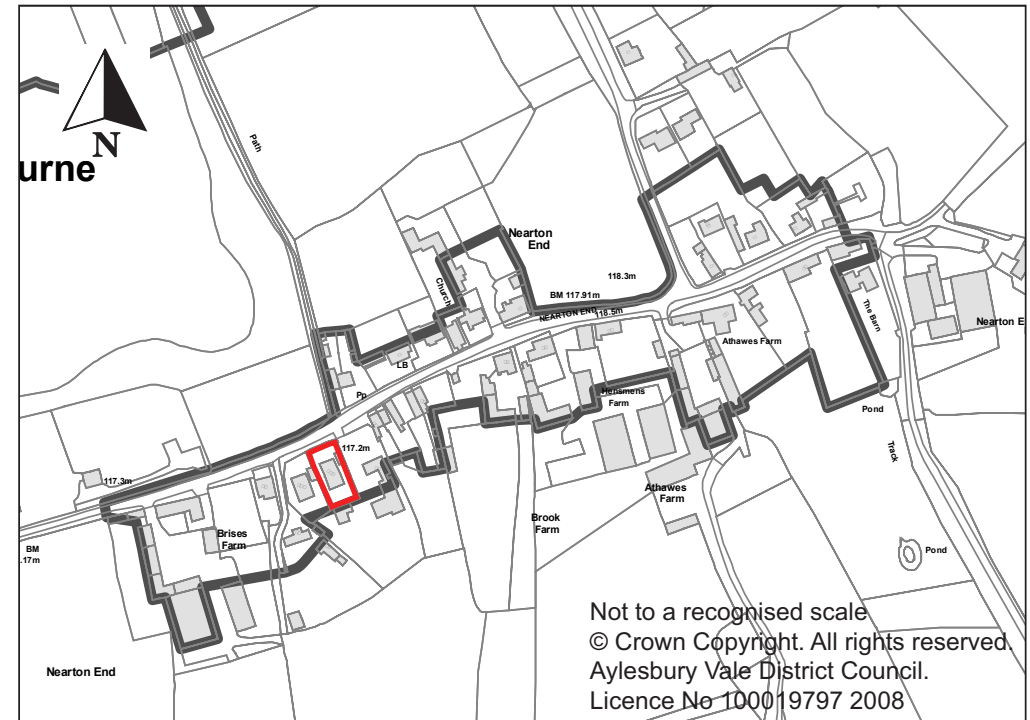
Decision- Certificate Issued- Propose Dev't

1.1 Site Location and Context

The site location is illustrated in the adjacent plan and aerial photograph on the following page.

The site is located to the south of Nearnton End Road, Swanbourne and is entered via a private drive directly off the street. The site is located within the Swanbourne Conservation Area, the property is not listed. The houses along Nearnton End are predominantly two storeys high, with the exception of 31A and 31B, which were both constructed when No.31 Nearnton End was divided into three plots to create two additional single-storey dwellings.

There is a range of architectural styles and materials evident in the area including brick, wall hanging tiles, timber cladding, render, painted brick, clay roof tiles, concrete roof tiles and thatch.



Map showing the location of site within the Swanbourne Conservation Area

1.1 Site Location and Context



Aerial view showing outline of site at 31A Nearton End

1.1 Site Location and Context

1.



2.



3.



4.



Selection of photographs showing the context of Narton End and the vast array of architectural styles and materials evident in the area.

1.2 Existing Site and Dwelling

The existing building is of no historic significance and not characteristic of the area. The existing site and associated dwelling is not listed but is located within the Swanbourne Conservation Area, as previously noted.

The site is approximately 550m² (0.055ha) in size and comprises of an existing detached single-storey dwelling, with a detached garage. The site is predominantly flat with parking to the front and landscaped garden to the rear.

The current internal floor area of the property is approximately 80m² and comprises of an entrance lobby, living room, kitchen, 3 bedrooms and a bathroom. There is a detached garage with a laundry and study area to the rear.

The prominent materials of the existing building are brick, wall hanging tiles, uPVC windows and doors. The detached garage is clad in timber, with timber doors and window frames.

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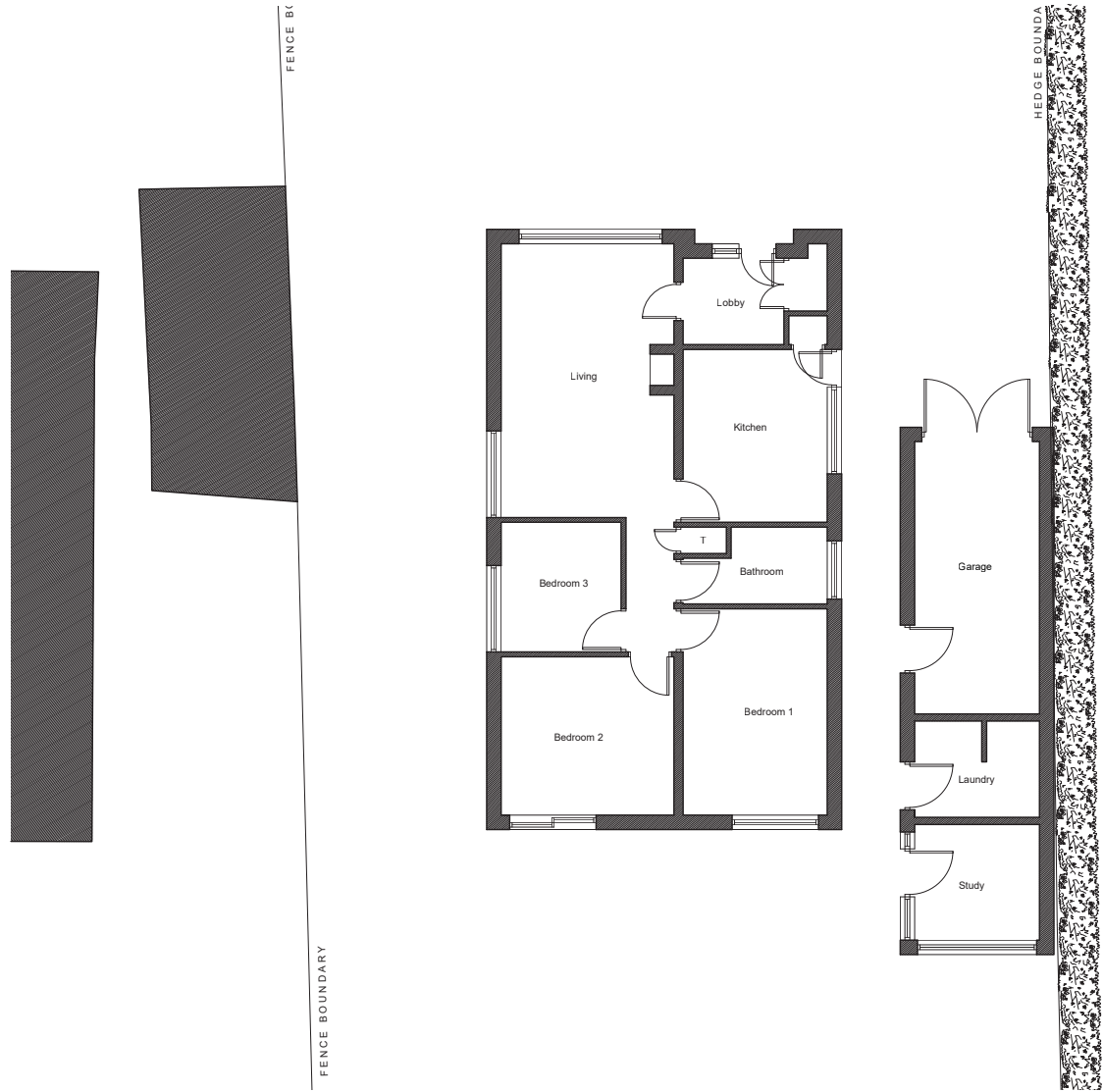


2.



1. View of the front of the existing property from Nearton End (taken from gateway to street)

2. View of the rear of the property



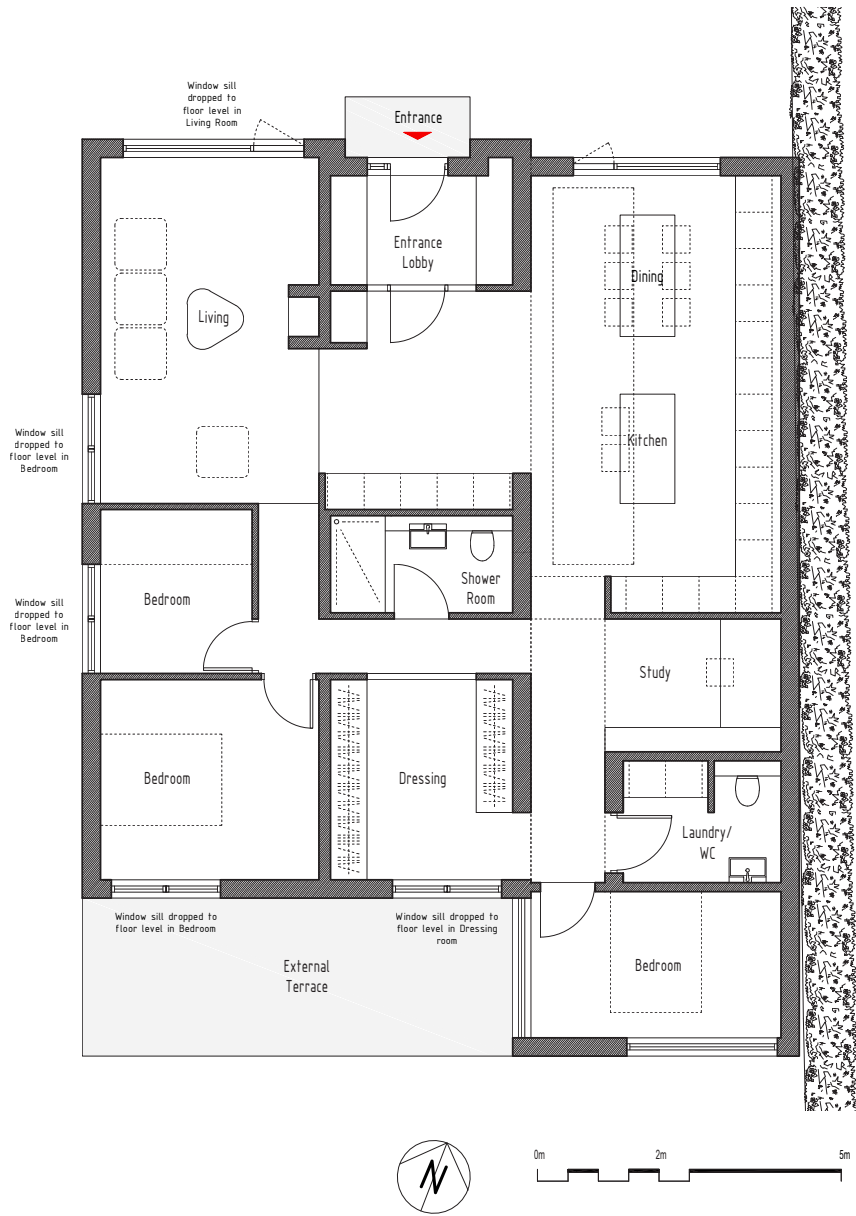
Existing Ground Floor Plan

2.0 Proposal

The proposal increases the floor area of the property by extending the ground floor to the east side of the existing property, encompassing the existing garage. An open plan kitchen and dining area is created to the east of the plan, with study and laundry to the rear. The existing living room remains in the same location but with its opening widened to create a more open plan/free flowing space between it and the newly proposed kitchen/ dining area across a generous entrance hall. The private bedroom spaces are kept to the rear of the property. All existing window opening locations are utilised, with sill levels dropped to create full height openings. The roof over the proposed kitchen/ dining area is glazed to the west facing pitch to allow western light into the space. The EPC rating of the building will be improved by increasing the insulation and the replacement of all windows and doors as part of the proposal.

The extension will be externally finished in brick, with the roof finished in concrete roof tiles to tie in with the existing.

The proposed internal floor area is approximately 142m² and comprises of an entrance lobby, living room, dining, kitchen, study, laundry, WC, 3 bedrooms (one with dressing area) and shower room.



Proposed Ground and First Floor Plans
For full set of drawings please see full planning drawing set

3.0 Summary

The proposal aims to provide a high-quality design response that is informed by the local context. The proposal seeks to add merit to the context of Nearnton End and the surrounding area; and to be sympathetic to the character and appearance of the area by virtue of an appropriate layout, form, scale, use of materials and architectural detailing.

The proposal has been designed with consideration of the character and appearance within the context of Nearnton End and the surrounding area. The proposed will:

- Sit comfortably within the site.
- Provide a massing which is in keeping with its context.
- Be of a height that is sensitive to neighbouring buildings.
- Provide architectural merit and interest.
- Represent a marked improvement of the energy efficiency of the existing buildings and as a result provide a reduction in CO2 emissions.

Overall, the high-quality design of the proposal is considered to be an improvement to the existing property on the site and will add to the character and architectural quality of the area.