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DESIGN & ACCESS STATEMENT FOR:

APPLICATION FOR SINGLE STOREY REAR EXTENSION AT

8 NURSERIES CLOSE, EXTON, EX3 0PG

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INTRODUCTION & LOCATION

Nurseries Close was a development built in the late 1990's. It comprises 11 detached dwellings of similar age with substantial frontages and garages along a brick-paved cul-de-sac. It is not within any Conservation Area or AONB. It is not Listed.

USE & AMOUNT

No. 8 is a bungalow single-storey dwellinghouse. The proposal is to extend to the rear to enlarge the living accommodation and alter the appearance externally.

LAYOUT, SCALE & APPEARANCE

The proposed extension is wholly to the rear, and provides additional living & dining accommodation, and enlarging the existing utility and boot room functions.

Nurseries close is a mixture of sized buildings, varying from bungalows, 1.5 storey dormer buildings to large two storey dwellings. Each has been designed to be unique, either with quite different form, shape or materials, or through varying additions such as porches and garages.

There is a range of materials on the buildings on the road, predominantly brick, but tile hanging and render are present also:

4 are brick

4 are brick and tile hanging

1 is brick with exposed timber framing

1 is half brick, half render

1 is render with brick plinth

Boundaries are also intentionally varied with stone, brick walls, hedges and planted banks

No. 8 is at the end of the cul-de-sac and set back, not in highly visible location. In the surrounding context there is more variation, including render being more commonplace.

The proposed alterations include replacing the windows and rendering of the brickwork to the house and existing detached garage outbuilding. Rendering is outside of permitted development, but will not adversely affect the character or distinctiveness of the area, because of the intentional variety of the street and existing presence of render.

The windows are to be replaced with powder coated aluminium frames which will improve the performance, but also sit comfortably with the rendering. Two of the three closest neighbouring buildings on the road have had their windows replaced, and again a range of styles is present.

The rear extension is entirely out of sight from the public domain, and thus cannot be described as impacting the qualities of the area. The scale and massing is respectful to the host building, by being set back and of contrasting material/style. The parapet flat-roof design necessitates being higher than the low eaves of the bungalow, but enables a matching ceiling height to be met, without adding a tall roof structure above, which would be of greater impact and dominance. Timber cladding has been used to provide a modern and contrasting appearance, setting the extension apart from the original building. Although this differs from visible development on the road, it is concealed to the rear, and not out of place compared to other properties within Exton generally.

ACCESS

Access will not be impacted by these proposals