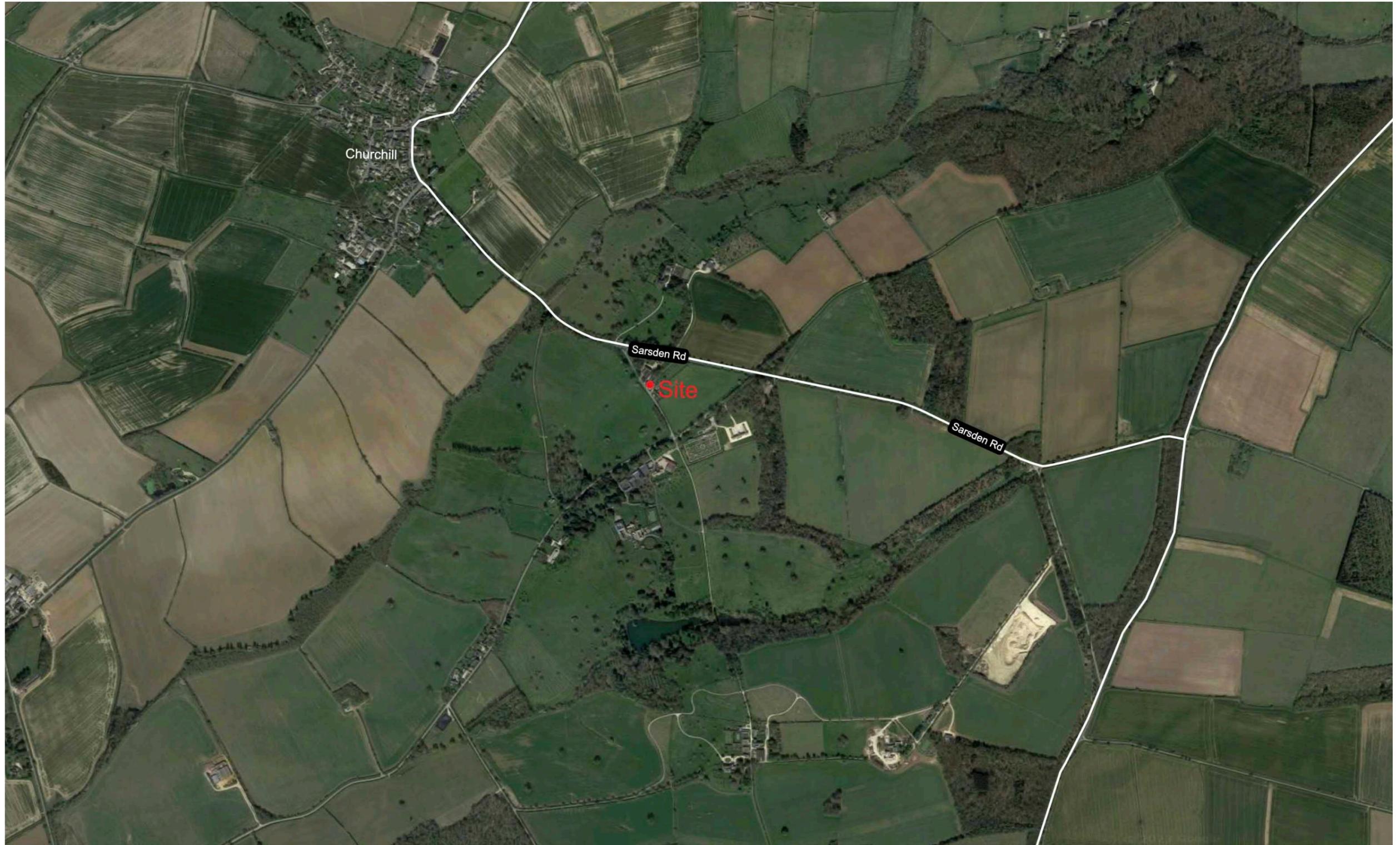




**DESIGN AND ACCESS STATEMENT**

The construction of a side extensions and alterations to interior

- SITE LOCATION	1.1
- SURROUNDING AREA	1.2
- NOISE AND FLOOD MAP	1.3
- SITE INTORDUCTION	2.0
-PLANNING PRECEDENT	2.1
-MASSING	3.1
- CONCLUSION	3.2



Site Location Plan

The site is located on Sarsden Road in a rural setting with the nearest village being Churchill



Site Location Plan

- A. Sarsden Glebe Farmhouse
- B. Sarsden Glebe Farmhouse Barns
- C. Rosedene Cottage
- D. Buttercross Cottage



The view of Rosedene Cottage



House in Churchill



House in Churchill

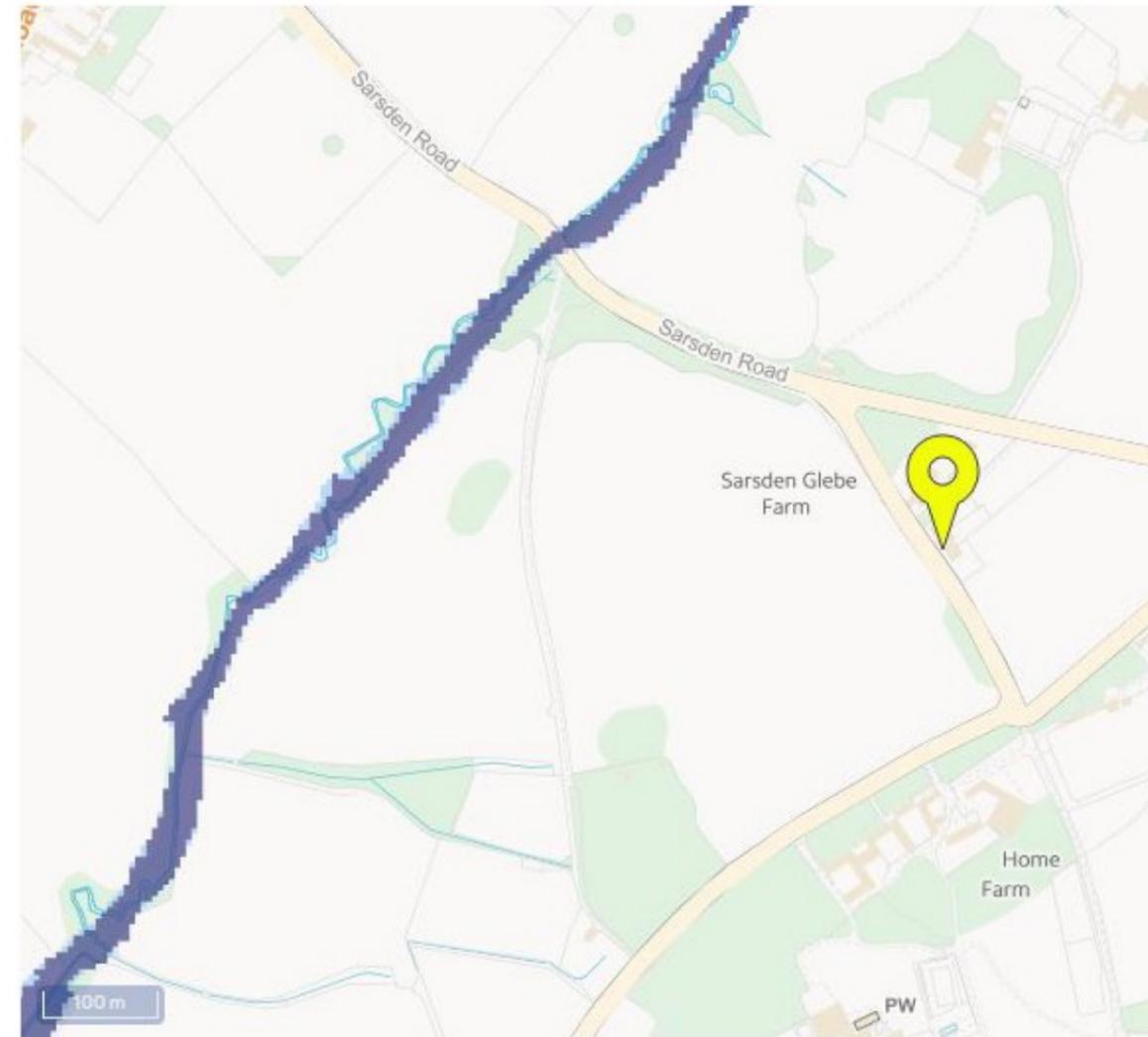


The immediate context of the site



Noise Map

The site is on Sarsden Road. The decibel levels for this location are minimal. Therefore, noise reduction measures are not deemed necessary



The site has a very low risk of flooding. The map above indicates the location of the site (marker) in relation to the nearest flood risk areas. The proposed development will not have any impact.

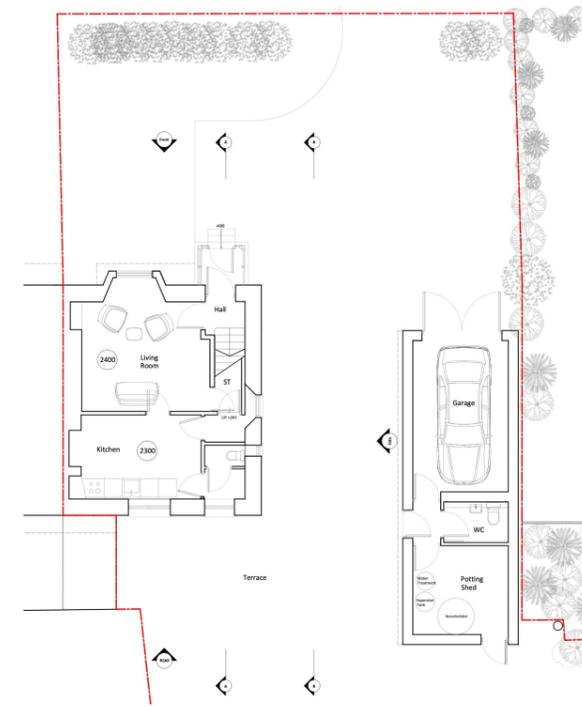
The existing house is a cottage-style 3-bed, semidetached house. Clad traditional brickwork and masonry and render, in line with the vernacular style of the rural area.

The house was a previous 'farm worker's cottage' of the immediate neighbouring Estate built in 1902. Historically the Estate owned many farms and associated property in the wider area with the nearby village of Churchill predominately being built under ownership. Many of these cottages share the same vernacular style. The Village Hall, Schools and even the church were built under Estate instruction.

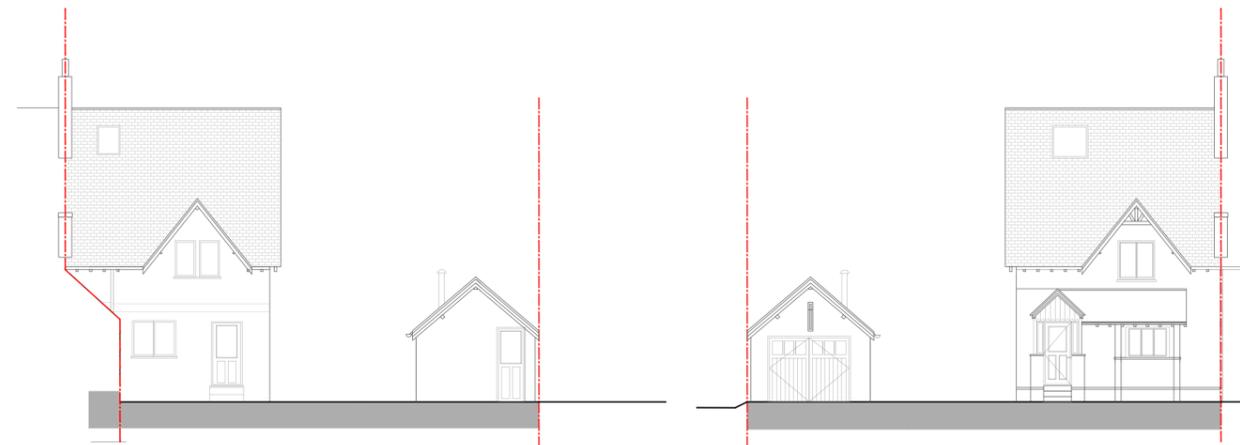
Previous attempts to modernise Parkview resulted in the partition of rooms to achieve a compromised first-floor bathroom and three other rooms. Downstairs remains in principle two rooms over the years. It is in much need of modernisation and improvement more in line with 21<sup>st</sup>-century family living.

The house sits on a very large plot of land. With a large driveway at the front and a large long garden at the rear. A newly built garage to the northwest of the site is covered under the planning application. 19/01415/HHD.

The site has two neighbouring properties to the Northwest Is Rosedene Cottage and to the south, Buttercross Cottage. All of the properties are somewhat isolated in the rural landscape. Due to the hedgerow and level of foliage in the area. There are no major views of the site from the surrounding area.



Ground Plan



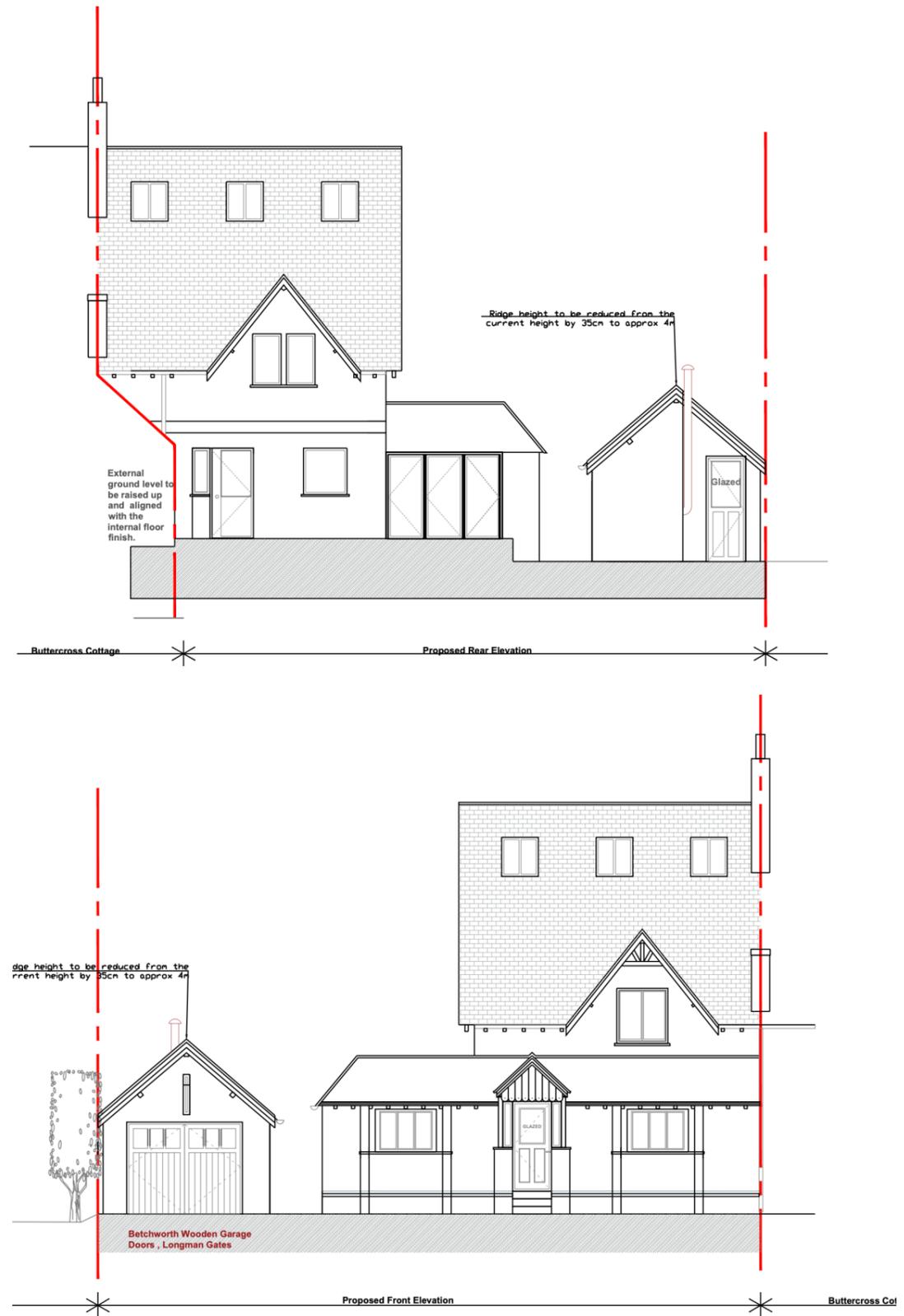
Elevation

There has been a previous application on this site 19/01415/HHD.

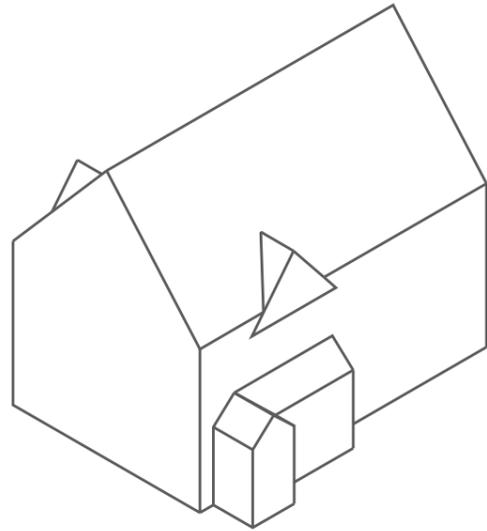
*Single-storey side extension and amendments to the interior layout over 2 floors; new staircase to existing loft conversion and a replacement garage and potting shed along with installation of conservation-type roof lights (amended plans)*

Part of this application has been built. The works related to the garage. The works to the house has also been undertaken. And the planning permission is extant. Our new proposal looks to be a work off the previous proposal but be more vernacular and sympathetic to the architectural nature of the existing house.

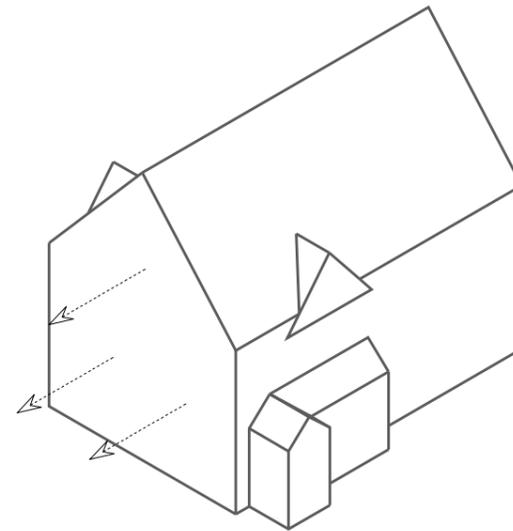
The previous application proposed a flat roof. In the current application, we are proposing a pitched roof that is more in keeping with the massing of the existing house. It is also smaller and subservient to the existing house.



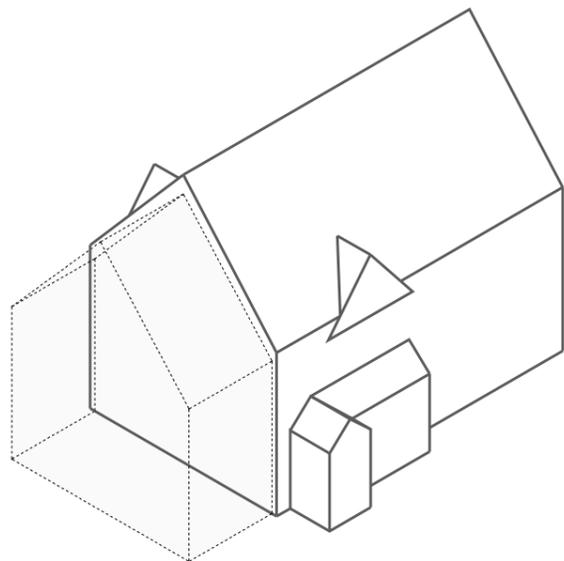
Previously Approved Application



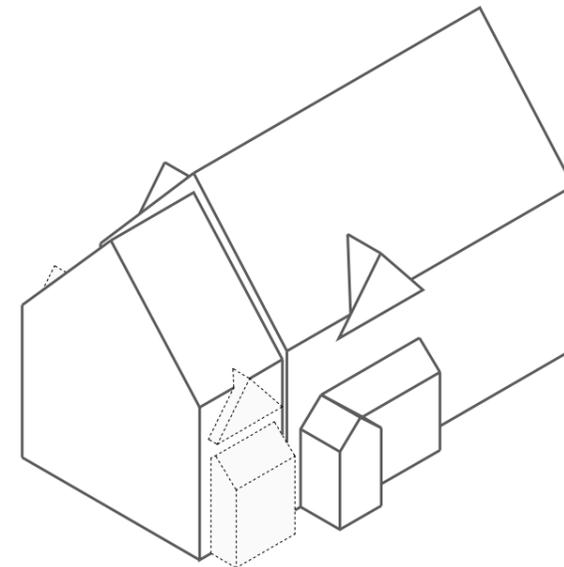
1.Existing Massing



2. Extension to project to side of the house



3. Extension to be subservient and massing



4. Additional dormers and bay window added

*Indicative isometric massing*

In conclusion, our proposal to extend the house at Parkview with a two-story side extension, loft conversion and internal alterations. Creating better 21<sup>st</sup>-century living conditions in terms of the living-dining room and utility room and additional space and rooms. Providing the contemporary amenities that we have come to need. That will greatly improve the space and longevity of this property for the current owners and future occupants for years to come.

In terms of massing the new side extension is subservient, in keeping with the current architectural language. With the addition of the dormers and the bay window at the front. We are continuing the same types of architectural features that can be seen within the main house. We also believe that this is an improved design, building off the previously approved planning application 19/01415/HHD. That wasn't as contextual in terms of its roof massing.

We strongly believe that this application should be accepted, and it will be of great benefit to the local character of the area because it is in-keeping, respectful and has no detrimental impact. It will also provide greatly needed living space to this house and further preserve this type of vernacular architecture for many years to come.

