

Design & Access Statement

May Cottage, Toad Lane, Elston, Nottinghamshire, NG23 5NS

Introduction

This statement has been prepared to support a householder planning application for the proposed extension and alterations to May Cottage in Elston for the applicant Mr. J Bellis. It is to be read in conjunction with all drawings and documents submitted with this application.

Brief outline of the proposed works:-

- Construction of a new side / rear single storey extension.
- Erection of timber framed garage and bin store.
- Erection of timber fence within front / side garden.
- Removal of 2 trees.

Site Location

The property is located on Toad Lane in the village of Elston, about 4 miles south-west of Newark on Trent. The majority of the village falls within the Elston Conservation Area, which has been designated since 1992. As the property is within the Elston Conservation Area a Heritage Impact Assessment has been incorporated into this statement.



- **Village Fabric**

Historically the village was divided into two distinct areas. Top Street to the south, which has the higher profile and such as Elston Hall, Elston House and All Saints Church. Low Street to the north was mainly farmsteads and cottages fronting the street and projecting into the countryside on long thin plots, which contained the outbuildings. Development throughout the 20th Century has seen these two areas linked by housing and the School in the centre.

The village has retained much of its historic character of predominantly brick or rendered houses and cottages with pantile roofs. The infill housing developments during the 20th Century are typical of their time with post war housing, 1970's houses and bungalows through to the reproduction pastiche of the 80's and 90's, and more recently a more sympathetic and considered use of historical features and materials to create modern family homes.

- **Site Assessment**

The application site / property is located towards the south end of Toad Lane. The property sits on a plot of approximately 0.12 acres. The existing property is an historical conversion of two semi-detached cottages to create one 3 bedroom property, which is rendered with a clay pantile roof plus a longitudinal dormer roof extension to the rear / north roof, probably added in the 1970's.

The front / side garden is predominantly block paving and gravel parking area with some surrounding shrubs. The rear garden is soft landscaped with a number of mature and semi-mature trees as well as a grass lawn and a small paved patio.





Social & Economic

The applicants moved to the village a few years ago and have fully embraced the village way of life. Now with a growing family they require more space and wish to make the property more family friendly. The extension to their property will allow them to continue to live in the property as their family grows and the changes to the external space much safer and secure.

Planning Policy

The property falls within the Elston Conservation Area, for which there is no formal appraisal. However, consideration has been given to guidance set out in relevant local and national policy:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Policy DM9 of the Allocations & Development Management DPD 2013
Policy 14 of the Amended Core Strategy 2019
Section 12 & 16 of the National Planning Policy Framework

Design Brief

The existing property is a collection of small rooms because of combining the two original cottages. The applicants wish to create a larger kitchen and dining area without adapting the existing characterful layout. There is also a small lean-to structure to the rear being used as a utility room which needs to be rebuilt as it is in poor condition, not insulated and its appearance is out of character for the property. The plot also has an open front / side garden that they wish to make more family friendly and secure.

Use

The existing kitchen is extremely small, with the current dining area only accessed through the lounge. The new extension will provide a much larger and more practical kitchen with an adjoining dining area, allowing the existing dining space to be used as a more useful family space. The front / side garden will still be used for parking but with a single garage to house the family caravan, a covered bin store and a fenced off area to ensure children and pets are kept safe and away from the road.

Amount

The current cottage has an internal ground floor area of 80m² with a first floor approximately 55m². The proposed extension is approximately 4.4m x 7.5m which gives an additional internal ground floor area of 27.8m². The proposed timber frame garage is 3m x 5m.

Layout

The proposed new extension will sit to the south of the existing kitchen allowing access via the old kitchen. It will have an external door to the front and patio door to the rear, allowing access to and from the garden. The extension is kept clear of the boundary with a gate and path to access the rear garden. The new fence to the front garden retains the access to the front door of the property but allows the garden beyond to be safe and secure for children and pets.

Scale

The proposed extension is single storey but with a split-level floor internally to deal with the changing levels externally. As the extension is located on the higher ground to the east end of the property it may give the illusion of being taller than required but the internal heights are kept to a minimum as to is the roof pitch to ensure it sits well below the existing ridge height. Due to it being higher than the road, it will look much lower in perspective.

Landscaping

The existing garden benefits from several existing mature and semi mature trees and shrubs.

There is currently a fence and trellis to the side which is overgrown with ivy and other climbing shrubs. This will be removed to allow for the extension but new planting beds for shrubs will be created around the front parking area to soften the appearance. To place the proposed garage in its most useful position, a tree (T1 - Eucalyptus) will need to be removed. This tree is not in very shape and it's not native to the location, it would therefore benefit the area by being removed.

The rear garden is surrounded by trees both within the plot and in neighbouring gardens which provide privacy as well as enhance the surrounding landscape.

There is a multi-stemmed tree (T4) in the rear garden which we also wish to be removed to allow more daylight into the new extension as well as an existing glazed room to the rear of the property.

The existing paved patio area will be extended to the rear of the new extension and new planting will then complement the new space.

The front garden will remain as block paving and gravel but with additional raised planting beds to again to complement and soften the area.

Appearance

The new extension will be rendered with timber framed windows and doors to closely match the existing ones. The roof will also have clay pan-tiles similar to the existing main roof. The rear of the extension will have an exposed timber frame as well as glazed patio doors. Conservation rooflights will be incorporated into the roof to maximize natural light into the deep plan.

As well as using sympathetic materials and detailing the brief is to create a characterful period looking property that will meet the needs of a family, will be fit for the 21st Century yet have the charm of older properties in Elston.

Access

Existing access, both pedestrian and vehicular will remain the same via a driveway / pathway leading from the road up to the property.

The site and internal levels have been carefully considered to minimize additional steps, but as the existing site slopes and the property is partially elevated, steeped access is required.

The brickwork wall to the front right boundary needs to be reduced slightly to allow for easy and safe vehicular access / egress.

There will be gated access to the front and side of the property with a path leading to the rear garden without steps but will therefore need to be at gradients to suit the natural topography.

Heritage Impact Assessment

The existing property is an historical conversion of two small cottages, completed prior to 1992 and the creation of the village becoming a conservation area. The cottage in its present form has existing for some time and will remain the same following the addition of an extension.

The proposed materials will closely resemble the existing property but will be new, with crisp detailing to complement the old but also obviously modern.